

-Please provide a new submittal that does not have staff comments on it

-Please ensure that all setbacks are accurate distances, some are not and need to be re measured and depicted on the map correctly

A driveway access permit will be required.

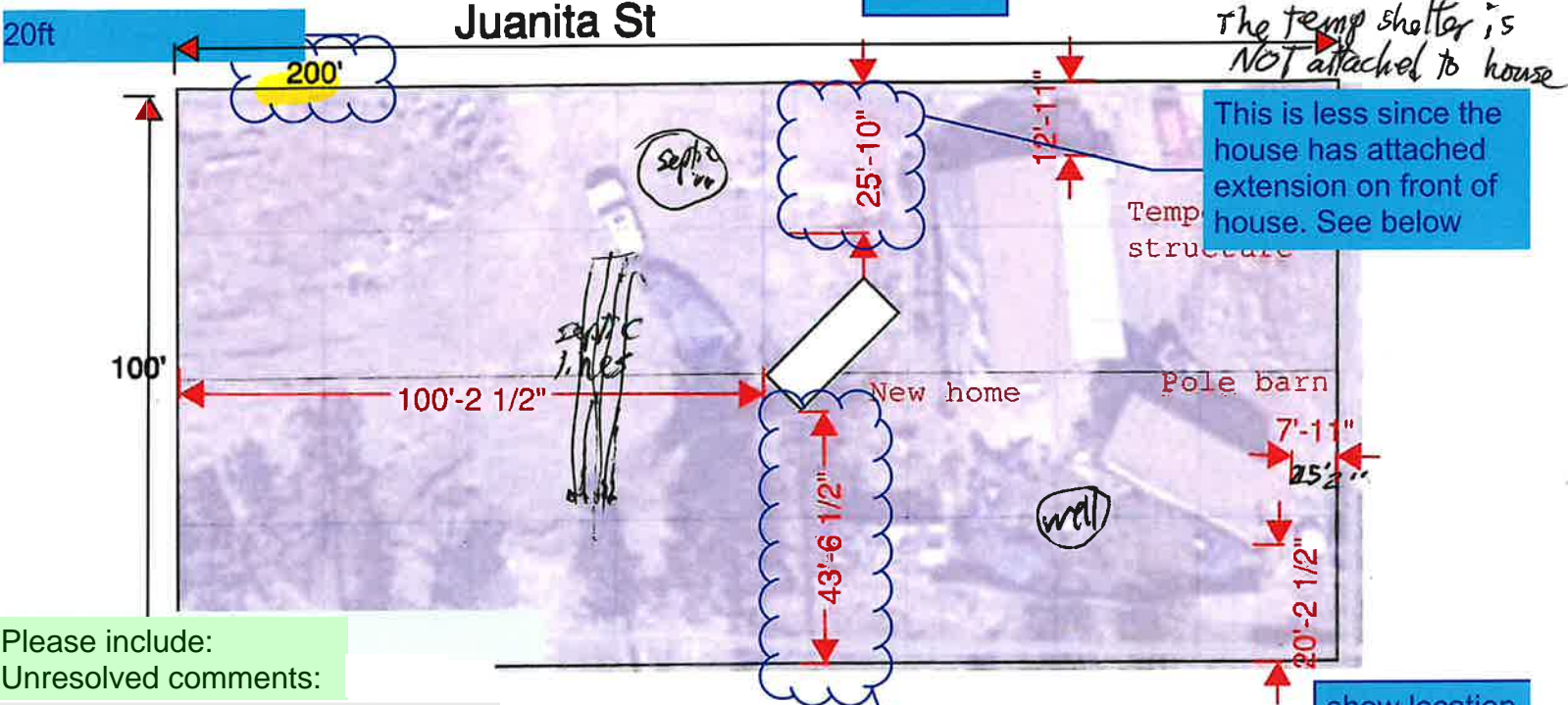
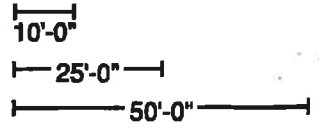
Label one (1) defined driveway with max 24ft width

