

PARCEL TWO)  
 A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER SECTION 35; MONUMENTED ON THE SOUTH END BY A FOUND 3-1/4" BRASS CAP IN CONCRETE STAMPED WITH THE APPROPRIATE SYMBOLS FOR THE SOUTHWEST CORNER OF SECTION 35 AND U.S. DEPT. OF THE INTERIOR, BUR. OF LAND MANAGEMENT, CADASTRAL SURVEY, 1966\* AND ON THE NORTH END BY A FOUND NO. 4 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "R.K. HOOK & ASSOC LS 6786\*" AND IS ASSUMED TO BEAR NORTH 00°29'45" EAST 1328.97 FEET;  
 COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 00°29'45" EAST, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35, A DISTANCE OF 1,328.97 FEET TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER;  
 THENCE NORTH 89°38'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 438.67 FEET TO THE POINT OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED;  
 THENCE CONTINUE NORTH 89°38'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 498.32 FEET;  
 THENCE SOUTH 00°28'03" EAST A DISTANCE OF 983.70 FEET;  
 THENCE NORTH 89°45'01" EAST A DISTANCE OF 1,762.57 FEET;  
 THENCE NORTH 42°07'46" EAST A DISTANCE OF 1,674.03 FEET TO THE WESTERLY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN A DOCUMENT RECORDED MAY 30, 1974 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE IN BOOK 260 AT PAGE 118;  
 THENCE SOUTH 47°52'14" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 246.34 FEET TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35;  
 THENCE SOUTH 00°47'25" WEST, ALONG SAID EAST LINE, A DISTANCE OF 707.36 FEET;  
 THENCE SOUTH 67°13'01" WEST A DISTANCE OF 1,404.73 FEET;  
 THENCE SOUTH 89°45'01" WEST A DISTANCE OF 2,264.63 FEET;  
 THENCE NORTH 00°14'59" WEST A DISTANCE OF 1,157.80 FEET TO THE POINT OF BEGINNING.  
 THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 1,664,330 SQUARE FEET (38.20777 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PROPERTY OWNER:  
 RANDALL & ANDREA O'LEARY

ADDRESS:  
 2005 O'LEARY PT.  
 COLORADO SPRINGS, CO  
 80921

ZONE:  
 RR-5

SETBACKS:  
 FRONT = 25'-0"  
 SIDE = 25'-0"  
 REAR = 25'-0"

LOT SIZE:  
 3821 Acres 16644216 SQ. FT.

TOTAL BLDG. FOOTPRINT:  
 7292 SF.

