

LEGAL DESCRIPTION

TO BE PLATTED AS "GILLIGANS ISLAND FILING NO. 1".

LOT 3, BLOCK 1, OF REPLAT OF A PORTION OF LOT 9, BLOCK 1 IN SIERRA VISTA ESTATES, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 52,090 SQUARE FEET (1.196 ACRES).

TOGETHER WITH:

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36 IN TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 A DISTANCE OF 241.2 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF LOT 5 IN BLOCK 7 IN COUNT POURTALES ADDITION TO BROADMOOR; THENCE NORTH 17° 00' 00" IN THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 A DISTANCE OF 300 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 7; THENCE ANGLE RIGHT 90 DEGREES EASTERLY ON THE SOUTH LINE OF THE TRACT CONVEYED TO FRED B. TROSTEL AND HELEN C. TROSTEL BY WARRANTY DEED RECORDED FEBRUARY 15, 1949 IN BOOK 1202 AT PAGE 260 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND ON THE SOUTH LINE OF THE TRACT CONVEYED TO ANNE C. TROSTEL BY WARRANTY DEED RECORDED FEBRUARY 15, 1949 IN BOOK 1202 AT PAGE 262 OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 600 FEET TO THE SOUTHEAST CORNER OF THE LAST MENTIONED TRACT; THENCE ANGLE RIGHT 90 DEGREES SOUTHERLY 253.38 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF THE TRACT CONVEYED TO WILLIAM J. KIRN BY WARRANTY DEED RECORDED NOVEMBER 16, 1948 IN BOOK 1193 AT PAGE 469 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE SOUTH 81 DEGREES 10 MINUTES WEST ON THE NORTHERLY LINE OF SAID KIRN TRACT 607.2 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 152,633 SQUARE FEET (3.504 ACRES).

CONTAINING A TOTAL CALCULATED AREA OF 204,724 SQUARE FEET (4.700 ACRES).

ADA STATEMENT:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

GEOLOGIC HAZARD DISCLOSURE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED APRIL 16, 2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: SEASONALLY SHALLOW GROUNDWATER. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #CUDP-24-0008 OR WITHIN THE SUBDIVISION FILE GILLIGANS ISLAND FIL. 1 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

GENERAL NOTES:

- ALL ON-SITE UTILITIES ARE PRIVATE.
- ALL INTERNAL DRIVEWAYS TO BE ASPHALT OR CONCRETE UNLESS OTHERWISE SHOWN.
- ON-SITE LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY ADJUTING PROPERTY OWNER.
- NO VARIANCES HAVE BEEN REQUESTED AS PART OF THIS DEVELOPMENT.
- ALL EXISTING CURB AND GUTTER POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- THE PARCEL(S) WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE BROADMOOR IMPROVEMENT SOCIETY HOMEOWNERS ASSOCIATION.
- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATIONS AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CUDP-24-0008. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- ALL DEVELOPMENT PLANS AND SUBDIVISION PLATS WITHIN THE WILDLAND URBAN INTERFACE APPROVED ON OR AFTER APRIL 1, 1993, AND WILDLAND URBAN INTERFACE SITE PLAN/LOT GRADING PLANS SHALL CONTAIN THE FOLLOWING DISCLOSURE STATEMENTS:
 - RESIDING IN OR NEAR WILDLAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES.
 - 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.

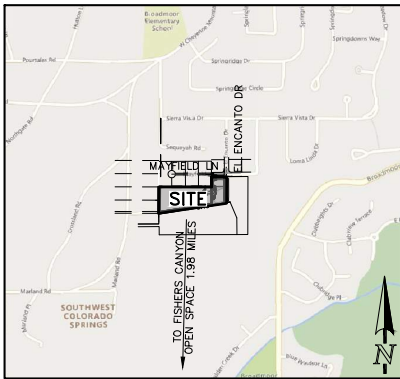
GILLIGANS ISLAND FILING NO. 1

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DEVELOPMENT PLAN

COVER PAGE

MAY 2024



VICINITY MAP

1" = 1,000'

NOTE: NO MAJOR CREEKS OR STREAMS ARE PRESENT IN THIS VICINITY MAP

SHEET INDEX

COVER PAGE
EXISTING CONDITIONS/DEMOLITION PLAN
SITE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN
PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
ELEVATIONS
ELEVATIONS

