

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: 736 S.F.

TOTAL:

2872 S.F.

TOTAL:

DETACHED GARAGE: 2560 S.F.

2560 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-A0

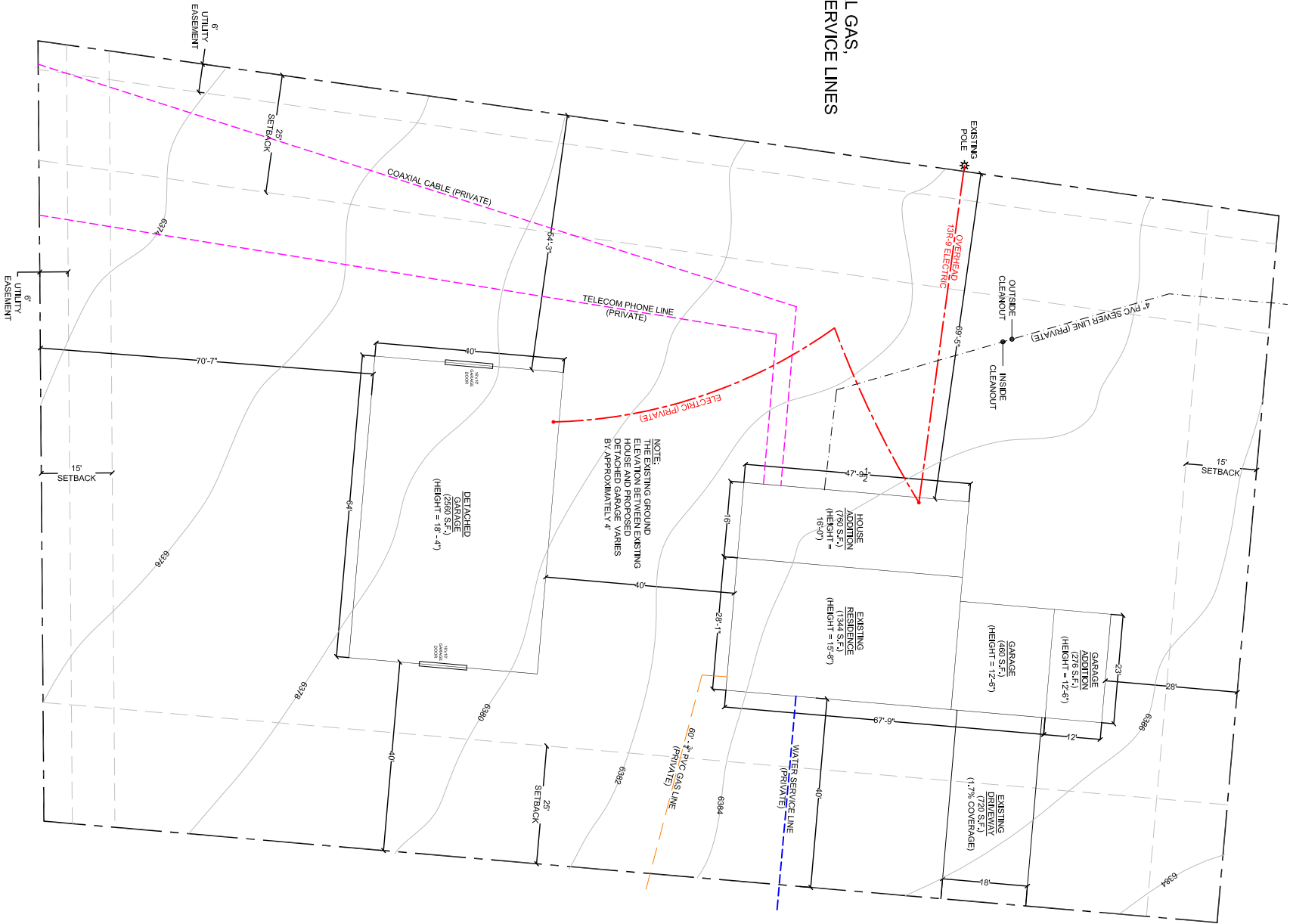
ACREAGE: 43,560 S.F. (1 A.C.)