LOT COVERAGE:  
 ACTUAL LOT COVERAGE = 0.004%

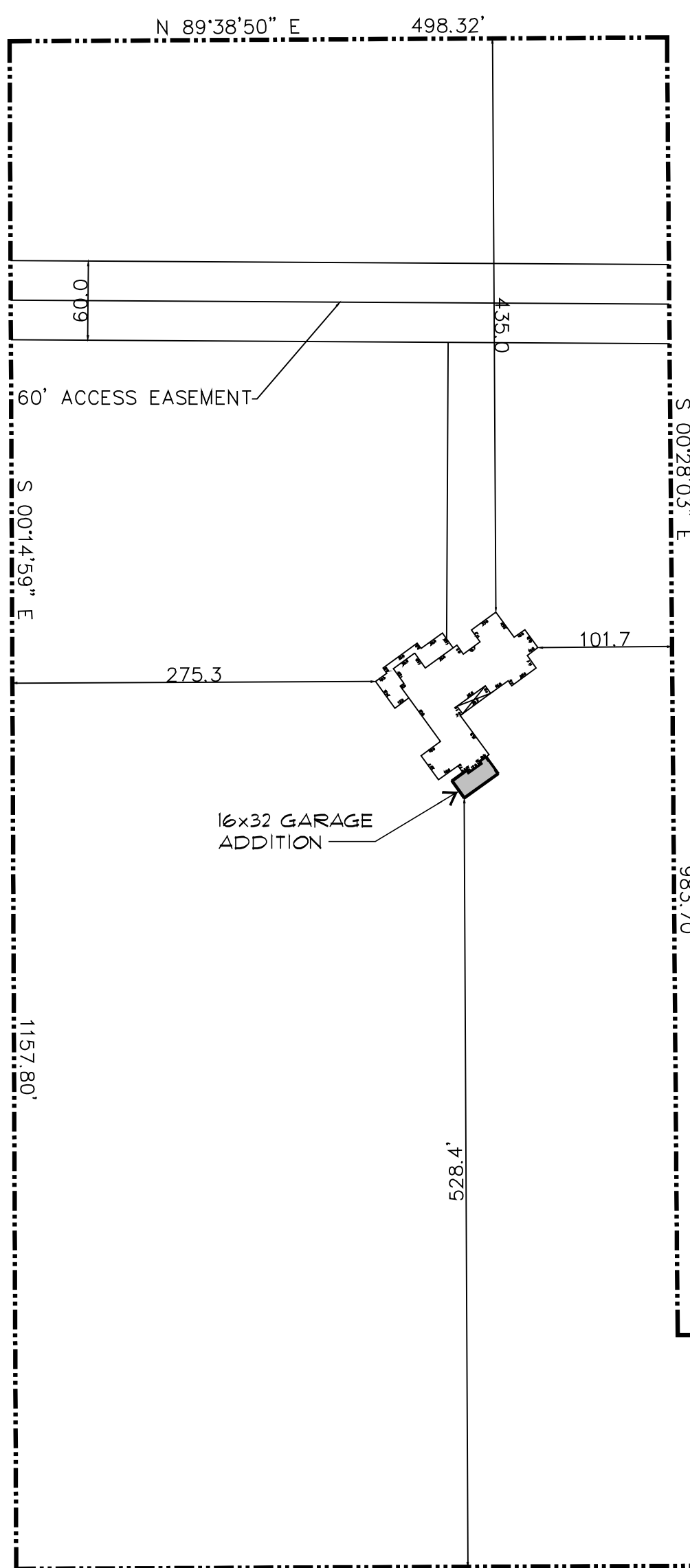
ADD24444

Not Required  
 BESQCP  
 07/30/2024 10:48:29 AM  
 Subvonger  
 EPC Planning & Community  
 Development Department

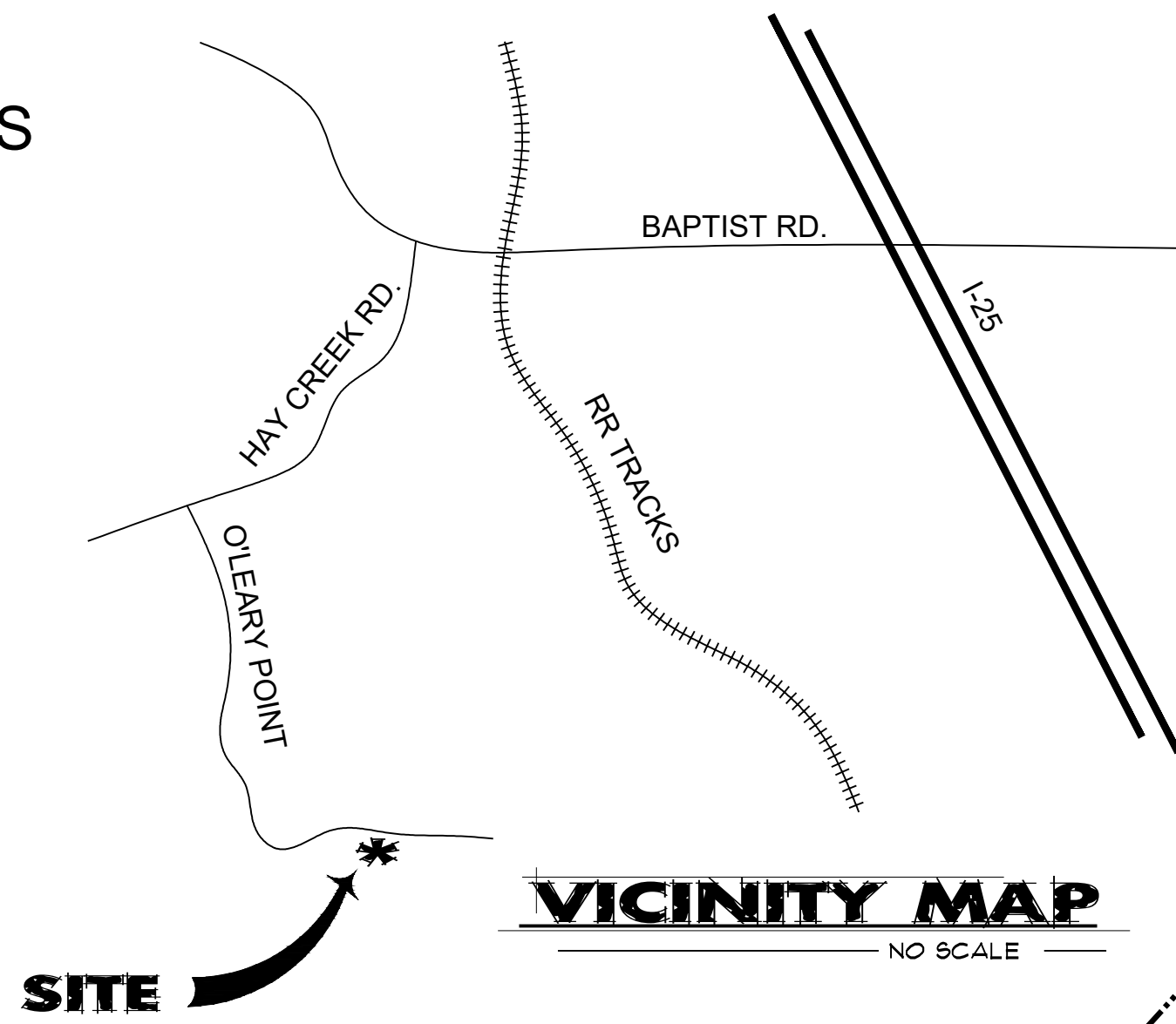
APPROVED  
 Plan Review  
 07/30/2024 10:48:34 AM  
 Subvonger  
 EPC Planning & Community  
 Development Department

