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Pikes Peak Regional  
Building Department

Regarding a request for approval of a final plat for Johnson Estates Filing No. 1, Enumerations has the following comments: 1. The plat now shows the address of the existing residence for Lot 1. Plat note 21 states that there will be no direct lot access to Hwy 83. As stated in previous comments, an official address change to the approved Cross Ridge Heights for the existing residence will be required as part of the platting process and needs to be submitted at the same time the plat is submitted for review. Instructions for requesting an address change can be found on the RBD website. 2. Previous comments still apply. Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

5/5/2021  
10:10:47 AM

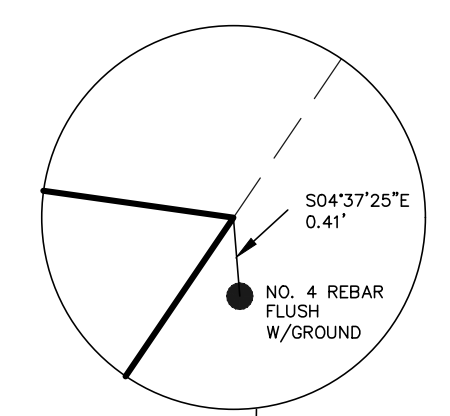
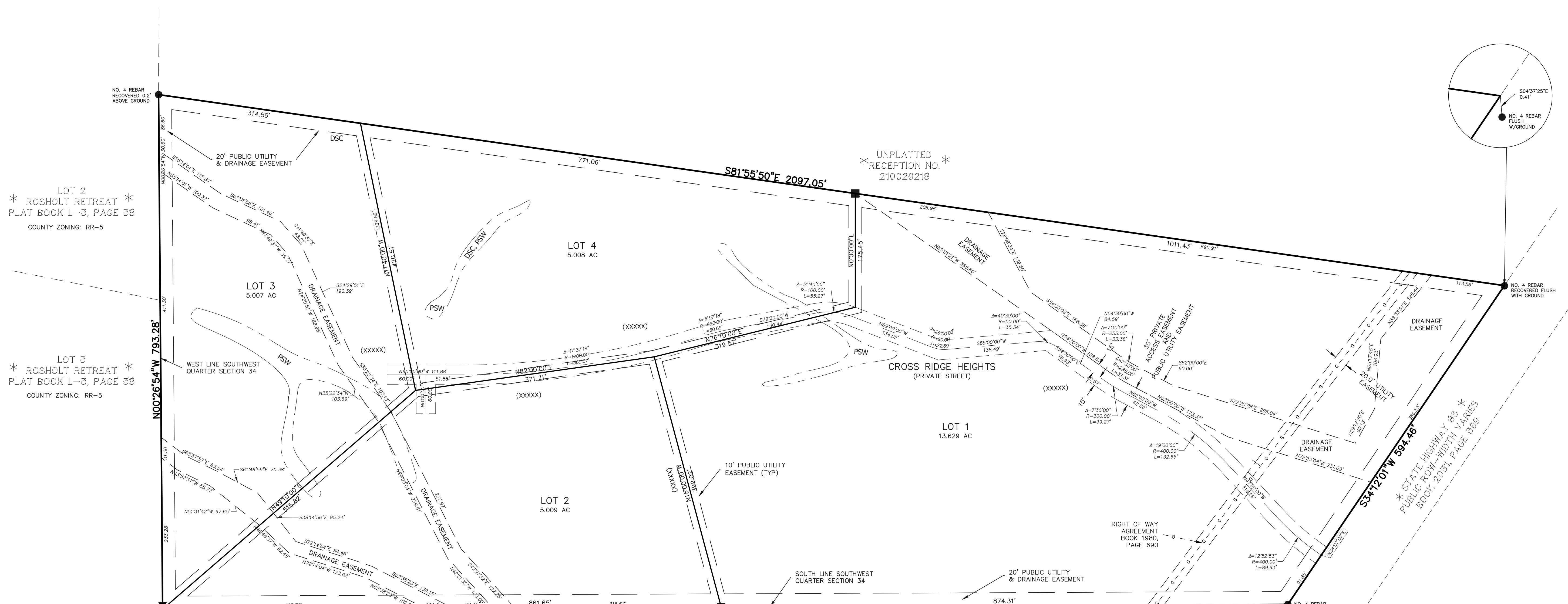
**CCES Response:**

The owner will submit a formal address change with RBD prior to plat recordation.

