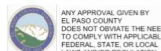
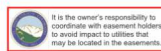


R137005  
 SFD201631  
 PLAT 14293  
 ZONE RR-0.5  
 DIST 1



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 DEVIATE 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 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 blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

APPROVED  
 Plan Review

12/03/2020 2:27:22 PM

dsdrice

EPC Planning & Community Development Department

APPROVED  
 Engineering Department

12/03/2020 10:35:50 AM

dsdrice

EPC Planning & Community Development Department

APPROVED  
 BESQCP

12/03/2020 2:28:43 PM

dsdrice

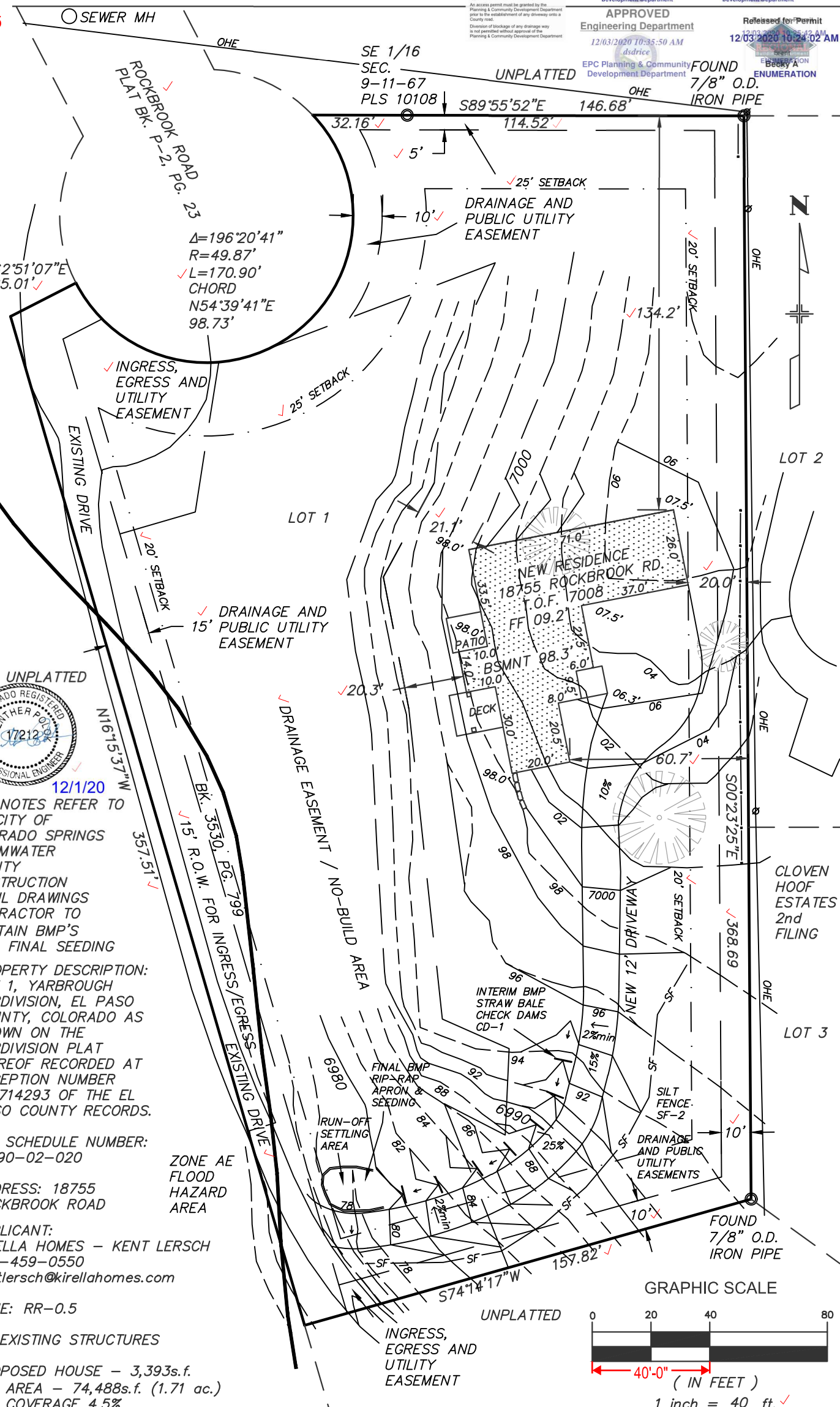
EPC Planning & Community Development Department

