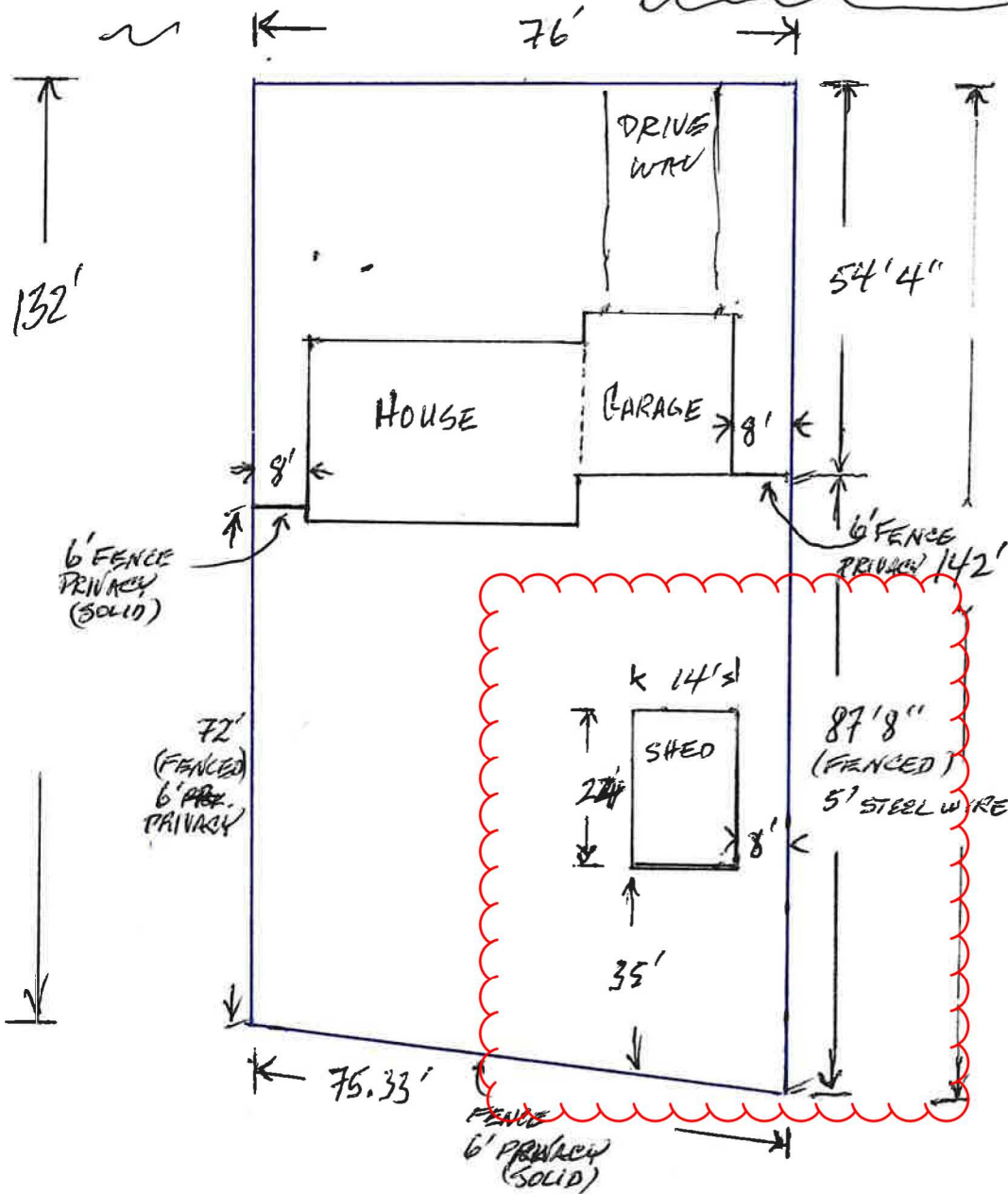


PLOT PLAN

4925 MANZANA DR COLD SPRS, CO 80911-1245
 LOT 3 BLK 4 CLEARVIEW ESTATES SUB NO 4 FIL NO 1

RS-6000 CAD-O
 PLAT 4610
 (SCALE: 1MM = 1 FT)

MANZANA DR.



ADD24281
 PLAT 4610
 ZONE RS-6000 CAD-O

Lot Coverage= 14.47 Pct
 Lot size= 9703
 1st floor= 931 other= 0
 garage= 473 NEW= 0

APPROVED
 Plan Review

05/28/2024 2:24:46 PM
 dsdarchuleta

EPC Planning & Community
 Development Department

Not Required
 BESQCP

05/28/2024 2:24:56 PM
 dsdarchuleta

EPC Planning & Community
 Development Department



ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBIVATE 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.

Diversion of blockage of any drainage way
 is not permitted without approval of the
 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.