

SFD2460

**APPROVED  
BESQCP**  
01/30/2024 9:32:12 AM  
dsdyounger  
EPC Planning & Community  
Development Department

**APPROVED  
Plan Review**  
01/30/2024 9:33:18 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.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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

South Calhan Road

697.00'



110'

310'

Parcel 10  
38.0 Acres  
7975 S Calhan Rd  
Calhan, CO 80808

2454.19'

548.00'

2452.17'

Released for Permit  
01/23/2024 1:47:49 PM  
brent  
ENUMERATION

NOTE: Approximate Home Location 38.94700° N, 104.29403° W



NOTE: The parcel for this plan is a >35 acre parcel created by the survey recorded at El Paso County Reception #222082895, Parcel 10. PPRBD Enumeration has assigned the address. Per Enumerations recommendation this plan uses the parent parcel schedule number, as the Parcel 9 schedule number assignment is pending with El Paso County.

NOTE: Current TSN 2300000609

Designer\Owner: Atticus Land, LLC  
Builder: Ryan Royal  
Phone: 719-800-1484  
Address: PO Box 88010, Colorado Springs, CO 80908  
Sites: 7975 S Calhan Road, Calhan, CO 80808

PARCEL 10

That portion of the West Half of Section 1, Township 13 South, Range 62 West of the 6th Principal Meridian, County of El Paso, State of Colorado being more particularly described as follows:

Commencing at the northwest corner of said Section 1; thence South 0 degrees 58 minutes 10 seconds West, 2,293.61 feet along the west line of the Northwest Quarter of said Section 1 to the southwest corner of Parcel 9 and the Point of Beginning;

thence South 86 degrees 31 minutes 11 seconds East, 2,454.19 feet along the north line of Parcel 9 to the northeast corner of Parcel 9 and a point on the westerly line of Parcel 7;

thence South 0 degrees 58 minutes 16 seconds West, 548.00 feet along the westerly lines of Parcel 7 and Parcel 15 to the northeast corner of Parcel 11;

thence South 90 degrees 00 minutes 00 seconds West, 2,452.17 feet along the north line of Parcel 11 to the northeast corner of Parcel 11 and a point on the west line of the Southwest Quarter of said Section 1;

thence North 0 degrees 58 minutes 14 seconds East, 313.67 feet along the west line of the Southwest Quarter of said Section 1 to the West Quarter Corner of said Section 1;

thence North 0 degrees 58 minutes 10 seconds East, 383.33 feet along the west line of the Northwest Quarter of said Section 1 to the Point of Beginning.

NOTE: Approximate Home Location 38.94700° N, 104.29403° W

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# RESIDENTIAL



2023 PPRBC  
2021 IECC Amended

Parcel: 2300000609

Address: 7975 S CALHAN RD, CALHAN

Plan Track #: 185505 

Received: 22-Jan-2024 (BRIANNAM)

## Description:




### RESIDENCE

Contractor: HOMEOWNER

Type of Unit:

Lower Level 2	1584	
Main Level	1584	
	3168	Total Square Feet

## Required PPRBD Departments (6)

<p><b>Enumeration</b></p> <p>Released for Permit 01/23/2024 1:49:05 PM</p>  <p>brent ENUMERATION</p>	<p><b>Floodplain</b></p> <p>N/A</p> <p>01/22/2024 1:05:10 PM</p>  <p>keith FLOODPLAIN</p>
<p><b>Construction</b></p>	<p><b>Electrical</b></p> <p>Released for Permit 01/29/2024 9:55:58 AM</p>  <p>Daniel G ELECTRICAL</p>
<p><b>Mechanical</b></p>	<p><b>Plumbing</b></p>

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**

*01/30/2024 9:33:16 AM*

*dsdyounger*

**EPC Planning & Community  
Development Department**