

ADD23172
 PLAT 3536
 ZONE RR-5
 6.3 ACRES

APPROVED
Plan Review
 04/11/2023 8:36:38 AM
 dsdarchuleta
 EPC Planning & Community
 Development Department

Not Required
BESQCP
 04/11/2023 8:36:48 AM
 dsdarchuleta
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBTAIN 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.

1 SITE PLAN
 SCALE: NOT TO SCALE

PROPERTY INFORMATION:

PARCEL#: 5735006014

PROPERTY ADDRESS:
 21070 CALLE PACIFICO POINT
 FOUNTAIN, CO 81008

OWNER NAME: JUAN HERNANDEZ

OWNER MAILING ADDRESS:
 21070 CALLE PACIFICO POINT
 FOUNTAIN, CO 81008

LEGAL DESCRIPTION:
 LOT 50 VILLA CASITAS FIL NO 3
 ZONE: RR-5
 PLAT NO: 3536
 LOT SIZE: 6.3 ACRES

DESIGN DATA (BOTH BUILDINGS):

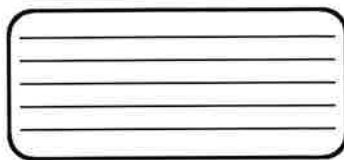
2015 IRC/IBC, 2017 PPRBD SUP.
 RISK CATEGORY II
 130 MPH WIND SPEED, EXP "C"
 30 PSF GROUND SNOW LOAD
 30 PSF ROOF SNOW LOAD
 FROST DEPTH = 30"
 SEISMIC DESIGN CATEGORY "B"

Released for Permit
 APR 10 2023
 CG
 RBD Construction

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 RIGHTS RESERVED. ANY SALE REPRODUCTION,
 CREATION BASED ON DERIVATION OF WORKS
 OF THESE PLANS FOR ANY PURPOSE WITHOUT
 PROPER COMPENSATION TO AND THE EXPRESS
 WRITTEN CONSENT OF THE ENGINEER OR
 DESIGNER IS STRICTLY PROHIBITED.

PREPARED BY:
 808 STRUCTURAL LLC
 6762 MANDAN DRIVE
 COS, CO 80925
 808 808 808

PREPARED FOR:
 JUAN HERNANDEZ
 21070 CALLE PACIFICO POINT
 FOUNTAIN, CO 80817



S-0
 SITE PLAN