

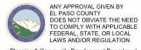
PLAT 15169
PUD CAD-O
LOTS 75 - 83 VILLAS AT CLAREMONT RANCH

VILLAS AT CLAREMONT RANCH 15169

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**APPROVED
Plan Review**

03/29/2024 7:51:38 AM
(sdtrancl)
EPC Planning & Community
Development Department



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

Planning & Community Development Department approval is required prior to construction of any improvement or other activity on the site.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

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

**APPROVED
BESQCP**

03/29/2024 7:51:48 AM
(sdtrancl)
EPC Planning & Community
Development Department

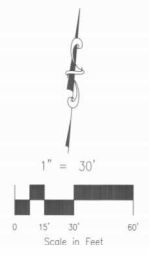
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Lot	Address		Tax ID
75	7806	Carside Grove	5404303160
76	7814	Carside Grove	5404303161
77	7822	Carside Grove	5404303162
78	7830	Carside Grove	5404303163
79	7838	Carside Grove	5404303164
80	7846	Carside Grove	5404303165
81	7854	Carside Grove	5404303166
82	7862	Carside Grove	5404303167
83	7870	Carside Grove	5404303168

- LEGEND:**
- SF SQUARE FEET
 - (xxxx) ADDRESS
 - CH CHORD
 - CHB CHORD BEARING
 - SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - - - PROPERTY LINE
 - - - EASEMENT LINE
 - - - ADJACENT SUBDIVISION, PROPERTY, AND RIGHTS-OF-WAY LINES
 - - - EXISTING CENTERLINES
 - - - EXISTING EASEMENT LINES
 - DENOTES LOTS REQUIRING SPECIAL STUDIES OR THAT PRESENT SIGNIFICANT CONSTRAINTS AND/OR HAZARDS TO DEVELOPMENT SEE GENERAL NOTE 14

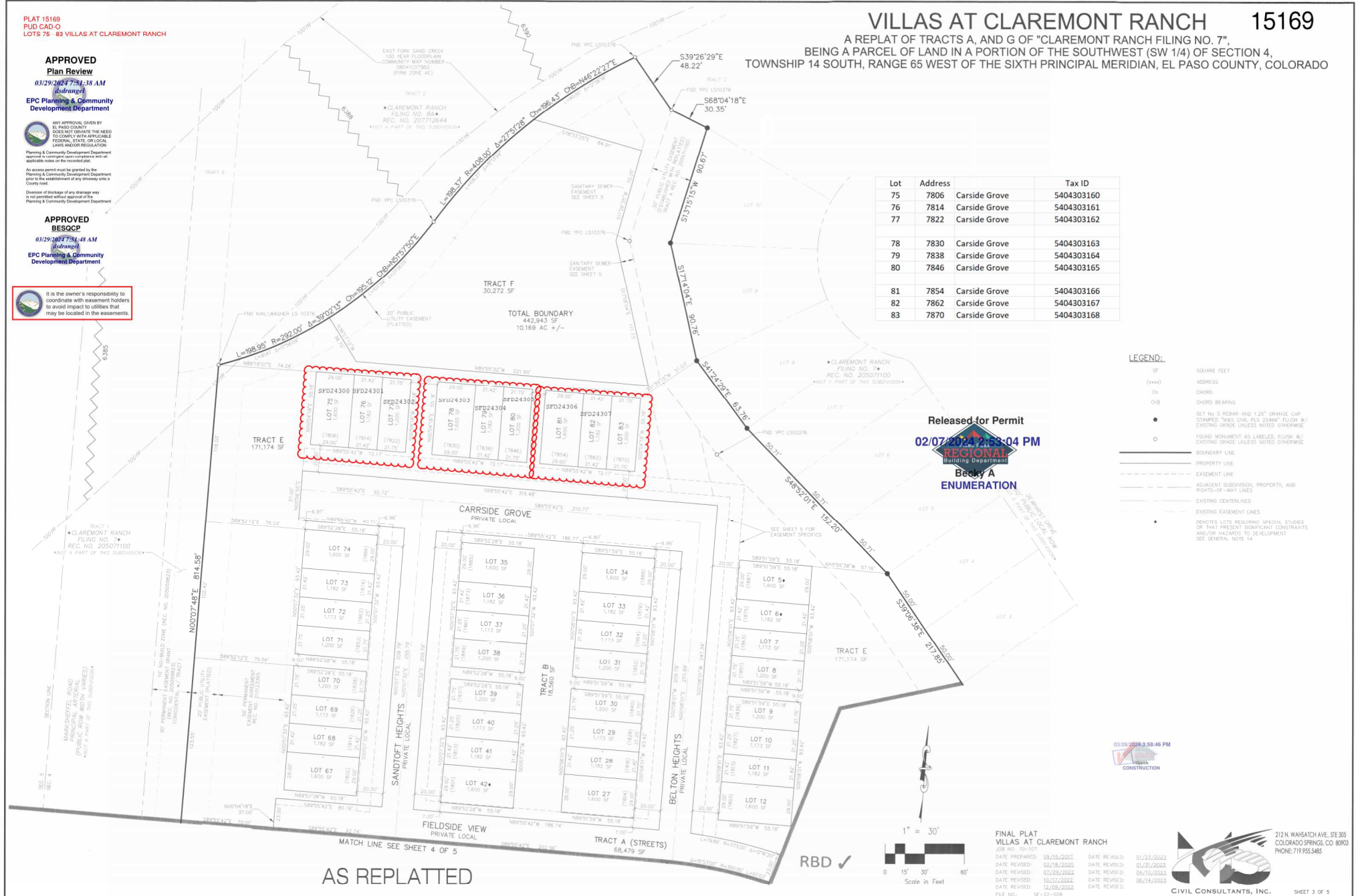
Released for Permit
02/07/2024 02:55:04 PM
REGIONAL Building Department
Becky A
ENUMERATION

03/28/2024 3:58:46 PM
REGIONAL CONSTRUCTION



FINAL PLAT
VILLAS AT CLAREMONT RANCH
JOB NO. 10-107
DATE PREPARED: 09/25/2012 DATE REVISION: 01/21/2023
DATE REVISION: 02/28/2020 DATE REVISION: 01/21/2023
DATE REVISION: 02/29/2022 DATE REVISION: 04/10/2023
DATE REVISION: 10/17/2022 DATE REVISION: 06/14/2023
DATE REVISION: 12/09/2022 DATE REVISION:
FILE NO.: _____ SF-22-028

AS REPLATTED



File: C:\1007014-Villas at Claremont\Private Homes\Survey\1007014\1007014.plt (04) PlotDate: 01/14/2023 3:48 PM