

COMMERCIAL

2017 PPRBC



Parcel: 7300000059

Resubmittals: 1st 2830 Bryans Blvd 2nd _____ 3rd _____

Address: **3330 CHUCKWAGON RD, COLORADO SPRINGS**

Plan Track #: 117003 Received: 15-May-2019 (RITA)

Description:

FENCE OVER 6' IN HEIGHT

Required PPRBD Departments (7)

App Dis N/A By

Enumeration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	By <u>AS 5/16/19</u>
Floodplain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	By <u>AS 5/16/19</u>
Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	By <u>SLIS/19/19</u>
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	By <u>S/15/19/19</u>
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	By <u>S/11/19/19</u>
Mechanical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	By <u>S/15/19/19</u>
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	By <u>S/15/19/19</u>

Contractor: _____
Permit # _____ Zone: A COLORADO SPRINGS

APPROVED FOR CONSTRUCTION

Date _____ By _____

Plan-check Fee: \$14.00 (0)

Code ISIBC

Occupancy Class U

Type of Construction VB

Required Outside Departments (8)

CSU Contract Admin.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	By <u>UMP 5/16</u>
CO Springs DRE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	By <u>SRP 5/16</u>
CO Springs Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	By <u>805 5/27</u>
Hazmat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	By <u>RTP5/21/19</u>
City Engr	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	By <u>PM 5/23/19</u>
Gas/Elec. Utils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	By <u>MW 22 MAY 19</u>
Water Division	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	By <u>MW 22 MAY 19</u>
Waste Water Div	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	By <u>MW 22 MAY 19</u>

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.

NO FIRE FINAL REQUIRED

Just to verify
work
and look
at stuff

PPRBD accessibility review per ICC/ANSI A117.1 is limited to building elements and site arrival points within 5 feet of accessible building entrances, as applicable to the scene of work presented.

PPRBC

Pikes Peak REGIONAL Building Department

CODE STUDY FORM

SECTION 1.0

This form is intended to be completed using a PDF reader and must be stamped by the design professional of record. This form must be included as an attachment, or as part of the second page of the plans for all commercial projects. All information must be provided.

Address: ~~3330 Chuckwagon Rd~~ 2830 Brogans Bluff City: Colorado Springs Zip: 80919

Tax Schedule Number:⁽¹⁾ 730000059

Legal Description:⁽¹⁾ IMPS ON W2 SEC 15-13-67

ZONING DISTRICT:⁽¹⁾ SELECT ONE

FIRE JURISDICTION:⁽¹⁾ SELECT ONE

IF OTHER, SPECIFY

⁽¹⁾ This information may be found [HERE](#)

SCOPE OF PROJECT:

PHASED PROJECTS:

Foundation Only	Superstructure	Core/Shell	Finish
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REGULAR PROJECTS:

Interior Remodel	Interior Finish	Addition	Complete Building
Change of Occupancy	Other		

DESCRIPTION OF WORK:

Fence over 6 feet tall

PRINCIPAL USE OF BUILDING:

TYPE OF CONSTRUCTION: (International Building Code)

I-A	II-A	III-A	IV	V-A
I-B	II-B	III-B		V-B

BUILDING HEIGHTS AND AREAS*:

Total Building Area:	Ft ²	Existing Building Area:	Ft ²
First Floor:	Ft ²	New Building Area:	Ft ²
Second Floor:	Ft ²	Total Height:	Ft
Third Floor:	Ft ²	Number of Stories:	
Fourth Floor:	Ft ²	Number of Basements:	
Fifth Floor:	Ft ²	Basement Area:	Ft ²
Sixth Floor:	Ft ²	Number of Mezzanines:	
Seventh Floor:	Ft ²	Mezzanine Area:	Ft ²

TOTAL AREA FOR SCOPE OF WORK:

Ft²

Provide per floor details height increase (IBC 504) and area increase (IBC 506) calculations on plans if applicable. If additional stories are required, provide an additional sheet.

