



# Planning and Community Development Department - SITE PLAN

Use for Additions to Property/Residence or Placement of Manufactured Homes/Mobile Homes

Applicant Name Luke Childs 520-780-8395 lukeconwaychilds@gmail.com  
 Contractor Name Homeowner  
 Property Address 6170 Barrett Rd Colorado Springs CO 80926  
 Zoning RR-5 Parcel Number 7700000046 Legal Description Attached  
 Proposed Structure & Use Residential Home New Structure sq. ft. 1,176 footprint  
 Lot sq. ft. 1,668,000 Existing + new structure sq. ft. 1,176 % Lot coverage 0.059 New Structure height 19'

**35.15 ACRES**

All Site Plans MUST include the following LEGIBLE minimum standards and drawn to a scale determined by applicant:

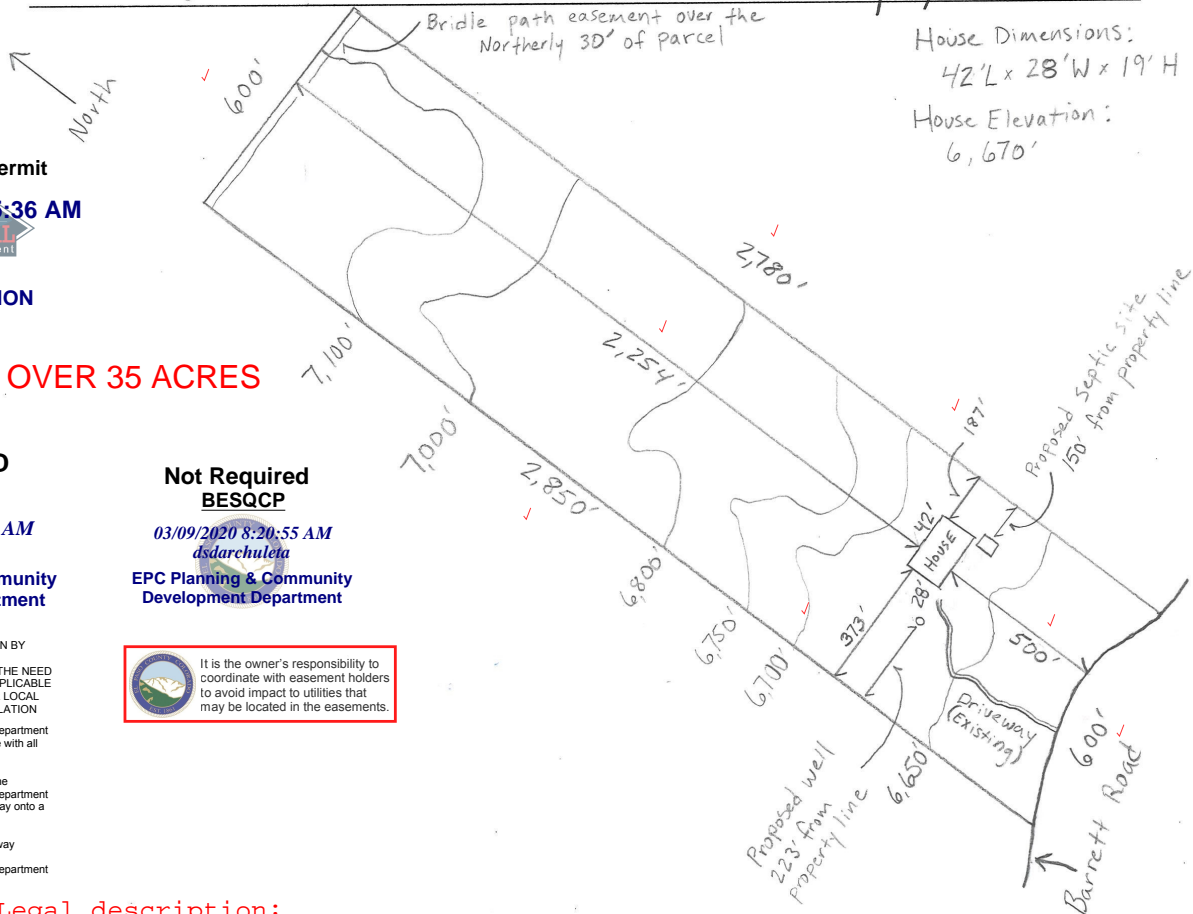
- Lot configuration and boundary measurements
- All streets, roads, or highways adjoining the property
- Dimensions & square footage of existing and proposed structures
- Building location with reference to distance from property lines
- Location of NO-BUILD areas, watercourses, drainage facilities
- Building setbacks, highways or rights-of-way
- Location of easements, driveway(s), well and septic system
- Contours if slope is greater than 10%
- Building coverage calculation (% of lot coverage)

Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any Driveway onto a County road, or a waiver granted for access to a private road. Diversion or blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

Fees are payable at the time of submittal and are **NON-REFUNDABLE**, regardless of approval or denial. Site Plans may be delayed or denied if information is omitted. **APPLICANT IS RESPONSIBLE FOR ACCURACY OF SITE PLAN**

Signature [Signature]

Date 1/17/2020



Released for Permit

02/28/2020 7:55:36 AM



ENUMERATION

**SFD20285**  
**UNPLATED, OVER 35 ACRES**  
**RR-5**

APPROVED Plan Review

03/09/2020 8:20:34 AM dsdarchuleta

EPC Planning & Community Development Department

Not Required BESQCP

03/09/2020 8:20:55 AM dsdarchuleta

EPC Planning & Community Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION



It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

Legal description:  
**TRACT OF LAND IN S2 SEC 06, N2 SEC 07-17-67 DESC AS FOLS**

Office Use

Plat No. \_\_\_\_\_ Note: \_\_\_\_\_

EXHIBIT "A"

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6 AND THAT PART OF THE NORTH HALF OF SECTION 7, BOTH IN TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THAT CORNER COMMON TO SAID SECTIONS 6 AND 7, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M. OF SAID COUNTY, SAID POINT ALSO BEING THAT CORNER COMMON TO SECTIONS 1 AND 12, TOWNSHIP 17 SOUTH, RANGE 68 WEST OF THE 6TH P.M. OF FREMONT COUNTY, (ALL BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO THAT LINE COMMON TO SAID SECTIONS 1 AND 6 WHICH IS ASSUMED TO BEAR N 02 DEGREES 26 MINUTES 53 SECONDS E); THENCE ALONG SAID LINE BEING COMMON TO SAID SECTIONS 1 AND 6 AND ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6 BY THE FOLLOWING TWO (2) COURSES RESPECTIVELY;

- (1) N 02 DEGREES 26 MINUTES 53 SECONDS E, 1,337.03 FEET;
- (2) N 89 DEGREES 26 MINUTES 27 SECONDS E, 529.39 FEET;

THENCE S 01 DEGREES 09 MINUTES 03 SECONDS W, 2,687.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BARRETT ROAD AS DESCRIBED IN BOOK 5445 AT PAGE 480 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF BARRETT ROAD BY THE FOLLOWING FOUR (4) COURSES RESPECTIVELY;

- (1) N 71 DEGREES 34 MINUTES 07 SECONDS W, 18.53 FEET;
- (2) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE LONG CHORD BEARS S 88 DEGREES 12 MINUTES 58 SECONDS W, THROUGH A CENTRAL ANGLE OF 40 DEGREES 29 MINUTES 51 SECONDS, A RADIUS OF 287.99 FEET FOR AN ARC DISTANCE OF 203.22 FEET;
- (3) S 68 DEGREES 00 MINUTES 02 SECONDS W, 270.99 FEET;
- (4) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE LONG CHORD BEARS S 57 DEGREES 18 MINUTES 49 SECONDS W, THROUGH A CENTRAL ANGLE OF 21 DEGREES 02 MINUTES 27 SECONDS, A RADIUS OF 421.36 FEET FOR AN ARC DISTANCE OF 154.74 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 7, SAID LINE ALSO BEING THE EAST LINE OF SAID SECTION 12; THENCE N 02 DEGREES 25 MINUTES 57 SECONDS E, ALONG SAID LINE BEING COMMON TO SAID SECTIONS 7 AND 12, 1,531.91 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS PARCEL 1 OF TURKEY CANON RANCH ESTATES.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER THE NORTHERLY 30 FEET FOR THE BENEFIT OF THE GRANTED PREMISES FOR THE PURPOSE OF USE AS A BRIDGE PATH.

# RESIDENTIAL



2017 PPRBC

Address: 6170 BARRETT RD, COLORADO SPRINGS

Parcel: 7700000046

Map #: 125G

Plan Track #: 125589 

Received: 27-Feb-2020 (BECKYA)

## Description:


### RESIDENCE

Contractor: HOMEOWNER

Type of Unit:

|               |      |                   |
|---------------|------|-------------------|
| Lower Level 1 | 1176 |                   |
| Main Level    | 1176 |                   |
|               | 2352 | Total Square Feet |

## Required PPRBD Departments (4)


**Enumeration**  
Released for Permit  
02/28/2020 7:55:41 AM  
  
bend  
ENUMERATION

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
Released for Permit  
03/06/2020 2:32:38 PM  
  
Pikes Peak  
REGIONAL  
Building Department  
michaela  
CONSTRUCTION

**Mechanical**

## Required Outside Departments (1)

**County Zoning**  
  
APPROVED  
Plan Review  
03/09/2020 8:22:39 AM  
dsdarchuleta  
  
EPC Planning & Community  
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.