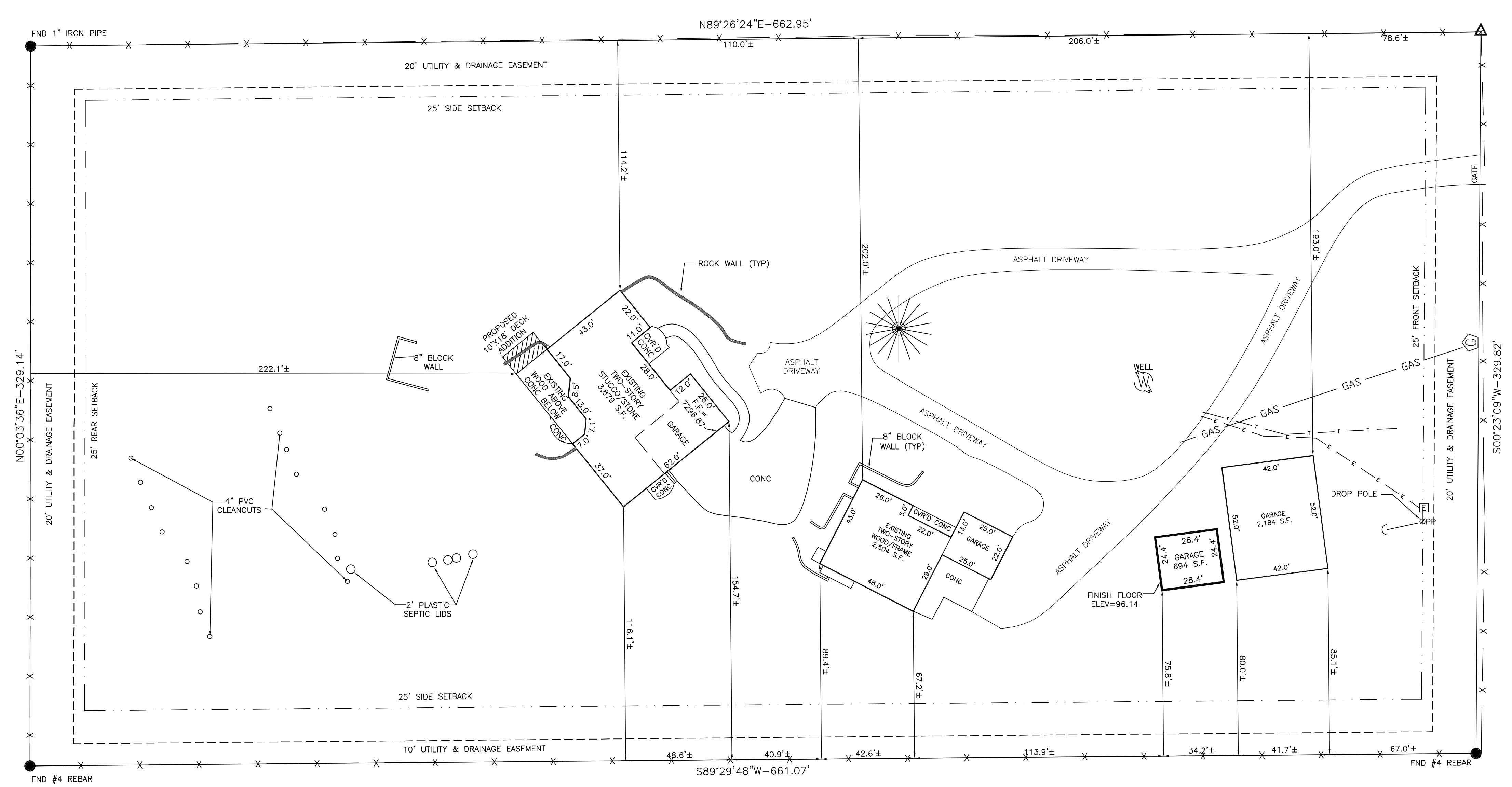
