



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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.

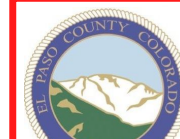
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

ADD26469
ZONE: A-35
51.58 ACRES

APPROVED
Plan Review

08/06/2026 8:21:19 AM
asdchambers

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.



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

SITE PLAN

19921 ELBERT ROAD

OWNER:

VANCE ROBERT &
TONI COLLEEN ANDRUS
19921 ELBERT ROAD
ELBERT, CO 80106

APPLICANT:

NAME:

ADDRESS:

PHONE:

ZONE: A-35

AGRICULTURAL

COUNTY SETBACK:

FRONT SETBACK: 25 FT.

SIDE SETBACK: 25 FT.

REAR SETBACK: 25 FT.

MAXIMUM HEIGHT: 30 FT.

MAX COVERAGE = NONE

NOTE:
SUBJECT TO:

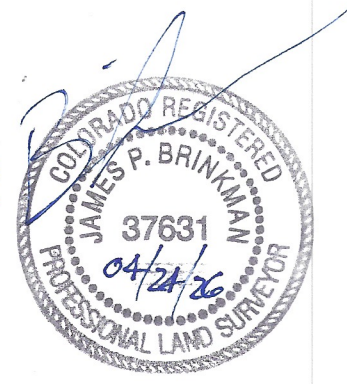
AMERICAN TELEPHONE & TELEGRAPH
COMPANY EASEMENT (BK. 1980, PG.453

WELL, WINDMILL, PUMP & WATER RIGHTS
EASEMENT (BK. 6473, PGs. 1336 &1343)

DIAMOND SHAMROCK PIPELINE EASEMENT
(Reception no. 96090873)

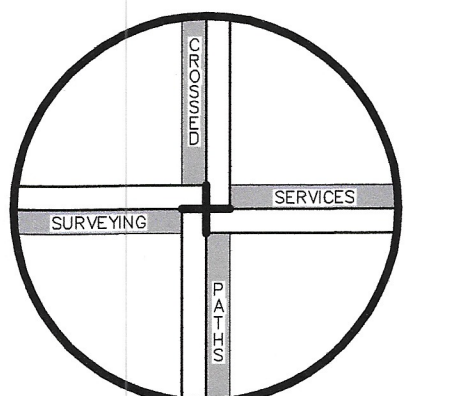
SURVEYORS STATEMENT:

I, James P. Brinkman, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached SITE PLAN was prepared by me, and on the basis of my knowledge, information and belief, is correct.



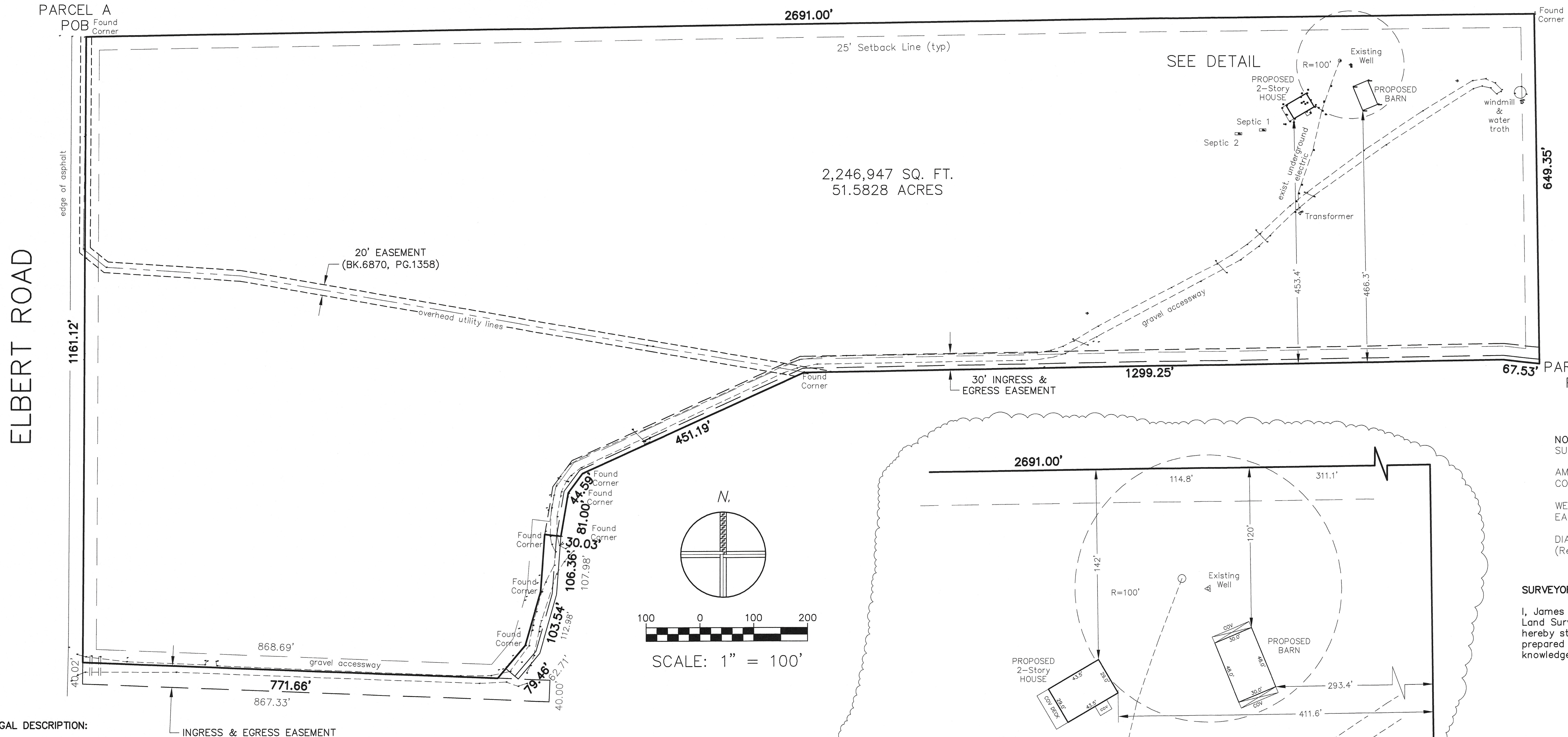
JAMES P. BRINKMAN, Professional Land Surveyor
Colorado P.L.S. No. 37631
CROSSED PATHS SURVEYING SERVICES, INC.

