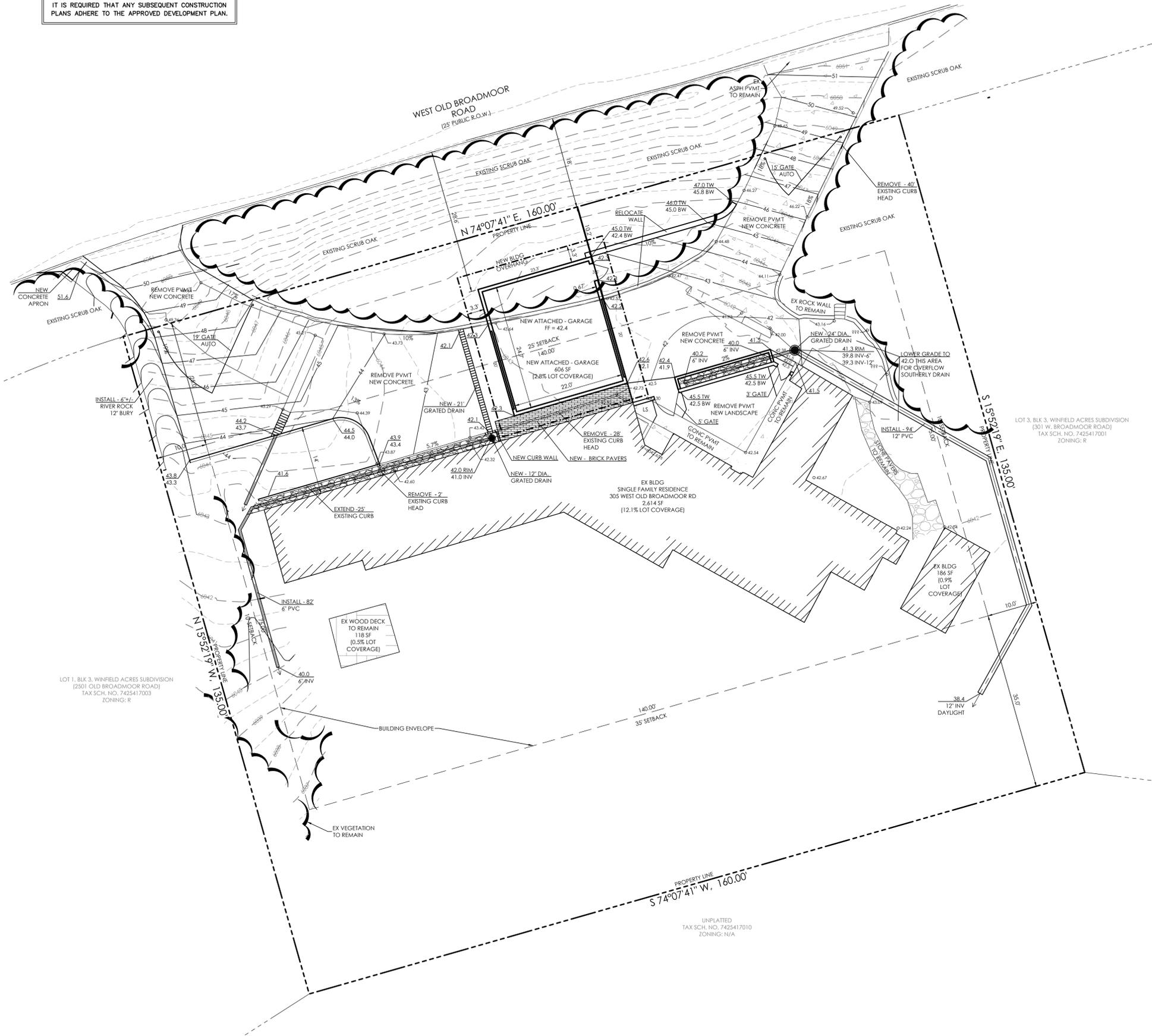


**NOT A CONSTRUCTION DOCUMENT**

THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.



**SITE DATA**

**OWNER**

TIMOTHY K. POOL & MARK A. RICHARDS  
305 WEST BROADMOOR ROAD  
COLORADO SPRINGS, CO 80906  
PH (719)-499-0573  
TIMOTHY.K.POOL@GMAIL.COM

**TAX SCHEDULE NO.**

7425417002

**CURRENT ADDRESS**

305 WEST OLD BROADMOOR ROAD

**LAND USE**

CURRENT: SINGLE FAMILY RESIDENTIAL - 2,614 SF

PROPOSED: ADDITION OF ATTACHED GARAGE 606 SF

**ACREAGE**

(0.50 ± AC)

**APPLICANT**

M.V.E., INC.  
1903 LELARAY STREET  
COLORADO SPRINGS, CO 80909  
Ph (719) 635-5736  
Fax (719) 635-5450  
CHARLES CRUM, P.E.  
CHUCKC@MVECTVL.COM

**ZONING**

RE - RESIDENTIAL ESTATES

**SETBACKS**

HOUSE FRONT SETBACK = 25 FT  
ATTACHED GARAGE = 20 FT FROM BACK OF SIDEWALK  
REAR SETBACK = 25 FT  
SIDE SETBACK = 10 FT

