



Planning and Community Development Department
ACCESS PERMIT (DRIVEWAY) PERMIT

FILE NO. AP212011

YEAR 2021

The undersigned applicant agrees to perform all work in accordance with the El Paso County Subdivision Criteria Manual, El Paso Land Development Code, recorded plat (if applicable), requirements specified below, and any permit attachments. Should the preceeding conditions not be satisfied, this permit shall be considered NULL and VOID.

Applicant: Palace Homes Inc
(719) 632-9635

Address: 1216 W. COLORADO AVE
Suite 110
Colorado Springs, CO 80904

Approved: 12/16/2021

Complete work by: 3/16/2022

Address: 439 PONDEROSA RD
MANITOU SPRINGS, CO 80829

Parcel: 7418000189

Type of Driveway Access: Driveway Access Waiver

Remarks:

It has been determined the access of this property is onto a PRIVATE ROAD or a road not maintained by the county. The property owner is encouraged to maintain positive drainage for the convenience and safety of all concerned. Consent must also be obtained from the entity owning, controlling or maintaining said roadway if other than the access applicant.

REQUIREMENTS:

1. STATE LAW REQUIRES that utilities be located prior to construction. At least two days advance notice must be given. Phone 1-800-922-1987
2. All work sites must be signed and protected in accordance with the current issue of the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES and any permit attachments.
3. Should it become necessary for El Paso County to sign, light and barricade hazardous areas or restore the Right-of-Way to its original condition, all costs of said work shall be borne by the applicant.
4. All backfill shall be compacted to 90% of AASHTO T-180 unless otherwise specified.
5. ALL ACCESSES ARE SUBJECT TO RECONSIDERATION UPON LAND USE OR TRAFFIC CHANGES. All permits issued are for a SINGLE ACCESS point to a specific roadway.
6. Road closure will not be permitted.
7. This permit is not good for access to planned arterial roadways.
8. Permit is VOID if construction is not completed within 90 days.

9. Applicant should contact local Fire Protection District for any additional requirements.
10. Monuments within the ROW are not included with this permit; an EPC DOT Encroachment Permit may be required.
Please call (719)520-6460 for information.

2880 International Circle, Suite 110



Colorado Springs, CO 80910

Phone: (719) 520-6300

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epcdevplanreview.com