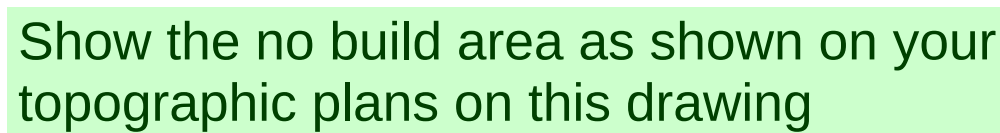


12. All front lot lines and those lot lines which are the right-of-way lines of the platted roadways are hereby platted with a fifteen (15) foot public utility, drainage and trail easement unless otherwise noted. Both sides of all rear and side lot lines are hereby platted with a ten (10) foot public utility and drainage easement unless otherwise noted. All lot lines which are the outer boundary of the subdivision are hereby platted with a twenty (20) foot public utility, drainage and trail easement unless otherwise noted. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



Please depict no build area on site plan.

TSN: 6122008022

ZONING: PUB

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 $\frac{1}{8}$ "

OWNER: JAMES & JENNIFER LUCAS

PHONE # 719-246-0774

EMAIL: jblucas9394@gmail.com

5 SHEET NUMBER	JC Design, LLC. 20740 Warriors Path Dr. PEYTON, CO 80831	BY	REVISION	DATE: JUNE 14, 2026 ADDRESS: 16990 CHERRY CROSSING DR. CO SPRINGS, CO 80921
	Copyright © 2026 JEREMY CLEVELAND, JC DESIGN, LLC.			PROJECT: LUCAS GARAGE
				DRAWN BY: JEREMY CLEVELAND