

SITE PLAN

TSN: 6122008022

ZONING: PUD

LOT 22 CHERRY CREEK CROSSING FIL NO 1

COUNTY OF EL PASO, STATE OF COLORADO

ADDRESS: 16990 CHERRY CROSSING DR.

LOT AREA = 2.66 ACRES (123,849 SQ. FT.)

% OF LOT COVERED BY STRUCTURE

EXISTING HOUSE / GARAGE FOOTPRINT = 3,828 SQ. FT.

PROPOSED GARAGE = 616 SQ. FT.

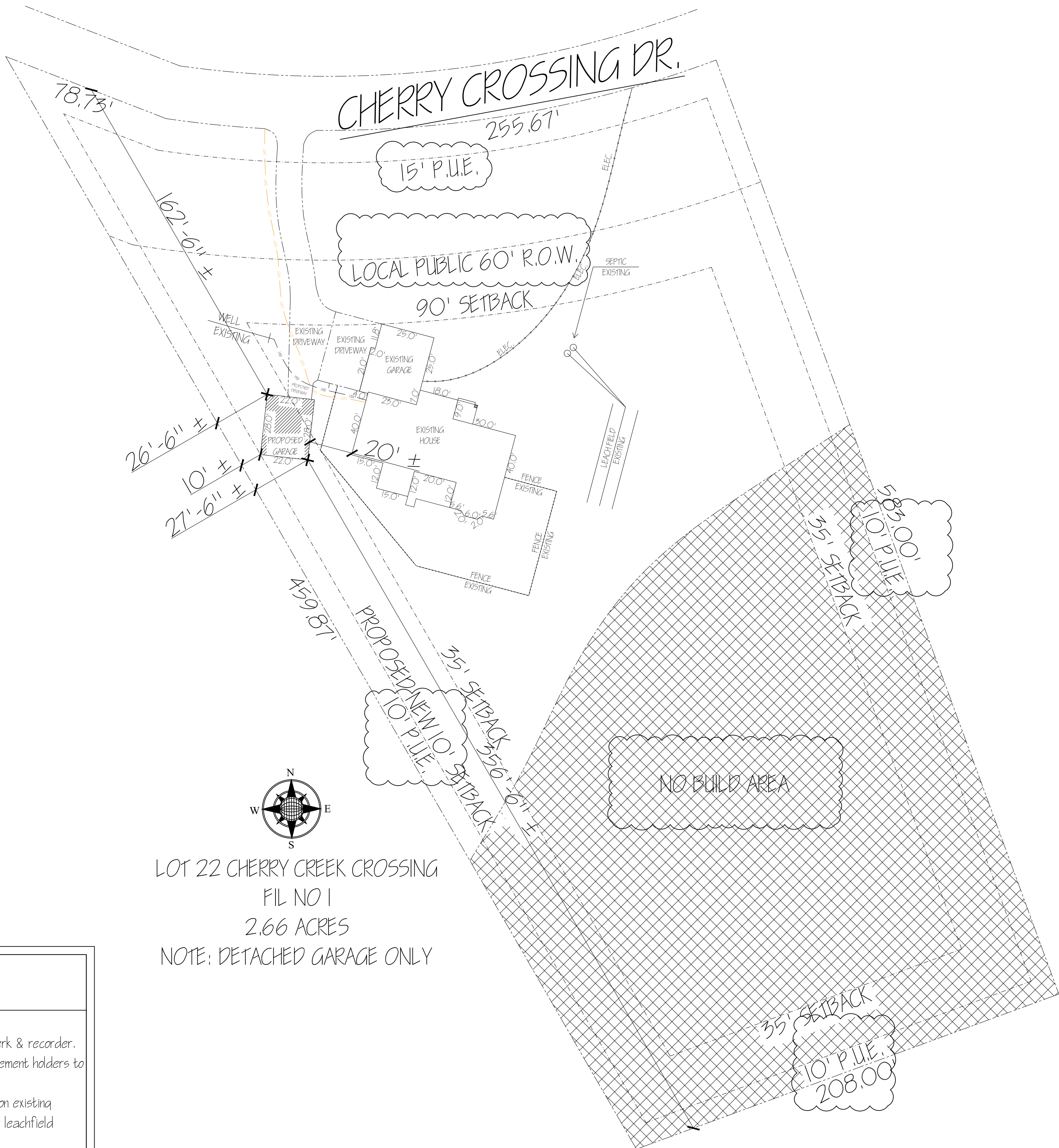
4% LOT COVERAGE

PROPOSED BUILDING HEIGHT: 13'-5 ¹/₈"

OWNER: JAMES & JENNIFER LUCAS

PHONE #719-246-0774

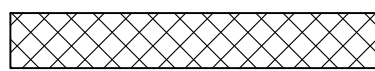
EMAIL: jblucas9394@gmail.com



LOT 22 CHERRY CREEK CROSSING
FIL NO 1
2.66 ACRES
NOTE: DETACHED GARAGE ONLY

General Notes

1. This site plan does not constitute a legal survey.
2. This site to be verified with existing county plat upon receipt from clerk & recorder.
3. It is the owner's & contractors responsibility to coordinate with easement holders to avoid impact to utilities that may be located in easements.
4. It is the contractor's responsibility to field verify potential impacts on existing leachfield and septic system. Contractor to consult with septic and/ or leachfield specialist to verify/ avoid any impact elements on existing systems.

PROPERTY LINE / DRIVEWAY _____
EASEMENT / SETBACK _____
BUILDING _____
CHERRY CROSSING DR. _____
NO BUILD AREA 
SCALE: 1" = 30'-0"

REVISION

BY

UPDATE PER PLANNING COMMISSION COMMENTS

JC 7-28-26

JC Design, LLC,
20740 Warriors Path Dr.,
PEYTON, CO 80831

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SP

SHEET NUMBER

PROJECT: LUCAS GARAGE

DRAWN BY: JEREMY CLEVELAND

DATE: JUNE 14, 2026

ADDRESS: 16990 CHERRY CROSSING DR.,
CO SPRINGS, CO 80921