

37855 Shear Rd, Yoder, CO 80864 — Site Plan

Parcel No. 600000115 — SE 1/4, NE 1/4, Section 5, Township 16 South, Range 60 West of the 6th P.M.
El Paso County, Colorado

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBVIATE 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

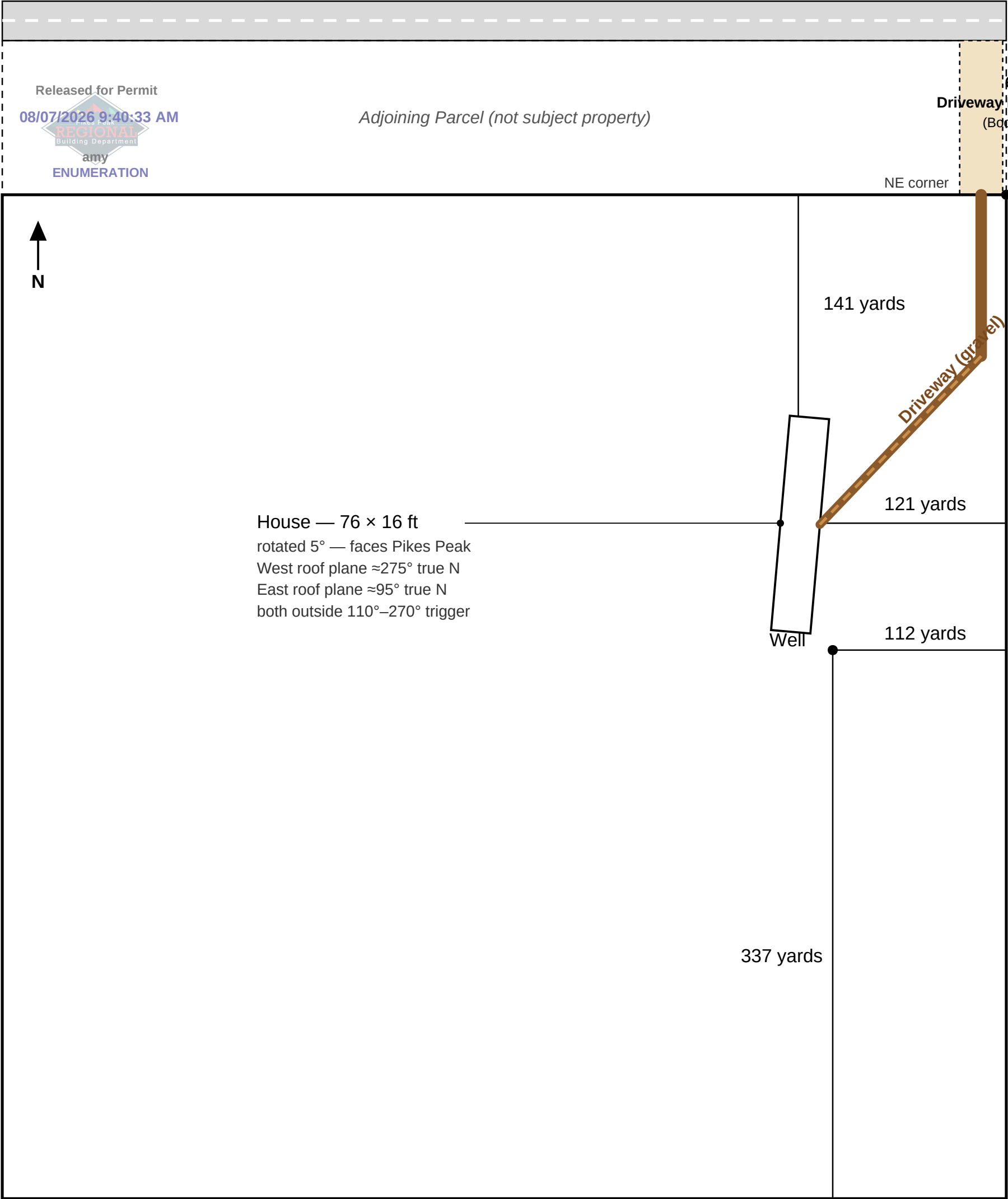
SFD26732
A-35
UNPLATTED

APPROVED
Plan Review
08/18/2026 8:42:07 AM
dsdyounger
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.

Shear Road — 60' R.O.W. (Book A, Pg 78)

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.



All distances are approximate and drawings are not to scale.

RESIDENTIAL



2023 PPRBC

~~2021 IECC~~

N/A

Address: 37855 SHEAR RD, YODER

Parcel: 600000115

Plan Track #: 214979

Received: 07-Jul-2026 (MELISSAF)

Description:

RES MFG HSG- HUD ON CRAWL

Contractor:

Type of Unit:

Required PPRBD Departments (6)

Enumeration Released for Permit 08/07/2026 9:40:55 AM amy ENUMERATION	Floodplain (N/A) RBD GIS
Construction Released for Permit 07/28/2026 9:35:46 AM shelley CONSTRUCTION	Electrical Released for Permit 07/28/2026 9:41:23 AM ConnerM ELECTRICAL
Mechanical Released for Permit 07/28/2026 11:21:12 AM tcrippen MECHANICAL	Plumbing Released for Permit 07/28/2026 9:42:34 AM shanen PLUMBING

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.

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

08/18/2026 8:44:07 AM

dsdyounger

EPC Planning & Community
Development Department