

SFD26654
UNPLATTED
A-35

APPROVED
Plan Review

07/09/2026 3:10:42 PM
dsdhills

EPC Planning & Community
Development Department

SITE PLAN

19921 ELBERT ROAD

OWNER:

VANCE ROBERT &
TONI COLLEEN ANDRUS
19921 ELBERT ROAD
ELBERT, CO 80106

APPLICANT:

NAME:

ADDRESS:

PHONE:

ZONE: A-35

AGRICULTURAL

COUNTY SETBACK:

FRONT SETBACK: 25 FT. ✓

SIDE SETBACK: 25 FT. ✓

REAR SETBACK: 25 FT. ✓

MAXIMUM HEIGHT: 30 FT. ✓

MAX COVERAGE = NONE ✓

Note:
SUBJECT TO:

AMERICAN TELEPHONE & TELEGRAPH
COMPANY EASEMENT (BK.1980, PG.453)

WELL, WINDMILL, PUMP & WATER RIGHTS
EASEMENT (BK.6473, PG.1336 & 1343)

DIAMOND SHAMROCK PIPELINE EASEMENT
(RECEPTION NO. 96090873)

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional
Surveyor does hereby certify that the attached
SITE PLAN was prepared by me and on the basis
of my knowledge, information and belief, is
correct.



James P. Brinkman
Colorado Professional Surveyor No. 37631

NOTE:
This EXHIBIT does not
represent a monumented
Land Survey, and is only
intended to depict the
attached Legal Description.

This Site Plan was conducted without the
benefit of a Title Commitment and is based on
the legal description provided. Therefore
easements or rights-of-way of record affecting
the subject property, if any, may not be shown
hereon. No additional research was performed
by CROSSED PATHS SURVEYING SERVICES, INC.

1.	07/08	FIRE DISTRICT COMMENTS	JPB
no.	date	revisions	by
drawing date:	April 23, 2026	scale: 1" = 100'	
dwg. file:	2604140Dr1.dwg	drawn by: JPB	
project no.	2604140D	sheet 1 of 1	

CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 88155
COLORADO SPRINGS, CO 80908
PHONE: 719-661-2349
EMAIL: jimpls@cpssinc.com

PARCEL A
Found
Corner

2691.00'

25' Setback Line (typ)



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 OBLIVATE 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

2,246,947 SQ. FT.
51.5828 ACRES

SEE DETAIL

PROPOSED
HOUSE

Septic 1
Septic 2

Exist. underground
electric

Transformer

PROPOSED
BARN

Existing
Well

PROPOSED
TURNAROUND

R=50'

R=40'

R=30'

windmill
& water
troth

Not included in Site
Plan Review

Found
Corner

649.35'

PARCEL B
POB

67.53'

1299.25'

Found
Corner

451.19'

Found
Corner

Found
Corner

Found
Corner

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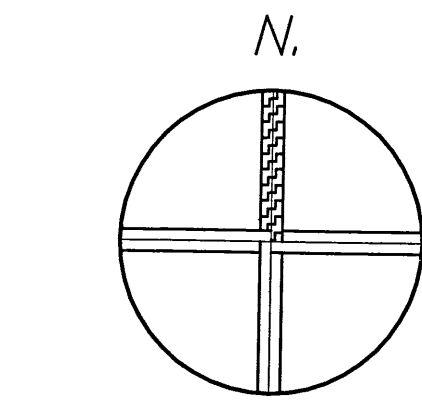
Found
Corner

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Corner



100 0 100 200

SCALE: 1" = 100'

LEGAL DESCRIPTION:

(Reception No. 226001139),

Parcel A:

A parcel of land located in Section 3, Township 11 South, Range 64 West of the 6th Principal Meridian, being more particularly described as follows: . . .
A parcel of land being a portion of that parcel of land described in that Warranty Deed filed for record on June 23, 1994 in Book 6473 at Page 1336 in the records of the El Paso County Clerk and Recorder; Beginning at the Northwest corner of the last mentioned parcel of land from which the Northwest corner of said Section 3 bears N 00 degrees 42' 41" W (bearings are based on the West line of said Section 3, monumented at both ends with a No. 6 rebar with a 2 1/2" alloy cap PLS 15651 to bear N 00 degrees 11' 34" E per that basis of bearing called for on the last mentioned Warranty Deed) a distance of 2529.54 feet; Thence along the North line of said last mentioned parcel of land N 89 degrees 13' 04" E, 2691.00 feet; Thence S 00 degrees 46' 56" E, 649.35 feet; Thence N 83 degrees 41' 50" W, 67.53 feet; Thence S 69 degrees 01' 51" W, 1299.25 feet; Thence S 65 degrees 41' 38" W, 451.19 feet; Thence S 36 degrees 38' 47" W, 44.59 feet; Thence S 03 degrees 39' 25" W, 81.00 feet; Thence N 83 degrees 02' 39" W, 30.03 feet; Thence S 04 degrees 15' 18" W, 106.36 feet; Thence S 15 degrees 49' 06" W, 103.54 feet; Thence S 39 degrees 55' 18" W, 79.46 feet to the Northerly line of that certain ingress, egress and utility easement described in Warranty Deed recorded August 2, 2001 at Reception No. 201109856; Thence N 87 degrees 44' 49" W along said Northerly line, a distance of 771.66 feet to the West line of the last mentioned parcel of land which is also the Easterly right-of-way line of Elbert Road; Thence N 00 degrees 17' 38" E (N 00 degrees 16' 55" E Deed) along the West line of the last mentioned parcel of land a distance of 1161.12 feet to the Point of Beginning, County of El Paso, State of Colorado.