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



SITE PLAN  
1"=50'



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

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

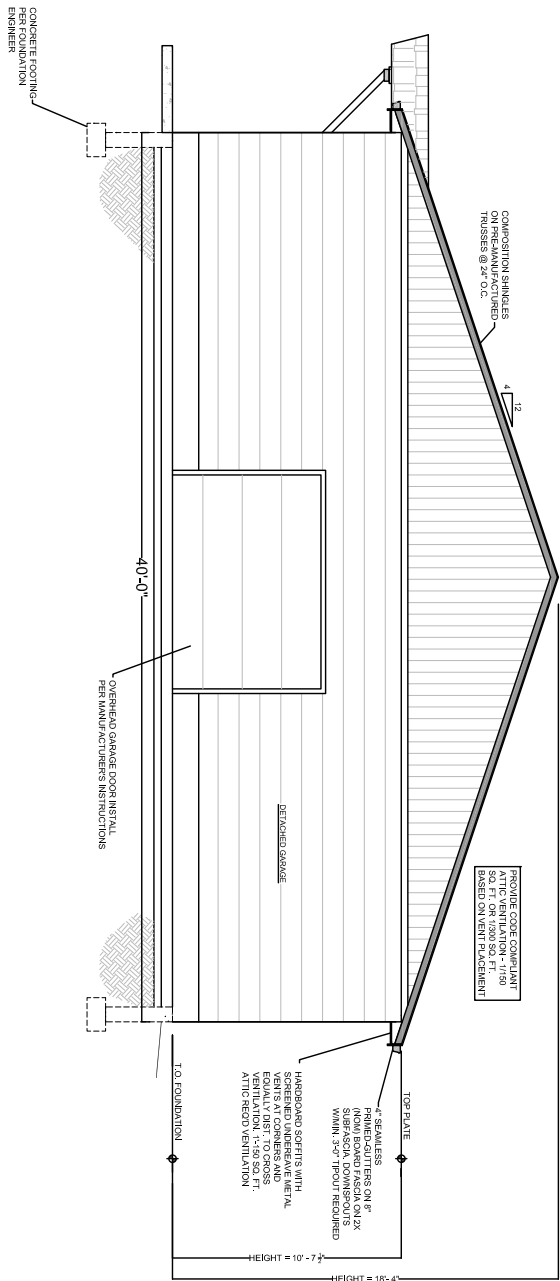
CAD/DRAFTING SERVICES PROVIDED BY:  
HEATHER ENGLE  
COLORADO SPRINGS, COLORADO 80922  
ghengle@msn.com

ISSUE DATE: 9/11/25
REVISED: 9/29/25
REVISED: 10/27/25
REVISED: 11/3/25
REVISED: 11/13/25
REVISED: 12/29/25
REVISED: 1/7/26