COMPLETION OF THIS FORM DOES NOT TAKE THE PLACE OF REQUIRED CODE DATA ON THE PLAN SET

RELEASED FOR PERMIT
MAY 16 2019
SAD
CONSTRUCTION

CODE STUDY FORM

SECTION 2.0

OCCUPANCIES: *Specify all occupancies that apply and indicate the square footage of each*

SELECT ONE	Ft ²	SELECT ONE	Ft ²
SELECT ONE	Ft ²	SELECT ONE	Ft ²
SELECT ONE	Ft ²	SELECT ONE	Ft ²

SEPARATION OF OCCUPANCIES:

Nonseparated Occupancies
 Separated Occupancies
 No Mixed Occupancies

If Nonseparated Occupancies, specify worst case occupancy:

If Separated Occupancies, specify sum of the ratios:

INCIDENTAL USE AREAS: *List any incidental use areas and separation requirements.*

Use:	Separation:	Hrs
Use:	Separation:	Hrs
Use:	Separation:	Hrs

ACCESSORY OCCUPANCY AREAS: *Maximum allowed is 10%*

Accessory Occupancy:	Accessory Area:	Ft ²
Accessory Occupancy:	Accessory Area:	Ft ²
Accessory Occupancy:	Accessory Area:	Ft ²

FIRE SPRINKLER SYSTEM:

Non-Sprinklered Building
 Sprinklered Building

Reason: SELECT ONE

CLASSIFICATION OF FIRE SPRINKLER SYSTEM: N/A

FIRE ALARM SYSTEM:

Not Required
 Required

Reason: SELECT ONE

MEANS OF EGRESS: *For scope of work*

Exits Required:		Exits Provided:	
Occupant Load:		Number of Interior Exit Stairways:	
Actual Max. Travel Distance:	Ft	Interior Exit Stairway Rating:	Hrs
Actual Common Path of Travel:	Ft	Number of Fire Walls:	
Corridor Rating:	Hrs.	Fire Wall Rating:	Hrs

SHAFTS: *If this building contains rated shafts, specify required shaft support*

Shaft Construction Rating: Hrs
 Supporting Construction Rating: Hrs

RATED HORIZONTAL ASSEMBLIES: *Location, if applicable*

Structure

Dropped Ceiling

MAY 16 2006

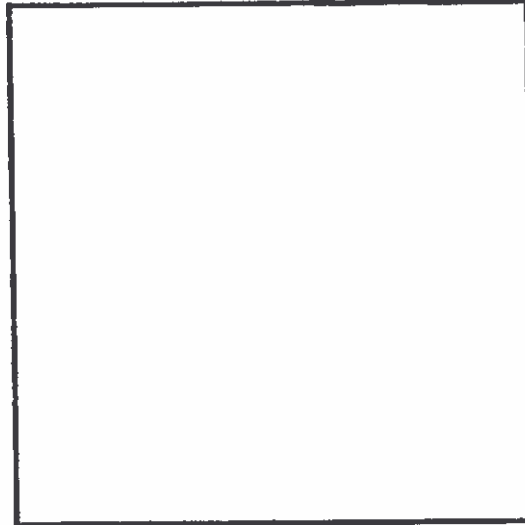
FIGURE 1

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RD CONSTRUCTION

CODE STUDY FORM

SECTION 3.0

Colorado Licensed Design



Professional Stamp

As the design professional of record, I certify this information is correct to the best of my knowledge. I further acknowledge my stamp pertains to Sections 1.0 and 2.0 only.

Name

Date

Was a Pre-Submittal Consultation performed for this project?

YES

NO

With whom: _____

Is this project designated as official RAPID RESPONSE?

YES

NO

If so, please attach the RAPID RESPONSE CERTIFICATE to this form prior to submittal.