SITE PLAN



CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 88155
COLORADO SPRINGS, CO 80908
PHONE: 719-661-2349
EMAIL: jimpls@cpsthinc.com

no.	date	revisions	by
1	drawing date: April 23, 2026	scale: 1" = 100'	
2	dwg. file: 2604140D.dwg	drawn by: JPB	
3	project no. 2604140D	sheet 1 of 1	



LEGAL DESCRIPTION:

(Reception No. 226001139).

Parcel A:
A parcel of land located in Section 3, Township 11 South, Range 64 West of the 6th Principal Meridian, being more particularly described as follows:
A parcel of land being a portion of that parcel of land described in that Warranty Deed filed for record on June 23, 1994 in Book 6473 at Page 1336 in the records of the El Paso County Clerk and Recorder; Beginning at the Northwest corner of the last mentioned parcel of land from which the Northwest corner of said Section 3 bears N 00 degrees 42' 41" W (bearings are based on the West line of said Section 3, monumented at both ends with a No. 6 rebar with a 2 1/2" alloy cap PLS 15651 to bear N 00 degrees 11' 34" E per that basis of bearing called for on the last mentioned Warranty Deed) a distance of 2529.54 feet; thence along the North line of said last mentioned parcel of land N 89 degrees 13' 04" E, 2691.00 feet; thence S 00 degrees 46' 56" E, 649.35 feet; thence N 83 degrees 41' 50" W, 67.53 feet; thence S 89 degrees 01' 51" W, 1299.25 feet; thence S 65 degrees 41' 38" W, 451.19 feet; thence S 36 degrees 38' 47" W, 44.59 feet; thence S 09 degrees 39' 25" W, 81.00 feet; thence N 83 degrees 02' 39" W, 30.03 feet; thence S 04 degrees 15' 18" W, 106.36 feet; thence S 15 degrees 49' 06" W, 103.54 feet; thence S 39 degrees 55' 18" W, 79.46 feet to the Northerly line of that certain ingress, egress and utility easement described in Warranty Deed recorded August 2, 2001 at Reception No. 201109856; thence N 87 degrees 44' 49" W along said Northerly line, a distance of 771.66 feet to the West line of the last mentioned parcel of land which is also the Easterly right-of-way line of Elbert Road; thence N 00 degrees 17' 38" E (N 00 degrees 16' 55" E Deed) along the West line of the last mentioned parcel of land a distance of 1161.12 feet to the Point of Beginning, County of El Paso, State of Colorado.