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

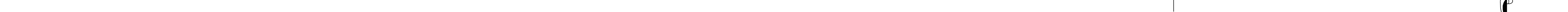
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a county road. Division of storage of any drainage way is not permitted without approval of the Planning & Community Development Department.



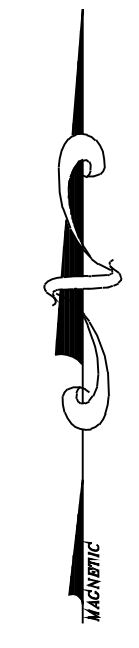
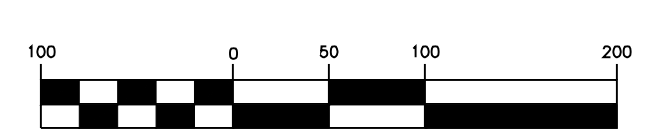
RR-5  
 35+ ACRES  
 SFD18747



VICINITY MAP  
 NO SCALE



SITE PLAN  
 SCALE: 1" = 100'-0"



3rd Dimension Graphics liability concerning anything presented on these drawings is limited to correction of the drawings and nothing more. All construction, craftsmanship and/or installation is the sole responsibility of the owner/contractor.

DRAWINGS PREPARED BY:

UNIQUE PERSPECTIVES  
 4720 Settlers Ranch Rd \* Colo. Spgs. CO. 80908 \* (719) 590-1234

CONTRACTOR:

**THE HOTZ COMPANY**  
 JUSTIN HOTZ  
 719-331-3884  
 hotzco@protonmail.com

CLIENT:

**Garage Bay Addition**  
**2005 O'Leary Point**  
**Colorado Springs, CO**  
**80921**

DRAWN BY:

*Brett A Stilla*

DATE:

7-1-24

JOB NO:

2024-94

SHEET: 1 OF 1

# RESIDENTIAL



2023 PPRBC  
IECC: N/A

Parcel: 713500025<sup>34</sup>

Address: 2005 O'LEARY PT, COLORADO SPRINGS

Plan Track #: 192221 

Received: 22-Jul-2024 (QUINTONW)

## Description:

### GARAGE ADDITION

Contractor: THE HOTZ COMPANY

Type of Unit:

## Required PPRBD Departments (2)

**Floodplain**  
N/A  
07/22/2024 2:34:26 PM  
Pikes Peak  
REGIONAL Building Department  
keith  
FLOODPLAIN

**Construction**  
Released for Permit  
07/30/2024 10:01:09 AM  
Pikes Peak  
REGIONAL Building Department  
Christineh  
CONSTRUCTION

## Required Outside Departments (1)

**County Zoning**  
APPROVED  
Plan Review  
07/30/2024 10:49:28 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.