CONTACT INFORMATION:

Project Contact Name

Email address:

Phone Number:

Fax Number:

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MAY 16 2019
01/5AD
RBD CONSTRUCTION
FIGURE 1

CODE STUDY FORM

SECTION 4.0

	Yes	No
Does the scope of work involve a change of occupancy classification?		
What was the most recent use at this location?		
Will marijuana be cultivated, processed or dispensed at this location?		<input checked="" type="checkbox"/>
If yes, mark all activities that will apply: Dispensary Cultivation Processing Extraction** **Extraction activities will require this form: http://www.springsgov.com/SIB/files/2015%20HQ%20Submission%20Certification%20Form(5).pdf		
If applicable, is the approved Development Plan included with this submittal?		
Is the project adjacent to an arterial street of 4 lanes or more?		
Does the scope of work include an elevator?		
Is this a food establishment (equipment locations must be shown on plans)?		
Does the scope of work include a swimming pool?		
Does the scope of work have venting equipment (hoods, catalytic oxidizers, scrubbers)?		
If applicable, are the approved civil construction drawings (including utility service plan) included in submittal?		
Will there be any new utility meters or changes to existing meters?		
If yes, which are affected (check): Gas Electric Water Gas: Existing load Proposed load Electric: Existing load Proposed load Water: Existing load Proposed load <i>Note Commercial water meter sizing Form required if any changes to water meter are proposed</i>		
Will vehicle maintenance or vehicle storage (parking garage) activities occur?		
If yes, state square footage of area this will occur:		
Is a sand/oil or grease interceptor proposed?		
If yes, state size:		
Is an internal grease trap proposed? <i>If yes, contact CSU @ 668-4506 to discuss a variance</i>		
Is there a backflow prevention device indicated (hose bib locations must be shown on plan)?		
Is the fire flow report (modeled by CSU) included?		
Per IFC Chapter 27, does the scope of work include any hazardous materials?		
If the project is located within the City of Colorado Springs, attach a Hazardous Material Inventory Statement (HMIS) - available at https://coloradosprings.gov/hazmat?mid=42381 If the project is outside the City of Colorado Springs, contact the appropriate Fire Jurisdiction		
Per IFC Chapter 23, does the scope of work involve the stacking of commodities higher than 12' or high hazard commodities higher than 6' AFF?		I
If the project is located within the City of Colorado Springs, attach a High Pile Storage of Combustible Commodities form and waiver- available at https://coloradosprings.gov/fire-department/page/high-pile-combustible-storage-hpcs-permit?mid=31181 If the project is outside the City of Colorado Springs, contact the appropriate Fire Jurisdiction		
Per IFC 905, does the scope of work require fire protection standpipes?		
If yes, indicate reason and cite code reference:		
Per IBC 904, does the scope of work or building require a fixed fire protection system?		
Per IBC 909, does the scope of work include a smoke control system?		
If yes, indicate type (check): Passive Active		
Per IBC 403, is this building considered a High-Rise Building?		
If at least 1 acre, but less than 25 acres of land will be disturbed, <u>and</u> the disturbance period will be 6 months or less, submit a construction Activity Permit Application to EPC Public Health: http://www.fitasocountyhealth.org/service/air-quality/construction-activity-application .		
If 25 or more acres of land will be disturbed, <u>or</u> the disturbance period will exceed 6 months, submit an Air Pollution Emission Notice to the Colorado Department of Public Health and Environment: https://www.colorado.gov/pacific/cdphc/air/agens-and-permits		

