

VICINITY MAP
Not to Scale



PROJECT DATA:

OWNER: SCOTT SCHWARTZ (719-229-6428)

PROJECT ADDRESS: 5226 BRADY ROAD, COLORADO SPRINGS, CO 80915

M.C. TAX ASSESSOR'S NUMBER: 6401202001

PROJECT EXPLANATION: HOUSE AND GARAGE ADDITION AND NEW DETACHED GARAGE

SITE AREA: 43,560 S.F.

BUILDING AREA:

MAIN HOUSE: 2136 S.F.
LIVABLE: 2136 S.F.
GARAGE: $\frac{736 \text{ S.F.}}{2872 \text{ S.F.}}$

TOTAL:

DETACHED GARAGE: $\frac{2560 \text{ S.F.}}{2560 \text{ S.F.}}$

FRONT YARD COVERAGE:

720 S.F. (1.7%)

ADD'L NOTE: THE NONUSE VARIANCE REQUEST IS TO ALLOW 3,296 SQUARE FEET OF GARAGE SPACE WHERE 1,650 SQUARE FEET IS ALLOWED PER CITY CODE 7.3.304.C.1.a

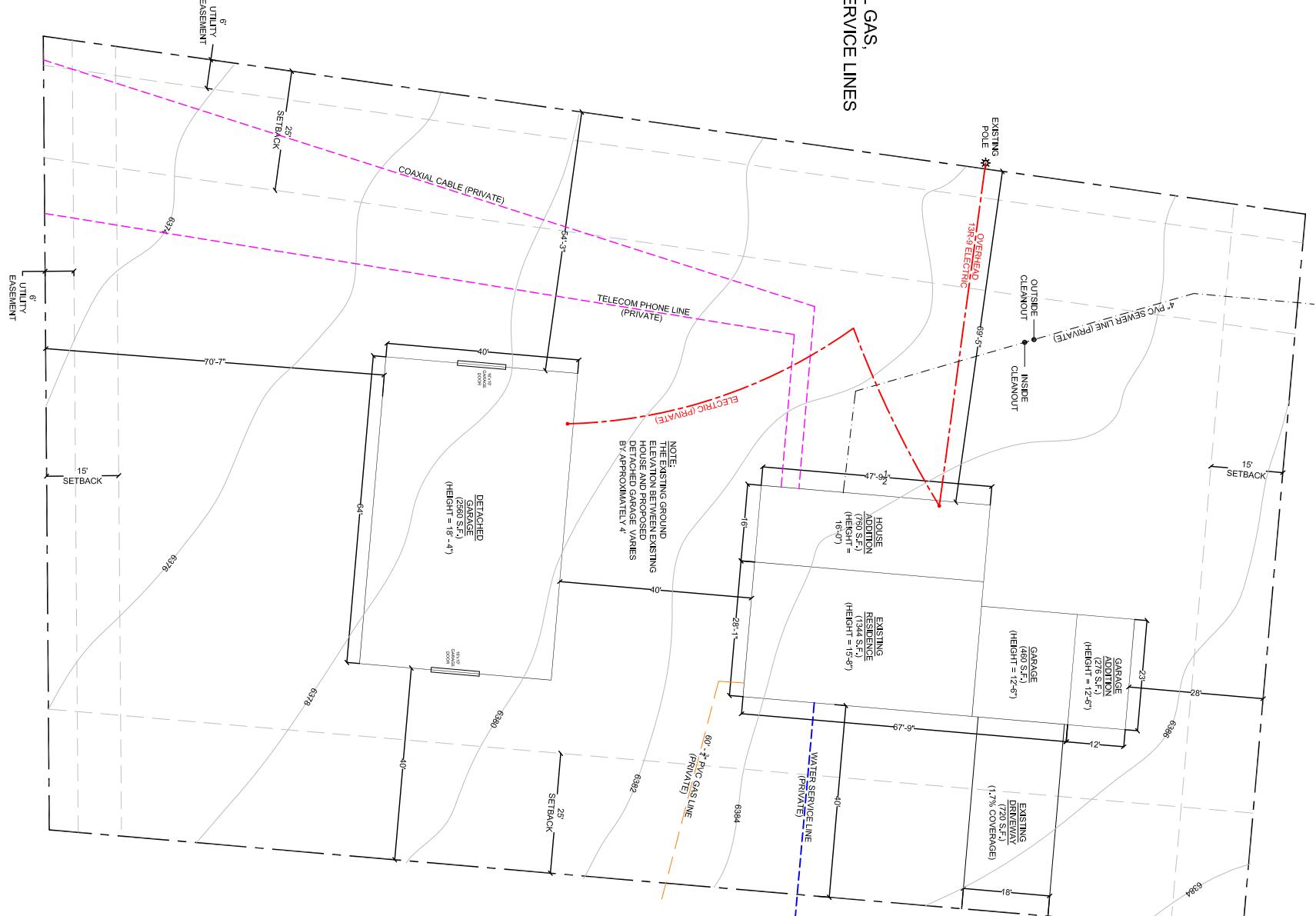
PROJECT NOTES:

ZONING: RE-AO

ACREAGE: 43.560 S.F. (1 A.C.)

LEGAL DESCRIPTION: LOT #1, BLK #3, RUSTIC HILLS SUB #2, EL PASO COUNTY, COLORADO

SERVICE LINE NOTES:
CSU ENGINEER TO DETERMINE FINAL GAS,
ELECTRIC METER, TRANSFORMER SERVICE LINES
ADD TO CITY FILE # NVAR-25-0014



**HOUSE AND GARAGE ADDITION
FOR SCOTT SCHWARTZ**
5226 BRADY ROAD
COLORADO SPRINGS, COLORADO 80915

CAD/DRAFTING SERVICES PROVIDED BY:
HEATHER ENGLE
COLORADO SPRINGS, COLORADO 80922
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(SHEET 1 OF 2)
CONSTRUCTION PLANS

- FEMA FLOOD PLAIN
- PANEL NUMBER - 080060-0751G
- PANEL DATE - DECEMBER 7, 2018
- FLOOD ZONE CODE - X
- ORIGINAL PANEL DATE - DECEMBER 18, 1986

FILE #
NVAR-25-0014
PRE APPLICATION #
250991

