WELSCH SUBDIVISION

Is it Welsch or Welsch at Howells?

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

assumed bearings not to be used

south half of southwest quarter?

KNOW ALL MEN BY THESE PRESENTS:

THAT RANDALL S. WELSCH AND LOUELLEN C. WELSCH, BEING THE OWNERS OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 AS BEARING S89°59'35"W, AN ASSUMED BEARING, WITH THE SOUTH QUARTER CORNER BEING MONUMENTED BY A #6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 13830, AND THE SOUTHWEST CORNER OF SECTION 14 BEING MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED PLS 27270, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°59'35"W A DISTANCE OF 1213.14 FEET, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BENEFICIARY DEED RECORDED UNDER RECEPTION NO. 222099210 IN THE RECORDS OF THE EL PASO CLERK AND RECORDER, AND THE POINT OF BEGINNING.

THENCE S89°59'35"W A DISTANCE OF 669.97 FEET, CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

THENCE N00°00'10"W A DISTANCE OF 325.33 FEET, TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

THENCE N89°56'33"E A DISTANCE OF 669.86 FEET, TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;

THENCE S00°01'19"E A DISTANCE OF 325.92 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 218,137 SQUARE FEET, OR 5.0077 ACRES, MORE OR LESS, AND MAY BE SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Welsch at Howells ?

OWNER'S CERTIFICATE AND DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST, AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF WELSCH SUBDIVISION. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. **THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON.** THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT, AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE, OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THE INGRESS/EGRESS EASEMENTS AS PLATTED ARE HEREBY DEDICATED FOR PRIVATE USE.

OWNERS: _____ _____
RANDALL S. WELSCH LOUELLEN C. WELSCH

NOTARIAL CERTIFICATE:

STATE OF _____)
)ss
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDG
_____, 20____,

_____)
)ss
_____)

AS ACKNOWLEDG
_____.

ADD and INCLUDE DETAILS of this PLAT NOTE:
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
Individual wells are the responsibility of each property owner.
Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
(Utilized when there is a joint well agreement for common use of wells)
Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots __ and __, Block __ subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot __, Block __ and Lot __, Block __, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between ___ and ___ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the _____ Aquifer at an interval between ____ and ____ feet below ground surface.
Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division __), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division __) for use in this augmentation plan.
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

PLEASE USE THIS SIGNATURE BLOCK FOR OWNER, AND ADD MORTGAGE BLOCK IF NECESSARY:

Owners Certificate
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

_____
Owners/Mortgagee (Signature)

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

State of Colorado
County of _____

Signed before me on _____, 20___
by _____ (name(s) of individual(s) making statement).

_____
(Notary's official signature)

_____
(Title of office)

_____
(Commission Expiration)

Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

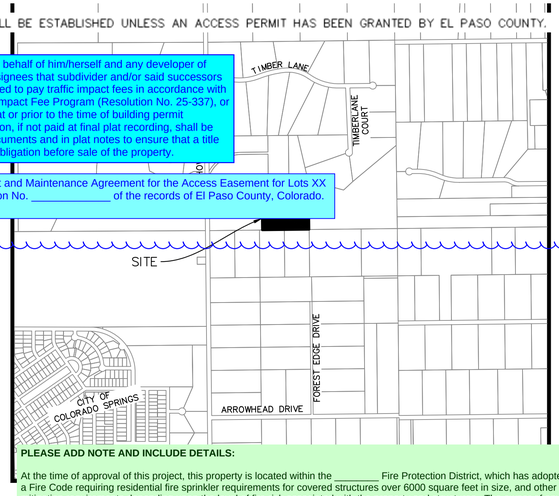
Please include EPC standard engineering notes:

2) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

6) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 25-337), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

A Declaration of Easement and Maintenance Agreement for the Access Easement for Lots XX is recorded under Reception No. _____ of the records of El Paso County, Colorado.