Flying W Ranch

Wildlife Fence

~~3330 Chuckwagon Road~~ 2830 Briggs Bluff

Colorado Springs, CO 80919

719-598-4000

Aaron M Winter, General Manager

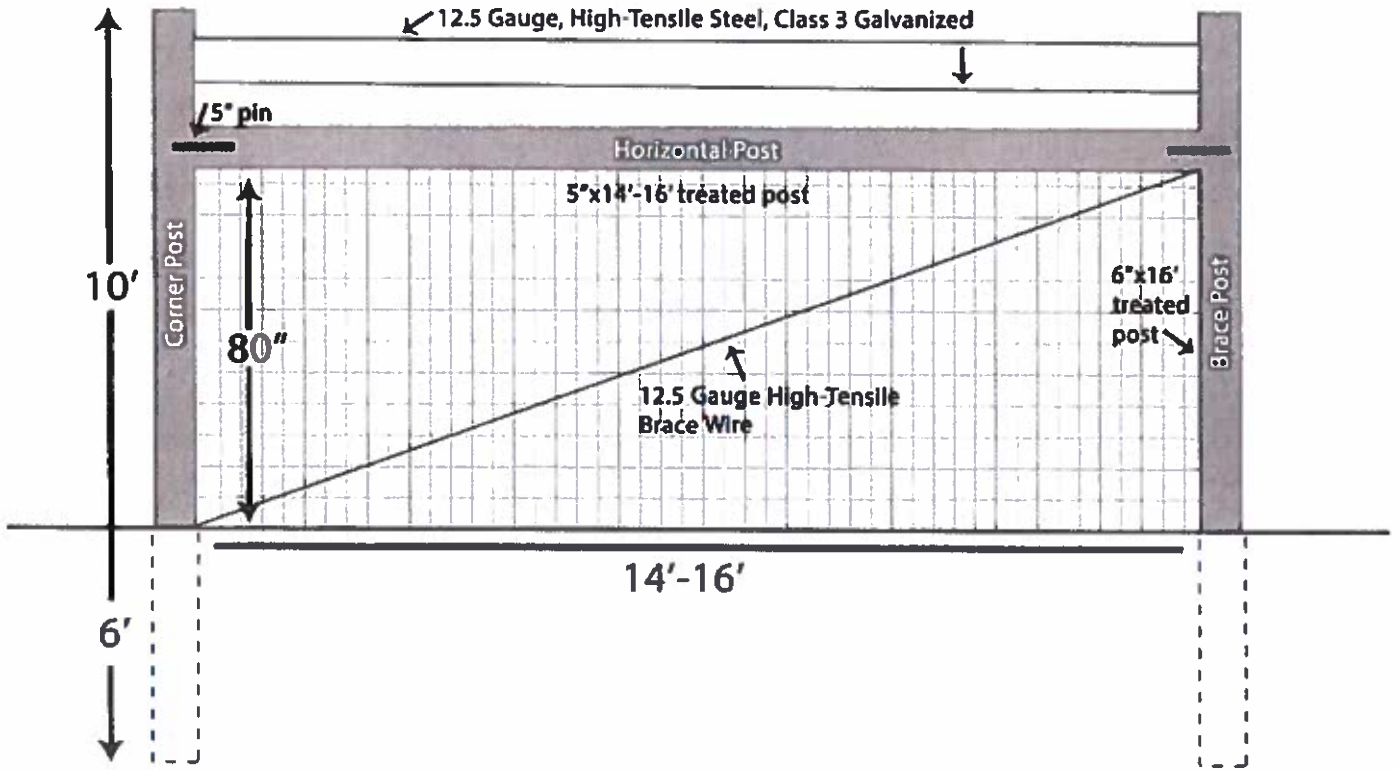
719-499-2324 Cellular

aaron@flyingw.com

Fencing Supplies and Materials:

1. **Corner Posts: 16' Long, 6" Tops, Pressure Treated Yellow Pine**
2. **Line Posts: 14' Long, 4" Tops, Pressure Treated Yellow Pine**
3. **Brace Posts: 16' Long, 5" Tops, Pressure Treated Yellow Pine**
4. **5 in. (.3 in. diameter) and 10 in. (.3 in. diameter) Brace Pins for installing cross brace posts**
5. **Wire Strainers and a Strainer Handel for tightening the brace assembly**
6. **Heavy Duty Tension Springs (used for tightening top wires)**
7. **Woven Wire Fence 12-gauge high tensile wire class 3 galvanized (20-96-12)**
8. **Guide Wire, Bracing Wire and Top Wires: 12.5 Gauge, High-Tensile Steel, Class 3 Galvanized**
9. **9-Gauge Class 3 Galvanized staples**

Corner and Brace Assembly



130 mph Vult min.
No concrete footings -
direct burial of
posts in compacted
dirt.