Together with:

Parcel B:

A 30.00 foot easement for ingress and egress over and across the following described property:
A parcel of land located in Section 3, Township 11 South, Range 64 West of the 6th Principal Meridian, being more particularly described as follows:
A parcel of land being a portion of that parcel of land described in that Warranty Deed filed for record on June 23, 1994 in Book 6473 at Page 1336 in the records of the El Paso County Clerk and Recorder; Commencing at the Northwest corner of the last mentioned parcel of land from which the Northwest corner of said Section 3 bears N 00 degrees 42' 41" W (bearings are based on the West line of said Section 3, monumented at both ends with a No. 6 rebar with a 2 1/2" alloy cap PLS 15651 to bear N 00 degrees 11' 34" E per that basis of bearing called for on the last mentioned Warranty Deed) a distance of 2529.54 feet; thence along the North line of said last mentioned parcel of land N 89 degrees 13' 04" E, 2691.00 feet; thence S 00 degrees 46' 56" E, 649.35 feet to the Point of Beginning; said 30.00 foot ingress and egress easement being 30.00 feet Northerly and Westerly of the following 8 courses:
thence N 83 degrees 41' 50" W, 67.53 feet; thence S 89 degrees 01' 51" W, 1299.25 feet; thence S 65 degrees 41' 38" W, 451.19 feet; thence S 36 degrees 38' 47" W, 44.59 feet; thence S 09 degrees 39' 25" W, 81.00 feet; thence N 83 degrees 15' 18" W, 107.98 feet; thence S 15 degrees 49' 06" W, 112.98 feet; thence S 39 degrees 55' 18" W, 62.71 feet to the Point of Terminus, said point being on the Northerly line of that certain ingress and egress and utility easement described in Warranty Deed recorded August 2, 2001 at Reception No. 201109856, County of El Paso, State of Colorado.

and further together with:

A non-exclusive easement for Ingress, Egress and Utility purposes, as originally set out in Warranty Deed recorded August 2, 2001 at Reception No. 201109856, said easement being more particularly described as follows:

An easement over and across a portion of that parcel of land described in that Warranty Deed filed for record on June 23, 1994 in Book 6473 at Page 1336 in the records of the El Paso County Clerk and Recorder;
Commencing at the Southwest corner of the last mentioned parcel of land from which the Southwest corner of said Section 3 bears South 03 degrees 19' 38" West (bearings are based on the West line of the said Southwest quarter of Section 3 monumented at both ends with a No. 6 rebar with a 2 1/2" aluminum cap PLS 15651 to bear North 00 degrees 11' 34" East per basis of bearing called for on the last mentioned Warranty Deed) a distance of 662.48 feet; thence along the West line of the last mentioned parcel of land, North 00 degrees 17' 36" East (North 00 degrees 18' 55" East Deed) a distance of 886.28 feet; to the Point of Beginning; thence continuing along the said West line of the last mentioned parcel of land North 00 degrees 17' 36" East a distance of 40.02 feet; thence South 87 degrees 45' 46" East a distance of 868.69 feet; thence South 02 degrees 14' 14" West a distance of 40.00 feet; thence North 87 degrees 45' 46" West a distance of 867.33 feet to the Point of Beginning, County of El Paso, State of Colorado.

DETAIL
NOT TO SCALE

NOTE:
This EXHIBIT does not represent a monumented Land Survey, and is only intended to depict the attached Legal Description.

This Site Plan was conducted without the benefit of a Title Commitment and is based on the legal description provided. Therefore easements or rights-of-way of record affecting the subject property, if any, may not be shown hereon.

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 19921 ELBERT RD, ELBERT

Parcel: 4100000389

Plan Track #: 215627 

Received: 03-Aug-2026 (TREYW)

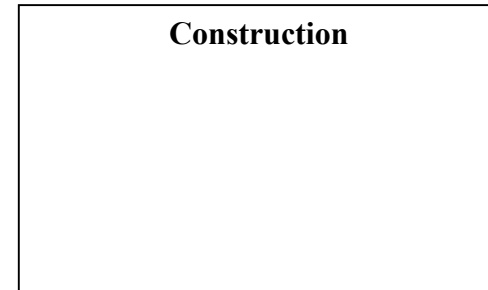
Description:

DETACHED ACCESSORY STRUCTURE

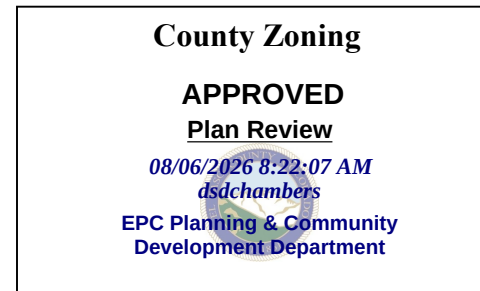
Contractor: 3I LLC CONTRACTING

Type of Unit:

Required PPRBD Departments (2)



Required Outside Departments (1)



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.