

Aboveground Electrical Utility Feed

Electrical Utility Pole

N 89°53'54" E 1327.42'(M)
N 89°53'54" E 1328.45'(D) ✓

Underground Electrical Utility Feed

NW Corner N 1/2 SE 1/4
Found Monument LS:25955
Fence Corner is 0.57' South
& 1.20' West of Property Corner.

Trail Access Easement

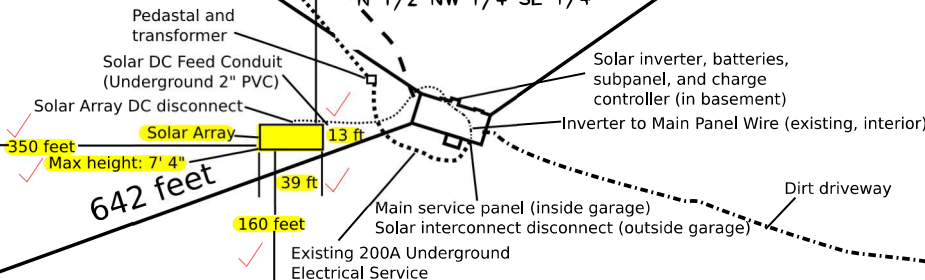
Natural Gas Supply Line

N

NE Corner
Set Monur
Found Bol
0.08' West
Fence Cor
of Propert

N 00°40'07" E 660.59'(M) ✓
N 00°46'24" E 661.10'(D) ✓

S 00°39'04" W 661.79'(D) ✓
S 00°30'13" W 660.39'(M) ✓



SE Corner N 1
Set Pin & Cap
Found 3/4" p
& 1.43' West

S 89°55'47" W 1329.85'(D) ✓
S 89°53'26" W 1329.30'(M) ✓

SW Corner N 1/2 SE 1/4
Set Pin & Cap LS 25629
Found 3/4" pipe 0.39' South &
& 0.61' West of Property Corner.
Fence Corner is 3.20' North
& 1.77' West of Property Corner.

East Line of 1
West 1/2 Sou

Found #5 Rebar

Found Square Sp
Fence Post Enchr

R121563
ADD19685

TSN: 5208000031
OWNER: MOORE, JOSHUA
LOCATION: 7480 SHOUP RD
ZONING: RR-5 AREA: 21.67 Acres

N 00°28'55" E 1537.98' (D) ✓

N 00°28'55" E 660.42'(M)

S 00°30'13" W 660.40'(M)

S 00°28'55" W 1567.98'(D) ✓

LEGAL: TRACT IN N2NW4SE4 SEC 8-12-65 AS FOLS, BEG AT CEN OF SEC 8, TH ELY ALG E-W C/L OF SD SEC 1328.45 FT, ANG R 90<45'10" SLY 661.79 FT, ANG R 89<16'43" WLY 1329.85 FT TO PT ON N-S C/L OF SD SEC, TH ANG R 90<50'37" NLY ALG SD LN 661.1 FT TO POB, TRACT IN W2SE4 SEC 8-12-65 AS FOLS, BEG AT S4 COR OF SEC 8, TH ELY ON S LN OF SD SEC 1102.17 FT, ANG L 89<22'15" 30 FT FOR POB, TH CONT ON SAME COURSE NLY 417.4 FT, ANG R 89<22'15" ELY 201.8 FT, ANG L 89<22'15" NLY 1537.98 FT, ANG R 89<16'43" ELY 30 FT, ANG R 90<43'17" SLY ALG E LN OF W2SE4 1567.98 FT, ANG R 89<22'15" WLY 201.8 FT, ANG L 89<22'15" SLY 387.4 FT TO PT 30 FT NLY OF S LN OF SEC 8, TH ANG R 89<22'15" WLY 30 FT TO POB, TOG WITH R/WS FOR RD AS DES BY BK 2825-639, BK 2825-320

Set Monument
Found Square
Fence Corner

Fence Corner is

APPROVED
Plan Review

09/10/2020 11:54:20 AM
dsdespinoza

EPC Planning & Community
Development Department

Not Required
BESQCP

09/10/2020 11:54:27 AM
dsdespinoza

EPC Planning & Community
Development Department

Set Pin & Cap LS 25629
Found 3/4" pipe 0.47' South &
0.82' West of Property Corner.

Set Pin & Cap I
Found 1" Angle
0.73' West of P



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

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



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

Set Pin & Cap LS 25629
Found Williams P & C 0.75' North &
0.92' West of Property Corner.

201.80'(D)(M) ✓
N 89°51'10" E (D)(M)

S 89°51'10" W 201.80'(D) ✓
S 89°51'28" W 202.55'(M) ✓

Set Pin & Cap LS 25629
Fence Corner is 1.95' North &
3.81' East of Property Corner.

East Line of
West 1/2 Sou

Set Pin & Cap LS 25629
Found Williams P & C 3.34' West
of Property Corner.

417.40'(D)(M) ✓
N 00°28'55" E (D)(M)

S 00°28'55" W 387.40'(D) ✓
S 00°29'02" W 387.39'(M) ✓

N 00°28'55" W 30.00'(D)(M)

N 89°51'10" E 1102.17'(D)(M)

S 89°40'59" W 30.00' ✓

SHOUP ROAD

South 1/4 Corner Section 8
T 12 S, R 65 W, 6th P.M.,
El Paso County, Co. Found
Monument LS 22095 per records
on file.

Set Pin & Cap LS 25629
Found #5 Rebar 3.58' West of Pr
Fence Corner is 0.62' South &
2.12 West of Property Corner.

RESIDENTIAL



2017 PPRBC

Address: 7480 SHOUP RD, COLORADO SPRINGS

Parcel: 5208000031
Map #: 315G

Plan Track #: 121563  Received: 17-Aug-2020 (JAY)

Description:

PV SOLAR GROUND MOUNT

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

N/A
08/17/2020 4:37:03 PM
REGIONAL Building Department
shelley
CONSTRUCTION

Electrical

Required Outside Departments (1)

County Zoning

APPROVED Plan Review
09/10/2020 11:57:05 AM
dsdespino2a
EPC Planning & Community Development Department

APPROVED Plan Review
08/28/2020 11:24:49 AM
dsdespino2a
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.