

# SITE PLAN

T5N: 6122008022

ZONING: PUP

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.

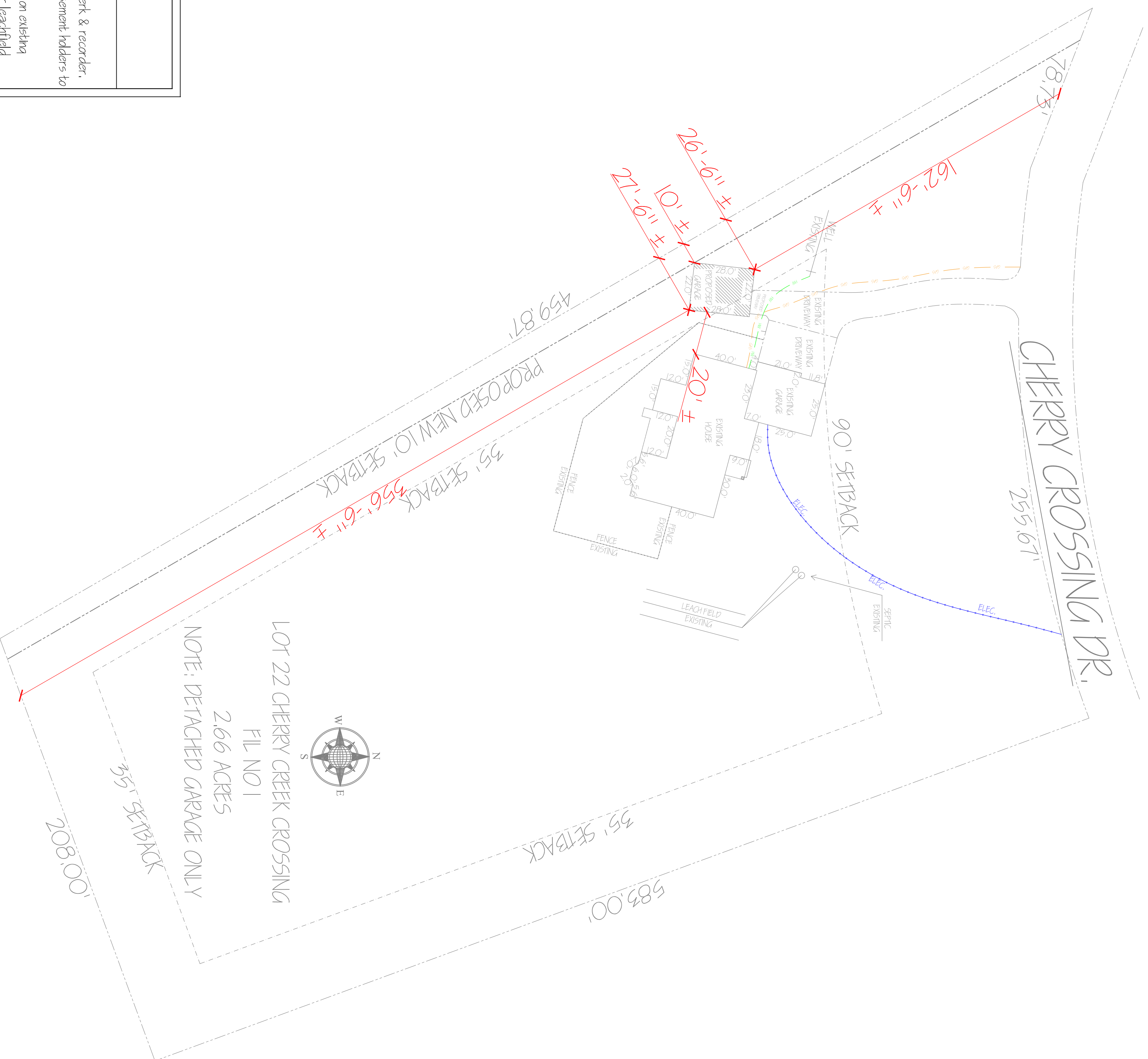
4% LOT COVERAGE

PROPOSED BUILDING HEIGHT: 15'-5 <sup>11</sup>/<sub>8</sub>"

OWNER: JAMES & JENNIFER LUCAS

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## 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 & contractor's 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.  
 SCALE: 1" = 30'-0"

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