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MAY 16 2019

SAD
RBD CONSTRUCTION

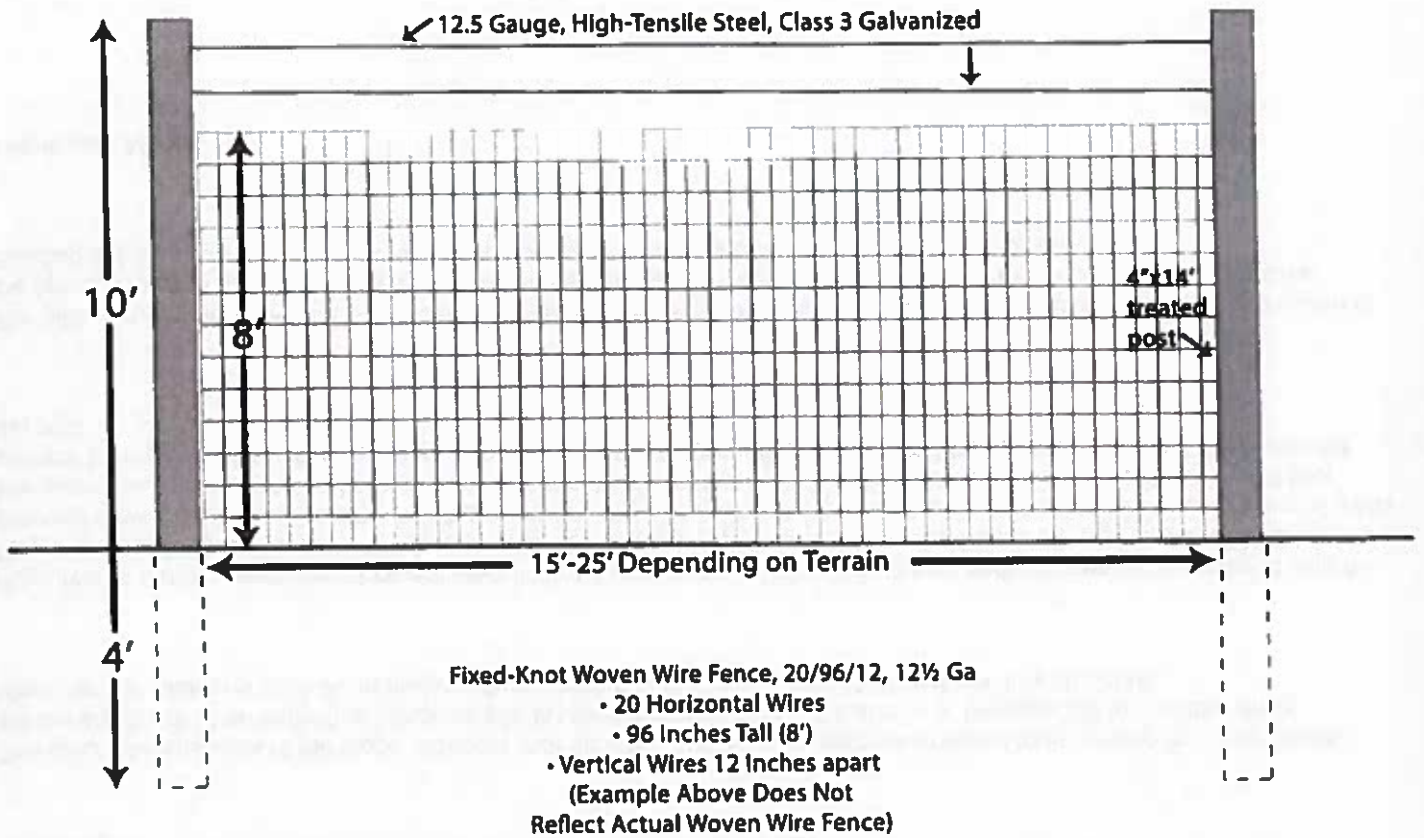
Timothy R. Mitros
5760 Regal View Road
Colorado Springs, CO 80919
Trm819@icloud.com
719-271-0709

