



Owner Name:
Kristian & Lindsey Marcy

Address:
2017 WOOD AVE
COLORADO SPRINGS CO

Property TSN:
6406211008

Zone District:
R-1 6 HP

Legal Description:
LOT 2 BLK E WOOD AVE
ADD COLO SPGS

Lot Size:
19,000 SQFT

Height of Proposed Structure:
13'+/-

1st Floor SF:
3,003 SQFT

Garage SF:
1,038 SQFT

Proposed Structure SF:
338 SQFT

Lot Coverage:
23%

Legend

- Parcels
 Short-Term Rentals

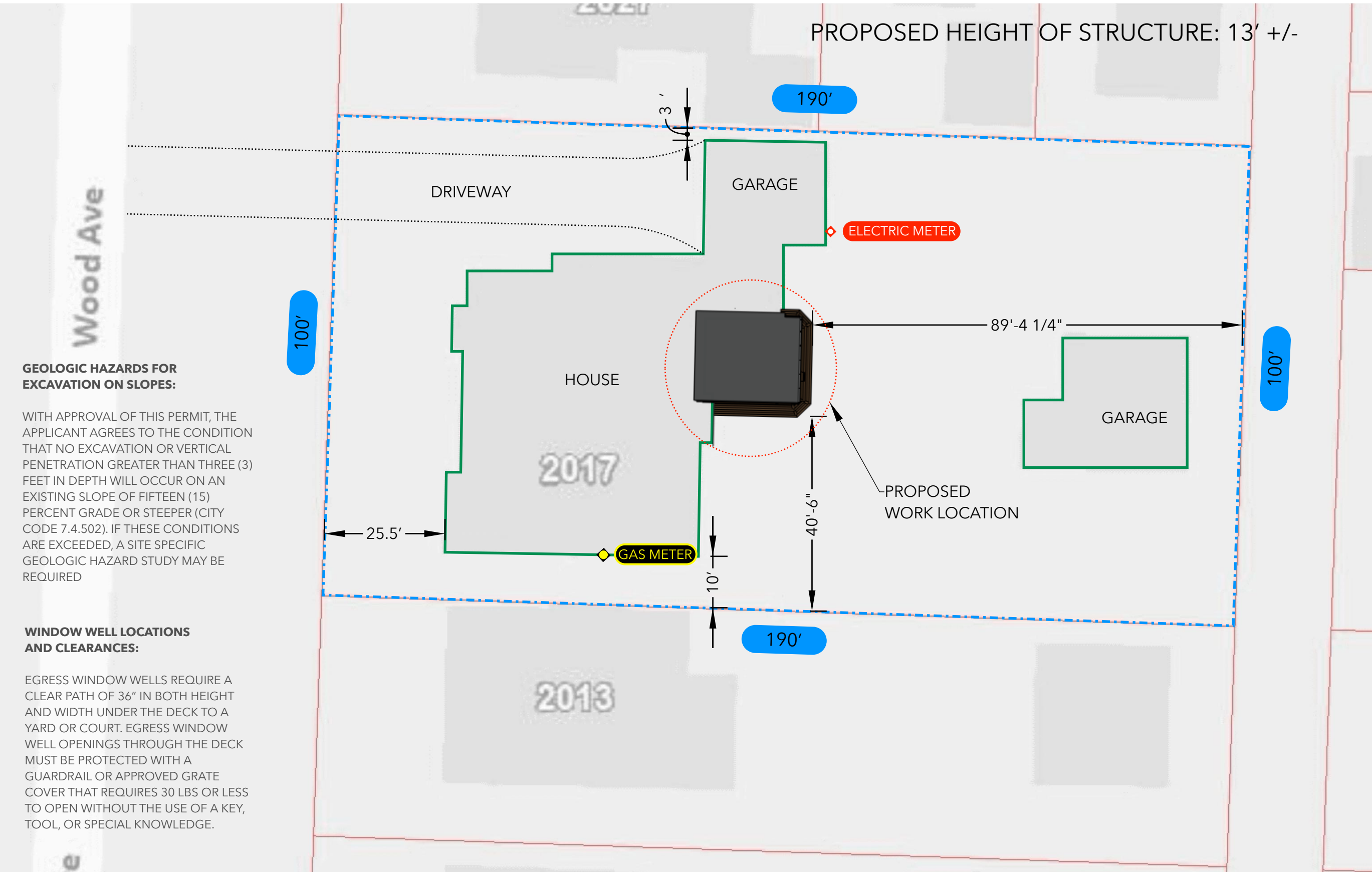
SITE PLAN

A1.1

1: 240



Disclaimer: By submitting this site plan, the applicant confirms all property lines, dimensions, and structure information is true and accurate.



GEOLOGIC HAZARDS FOR EXCAVATION ON SLOPES:

WITH APPROVAL OF THIS PERMIT, THE APPLICANT AGREES TO THE CONDITION THAT NO EXCAVATION OR VERTICAL PENETRATION GREATER THAN THREE (3) FEET IN DEPTH WILL OCCUR ON AN EXISTING SLOPE OF FIFTEEN (15) PERCENT GRADE OR STEEPER (CITY CODE 7.4.502). IF THESE CONDITIONS ARE EXCEEDED, A SITE SPECIFIC GEOLOGIC HAZARD STUDY MAY BE REQUIRED

WINDOW WELL LOCATIONS AND CLEARANCES:

EGRESS WINDOW WELLS REQUIRE A CLEAR PATH OF 36" IN BOTH HEIGHT AND WIDTH UNDER THE DECK TO A YARD OR COURT. EGRESS WINDOW WELL OPENINGS THROUGH THE DECK MUST BE PROTECTED WITH A GUARDRAIL OR APPROVED GRATE COVER THAT REQUIRES 30 LBS OR LESS TO OPEN WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE.

40.0 0 20.00 40.0 Feet

NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
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