PLEASE ADD NOTE AND INCLUDE DETAILS:
At the time of approval of this project, this property is located within the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

GENERAL NOTES:

1. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. SR55129216, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED SEPTEMBER 8, 2026 AT 5:00 A.M.
2. BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, WITH THE SOUTH QUARTER CORNER BEING MONUMENTED BY A #6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 13830, AND THE SOUTHWEST CORNER OF SAID SECTION 14 BEING MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED PLS 27270, BEING ASSUMED TO BEAR S89°59'35"W.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08041C0507G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, THIS SITE LIES WITHIN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD).
4. THE LINEAL UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT.
5. NOT ALL DOCUMENTS LISTED IN THE TITLE COMMITMENT ARE PLOTTABLE OR DEFINABLE BY THEIR TERMS. ALL EASEMENTS THAT ARE DEFINABLE BY THEIR DESCRIPTIONS ARE SHOWN HEREON. OWNER, CLIENT AND OTHERS SHOULD REFER TO THE TITLE COMMITMENT AND THOSE DOCUMENTS LISTED THEREIN FOR A TRUE UNDERSTANDING OF ALL RIGHTS-OF-WAY, EASEMENTS, ENCUMBRANCES, INTERESTS AND TITLE OF RECORD CONCERNING THE SUBJECT PROPERTY.
6. EASEMENTS AND OTHER RECORD DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
7. PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
8. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, DEFACES OR DESTROYS ANY PUBLIC LAND SURVEY MONUMENT, CONTROL CORNER, OR MONUMENT ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
9. RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 1972 PAGE 303 (NO WIDTH OR LOCATION GIVEN).
10. 20' MOUNTAIN VIEW ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 209148094, DESCRIBED AS 10' EITHER SIDE OF A POWER LINE AND GUY WIRES.
11. 20' MOUNTAIN VIEW ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 222090342, DESCRIBED AS 10' EITHER SIDE OF CENTERLINE ELECTRIC FACILITIES.

Access easement?

On the submitted PCM form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PCM. The qualifications for this exclusion is presented in the ECM section I.6.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.6.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway. This plat note must specify which lots in the subdivision the exclusion/note applies to or if all lots are utilizing the exclusion.

please depict on plat

PLEASE ADD NOTE
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

REPLACE SIGNATURE BLOCK:

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

BOAR

THIS P INTY, COLORADO BOARD OF COUNTY COMMI JECT TO ANY NOTES SPECIFIED HEREON AND ANY C D TO THE PUBLIC (EASEMENTS) ARE ACCEP RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIM EQUIREMENTS OF THE LAND DEVELOPMENT CODE

_____ _____
Chair, Board of County Commissioners Date

CHAIR

_____ _____
Planning and Community Development Director Date

CLERK AND RE

STATE OF COLORA

COUNTY OF EL PA

I HEREBY CERTIFY IN MY OFFICE AT _____ O'CLOCK ____M., THIS _____ DAY OF _____ RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF

CHUCK BROERMAN

BY: _____
DEPUTY

REPLACE SIGNATURE BLOCK:

Clerk and Recorder

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this _____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

_____
El Paso County Clerk and Recorder

SURVEYOR'S CERTIFICATE:

I, DEREK LEE VAGIAS, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESEN VISION IN ACCORDANCE WITH APPLICABLE STAND AND BELIEF. THIS PLAT ACCURATELY REPRESENTS SAID

REPLACE SIGNATURE BLOCK:

Surveyors Certificate

I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20__.

_____
Surveyor's Name, (Signature) Date
Colorado registered PLS #_____

PLEASE ADD: The final total gross acreage, the total number of lots. Gross density, net density and net acreage of the subdivision.

DEREK LEE VAGIAS
COLORADO P.L.S.
FOR AND ON BEH
7200 S. ALTON W

NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ADD and INCLUDE DETAILS of this PLAT NOTE:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

ADD PLAT NOTE:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

ADD and INCLUDE DETAILS of this PLAT NOTE:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

ADD and INCLUDE DETAILS of this PLAT NOTE:
Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District).
When a Section Line Road encumbers the property, which would be eliminated as part of the subdivision plat.
The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book (X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat.