Timothy R. Mitros
4/30/19

FIGURE 1

Fence Plans:

Line Post Assembly



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RBD CONSTRUCTION

Timothy R. Mitros
5760 Regal View Road
Colorado Springs, CO 80919
Trm819@icloud.com
719-271-0709

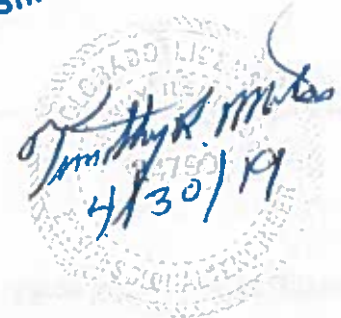


FIGURE 1



Aaron Winter <aaron@flyingw.com>

FW: Flying W Ranch Wildlife Fence - Setback

3 messages

Herington, Meggan <Meggan.Herington@coloradosprings.gov>
To: "aaron@flyingw.com" <aaron@flyingw.com>

Mon, May 13, 2019 at 10:35 AM

From: Herington, Meggan
Sent: Monday, May 13, 2019 10:35 AM
To: 'Aaron Winter (flyingwcolorado@gmail.com)'
Cc: Wysocki, Peter; Sunderlin, Katie
Subject: Flying W Ranch Wildlife Fence - Setback

Aaron,

I was asked to look into the development plan and the application of setbacks as they apply to a "ranch" or similar agricultural use within our very urban and suburban-centric zoning code.

The strict interpretation of the Code indicates that an individual "lot" has setbacks related to its orientation. Specifically, the front setback of an individual buildable site is taken from the property address or frontage along a public street. However, the planning staff did approve a development plan for the Flying W Ranch on July 20, 2018.

Page two of the approved development plan illustrates the approval of a 10 foot side setback along Chuckwagon and the Mountain Shadows development. Approval of the development plan established the front, side and rear setbacks for property covered by the development plan for re-construction of the Chuckwagon and associated site improvements. With that approval, it is reasonable to carry that 10 foot setback for the cumulative property. That would include the 10 foot setback being extended along the Mountain Shadows neighborhood adjacency to the Colorado Springs Utility site and beyond.

The site plan that you have prepared shows the property line for the ranch and the 10 foot setback for the construction of the fence. This site plan should be submitted with a building permit. I will be sure to add these notes to the Regional Building database so that other planning and review staff understand how the setback is applied.