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SHEET 2 OF 7
SHEET 3 OF 7
SHEET 4 OF 7
SHEET 5 OF 7
SHEET 6 OF 7
SHEET 7 OF 7

PROJECT TEAM:

CIVIL ENGINEER

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MR. KYLE CAMPBELL, P.E.
(719) 785-0790

ARCHITECT

COLARELLI CUSTOM HOMES
111 S TEJON ST STE 112
COLORADO SPRINGS, CO 80903
MR. MARTY BRINEGAR
(719) 243-1952

DEVELOPER

COLARELLI CUSTOM HOMES
111 S TEJON ST STE 112
COLORADO SPRINGS, CO 80903
MR. MARTY BRINEGAR
(719) 243-1952

OWNER

MICHAEL J CANNIZZO
BARBARA CANNIZZO
MR. SEAN CLARK
(970) 819-0825

SITE DATA:

TAX SCHEDULE NO.:	7436401021
ADDRESS:	10 EL ENCANTO DR
AREA:	197,275 SF / 4.529 ACRES
LIMITS OF DISTURBANCE:	13,998 SF / 0.321 ACRES
EXISTING ZONING:	R-E (SINGLE-FAMILY - ESTATE) W/ WUI-O
MASTER PLAN:	N/A
CONCEPT PLAN:	N/A
EXISTING USE:	VACANT RESIDENTIAL WITH EXISTING BARN
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL WITH INTEGRATED ADU (CUDP-24-0008)
PROPOSED DENSITY	0.221 DU/ACRE
DEVELOPMENT SCHEDULE:	SUMMER 2024
MAXIMUM BUILDING HEIGHT ALLOWED:	35'
PROPOSED BUILDING HEIGHT:	SEE ELEVATION SHEETS
PROPOSED DRIVEWAY:	14' WIDE
MAXIMUM LOT COVERAGE:	30%
PROPOSED LOT COVERAGE:	
RESIDENCE & BARN (5,521 SF)	2.70%
ASPHALT/CONCRETE (8,848 SF)	4.32%
LANDSCAPING AREA (190,421 SF)	92.98%
BUILDING SETBACKS:	
ALONG EL ENCANTO DR.:	25' MINIMUM
SIDE:	10' MINIMUM
REAR:	25' MINIMUM
PARKING REQUIREMENTS:	
2 PER D.U.	= 2 SPACES
1 PER A.D.U.	= 1 SPACE
1 TOTAL DENSITY UNIT (WITH ADU)	= 3 SPACES REQUIRED

HC SPACES REQUIRED = 0 SPACES

PARKING PROVIDED:
ON-SITE PARKING SPACES PROVIDED: 3 CAR GARAGE

FLOODPLAIN STATEMENT:
THIS SITE FALLS WITHIN FLOOD ZONE "X". NO PORTION OF THIS SITE (4.701 ACRES) IS WITHIN A DESIGNATED F.E.M.A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 08041 C0737G, EFFECTIVE DATE, DECEMBER 7, 2018.

CITY WIDE DEVELOPMENT IMPACT FEE:

HOUSING TYPE	EXISTING USE NO. OF UNITS	NEW USE NO. OF UNITS
SINGLE FAMILY DETACHED RESIDENTIAL STRUCTURE	0	2

OVERALL PARK LAND DEDICATION REQUIREMENTS

HOUSING TYPE	NO. OF UNITS	ACRES OF DEDICATION PER UNIT (NEIGHBORHOOD)	ACRES OF DEDICATION PER UNIT (COMMUNITY)	TOTAL NEIGHBORHOOD PARK REQUIRED	TOTAL COMMUNITY PARK REQUIRED
SINGLE FAMILY DETACHED RESIDENTIAL STRUCTURE	2	0.0053	0.0064	0.0106	0.0128

NOTE: PARK FEES TO BE PAID IN LIEU OF PARK LAND DEDICATION

FOR CITY USE:

CITY FILE NUMBER

CUDP-24-0008



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

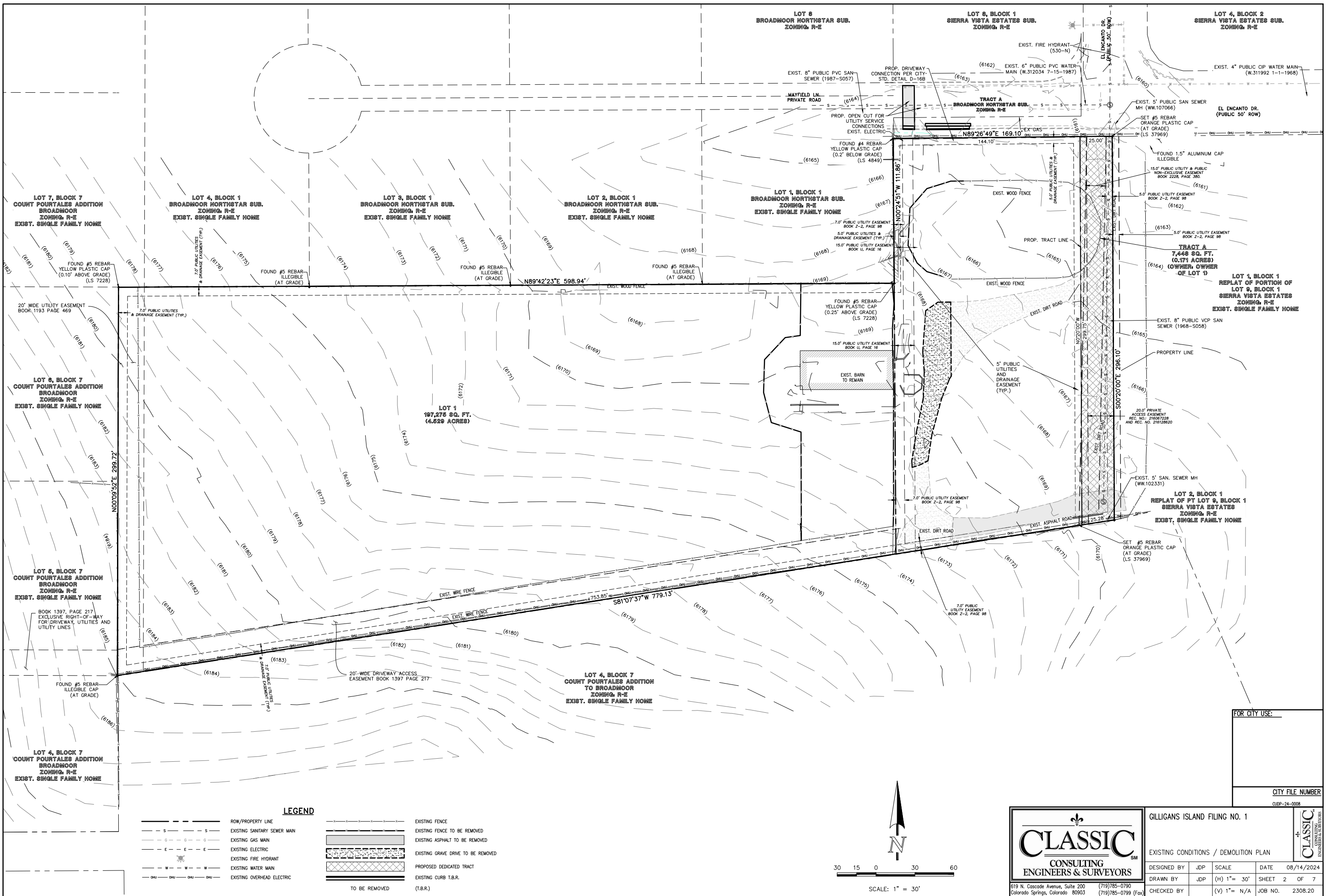
GILLIGANS ISLAND FILING NO. 1

COVER PAGE

DESIGNED BY	JDP	SCALE	DATE	08/14/2024
DRAWN BY	JDP	(H) 1"= N/A	SHEET	1 OF 7
CHECKED BY		(V) 1"= N/A	JOB NO.	2308.20



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FOR CITY USE:	
CITY FILE NUMBER	
CJOP-24-0008	