ADD and INCLUDE DETAILS of this PLAT NOTE:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

ADD and INCLUDE DETAILS of this PLAT NOTE:
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
Soils and Geology conditions on site require that all (or certain lots)On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)
Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

ADD and INCLUDE DETAILS of this PLAT NOTE:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

DE

WILLIAM GU
ATTN:
731 N. WEBE
COLORADO
PHONE:

Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

ENGINEER

JR ENGINEERING, LLC
ATTN: BRYAN LAW, PE
TECH CENTER DRIVE, SUITE 235
OLORADO SPRINGS, CO 80919
PHONE: (303) 267-6254

SURVEYOR

JR ENGINEERING, LLC
ATTN: DEREK VAGIAS, PLS
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
PHONE: (303) 740-9393

PLEASE ADD NOTE, DEPICT ON DRAWING:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

FEES:

RECORDING: _____
PARK: _____
SCHOOL: _____
DRAINAGE: _____
BRIDGE: _____

WELSCH SUBDIVISION
PROJECT NO. 25341.00
SEPTEMBER 25, 2026
SHEET 1 OF 2

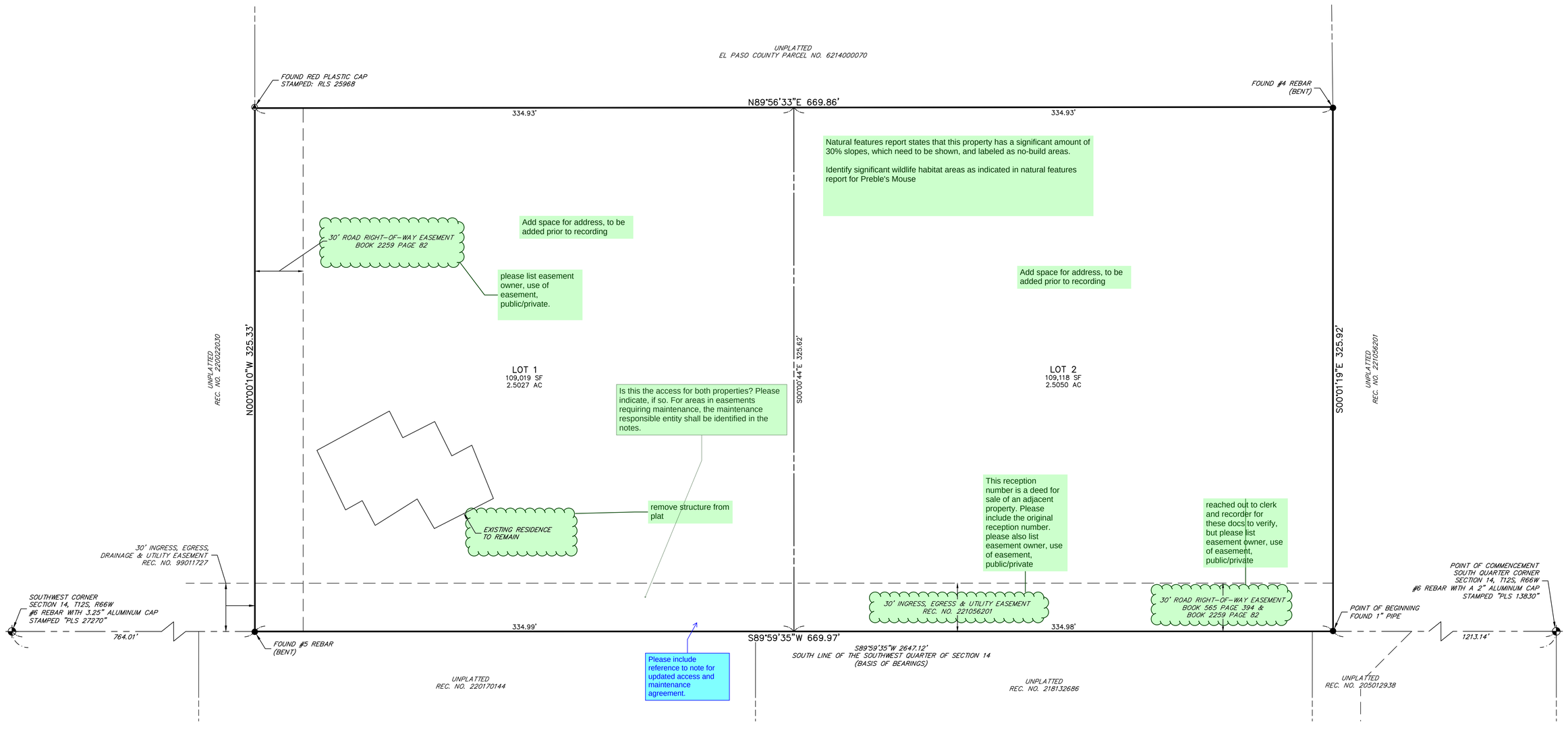
ADD:
PROJECT # SF2628
DATE OF PREPARATION

