

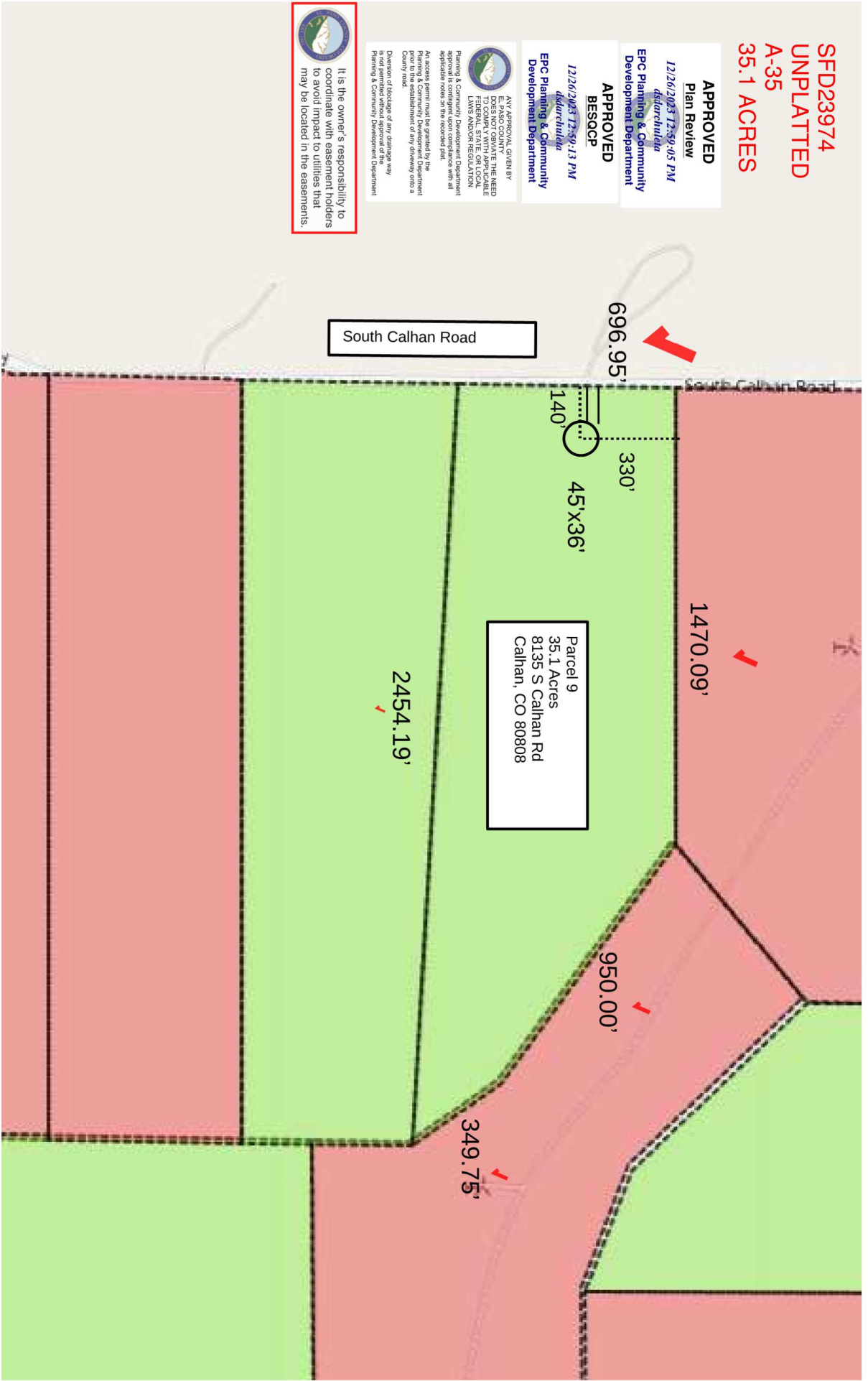
**SFD23974  
UNPLATTED  
A-35  
35.1 ACRES**