Thank you, Meggan



Meggan L. Herington, AICP

Assistant Director of Planning

Phone: (719) 385-5083

Email: mherington@springsgov.com

City of Colorado Springs

30 South Nevada Avenue, Suite 105

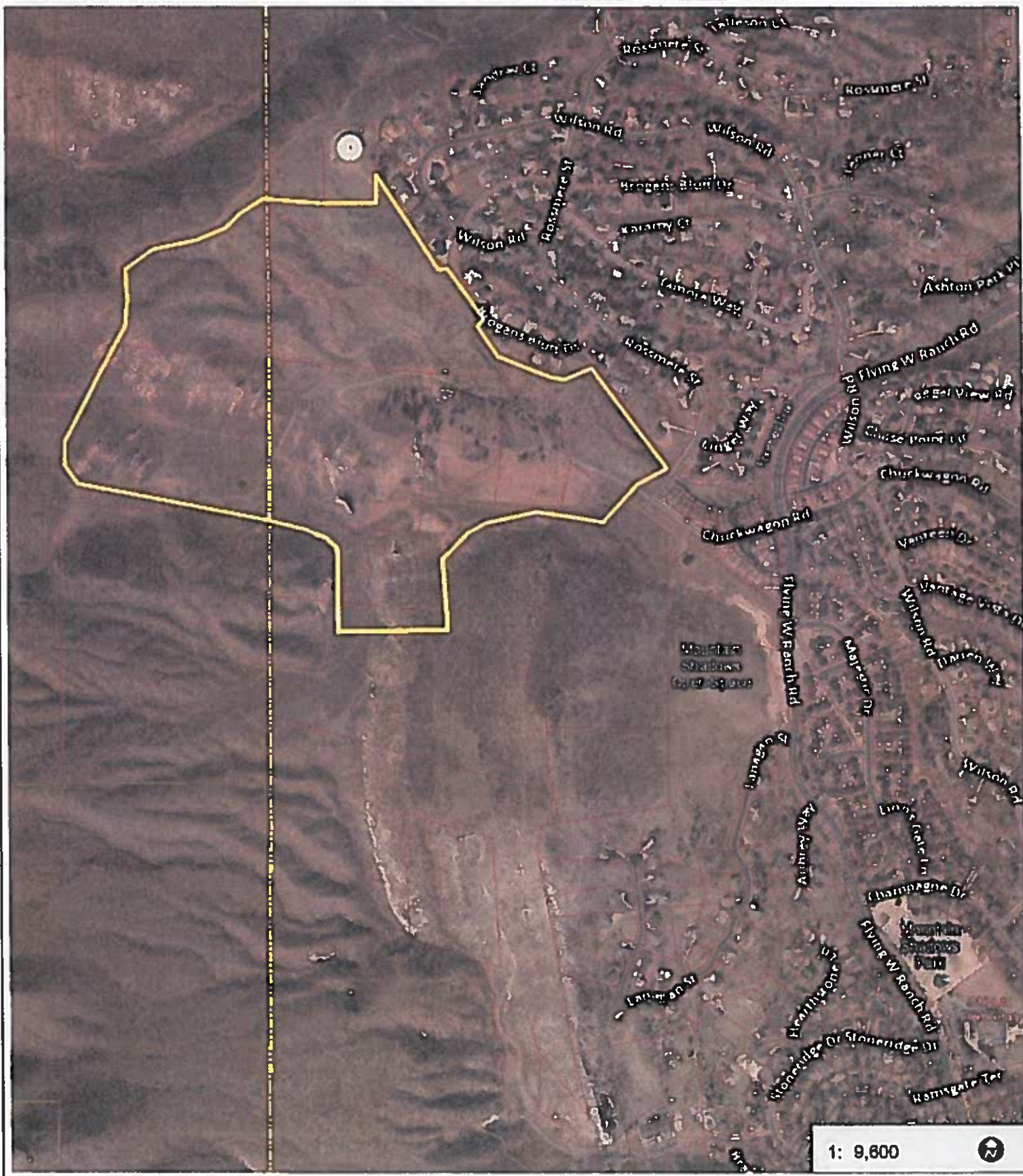
Colorado Springs, CO 80901



Links: [Planning & Community Development Home](#) | [Look At Applications Online](#) | [FAQ](#)
[Meeting Request](#) | [Applications and Checklists](#) | [Historic Preservation](#)

FIGURE 1

Flying W Ranch - Wildlife Fence: Approx. 10,452 Feet



1,600.0 0 800.00 Feet

NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
 ©Latitude Geographics Group Ltd.