J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

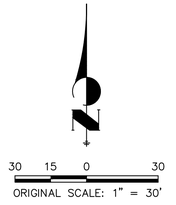
WELSCH SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

SUBJECT PROPERTY BOUNDARY LINE	———
LOT LINE	——— – – ———
EXISTING EASEMENT LINE	– — — — — — –
SECTION LINE	——— – – ———



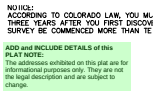
ADD:
PROJECT # SF2628
DATE OF PREPARATION

WELSCH SUBDIVISION
PROJECT NO. 25341.00
SEPTEMBER 25, 2026
SHEET 2 OF 2

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

Final Plat Drawings.pdf Markup Summary

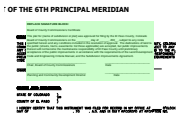
Address (1)



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Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 9:48:49 AM
Status:
Color:
Layer:
Space:

ADD and INCLUDE DETAILS of this PLAT NOTE: The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

BoCC Certification (1)



Subject: BoCC Certification
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 8:49:48 AM
Status:
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REPLACE SIGNATURE BLOCK:

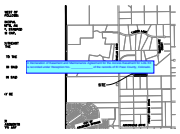
Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

_____ _____
Chair, Board of County Commissioners Date

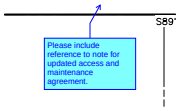
_____ _____
Planning and Community Development Director Date

Callout (2)



Subject: Callout
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Joseph Sandstrom
Date: 11/5/2026 2:55:31 PM
Status:
Color:
Layer:
Space:

A Declaration of Easement and Maintenance Agreement for the Access Easement for Lots XX is recorded under Reception No. _____ of the records of El Paso County, Colorado.



Subject: Callout
Page Label: [2] 2534100_PLAT-SHEET 2
Author: Joseph Sandstrom
Date: 11/5/2026 4:35:02 PM
Status:
Color:
Layer:
Space:

Please include reference to note for updated access and maintenance agreement.

Clerk & Recorder (1)



Subject: Clerk & Recorder
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 8:49:37 AM
Status:
Color:
Layer:
Space:

REPLACE SIGNATURE BLOCK:

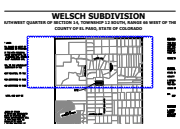
Clerk and Recorder

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

_____

El Paso County Clerk and Recorder

Cloud (1)



Subject: Cloud
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Joseph Sandstrom
Date: 11/5/2026 2:57:00 PM
Status:
Color:
Layer:
Space:

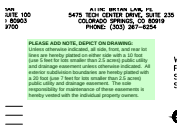
Driveway (1)



Subject: Driveway
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 9:49:23 AM
Status:
Color:
Layer:
Space:

ADD and INCLUDE DETAILS of this PLAT NOTE:
Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District).
When a Section Line Road encumbers the property, which would be eliminated as part of the subdivision plat.
The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book (X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat.

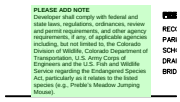
Easements (1)



Subject: Easements
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 10:35:29 AM
Status:
Color:
Layer:
Space:

PLEASE ADD NOTE, DEPICT ON DRAWING:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

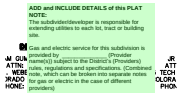
Environmental (1)



Subject: Environmental
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 10:35:56 AM
Status:
Color:
Layer:
Space:

PLEASE ADD NOTE
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

Gas and Electric (1)

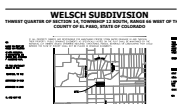


Subject: Gas and Electric
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 9:49:37 AM
Status:
Color:
Layer:
Space:

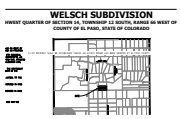
ADD and INCLUDE DETAILS of this PLAT NOTE:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Image (2)

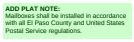


Subject: Image
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Joseph Sandstrom
Date: 11/5/2026 2:38:31 PM
Status:
Color:
Layer:
Space:



Subject: Image
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Joseph Sandstrom
Date: 11/5/2026 2:39:38 PM
Status:
Color:
Layer:
Space:

Mailboxes (1)



Subject: Mailboxes
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 9:48:52 AM
Status:
Color:
Layer:
Space:

ADD PLAT NOTE:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Owner Certification (1)



Subject: Owner Certification
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 8:20:02 AM
Status:
Color:
Layer:
Space:

PLEASE USE THIS SIGNATURE BLOCK FOR OWNER, AND ADD MORTGAGE BLOCK IF NECESSARY:

Owners Certificate
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

_____
Owners/Mortgagee (Signature)

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

State of Colorado
County of _____

Signed before me on _____, 20____
by _____
(name(s) of individual(s) making statement).

