

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
(Adm) [Signature]
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 contingent upon compliance with all applicable rules on the recorded plat.

**APPROVED
BESQCP**

03/29/2024 7:51:48 AM
(Adm) [Signature]
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

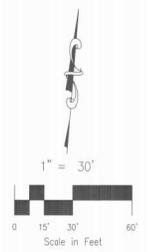


Lot	Address	Tax ID
75	7806 Carside Grove	5404303160
76	7814 Carside Grove	5404303161
77	7822 Carside Grove	5404303162
78	7830 Carside Grove	5404303163
79	7838 Carside Grove	5404303164
80	7846 Carside Grove	5404303165
81	7854 Carside Grove	5404303166
82	7862 Carside Grove	5404303167
83	7870 Carside Grove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

- LEGEND:**
- SF SQUARE FEET
 - (****) 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 09:04 PM
REGIONAL Building Department
Betsy A
ENUMERATION

03/28/2024 3:58:46 PM
[Signature]
CONSTRUCTION



FINAL PLAT
VILLAS AT CLAREMONT RANCH
JOB NO. 10-107
DATE PREPARED: 09/15/2021 DATE REVISION: 07/23/2022
DATE REVISION: 02/18/2022 DATE REVISION: 01/25/2022
DATE REVISION: 07/29/2022 DATE REVISION: 04/10/2022
DATE REVISION: 10/17/2022 DATE REVISION: 06/14/2023
DATE REVISION: 12/09/2022 DATE REVISION:
FILE NO. _____ SF 32-006

CIVIL CONSULTANTS, INC. SHEET 3 OF 5
211 N. WASHINGTON AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

AS REPLATTED

RBD ✓