



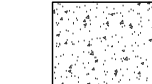

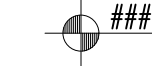

PRE-24-0666 Summary:

- 1) Front Setback is 15' or avg. of 2 adj developed properties, whichever is greater.
- 2) Home to North is Setback 31 (12" eave overhang). Home to South is Setback 26' (12" eave overhang). Avg. setback is 28' 6".
- 3) Required front setback is 28' 6"
- 4) Bldg Height Max - 35'
- 5) Stoops 20 sf or less permitted in any front setback.
- 6) Uncovered decks and patios, not exceeding 18" measured from FF to any point of the existing grade are permitted in front setback. Limited to 50% of required side or rear setback.
- 7) As proposed an adjustment to adopted standards would be required. Administrative Adjustment Non-Use Variance or Development Standards Adjustment
- 8) Contextual Admin Adjustment - survey entire block face to establish the average setback of the block as the minimum setback. May not yield results to reduce setback for proposed addition. See UDC Section 7.5.524.E.2
- 9) Development Standards Adjustment may be best option. Requires Planning Commission review. See UDC Section 7.5.5.

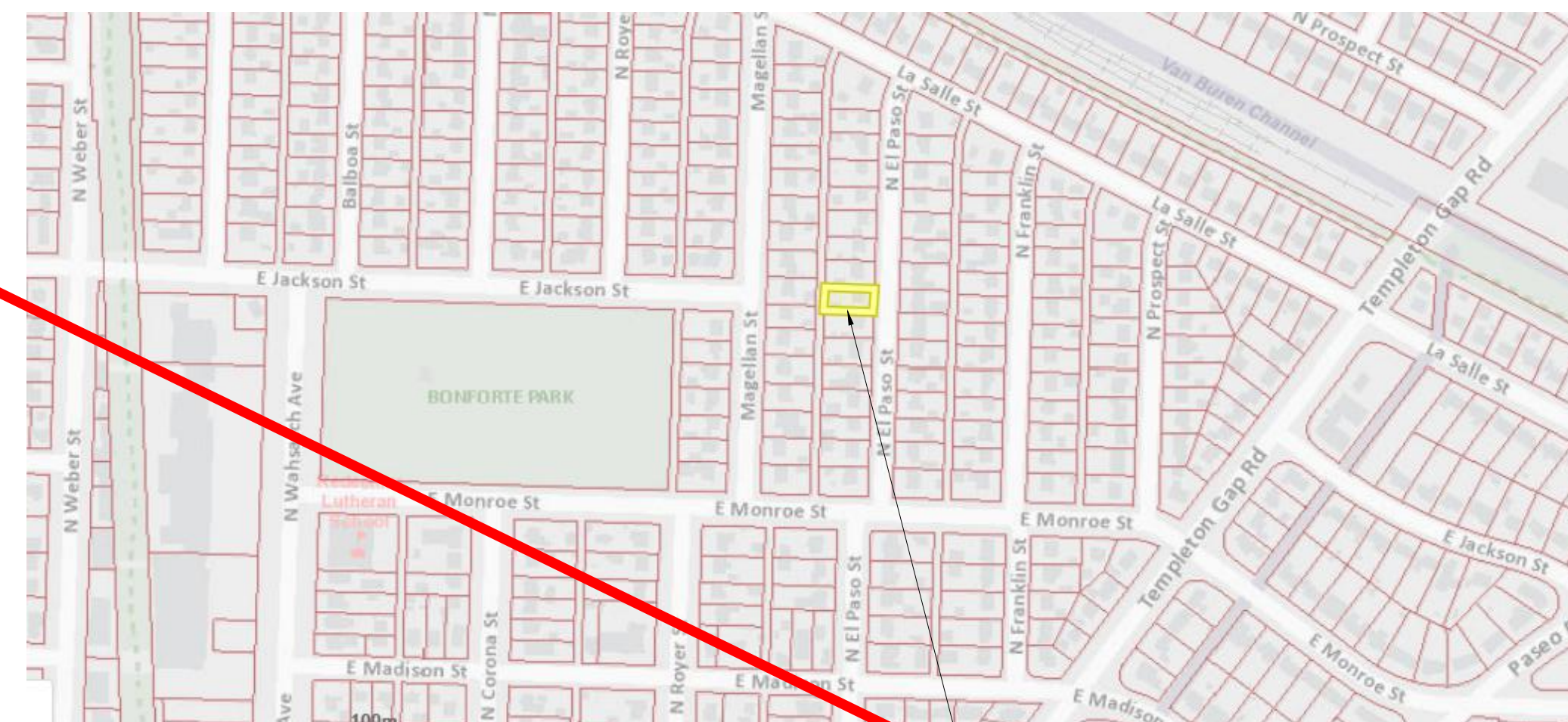
PROJECT INFORMATION

OWNER:	DESTINY LLC 2338 N. EL PASO ST COLORADO SPRINGS 80907
CONTACT:	BRYAN LOUCKS brloucks@gmail.com BRITNNI CALDWELL britnni@gmail.com