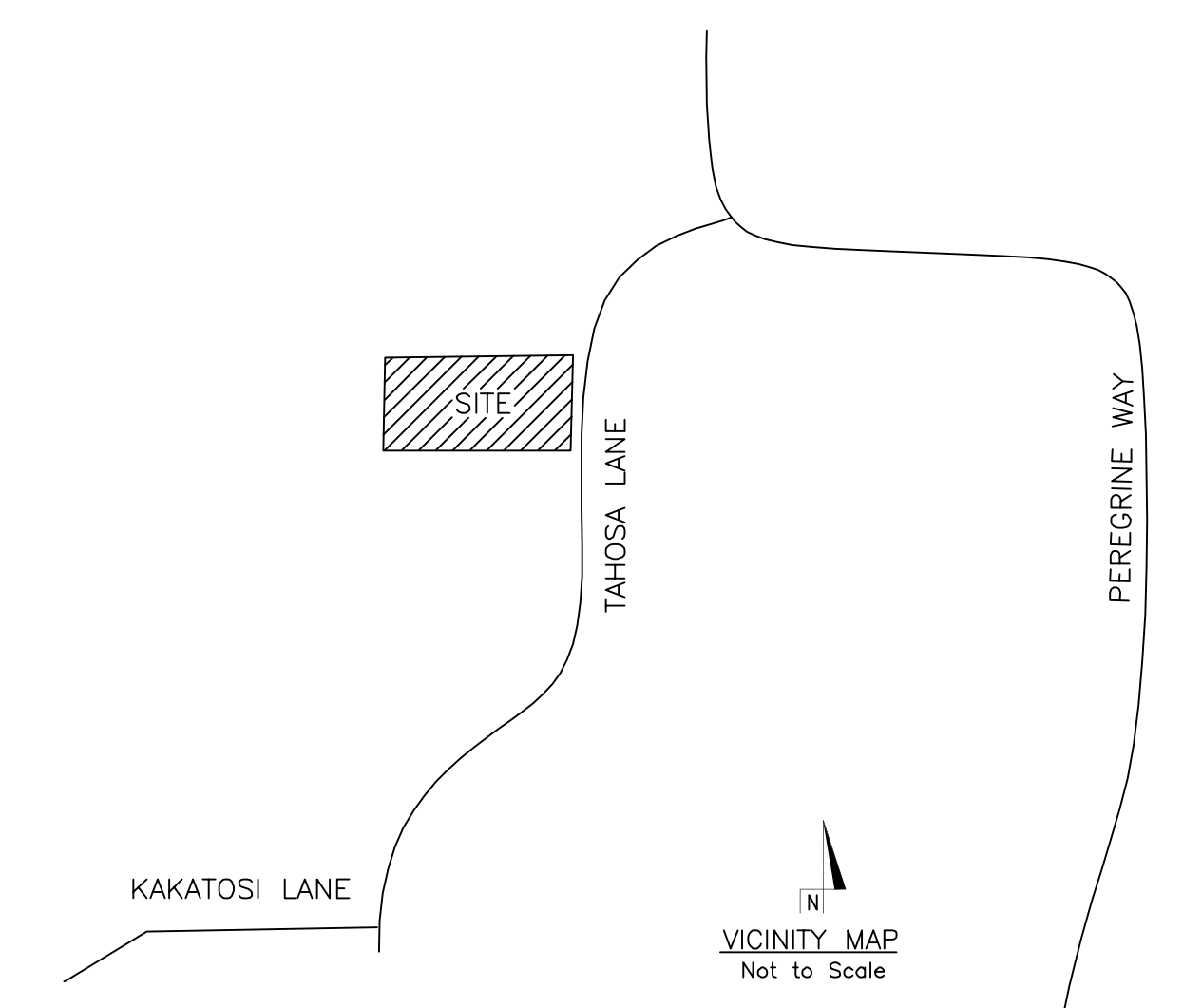


