



ADDRESS: 2276 PINYON JAY DR COLORADO SPRINGS, CO 80951
ZONE: RS-5000 CAD-O
PLAT: 10825
LEGAL DESCRIPTION: LOT 18 BLK 2 CLAREMONT RANCH FIL NO. 1

**APPROVED
Plan Review**

04/23/2026 3:38:58 PM
dsdchambers

EPC Planning & Community
Development Department

**Not Required
BESQCP**

04/23/2026 3:39:02 PM
dsdchambers

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 DOES NOT OBIVATE 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

NOTES:
 1. UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ADD26206

