PLAT 15169
PUD CAD-O
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 dsdrangel
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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

APPROVED
BESQCP
03/29/2024 7:51:48 AM dsdrangel
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

TRACT F
30,272 SF

TOTAL BOUNDARY
442,943 SF
10.169 AC +/-

TRACT E
171,174 SF

TRACT A (STREETS)
68,479 SF

TRACT B
16,560 SF

CARRSIDE GROVE
PRIVATE LOCAL

SANDTOFT HEIGHTS
PRIVATE LOCAL

BELTON HEIGHTS
PRIVATE LOCAL

FIELDSIDE VIEW
PRIVATE LOCAL

MARKSHEFFEL ROAD
PRINCIPAL ARTERIAL
(PUBLIC ROW WIDTH VARIES)

SFD24300 SFD24301

Released for Permit
02/07/2024 2:58:04 PM
Pikes Peak REGIONAL Building Department
Becky A
ENUMERATION

LEGEND:
- SF — SQUARE FEET
- (xxxx) — ADDRESS
- Ch — CHORD
- CHB — CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "MKS CIVIL PLS 25966" 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

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

1" = 30'
0 15' 30' 60'
Scale in Feet

RBD ✓

AS REPLATTED

FINAL PLAT
VILLAS AT CLAREMONT RANCH
JOB NO. 70-107
DATE PREPARED: 09/15/2017
DATE REVISED: 02/18/2022
DATE REVISED: 07/29/2022
DATE REVISED: 10/17/2022
DATE REVISED: 12/09/2022
FILE NO.: SF-22-026
DATE REVISED: 01/23/2023
DATE REVISED: 01/31/2023
DATE REVISED: 04/10/2023
DATE REVISED: 06/14/2023

CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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