

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

**APPROVED  
Plan Review**

03/29/2024 7:51:38 AM  
(dramel)

EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT IMPLY 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 rules on the record plat

No access permit shall be granted for the  
Planning & Community Development Department  
prior to the establishment of any driveway onto a  
County road.

**APPROVED  
BESQCP**

03/29/2024 7:51:48 AM  
(dramel)

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

# 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

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:**

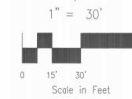
- SF SQUARE FEET
- XXXX ADDRESS
- CH CHORD
- CHB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP  
STAMPED "NALS CIVIL PLS 25866" FLUSH W/  
EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS LABELED, FLUSH W/  
EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT SUBDIVISION, PROPERTY, AND  
RIGHTS-OF-WAY LINES
- EXISTING DISTURBANCES
- EXISTING EASEMENT LINES
- DEMOTES LOTS REQUIRING SPECIAL STUDIES  
OR THAT PRESENT SIGNIFICANT CONSTRAINTS  
AND/OR HAZARDS TO DEVELOPMENT  
SEE GENERAL NOTE 14

Released for Permit

02/07/2024 10:03:04 PM

REGIONAL  
Building Department  
Betsy A  
ENUMERATION

AS REPLATTED



FINAL PLAT  
VILLAS AT CLAREMONT RANCH

JOB NO. 70-107  
DATE PREPARED: 09/15/2021  
DATE REVISION: 02/28/2022  
DATE REVISION: 02/29/2022  
DATE REVISION: 10/17/2022  
DATE REVISION: 12/09/2023  
DATE REVISION: 02/28/2024  
DATE REVISION: 02/28/2024  
DATE REVISION: 03/10/2023  
DATE REVISION: 06/14/2023  
FILE NO. 15169-22-008



211 N. WASHCATCH AVE, STE 305  
COLORADO SPRING, CO 80903  
PHONE: 719.555.5465

SHEET 3 OF 5