We would request that the current residential address of 14502 Highway 83 be changed to 14502 Cross Ridge Heights for Lot 1, Johnson Estates Filing No. 1 and the other three lots be addressed based on your requirements.

Please accept the attached scaled plat pdf for enumerations purposes.

**FINAL PLAT**  
**JOHNSON ESTATES FILING NO. 1**  
 A PORTION OF SECTION 34, TOWNSHIP 11 SOUTH,  
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LOT 2  
 \* ROSHOLT RETREAT \*  
 PLAT BOOK L-3, PAGE 38  
 COUNTY ZONING: RR-5

LOT 3  
 \* ROSHOLT RETREAT \*  
 PLAT BOOK L-3, PAGE 38  
 COUNTY ZONING: RR-5

\* UNPLATTED \*  
 \* RECEPTION NO. \*  
 210029218

\* RECEPTION NO. \*  
 213000582  
 COUNTY ZONING: RR-5

\* RECEPTION NO. \*  
 215106314  
 COUNTY ZONING: RR-5

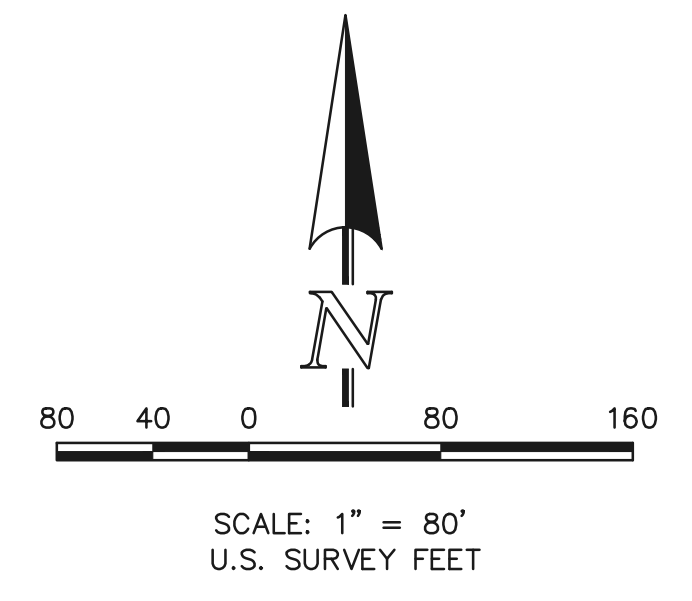
\* UNPLATTED \*  
 COUNTY ZONING: RR-5

POINT OF COMMENCING  
 POINT OF BEGINNING

SOUTHEAST CORNER  
 SEC. 34, T11S, R66W  
 3-1/4" ALUMINUM SURVEYORS CAP  
 WITH APPROPRIATE MARKINGS BY  
 WAYNE CLARK & ASSOCIATES COLO  
 PLS 4842, RECOVERED FLUSH WITH  
 GROUND

BASIS OF BEARINGS  
 S89°45'42"W 1735.96'

- LEGEND**
- AC ACRES
  - MONUMENT RECOVERED, AS NOTED
  - ⊕ SECTION CORNER RECOVERED, AS NOTED
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND
  - \* NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS
  - - - GAS LINE



PRELIMINARY  
 THIS DOCUMENT HAS NOT BEEN  
 PLAT CHECKED

JOHNSON ESTATES  
 FILING NO. 1  
 JOB NO. 2575.10  
 DECEMBER 17, 2020  
 SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903 (719)785-0790  
 (719)785-0799(Fax)

PCDD FILE NO.:MS-211

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