Released for Permit

12/03/2020 10:24:02 AM

Becky A

ENUMERATION



UNPLATTED  
 12/1/20  
 BMP NOTES REFER TO THE CITY OF COLORADO SPRINGS STORMWATER QUALITY CONSTRUCTION DETAIL DRAWINGS CONTRACTOR TO MAINTAIN BMP'S UNTIL FINAL SEEDING

PROPERTY DESCRIPTION:  
 ✓ LOT 1, YARBROUGH SUBDIVISION, EL PASO COUNTY, COLORADO AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 219714293 OF THE EL PASO COUNTY RECORDS.

TAX SCHEDULE NUMBER:  
 ✓ 71090-02-020

✓ ADDRESS: 18755 ROCKBROOK ROAD

APPLICANT:  
 ✓ KIRELLA HOMES - KENT LERSCH  
 303-459-0550  
 kentlersch@kirellahomes.com

✓ ZONE: RR-0.5

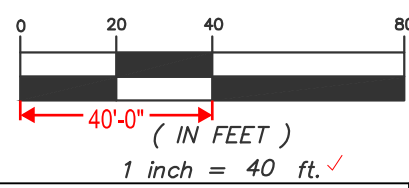
✓ NO EXISTING STRUCTURES

✓ PROPOSED HOUSE - 3,393s.f.  
 ✓ LOT AREA - 74,488s.f. (1.71 ac.)  
 ✓ LOT COVERAGE 4.5%

ZONE AE FLOOD HAZARD AREA

INGRESS, EGRESS AND UTILITY EASEMENT

GRAPHIC SCALE



✓ SITE PLAN  
 18755 ROCKBROOK ROAD  
 BAXTER RESIDENCE  
 LOT 1, YARBROUGH SUB.

DWG: 18755 RB  
 SCALE: 1"=40'  
 DATE: 10-27-20  
 DRAWN BY: KMO  
 CHECKED BY: THK  
 PROJECT: 20073

LWA LAND SURVEYING, INC.  
 953 E. FILLMORE ST.  
 COLORADO SPRINGS, CO 80907  
 TELEPHONE (719) 636-5179 FAX (719) 636-5199

REVISIONS:  
 MOVE HOUSE 11-23-20  
 FINAL GRADING 12-1-20

# RESIDENTIAL



2017 PPRBC

Address: 18755 ROCKBROOK RD, COLORADO SPRINGS

Parcel: 7109002020

Plan Track #: 137005 

Received: 10-Nov-2020 (BECKYA)

## Description:

### RESIDENCE

Contractor: KIRELLA HOMES, INC

Type of Unit:

Garage	1090	
Lower Level 2	2325	
Main Level	2183	
	5598	Total Square Feet

## Required PPRBD Departments (4)

**Enumeration**

Released for Permit  
11/11/2020 10:39:47 AM  
brent  
ENUMERATION

**Floodplain**  
N/A  
11/11/2020 6:48:28 AM  
keith  
FLOODPLAIN

**Construction**

Released for Permit  
11/18/2020 2:52:53 PM  
shelley  
CONSTRUCTION

**Mechanical**  
Released for Permit  
11/19/2020 9:03:38 AM  
tcrippen  
MECHANICAL

## Required Outside Departments (1)

**County Zoning**  
**APPROVED**  
**Plan Review**  
12/03/2020 2:39:46 PM  
dsdespinoza  
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.