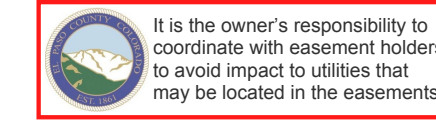


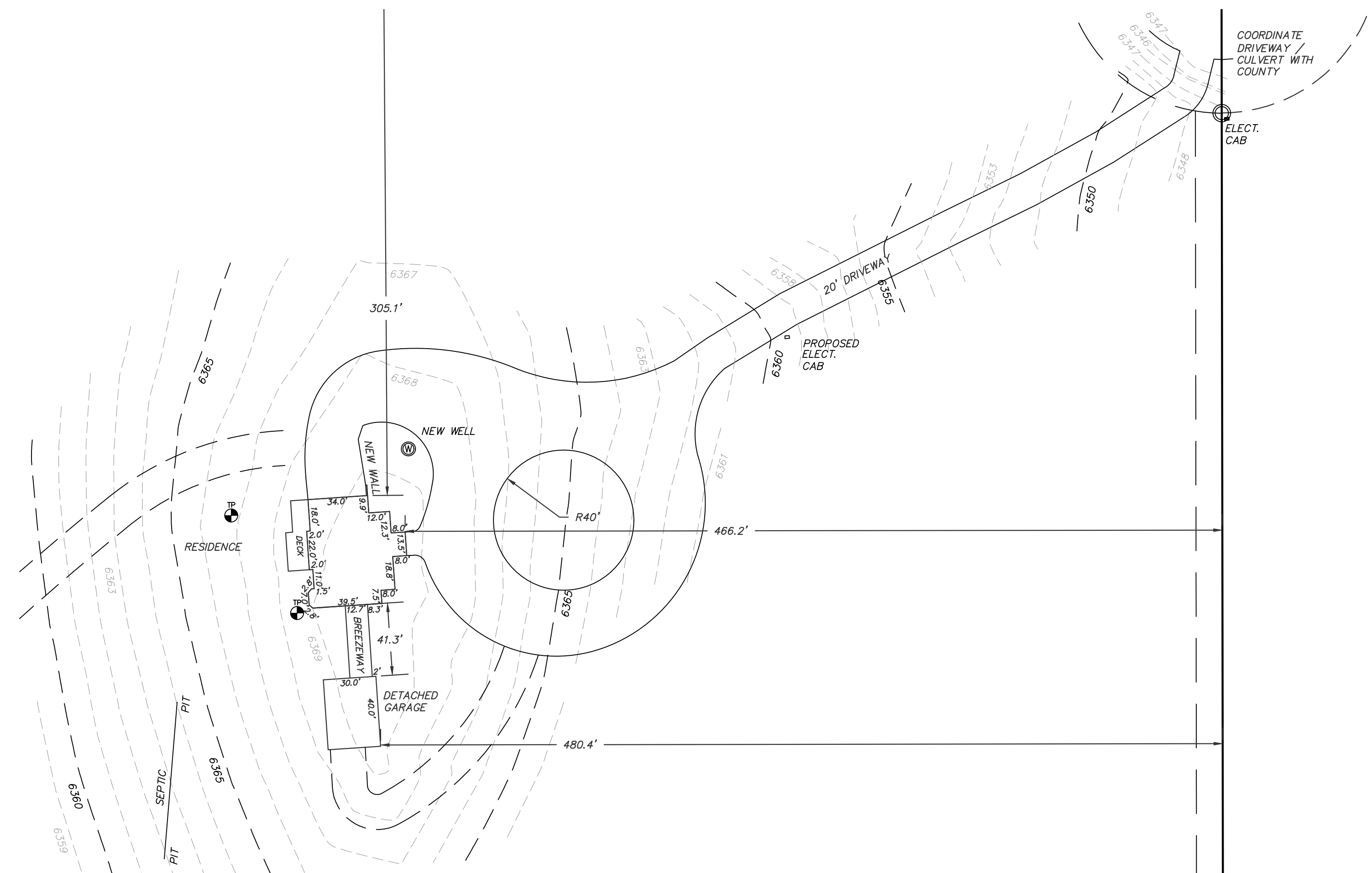
ADD2542

**Not Required
BESQCP**
01/31/2025 12:02:49 PM
dsdyounger
EPC Planning & Community
Development Department

**APPROVED
Plan Review**
01/31/2025 12:02:56 PM
dsdyounger
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVIATE 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.
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.



PROPERTY DESCRIPTION: PARCEL 15, MAP OF TRAILS END RANCH, BEING A PORTION OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO PER THE LAND SURVEY PLAT DEPOSIT NUMBER 220900215 OF THE EL PASO COUNTY RECORDS.

OWNER:
CHRIS MIRRAS
TAX SCHEDULE NUMBER:
33000-00-632
ADDRESS: 2600 ANTELOPE HILLS VIEW

EASEMENTS SHOWN ARE BASED ON THE LAND SURVEY PLAT BY GEORGE HALL, DEPOSIT NO. 220900215. THIS DRAWING DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC., OR KEVIN M. O'LEARY.

UNITS OF MEASURE ARE U.S. SURVEY FEET

APPLICANT:
CHRIS MIRRAS
6233 JORDAN DRIVE
LOVELAND, CO 80537
905-338-6542
CMIRRAS@GMAIL.COM

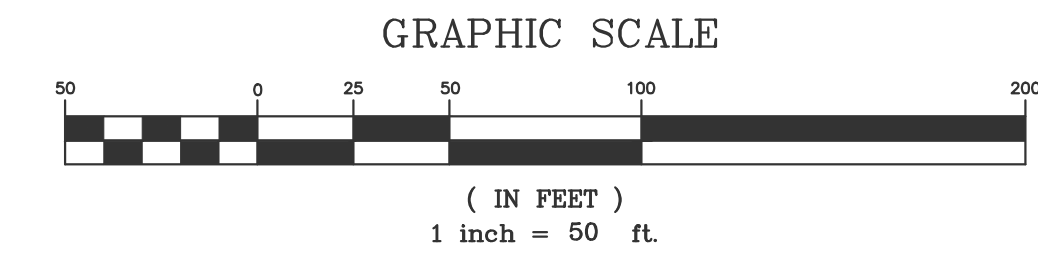
ZONE: A-35

NO EXISTING STRUCTURES

PROPOSED HOUSE - 2,857 s.f. footprint
PROPOSED GARAGE - 1,200 s.f. footprint
LOT AREA - 35.1 ac.

CONTOUR INTERVAL IS ONE FOOT
VERTICAL DATUM IS NAVD 88

WELL AND SEPTIC SHALL MAINTAIN 100' OF SEPARATION



REVISIONS:
garage - 8/18
GARAGE /BREEZEWAY 12-9-24

LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179 FAX (719) 636-5199

DWG: TRAILS END
SCALE: 1"= 50'
DATE: 7/14/21
DRAWN BY: KMO
CHECKED BY: THK
PROJECT NO.: 21034
SHEET 1 OF 1

SITE PLAN
MIRRAS RESIDENCE
PARCEL 15, TRAILS END RANCH
SEC. 31, T13S, R63W, 6th PM.

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 2600 ANTELOPE HILL VW, CALHAN

Parcel: 3300000632

Plan Track #: 198122 

Received: 29-Jan-2025 (BRIANNAM)

Description:

BREEZEWAY ADDITION (UNCONDITIONED) (PRIOR TO PERMIT)

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
01/31/2025 11:52:26 AM

shelley
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
01/31/2025 12:03:52 PM
dsdyounger
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.