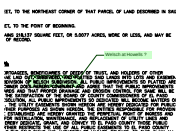
_____
(Notary's official signature)

_____
(Title of office)

_____
(Commission Expiration)

Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation

Planner (19)



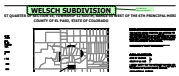
Subject: Planner
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 8:18:28 AM
Status:
Color:
Layer:
Space:

Welsch at Howells ?



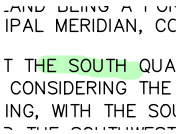
Subject: Planner
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 10:33:47 AM
Status:
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Space:

Access easement?

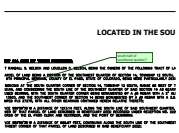


Subject: Planner
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 8:23:37 AM
Status:
Color:
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Space:

Is it Welsch or Welsch at Howells?

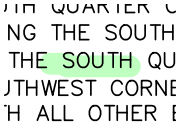


Subject: Planner
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 8:23:56 AM
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Layer:
Space:

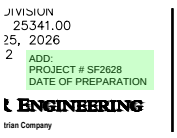


Subject: Planner
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 8:27:04 AM
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Color:
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south half of southwest quarter?

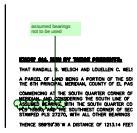


Subject: Planner
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 8:25:18 AM
Status:
Color:
Layer:
Space:



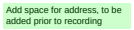
Subject: Planner
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 8:29:05 AM
Status:
Color:
Layer:
Space:

ADD:
PROJECT # SF2628
DATE OF PREPARATION



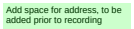
Subject: Planner
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 8:43:49 AM
Status:
Color:
Layer:
Space:

assumed bearings not to be used



Subject: Planner
Page Label: [2] 2534100_PLAT-SHEET 2
Author: Juhler
Date: 11/5/2026 8:53:55 AM
Status:
Color:
Layer:
Space:

Add space for address, to be added prior to recording



Subject: Planner
Page Label: [2] 2534100_PLAT-SHEET 2
Author: Juhler
Date: 11/5/2026 9:05:58 AM
Status:
Color:
Layer:
Space:

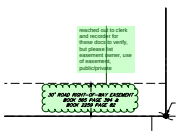
Add space for address, to be added prior to recording



Subject: Planner
Page Label: [2] 2534100_PLAT-SHEET 2
Author: Juhler
Date: 11/5/2026 10:44:54 AM
Status:
Color:
Layer:
Space:

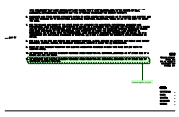
This reception number is a deed for sale of an adjacent property. Please include the original reception number. please also list easement owner, use of easement, public/private

---



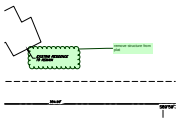
Subject: Planner
Page Label: [2] 2534100_PLAT-SHEET 2
Author: Juhler
Date: 11/5/2026 10:44:46 AM
Status:
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Layer:
Space:

reached out to clerk and recorder for these docs to verify, but please list easement owner, use of easement, public/private



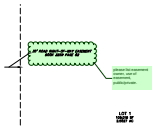
Subject: Planner
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 9:24:47 AM
Status:
Color:
Layer:
Space:

please depict on plat



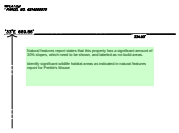
Subject: Planner
Page Label: [2] 2534100_PLAT-SHEET 2
Author: Juhler
Date: 11/5/2026 9:26:52 AM
Status:
Color:
Layer:
Space:

remove structure from plat



Subject: Planner
Page Label: [2] 2534100_PLAT-SHEET 2
Author: Juhler
Date: 11/5/2026 10:45:54 AM
Status:
Color:
Layer:
Space:

please list easement owner, use of easement, public/private.