Please correct North arrow

CLUB & CABIN SITES  
TR NO 1 TOG W/ E2 OF VAC ORVILLE ST ADJ TOG W/ LOT  
LOT 4 BLK 21 BRENTWOOD COUNTRY CLUB & CABIN SITES  
TR NO 1 TOG W/ W2 OF VAC ORVILLE ST ADJ

Legal non-conforming MER166 Merger by Contiguity

Label Juanita ROW width as 20ft



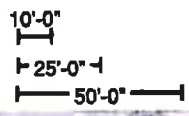
Please include:  
Unresolved comments:

- Density and number of dwelling units
- Location of all existing and proposed utility lines and associated infrastructure
- Location and height of all fences, walls, retaining walls or berms
- Location of all no-build areas, floodplain(s), and drainage facilities

show location of septic tank, lines and field show well

This dimension appears incorrect for new structure. Depict dimensions of all structures.

All rainwater goes down the road as it has for 30 years



A current sketch should be used instead of outdated imagery. The site plan must depict all current structures

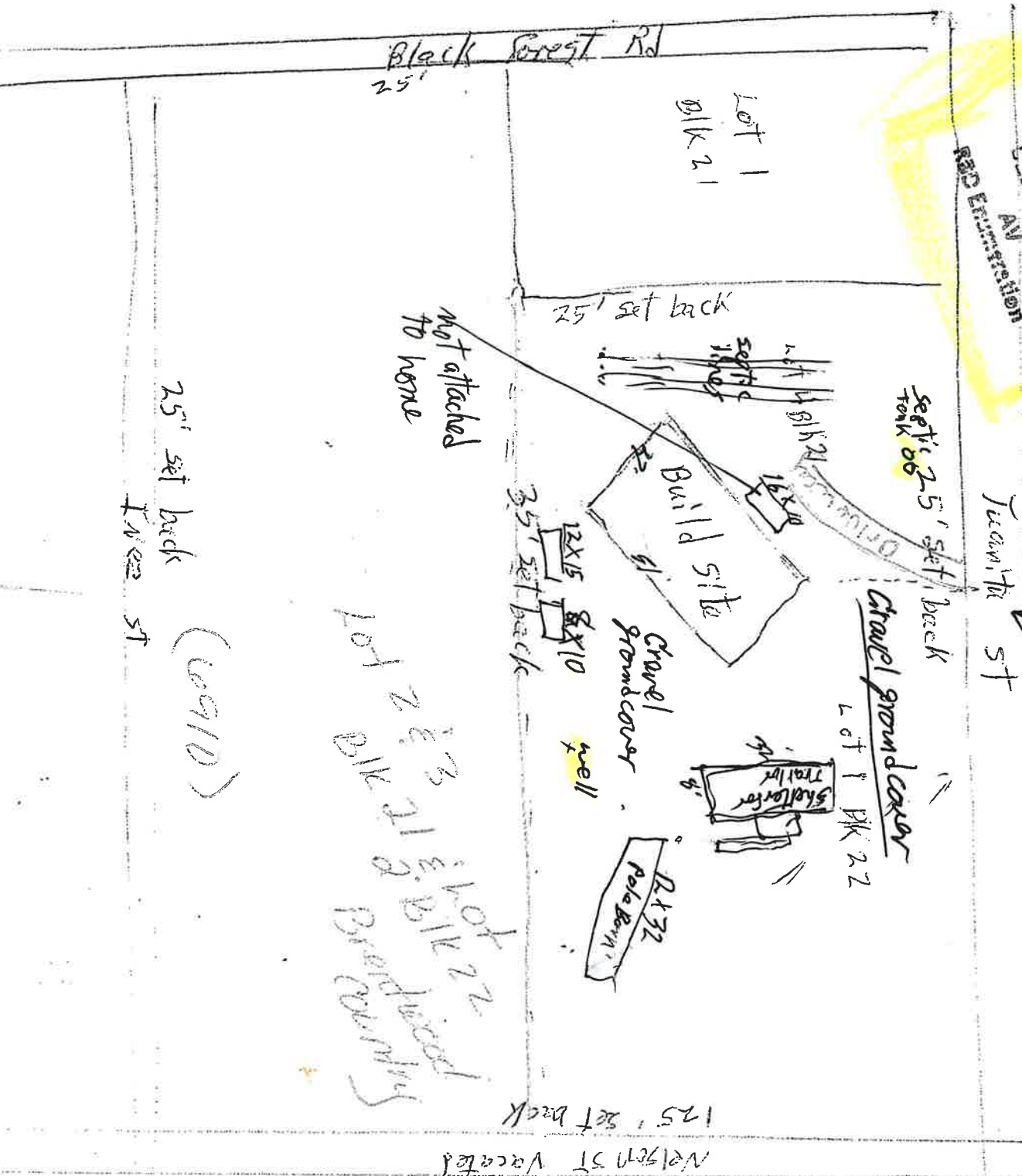


The site plan will have to show groundcover type/ re-vegetation and grading across the lot due to extent of disturbance. Provide grading sheet or show flow arrows on an improved enlarged site plan. Show where the stormwater is being directed. A drainage letter and/or a grading sheet may be needed due to extensive lot

File No. BOA 241

APPROVED  
DEC 27 2019  
REC Examination

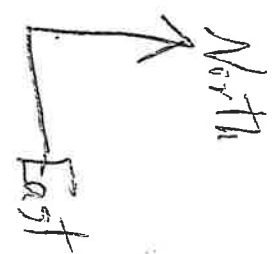
Site Plan  
one driveway  
Twinita st  
For two  
6875 Twinita st  
CL5 CO 80908



25' set back  
Twinita st  
(6910)

Lot 2 & 3  
BLK 21 & 22  
Gravel Pondcover

125' set back  
NELSON ST vacated



TSND:  
59059-34-016

Legend  
Description:  
Lots 1 BLK 22  
Pondcover  
country club  
& cabins sites  
TR. BO. 1...