CLASSIC CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

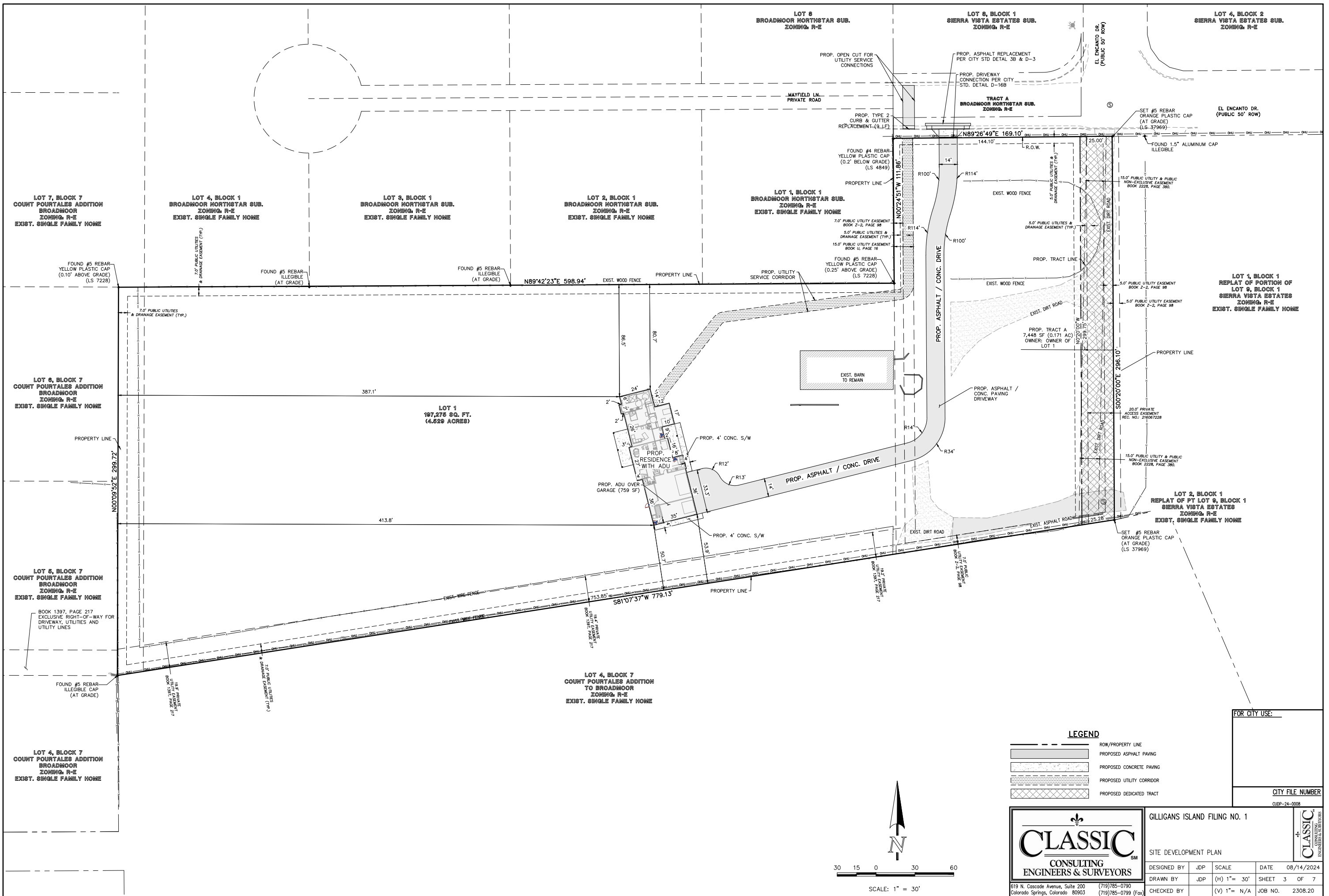
GILLIGANS ISLAND FILING NO. 1

EXISTING CONDITIONS / DEMOLITION PLAN

DESIGNED BY	JDP	SCALE	DATE	08/14/2024
DRAWN BY	JDP	(H) 1" = 30'	SHEET	2 OF 7
CHECKED BY		(V) 1" = N/A	JOB NO.	2308.20

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KS



CLASSIC

CONSULTING ENGINEERS & SURVEYORS

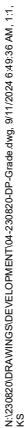
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