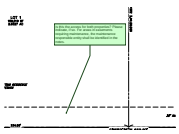


Subject: Planner
Page Label: [2] 2534100_PLAT-SHEET 2
Author: Juhler
Date: 11/5/2026 10:24:00 AM
Status:
Color:
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Space:

Natural features report states that this property has a significant amount of 30% slopes, which need to be shown, and labeled as no-build areas.

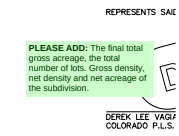
Identify significant wildlife habitat areas as indicated in natural features report for Preble's Mouse

---



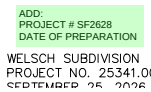
Subject: Planner
Page Label: [2] 2534100_PLAT-SHEET 2
Author: Juhler
Date: 11/5/2026 10:26:07 AM
Status:
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Is this the access for both properties? Please indicate, if so. For areas in easements requiring maintenance, the maintenance responsible entity shall be identified in the notes.



Subject: Planner
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 10:27:48 AM
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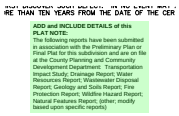
PLEASE ADD: The final total gross acreage, the total number of lots. Gross density, net density and net acreage of the subdivision.



Subject: Planner
Page Label: [2] 2534100_PLAT-SHEET 2
Author: Juhler
Date: 11/5/2026 10:46:15 AM
Status:
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ADD:
PROJECT # SF2628
DATE OF PREPARATION

Reports on File (1)



Subject: Reports on File
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 9:48:56 AM
Status:
Color:
Layer:
Space:

ADD and INCLUDE DETAILS of this PLAT NOTE:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Road Impact Fees: (1)



Subject: Road Impact Fees:
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Joseph Sandstrom
Date: 11/5/2026 2:51:19 PM
Status:
Color:
Layer:
Space:

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 25-337), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

Soils & Geology (1)



Subject: Soils & Geology
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 9:49:10 AM
Status:
Color:
Layer:
Space:

ADD and INCLUDE DETAILS of this PLAT NOTE:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Surveyor Certification (1)



Subject: Surveyor Certification
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
Date: 11/5/2026 8:49:47 AM
Status:
Color:
Layer:
Space:

REPLACE SIGNATURE BLOCK:

Surveyors Certificate

I surveyor’s name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20__.

_____
Surveyor’s Name, (Signature)
Date
Colorado registered PLS #_____

Text Box (2)

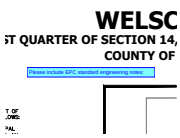


Subject: Text Box
Page Label: [1] 2534100_PLAT-SHEET 1
Author: EPC Stormwater- Zachary
Date: 11/2/2026 5:04:18 PM
Status:
Color:
Layer:
Space:

On the submitted PCM form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PCM. The qualifications for this exclusion is presented in the ECM section I.6.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.6.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway. This plat note must specify which lots in the subdivision the exclusion/note applies to or if all lots are utilizing the exclusion.



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Page Label: [1] 2534100_PLAT-SHEET 1
Author: Joseph Sandstrom
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Please include EPC standard engineering notes:

Wastewater (1)



Subject: Wastewater
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Author: Juhler
Date: 11/5/2026 9:49:01 AM
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ADD and INCLUDE DETAILS of this PLAT NOTE:
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots)On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)
Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Water Suppy (1)



Subject: Water Suppy
Page Label: [1] 2534100_PLAT-SHEET 1
Author: Juhler
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ADD and INCLUDE DETAILS of this PLAT NOTE:
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
(Utilized when there is a joint well agreement for common use of wells)
Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots __ and __, Block __ subject to a joint Use Water Well Agreement as recorded under Reception No. _____. Well permit No. _____ will serve Lot __, Block __ and Lot __, Block __, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between ___ and ___ feet below ground surface. Lot __ and __, Block __ and Lots __ through __, Block __ will limit production to the _____ Aquifer at an interval between ____ and ____ feet below ground surface.
Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division __), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division __) for use in this augmentation plan.
Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____, of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

Wildfire (1)



Subject: Wildfire
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Author: Juhler
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PLEASE ADD NOTE AND INCLUDE DETAILS:

At the time of approval of this project, this property is located within the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.