**APPROVED**  
Plan Review  
12/26/2023 12:59:05 PM  
*dkdurhulla*  
EPC Planning & Community  
Development Department

**APPROVED**  
BESACP  
12/26/2023 12:59:13 PM  
*dkdurhulla*  
EPC Planning & Community  
Development Department

ANY APPROVAL, GIVEN BY  
EPC PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT  
DOES NOT CONSTITUTE THE NEED  
FOR A PERMIT UNDER FEDERAL, STATE OR LOCAL  
LAWS AND/OR REGULATION.  
Planning & Community Development Department  
reserves the right to require the applicant to  
submit and pay for 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 Discharge of any drainage way  
is required for any drainage way  
crossing a county road.  
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.



NOTE: Approximate Home Location 38.94926° N, 104.29390° W

NOTE: The parcel for this plan is a ~~0.35~~ acre parcel created by the survey recorded at El Paso County Reception #222082895, Parcel 9. 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. **MASTER PARCEL**

Released for Permit

12/14/2023 8:08:17 AM  
REGIONAL Building Department  
Becky A  
ENUMERATION

Designer/Owner: Atticus Land, LLC  
Builder: Ryan Royal  
Phone: 719-800-1484  
Address: PO Box 88010, Colorado Springs, CO 80908  
Site: 8135 S Calhan Road, Calhan, CO 80808



PARCEL 9

That portion of the Northwest Quarter 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 00 degrees 58 minutes 10 seconds West, 1,596.66 feet along the west line of the northwest quarter of said Section 1 to the southwest corner of Parcel 8 and the Point of Beginning;

thence North 90 degrees 00 minutes 00 seconds East, 1,470.09 feet along the south line of Parcel 8 to the southeast corner of Parcel 8;

thence South 54 degrees 00 minutes 20 seconds East, 950.00 feet along the southwesterly line of Parcel 7 to the angle point of Parcel 7;

thence South 34 degrees 42 minutes 35 seconds East, 349.75 feet along the southwesterly line of Parcel 7 to the northeast corner of Parcel 10;

thence North 86 degrees 31 minutes 11 seconds West, 2,454.19 feet along the north line of Parcel 10 to the northwest corner of Parcel 10 and a point on the west line of the northwest quarter of said Section 1;

thence North 0 degrees 58 minutes 10 seconds East, 656.95 feet along the west line of the northwest quarter of said Section 1 to the point of beginning.

(Containing a calculated area of 1,531,816 square feet (35.1473 acres) more or less.

NOTE: Approximate Home Location 38.94926° N, 104.29390° W

NOTE: The parcel for this plan is a >35 acre parcel created by the survey recorded at El Paso County Reception #222082895, Parcel 9. 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

Released for Permit



ENUMERATION

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# RESIDENTIAL

2023 PPRBC  
2021 IECC Amended



Parcel: 2300000609

Address: 8135 S CALHAN RD, CALHAN

Plan Track #: 183944

Received: 01-Dec-2023 (BRIANNAM)

Description:

Required PPRBD Departments (6)

## RESIDENCE

Contractor: HOMEOWNER

Type of Unit:

Lower Level 2	1617	
Main Level	1617	
	3234	Total Square Feet

<p>Enumeration</p> <p>Released for Permit</p> <p>12/04/2023 10:15:21 AM</p> <p>ENUMERATION</p>	
<p>Construction</p>	
<p>Floodplain</p> <p>N/A</p> <p>12/04/2023 6:46:41 AM</p> <p>FLOODPLAIN</p>	
<p>Electrical</p>	
<p>Released for Permit</p> <p>12/26/2023 10:06:51 AM</p> <p>MECHANICAL</p>	<p>Plumbing</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  
*12/26/2023 1:03:46 PM*  
*dsdarchuleta*  
EPC Planning & Community  
Development Department