File No BOA 241

# IMPROVEMENT LOCATION CERTIFICATE

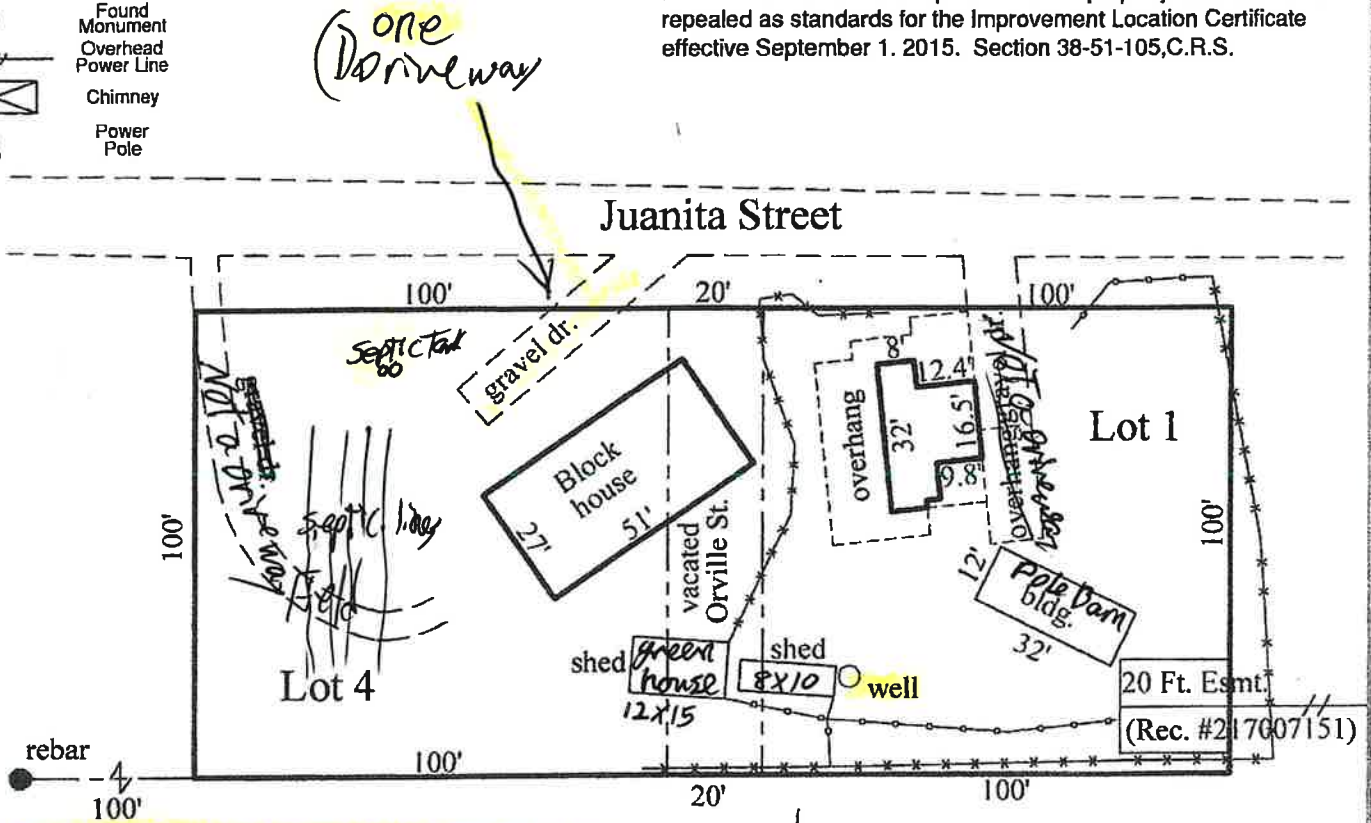
(THIS IS NOT A PROPERTY SURVEY)

### LEGEND

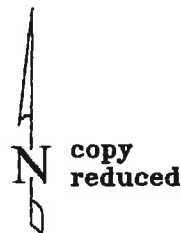
- Chainlink Fence
- Wood Fence
- Wire Fence
- Found Monument
- Overhead Power Line
- Chimney
- Power Pole

Note: Improvements shown by apparent lines of possession, without sufficient positive monumentation found.

Note: Dimensions from improvements to property lines have been repealed as standards for the Improvement Location Certificate effective September 1, 2015. Section 38-51-105, C.R.S.



Not a land survey it only shows  
The demensions of  
structures +  
Locations



Scale: 1" = 40'



## Legal Description

See page 2 of 2.

## Surveyor's Certificate

I hereby certify that this Improvement Location Certificate was prepared for the \*Mortgage Lender and the \*Title Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the described parcel on this date \*\*, except utility connections, are entirely within the boundaries of the parcel, except as shown, that indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted. (c.r.s.38-51-109)

This Improvement Location Certificate does not constitute a title search by Alessi and Associates, Inc. to determine ownership of easements of record. For all information regarding easements, Right-of-Way and Title of Record, Alessi and Associates, Inc. relied on Title Commitment\*.

PREPARED BY:



**ALESSI & ASSOCIATES, Inc.**  
 APPRAISERS • ENGINEERS • SURVEYORS  
 2989 Broadmoor Valley Road      Tele. 719/540-8832  
 Colorado Springs, CO 80906      Fax 719/540-2781

PURPORTED STREET ADDRESS:  
**6875 Juanita Street**  
 \*\*DATE: 4/13/2023  
 \*LENDER/CLIENT: TBD  
 BORROWER: Iron Legacy Homes, LLC  
 \*TITLE COMPANY: Land Title Guarantee Company  
 JOB NUMBER: 231115