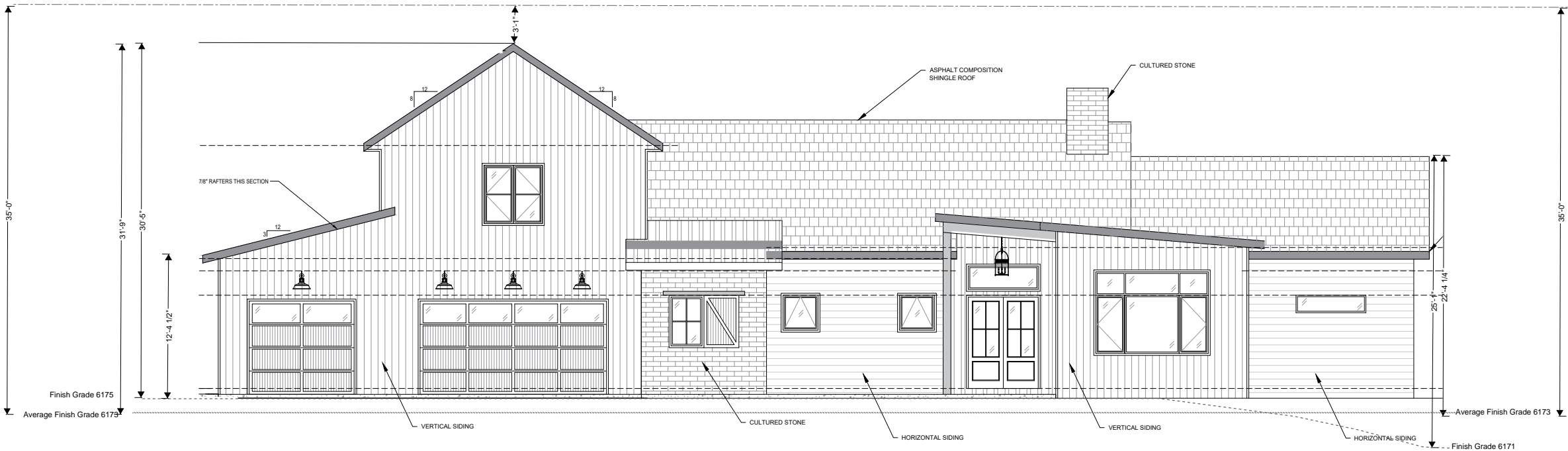
(719) 785-0790

(719) 785-0799 (Fax)

GILLIGANS ISLAND FILING NO. 1			
SITE DEVELOPMENT PLAN			
DESIGNED BY	JDP	SCALE	DATE 08/14/2024
DRAWN BY	JDP	(H) 1"= 30'	SHEET 3 OF 7
CHECKED BY		(V) 1"= N/A	JOB NO. 2308.20

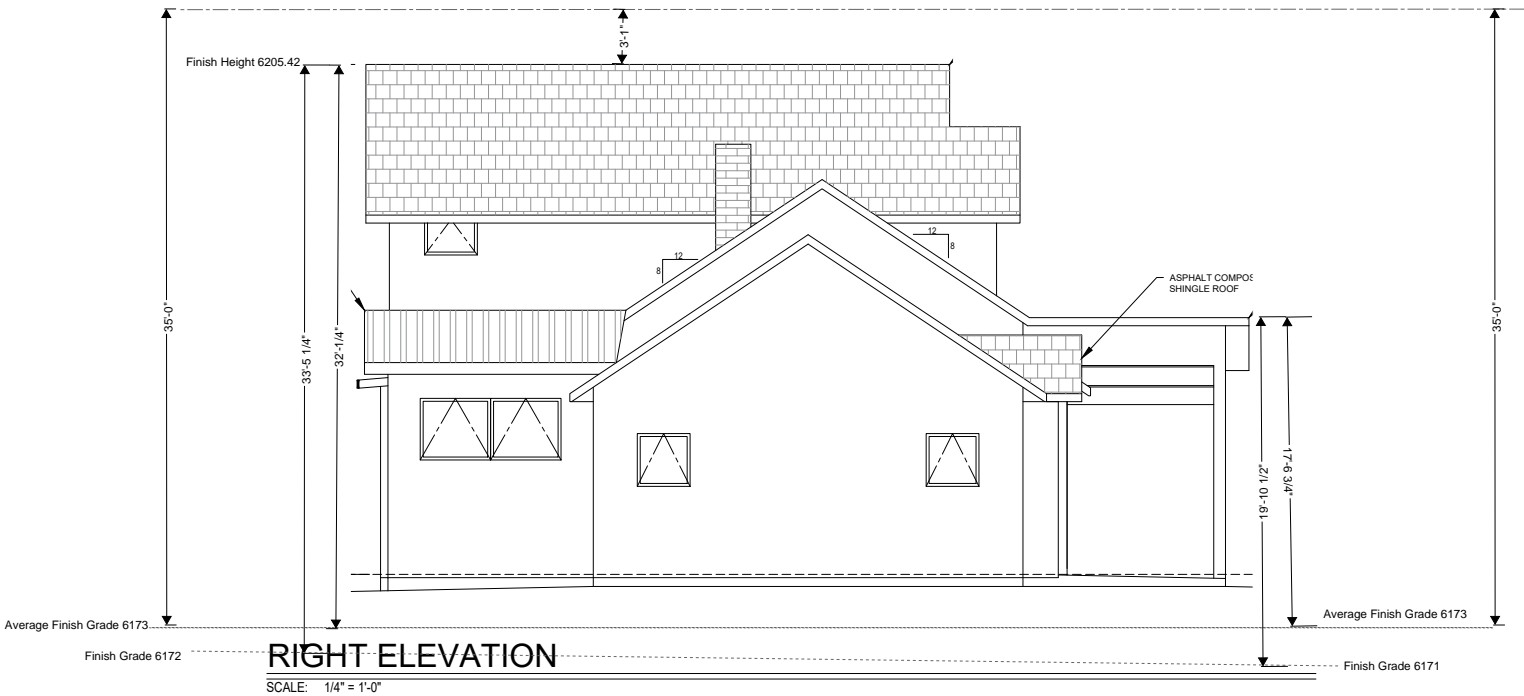
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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

