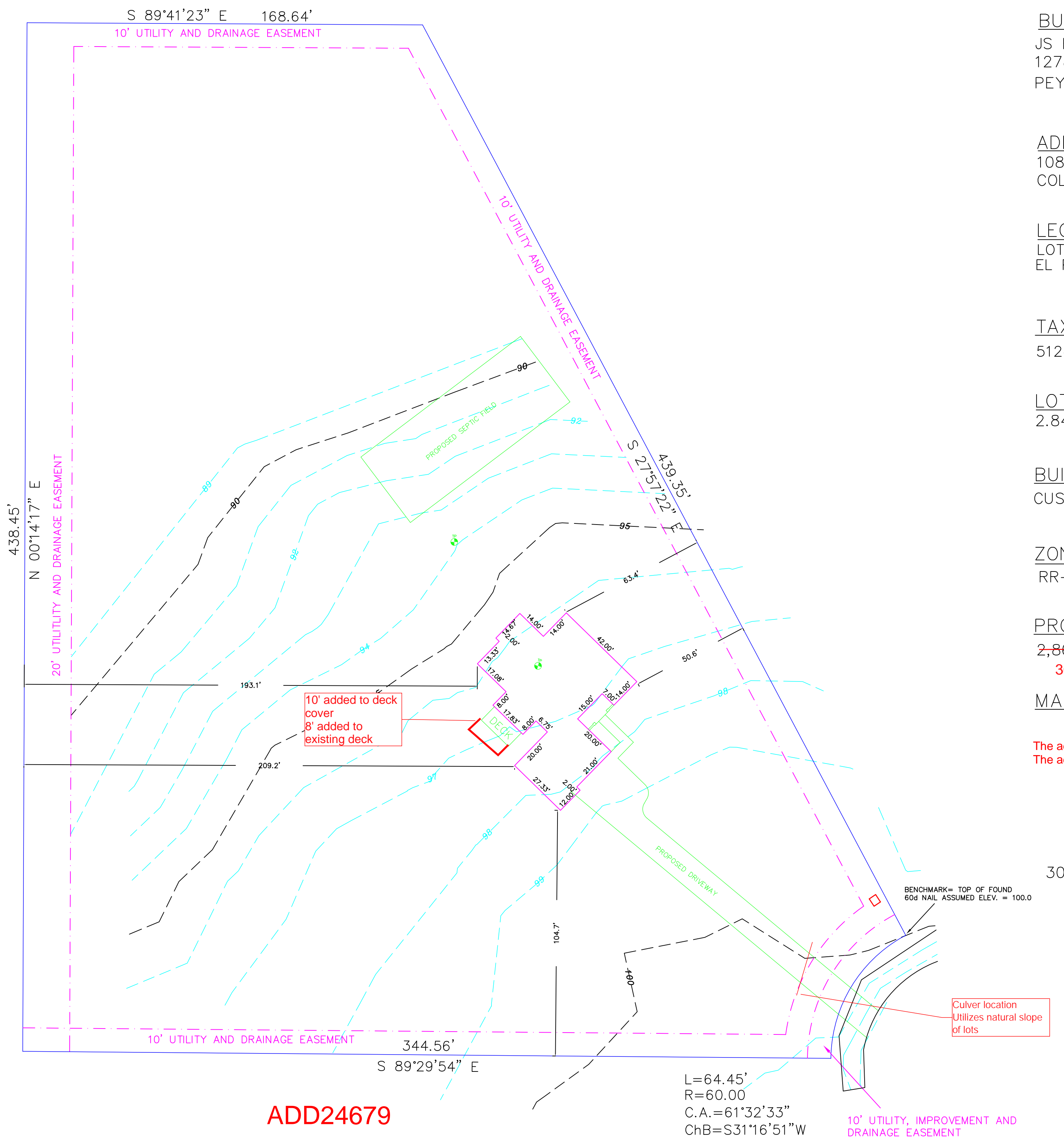


# PLOT PLAN

10826 CLOVE HITCH COURT  
 LOT 6, WINSOME FILING NO. 1  
 EL PASO COUNTY, COLORADO



BUILDER /OWNER /APPLICANT:  
 JS HOMES, INC.  
 12781 MOUNT HARVARD DR.  
 PEYTON COLORADO, 80831

ADDRESS:  
 10826 CLOVE HITCH COURT  
 COLORADO SPRINGS, COLORADO 80908

LEGAL DESCRIPTION:  
 LOT 6, WINSOME FILING NO. 1  
 EL PASO COUNTY, COLORADO

TAX SCHEDULE NUMBER:  
 51240-01-006

LOT AREA:  
 2.84 ACRES, MORE OR LESS.

BUILDING PLAN NO.:  
 CUSTOM

ZONING:  
 RR-2.5, RR-5 CC

PROPOSED BUILDING FOOTPRINT:  
 2,867 SQ FT.  
 3037 Sq Ft

MAXIMUM BUILDING HEIGHT:

The added cover/deck square footage is 170 SF  
 The added deck square footage (above what is stated above) is 136 SF

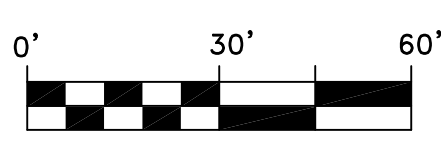
**ADD24679**

**Not Required  
 BESQCP**  
 11/08/2024 8:40:25 AM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

**APPROVED  
 Plan Review**  
 11/08/2024 8:40:31 AM  
 dsdyounger  
 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.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIWATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAND 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.  
 Diversion of backage of any drainage way is not permitted without approval of the Planning & Community Development Department



SCALE: 1" = 30'  
 JOB NO.: 42049  
 MAY 02, 2021

**ROCKY MOUNTAIN LAND SERVICES**  
 4465 NORTHPARK DRIVE, SUITE 303  
 COLORADO SPRINGS, COLORADO  
 719-630-0559

# RESIDENTIAL



2023 PPRBC  
IECC: N/A

Address: 10826 CLOVE HITCH CT, COLORADO SPRINGS

Parcel: 5124001006

Plan Track #: 195710 

Received: 31-Oct-2024 (QUINTONW)

## Description:

### DECK AND COVER

Contractor: JS HOMES INC.

Type of Unit:

## Required PPRBD Departments (2)

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
  
Released for Permit  
11/04/2024 11:52:57 AM  


## Required Outside Departments (1)

**County Zoning**  
  
**APPROVED**  
**Plan Review**  
  
11/08/2024 8:40:57 AM  
*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.