

ADDRESS & LEGAL:

LEGAL DESCRIPTION
11712 FLAP JACK LANE
LOT 57 WINSOME FIL NO 2

LOT SIZE: 135907.2 S.F. (3.12 acres)
LOT COVERAGE: 1,956 S.F. (1.43 %)
TAX SCHEDULE # 5124003011
ZONED: RR-2.5, RR-5 CC

BUILDING AREA:
GARAGE = 1,956 S.F.



ADD26499
RR-2.5
PLAT - 14900

REF# - AUA262



VICINITY MAP

NOT TO SCALE



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

APPROVED
Plan Review

08/24/2026 8:08:04 AM
dsdmaes

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBIVATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION

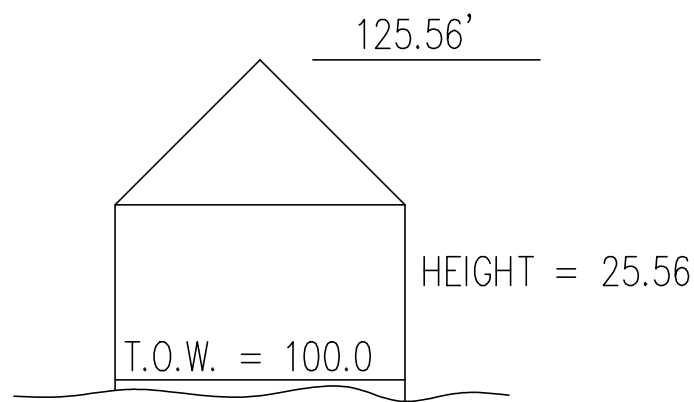
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.

An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.

Diversion of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

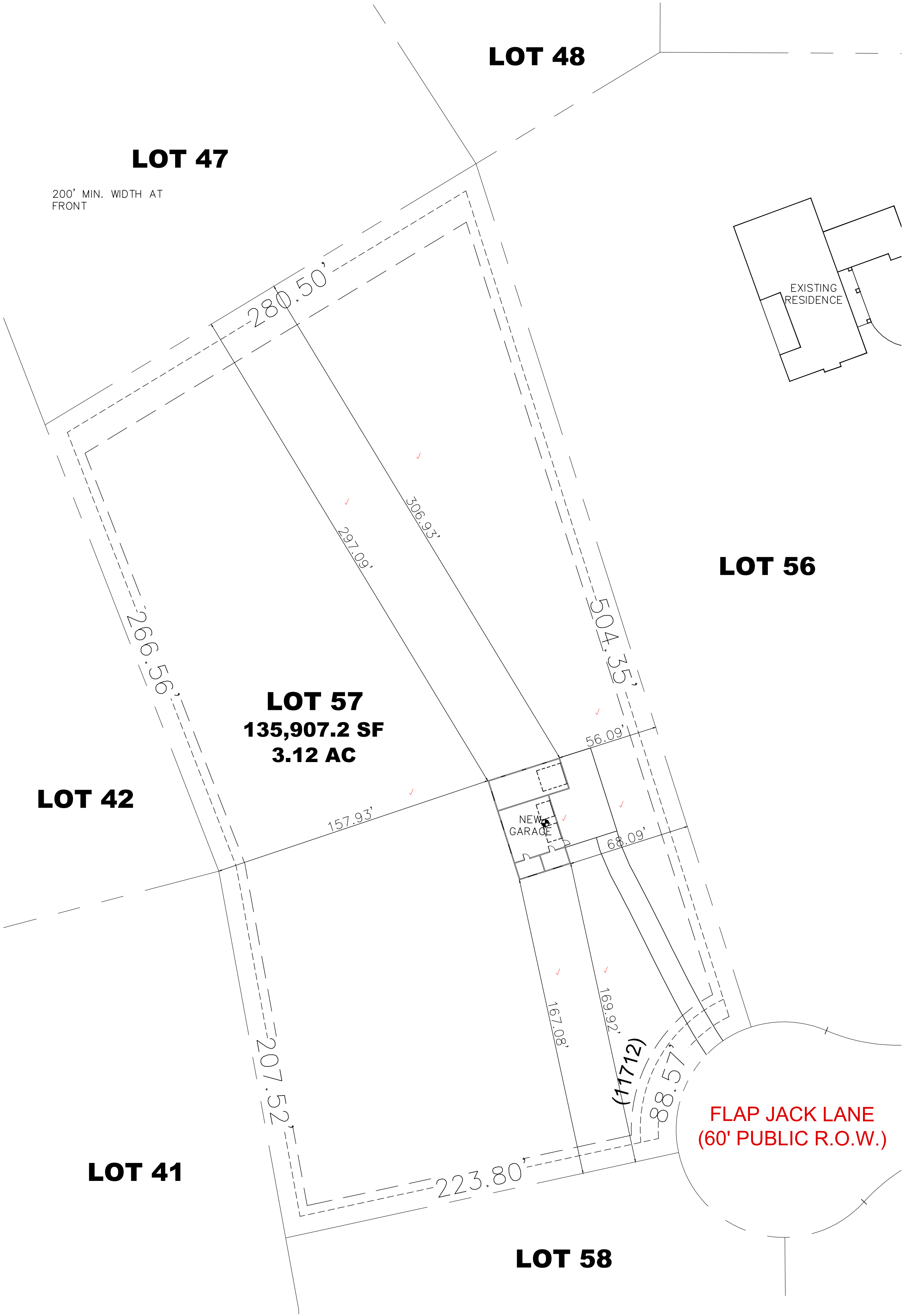


It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.



BUILDER:
MASTER BILT HOMES, INC.
ATTN: CLARK SUNDAHL
PH 499-3399
P.O. BOX 2726
COLORADO SPRINGS, CO 80949

SURVEYOR:
JR ENGINEERING
PH. 303-740-9393



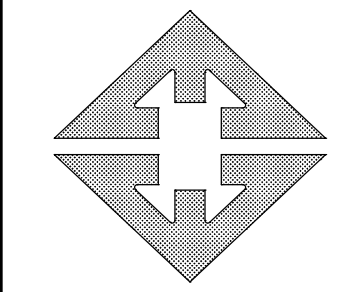
SITE PLAN

SCALE: 1" = 40'-0"



Revisions:			
No.	Description	By	Date

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907 (719) 551-5599



MASTERBILT
HOMES, INC.

SITE PLAN
DETACHED GARAGE
11712 FLAP JACK LANE
EL PASO COUNTY, CO
FOR: MASTERBILT HOMES

DRAWN BY: CH
DESIGNED BY: CH
CHECKED BY:
DATE: 6/10/26
SCALE: AS SHOWN
JOB NO.: 260118
SHEET NO.:

SITE

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 11712 FLAP JACK LN, COLORADO SPRINGS

Parcel: 5124003011

Plan Track #: 214556 

Received: 24-Jun-2026 (NICOLASV)

Description:

DETACHED GARAGE UNCONDITIONED

Contractor: MASTER BILT HOMES, INC.

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

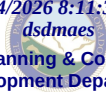
Construction

Released for Permit
08/18/2026 12:36:24 PM

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
08/24/2026 8:11:31 AM

EPC Planning & Community
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.