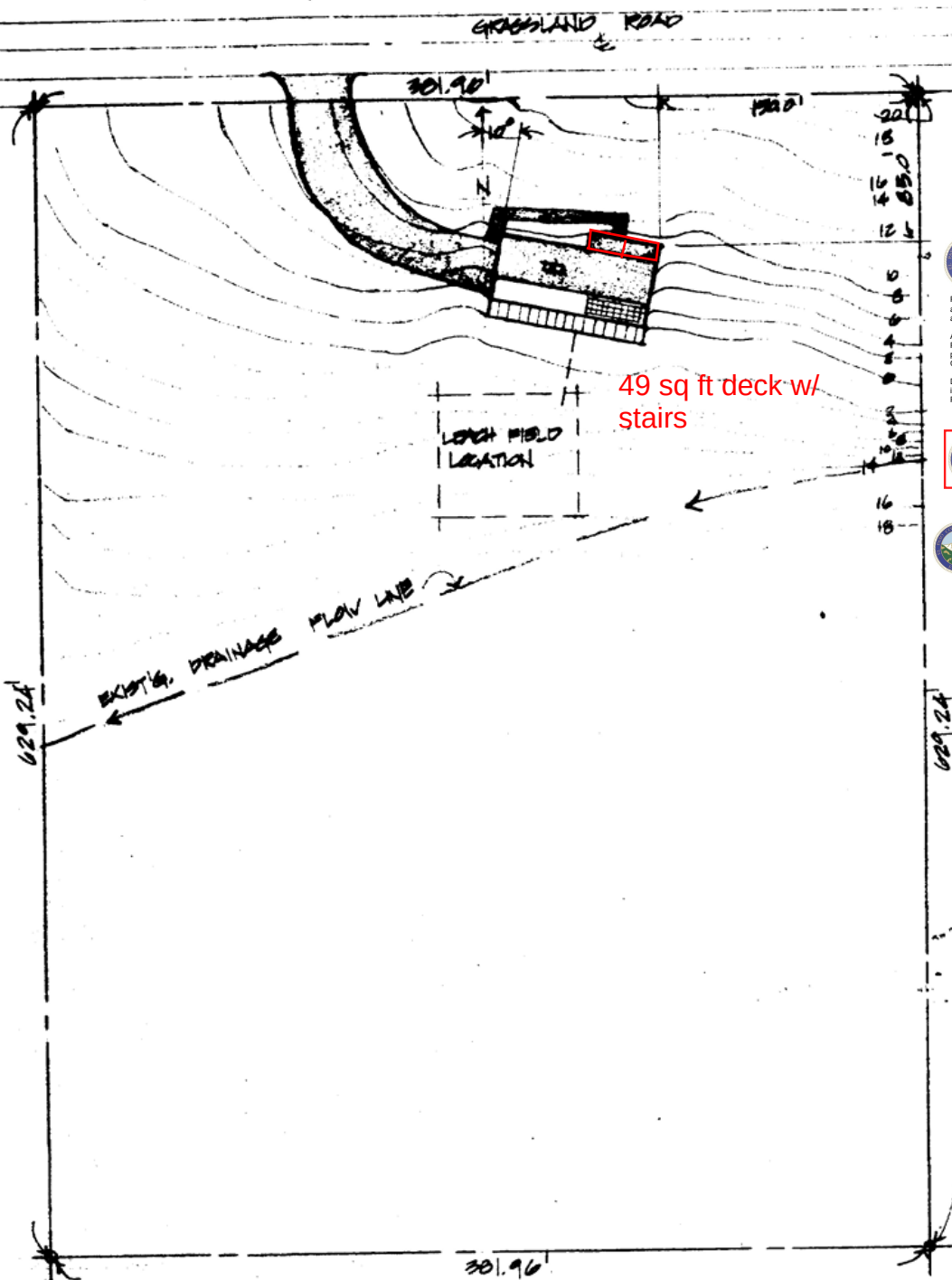




**APPROVED
Plan Review**

10/01/2026 9:34:54 AM

dsdrangel

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OVIATE 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



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



This parcel is in a low/moderate/high intensity fire
risk area. Please reach out to the local fire district
regarding recommendations for compliance with the
WRC code.

SITE PLAN

LEGAL

LOT 11, BLOCK 3, PEACEFUL
VALLEY LAKE ESTATES
FILING #1, EL PASO
COUNTY, COLORADO

5524005004

11435 GRASSLAND RD

Zoning:

RR-5

Plat No:

R02971

NOTE:
FOUNDATION SYSTEM TO BE
VERIFIED OR MODIFIED PER
SOILS INSPECTION AFTER
EXCAVATION OF FNDTH.
BY SOILS ENGINEER.

Legal Description:

LOT 11 BLK 3 PEACEFUL VALLEY LAKE ESTATES 1ST FIL
ADD26594