Together with:

Parcel B:

A 30.00 foot easement for ingress and egress over and across the following described property.
A parcel of land located in Section 3, Township 11 South, Range 64 West of the 6th Principal Meridian, being more particularly described as follows:
A parcel of land being a portion of that parcel of land described in that Warranty Deed filed for record on June 23, 1994 in Book 6473 at Page 1336 in the records of the El Paso County Clerk and Recorder; Commencing at the Northwest corner of the last mentioned parcel of land from which the Northwest corner of said Section 3 bears N 00 degrees 42' 41" W (bearings are based on the West line of said Section 3, monumented at both ends with a No. 6 rebar with a 2 1/2" alloy cap PLS 15651 to bear N 00 degrees 11' 34" E per that basis of bearing called for on the last mentioned Warranty Deed) a distance of 2529.54 feet; Thence along the North line of said last mentioned parcel of land N 89 degrees 13' 04" E, 2691.00 feet; Thence S 00 degrees 46' 56" E, 649.35 feet to the Point of Beginning; said 30.00 foot ingress and egress easement being 30.00 feet Northerly and Westerly of the following:
thence N 83 degrees 41' 50" W, 67.53 feet; Thence S 69 degrees 01' 51" W, 1299.25 feet; Thence S 65 degrees 41' 38" W, 451.19 feet; Thence S 36 degrees 38' 47" W, 44.59 feet; Thence S 03 degrees 39' 25" W, 81.00 feet; Thence N 83 degrees 02' 39" W, 30.03 feet; Thence S 04 degrees 15' 18" W, 106.36 feet; Thence S 15 degrees 49' 06" W, 103.54 feet; Thence S 39 degrees 55' 18" W, 79.46 feet to the Northerly line of that certain ingress, egress and utility easement described in Warranty Deed recorded August 2, 2001 at Reception No. 201109856; County of El Paso, State of Colorado.

and further together with:

A non-exclusive easement for Ingress, Egress and Utility purposes, as originally set out in Warranty Deed recorded August 2, 2001 at Reception No. 201109856, said easement being more particularly described as follows:

An easement over and across a portion of that parcel of land described in that Warranty Deed filed for record on June 23, 1994 in Book 6473 at Page 1336 in the records of the El Paso County Clerk and Recorder;
Commencing at the Southwest corner of the last mentioned parcel of land from which the Southwest corner of said Section 3 bears South 03 degrees 19' 38" West (bearings are based on the West line of the said Southwest quarter of Section 3 monumented at both ends with a No. 6 rebar with a 2 1/2" alloy cap PLS 15651 to bear North 00 degrees 11' 34" East per basis of bearing called for on the last mentioned Warranty Deed) a distance of 662.48 feet; Thence along the West line of the last mentioned parcel of land, North 00 degrees 17' 36" East (North 00 degrees 16' 55" East Deed) a distance of 886.28 feet to the Point of Beginning; Thence continuing along the said West line of the last mentioned parcel of land North 00 degrees 17' 36" East a distance of 40.02 feet; Thence South 87 degrees 45' 46" East a distance of 868.69 feet; Thence South 02 degrees 14' 14" West a distance of 40.00 feet; Thence North 87 degrees 45' 46" West a distance of 867.33 feet to the Point of Beginning, County of El Paso, State of Colorado.

DETAIL
NOT TO SCALE

Septic 2

Septic 1

PROPOSED
HOUSE

Exist. underground
electric

Transformer

R=100'

Existing
Well

PROPOSED
BARN

Not included in Site
Plan Review

293.4'

120'

311.1'

114.8'

142'

2691.00'

gravel accessway

exist. underground electric

Transformer