

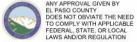
PLAT 15169
 PUD CAD-0
 LOTS 75 - 83 VILLAS AT CLAREMONT RANCH

VILLAS AT CLAREMONT RANCH 15169

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",
 BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,
 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**APPROVED
 Plan Review**

03/29/2024 7:51:38 AM
 (sdtrancl)
 EPC Planning & Community
 Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT WAIVE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS.

Planning & Community Development Department approval is required prior to construction and/or applicable rules of 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 Highways of any drainage way is not permitted without approval of the Planning & Community Development Department.

**APPROVED
 BESQCP**

03/29/2024 7:51:48 AM
 (sdtrancl)
 EPC Planning & Community
 Development Department

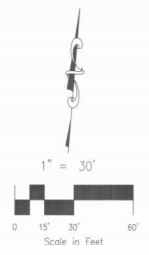
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Lot	Address		Tax ID
75	7806	Carside Grove	5404303160
76	7814	Carside Grove	5404303161
77	7822	Carside Grove	5404303162
78	7830	Carside Grove	5404303163
79	7838	Carside Grove	5404303164
80	7846	Carside Grove	5404303165
81	7854	Carside Grove	5404303166
82	7862	Carside Grove	5404303167
83	7870	Carside Grove	5404303168

- LEGEND:**
- SF SQUARE FEET
 - (xxxx) ADDRESS
 - CH CHORD
 - CHB CHORD BEARING
 - SET No. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - - - PROPERTY LINE
 - - - EASEMENT LINE
 - - - ADJACENT SUBDIVISION, PROPERTY, AND RIGHTS-OF-WAY LINES
 - - - EXISTING CENTERLINES
 - - - EXISTING EASEMENT LINES
 - DENOTES LOTS REQUIRING SPECIAL STUDIES OR THAT PRESENT SIGNIFICANT CONSTRAINTS AND/OR HAZARDS TO DEVELOPMENT SEE GENERAL NOTE 14

Released for Permit
 02/07/2024 02:55:04 PM
 REGIONAL
 Building Department
 Becky A
 ENUMERATION

03/28/2024 3:58:46 PM
 REGIONAL
 CONSTRUCTION



FINAL PLAT
 VILLAS AT CLAREMONT RANCH
 JOB NO. 70-107
 DATE PREPARED: 09/25/2012 DATE REVISION: 01/21/2023
 DATE REVISION: 02/28/2020 DATE REVISION: 01/21/2023
 DATE REVISION: 02/29/2022 DATE REVISION: 04/10/2023
 DATE REVISION: 10/17/2022 DATE REVISION: 06/14/2023
 DATE REVISION: 12/09/2022 DATE REVISION:
 FILE NO.: _____ SF-22-028

212 N. WASHINGTON AVE. STE 305
 CO. GRADO SPRINGS, CO. 80903
 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC. SHEET 3 OF 5

AS REPLATTED