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FIGURE 1

Flying W Ranch
3330 Chuckwagon Road
Colorado Springs, CO 80919

usbank. All of us serving you®

23-2-1020

PAY TO THE
ORDER OF

\$

DOLLARS

MEMO



[Handwritten Signature]
AUTHORIZED SIGNATURE

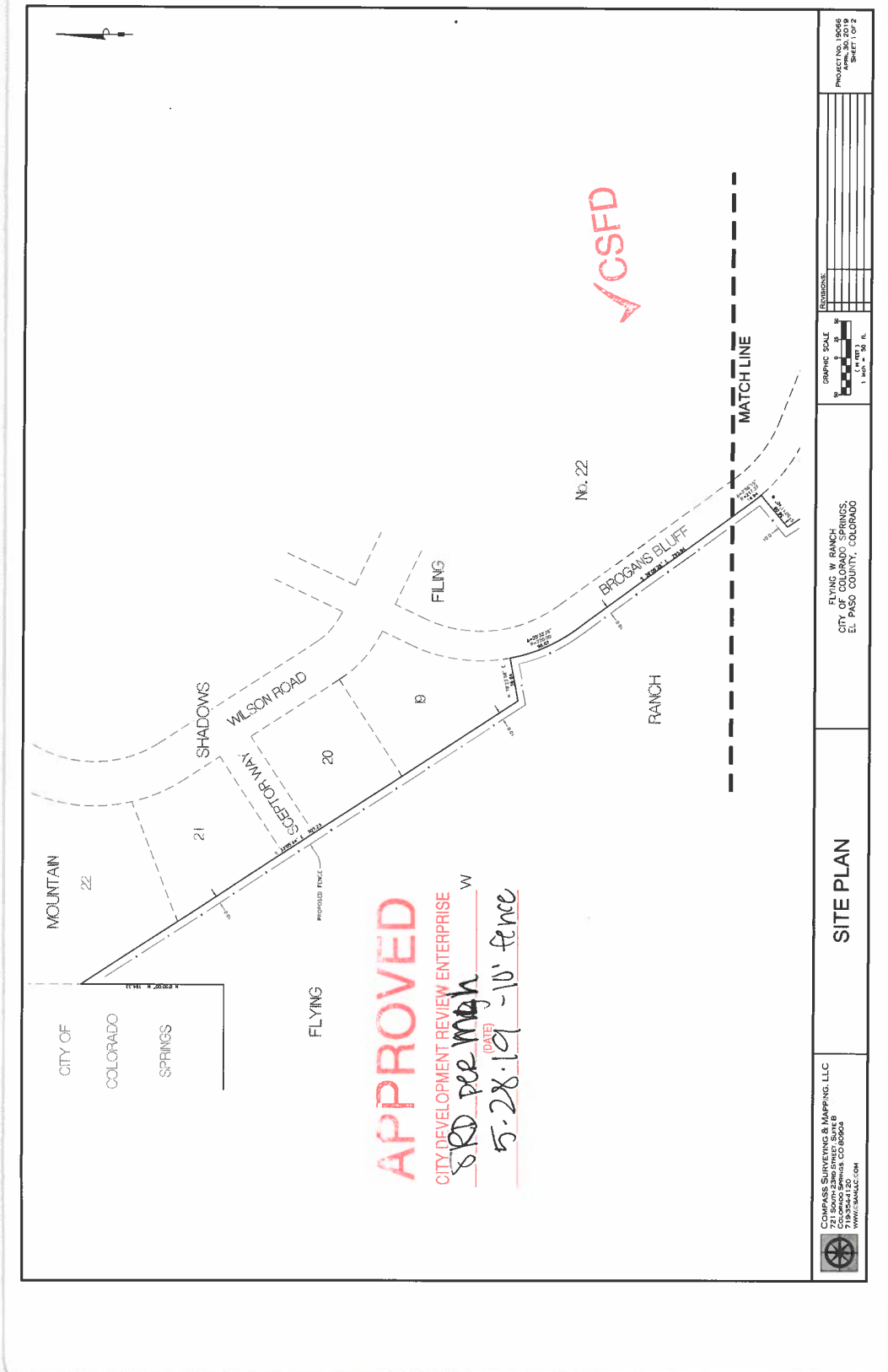
⑈009673⑈ ⑆10200002⑆ ⑆27100002642⑈

Flying W Ranch

967:

Flying W Ranch

967:



APPROVED
 CITY DEVELOPMENT REVIEW ENTERPRISE
 SRD per MGH
 (DATE) 5-28-19 - 10' fence

CSFD

COMPASS SURVEYING & MAPPING, LLC 1000 S. COLORADO AVENUE COLORADO SPRINGS, CO 80904 WWW.COMPASS-MAPPING.COM	SITE PLAN	ELYNS W. RANCH CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	GRAPHIC SCALE 1 inch = 50 ft.	REVISIONS: <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																PROJECT NO. 18066 SHEET 1 OF 2

FIGURE 1