**MAX BUILDING HEIGHT**

BUILDING HEIGHT IS LIMITED TO THIRTY FIVE FEET (35').  
BUILDING HEIGHT IS TO BE MEASURED FROM THE NATURAL/EXISTING GRADE IN ACCORDANCE WITH THE HILLSIDE OVERLAY REQUIREMENT

PROPOSED GARAGE HEIGHT = 12'-6"

**LOT COVERAGE**

MAX = 30%  
(SITE UTILIZES 14.9% LOT COVERAGE)

**SCHEDULE**

FALL 2023 TO SUMMER 2024

**LOT DATA:**

HOUSING TYPES:  
SINGLE FAMILY RESIDENTIAL  
NO. UNITS: 1

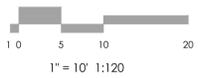
**LEGAL DESCRIPTION**

LOT 2, BLOCK 3, WINFIELD ACRES SUBDIVISION, AS RECORDED AT PLAT BOOK U, PAGE 48, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

**NOTES**

1. THE NON-USE VARIANCE REQUEST IS TO ALLOW AN ATTACHED GARAGE TO BE 10.2' FROM THE PROPERTY LINE WHERE 20' FROM AN EXISTING SIDEWALK IS ALLOWED PER CITY CODE 7.4.201.
2. BUILDING STRUCTURAL SEPARATION WILL BE 36" MAXIMUM WHICH CLASSIFIES THE GARAGE AS ATTACHED BY CITY CODE.
3. ALL LOTS WITH DEVELOPMENT PLANS AND SUBDIVISION PLATS WITHIN THE WILDLAND URBAN INTERLACE APPROVED ON OR AFTER APRIL 1, 1993, AS WELL AS LOTS WITH DWELLING UNITS CONSTRUCTED OR RECONSTRUCTED AFTER JANUARY 15, 2013, ARE REQUIRED TO MEET SITE LANDSCAPING AND STRUCTURE CONSTRUCTION REQUIREMENTS SPECIFIC TO THE WILDLAND URBAN INTERLACE.
4. ALL DEVELOPMENT PLANS AND SUBDIVISION PLATS WITHIN THE WILDLAND URBAN INTERLACE APPROVED ON OR AFTER APRIL 1, 1993, AND WILDLAND URBAN INTERLACE SITE PLAN/LOT GRADING PLANS SHALL CONTAIN THE FOLLOWING DISCLOSURE STATEMENTS: 1. RESIDING IN OR NEAR WILDLAND URBAN INTERLACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES. 2. ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT FUELS MANAGEMENT REQUIREMENTS IN SECTION 103 OF THIS APPENDIX. AN APPROVED INSPECTION MUST BE OBTAINED FROM THE FIRE CODE OFFICIAL PRIOR TO FINAL INSPECTION BY THE BUILDING CODE OFFICIAL AND/OR ALLOWING OCCUPANCY OF THE RESIDENCE. THE INITIAL FUELS MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE FIRE DEPARTMENT PRIOR TO THE FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED BEFORE BUILDING FINAL.

BENCHMARK



REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

**ATTACHED - GARAGE SITE PLAN**

305 WEST OLD BROADMOOR ROAD

MVE PROJECT 51492  
MVE DRAWING -SP

OCTOBER 23, 2023  
SHEET 1 OF 1

NVAR - 23 - 0052





W. OLD BROADMOOR ST  
EAST ENTRANCE



W. OLD BROADMOOR ST  
FACING SOUTH TOWARD PROPERTY



W. OLD BROADMOOR ST  
WEST ENTRANCE



W. OLD BROADMOOR ST  
EAST ENTRANCE



PROPOSED GARAGE  
LOCATION FACING EAST



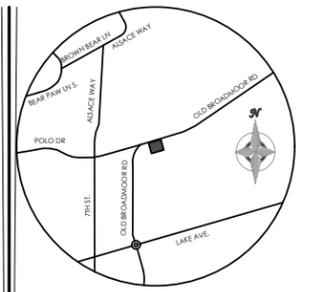
W. OLD BROADMOOR ST  
WEST ENTRANCE



FACING WEST FROM  
MAIN ENTRANCE OF HOUSE



PROPOSED GARAGE LOCATION  
FACING SOUTHWEST



VICINITY MAP  
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

305 W. OLD  
BROADMOOR RD.

EXISTING PHOTOS

MVE PROJECT 51492  
MVE DRAWING PHOTO

OCTOBER 2, 2023  
SHEET 1 OF 1



NORTHEAST ENTRY DRIVE VIEW



NORTHWEST ENTRY DRIVE VIEW



NORTHEAST ENTRY  
DOORS OPEN



NORTHWEST ENTRY  
DOORS OPEN



BREEZEWAY

POOL-RICHARDS GARAGE ADDITION

305 WEST OLD BROADMOOR ROAD  
COLORADO SPRINGS, CO 80906

DATE:  
SEPTEMBER 29, 2023  
REVISED  
XXXXXXXXXX

**REND**