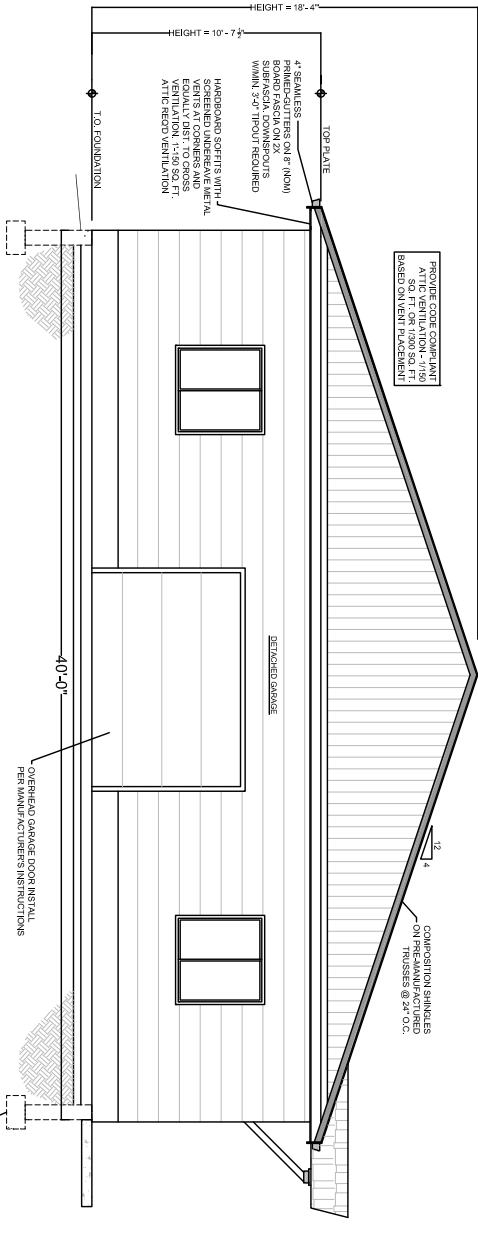
CONSTRUCTION  
PLANS

(SHEET 1 OF 2)

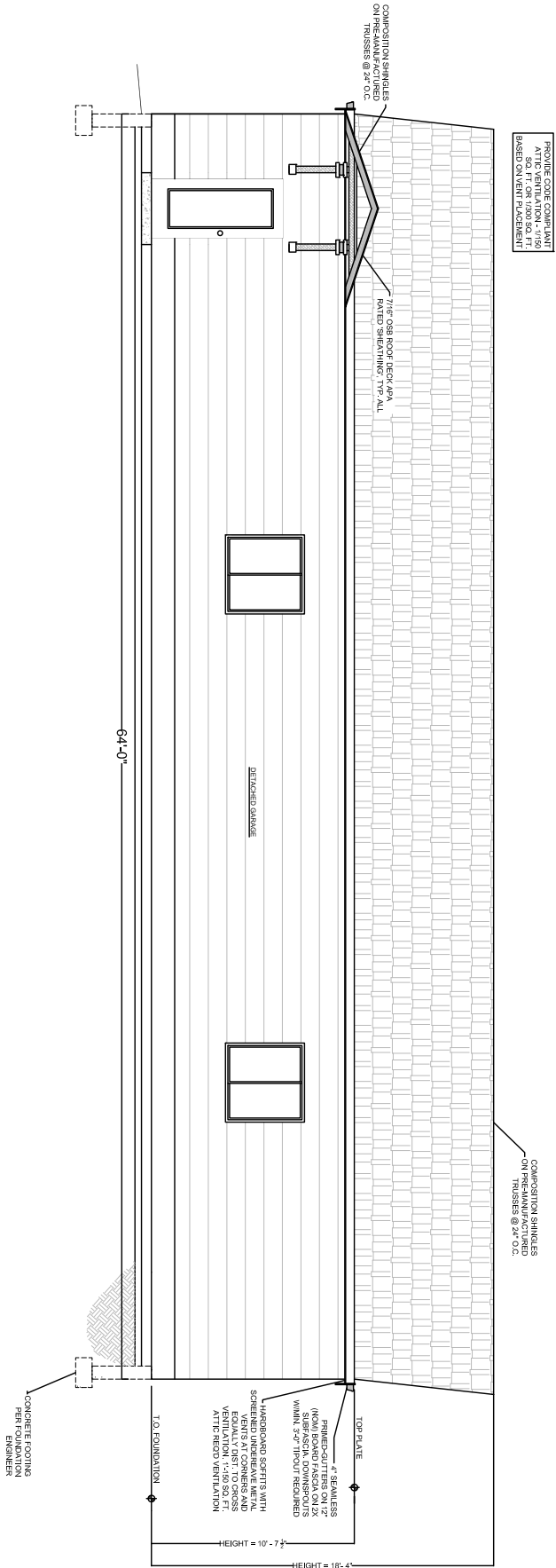
FILE #  
NVAR-25-0014  
PRE APPLICATION #  
250991



DETACHED GARAGE ELEVATION  
(LOOKING WEST)  
1/4"=1'



DETACHED GARAGE ELEVATION  
(LOOKING EAST)  
1/4"=1'



DETACHED GARAGE ELEVATION  
(LOOKING SOUTH)  
1/4"=1'

PROJECT NOTES:

ZONING: RE-A0

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