SITE PLAN

LOT 1, BENNETT'S SUBDIVISION
13090 TAHOSA LANE
COUNTY OF EL PASO, STATE OF COLORADO

- LEGEND**
- LOT LINE
 - - - EASEMENT LINE
 - · - · - SETBACK LINE
 - △ FOUND WHITE CAP & REBAR MARKED "LS 14840"
 - FOUND AS SHOWN
 - GAS GAS SERVICE
 - E ELECTRIC SERVICE
 - ⊕ ELECTRIC METER
 - ⊕ GAS METER
 - ⊕ ELECTRIC PEDESTAL
 - ⊕ POWER POLE
 - GUY WIRE
 - X FENCE
 - ⊕ WELL
 - ☼ CONIFER TREE
 - ⊕ TEST BORE LOCATION



LAND DESCRIPTION

Lot 1, Bennett's Subdivision as recorded in Plat Book E-4 at Page 168 and at Reception No. 02013580 of the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.

Site Address: 13090 Tahosa Lane
Project Name: Site Plan
Tax Schedule No.: 62110-02-021
Zone: RR-5
PLAT: 8368

Area of Property: 218,098 S.F.
Total Structural S.F.: 9,261 S.F.
Percent of Coverage: 4.2%
Maximum Height All Structures: 35'

OWNER:
BRAD AUSMUS
Site Address: 13090 Tahosa Lane
Colorado Springs, CO 80908

SURVEYOR:
PINNACLE LAND SURVEYING CO., INC.
121 County Road 5
Divide, CO 80814
(719) 687-7360

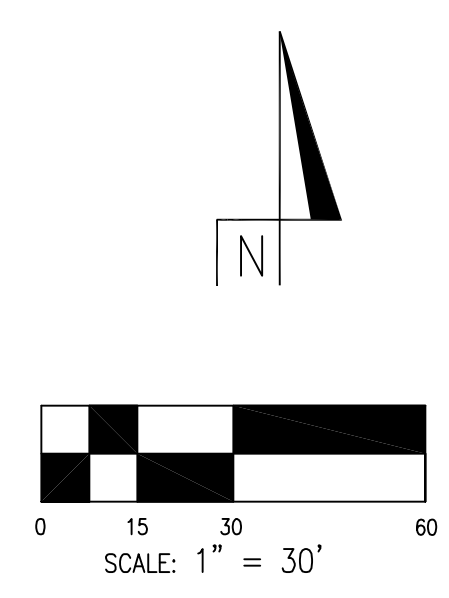
ADD21460

**Not Required
BESQCP**
06/14/2021 11:23:07 AM
Advantage
EPC Planning & Community
Development Department

**APPROVED
Plan Review**
06/14/2021 11:23:13 AM
Advantage
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 IS THE RESULT OF COMPLIANCE WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the record plan. 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 Storage of any drainage way is not permitted without approval of the Planning & Community Development Department.



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PINNACLE LAND SURVEYING, INC.
121 COUNTY ROAD 5, DIVIDE, CO 80814

TITLE: LOT 1, BENNETT'S SUBDIVISION		
SCALE: 1"=30'	DRAWN BY: MWW	FILE: 11000300SP.DWG
DATE: 04/22/21	CHECKED BY: JWT	JOB NO. 11000300

RESIDENTIAL



2017 PPRBC

Address: 13090 TAHOSA LN, COLORADO SPRINGS

Parcel: 6211002021

Plan Track #: 146913  Received: 09-Jun-2021 (NICKH)

Description:

DECK - ADDITION TO EXISTING DECK

Contractor: HOMEOWNER


Type of Unit:

Required PPRBD Departments (2)

Floodplain


(N/A) RBD GIS

Construction

Released for Permit
06/14/2021 4:37:54 AM

CONSTRUCTION

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review

06/14/2021 11:23:44 AM

EPC Planning & Community
Development Department

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.