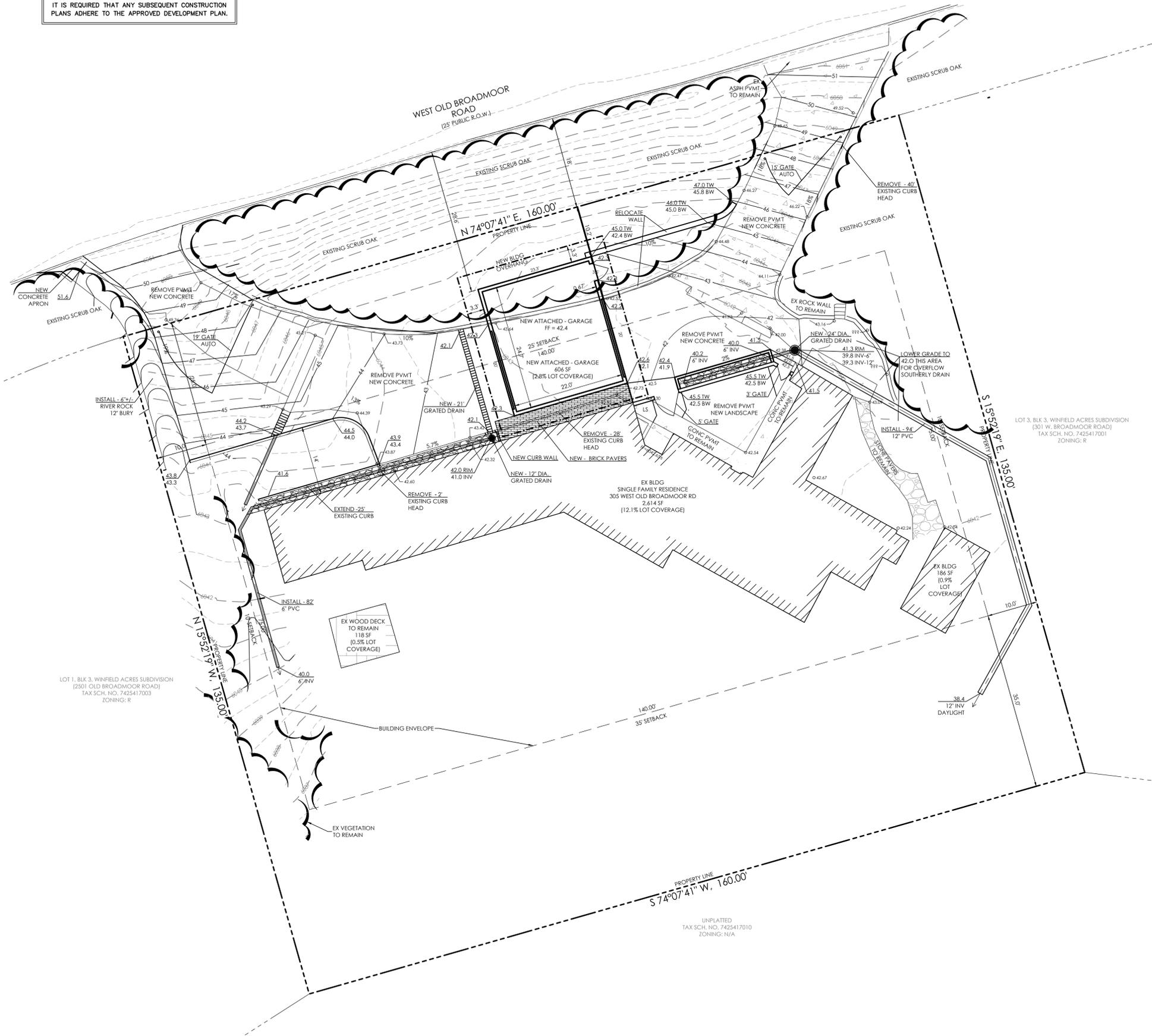


NOT A CONSTRUCTION DOCUMENT

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

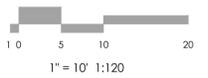
LEGAL DESCRIPTION

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 INTERFACE.
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

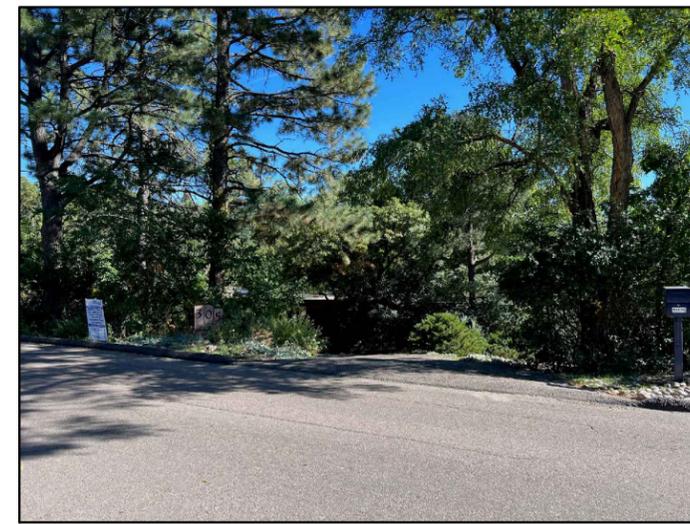




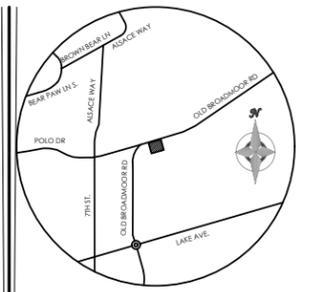
W. OLD BROADMOOR ST
EAST ENTRANCE



W. OLD BROADMOOR ST
FACING SOUTH TOWARD PROPERTY



W. OLD BROADMOOR ST
WEST ENTRANCE



VICINITY MAP
NOT TO SCALE

BENCHMARK



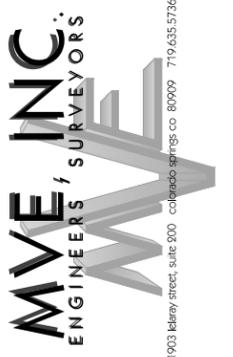
W. OLD BROADMOOR ST
EAST ENTRANCE



PROPOSED GARAGE
LOCATION FACING EAST



W. OLD BROADMOOR ST
WEST ENTRANCE



1903 Hilary Street, Suite 200 Colorado Springs CO 80909 719.635.5736

REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

305 W. OLD
BROADMOOR RD.

EXISTING PHOTOS



FACING WEST FROM
MAIN ENTRANCE OF HOUSE



PROPOSED GARAGE LOCATION
FACING SOUTHWEST

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