phone:	
PROJECT SUMMARY:	SINGLE FAMILY HOME
PROJECT ADDRESS:	2338 N. EL PASO STREET COLORADO SPRINGS CO 80907
TSN:	6405206019
LEGAL DESCRIPTION:	LOT 26 BLK 9 BONNYVILLE ADD COLO SPGS
CITY ZONING:	R1-6
PROJECT TYPE:	RESIDENTIAL ADDITION / REMODEL
TOTAL SITE AREA:	6,463 SQ FT
# OF STORIES:	2 (1 EXISTING + 1 ADDITION)
LOT COVERAGE:	EXISTING GARAGE: 734 SF HOUSE (E): 758 SF HOUSE (N): 310 SF COVERED PATIOS: 175 SF TOTAL PROPOSED: 1,977 SF(30.6%) ALLOWED: 2,585 SF(40%)
FRONT YARD COVERAGE:	AREA COVERED BY DRIVEWAY: =1,375 S.F.
BUILDING HEIGHT:	28'-6" PROPOSED (30' ALLOWED)
BUILDING AREAS(GROSS):	
(E) 1ST FLOOR:	758 SF
(N) 1ST FLOOR:	310 SF
(N):	1,055 SF
TOTAL:	2,123 SF
PARKING PROVIDED:	2-GARAGE (EXISTING) 1-DRIVEWAY (EXISTING) TOTAL: 3 SPACES (NO CHANGE)

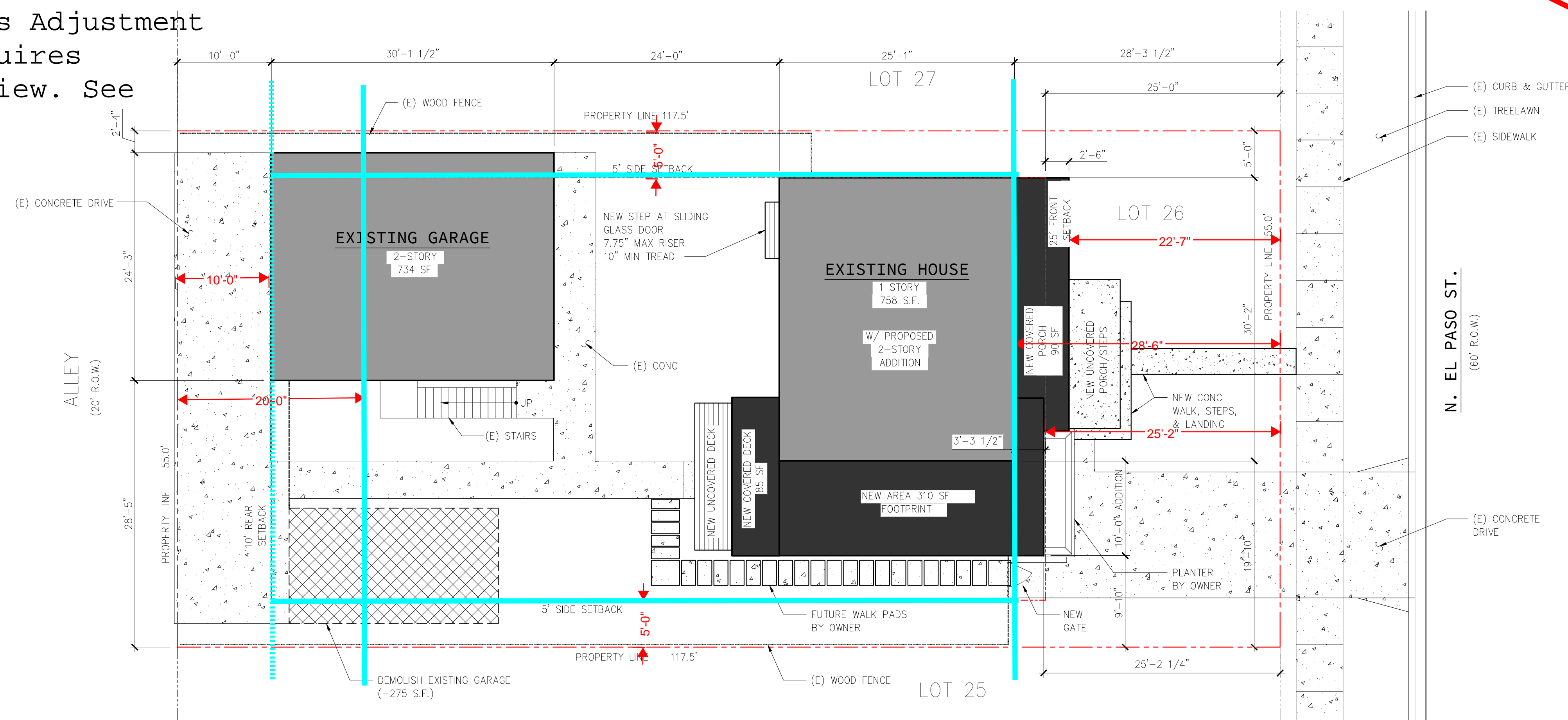
SITE LEGEND

-  PROPOSED BUILDING FOOTPRINT
-  EXISTING BUILDING FOOTPRINT
-  NEW 4" THICK CONCRETE SLAB
W/ 4x4 WWF PROVIDE CONTROL JOINTS AS SHOWN, PROVIDE BROOM FINISH
-  SETBACK / EASEMENT LINE
-  PROPERTY LINE
-  PROPOSED GRADE / FINISH FOOT (FEET)

SITE NOTES



VICINITY MAP



SITE PLAN

ECHO

2022-014-Caldwell date: 06.18.2024
2338 N. EL PASO ST. COLORADO SPRINGS, CO 80907 phase: PERMIT
drawn by: JCP

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A1.1

1 SITE PLAN
1/8"=1'-0"