CITY FILE NO.: CUDP-24-0008

Denis Swenson
Home Designer
1411 Harrison Ave. Canon City, CO 81212
(719) 239-0562
E-Mail: denis_swenson@hotmail.com

CONTRACTOR:

Colarelli Custom Homes
111 S Tejon St, Suite 112
Colorado Springs, CO 80903
colarellcustomhomes.com
719-475-7997 office

EXTERIOR ELEVATIONS

Colarelli Custom Homes
BARBARA CANNIZZO RESIDENCE
10, EL ENCANTO DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO

REVISIONS:

SIGNED BY:

SIGN DATE:

PLOT DATE:

5/11/2024

JOB NO.:

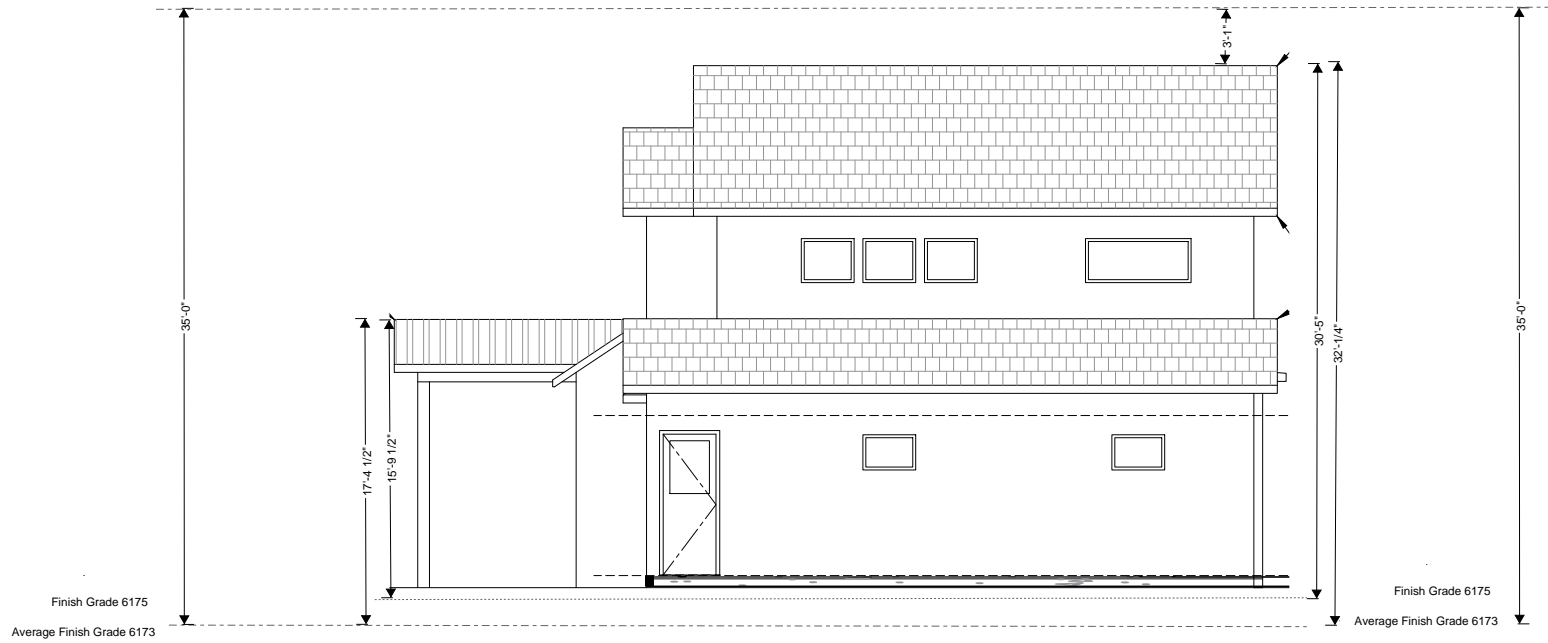
Corelli-5

SHEET #

A-5.0

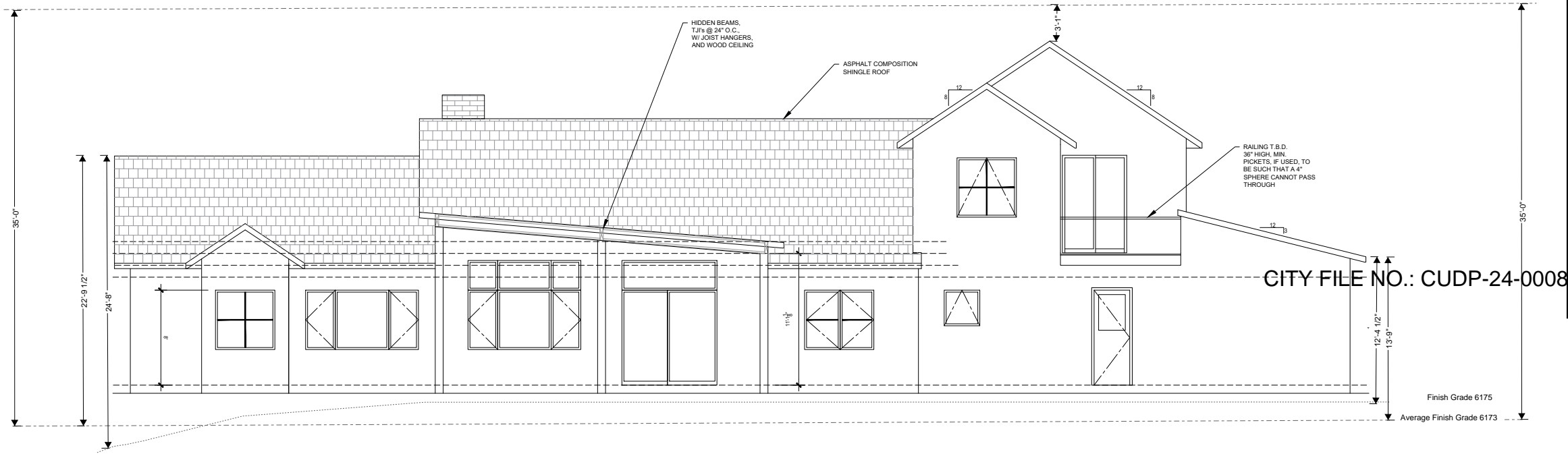
LEFT ELEVATION

SCALE: 1/4" = 1'-0"

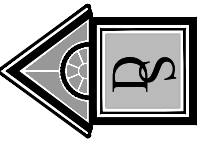


REAR ELEVATION

SCALE: 1/4" = 1'-0"



Denis Swenson
Home Designer
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(719) 239-0582
E-Mail: denis_swenson@hotmail.com



CONTRACTOR:
Colarelli Custom Homes
111 S Tejon St, Suite 112
Colorado Springs, CO 80903
colarellcustomhomes.com
719-475-7997 office

EXTERIOR ELEVATIONS
Colarelli Custom Homes
BARBARA CANNIZZO RESIDENCE
10, EL ENCANTO DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO

REVISIONS:	
△	9/19/2023
SIGNED BY:	
SIGN DATE:	
PLOT DATE:	5/11/2024
JOB NO.:	Corelli-5

SHEET #
A-5.1