

# 11150 PINE MEADOWS ROAD LAND SURVEY PLAT

NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 12 S SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

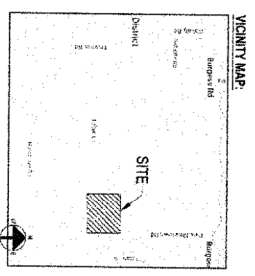
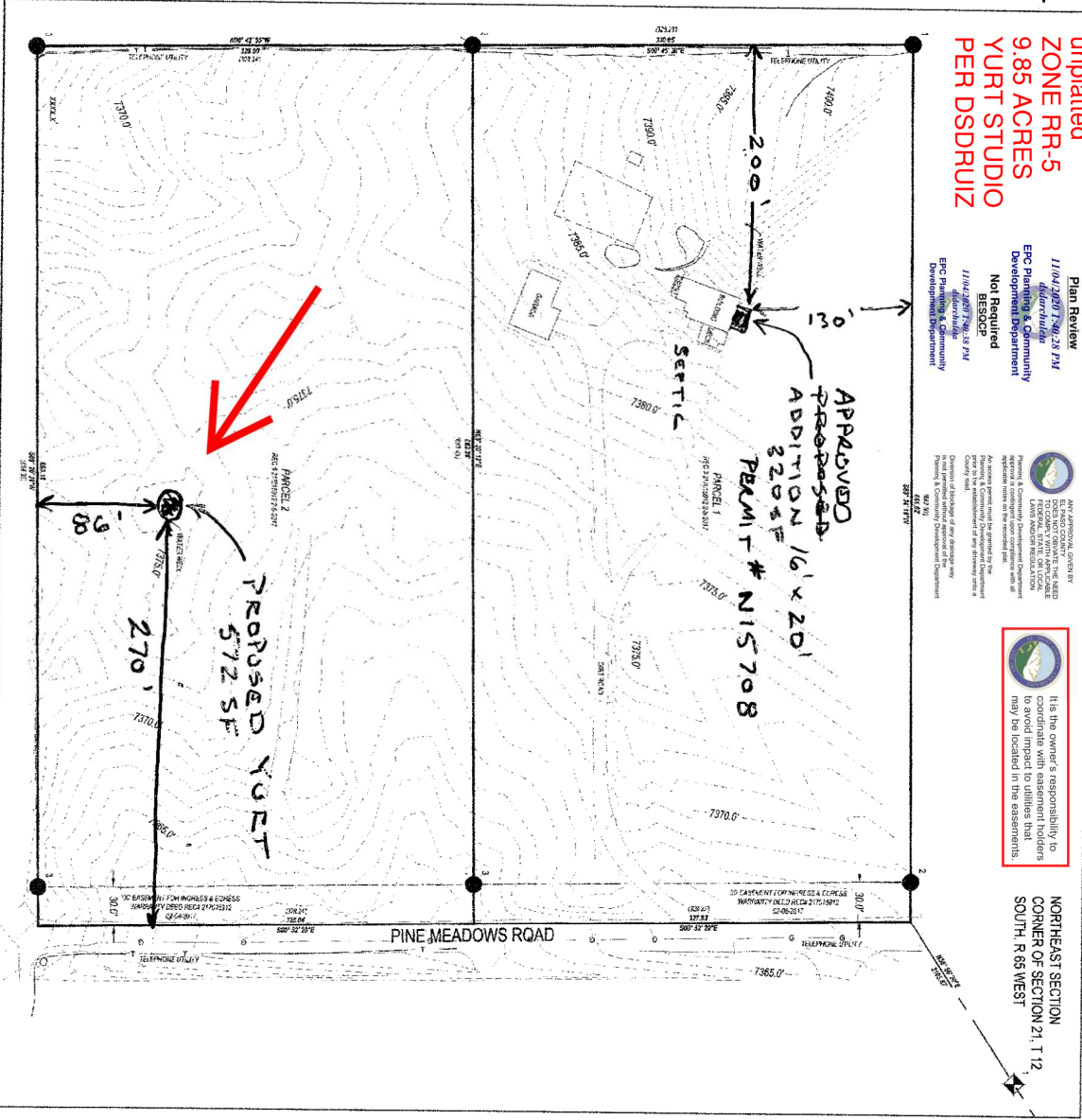
**ADD20611**  
unplatted  
**ZONE RR-5**  
**9.85 ACRES**  
**YURT STUDIO**  
**PER DSDRUJZ**

**APPROVED**  
Plan Review  
11/14/2019 7:48:28 PM  
Development & Community  
Development Department  
Not Required  
BESOPC  
11/14/2019 7:48:28 PM  
Development & 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.

NORTHEAST SECTION  
CORNER OF SECTION 21, T. 12  
SOUTH R. 66 WEST



**SURVEYOR'S CERTIFICATE:**  
I, KARL W. FRANKLIN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND SURVEY WAS MADE AND WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A MEMBER OF THE PROFESSIONAL SURVEYORS ASSOCIATION OF COLORADO. THE SURVEY IS BASED UPON THE SURVEYORS' OWN FIELD MEASUREMENTS AND RESEARCH. THE SURVEYOR'S CERTIFICATE IS VALID FOR THE STATE OF COLORADO. THE SURVEYOR'S CERTIFICATE IS VALID FOR THE STATE OF COLORADO. THE SURVEYOR'S CERTIFICATE IS VALID FOR THE STATE OF COLORADO. THE SURVEYOR'S CERTIFICATE IS VALID FOR THE STATE OF COLORADO.



Digitally signed by Karl Franklin  
DN: cn=Karl Franklin, o=Altitude  
Land Consultants, Inc., ou=Survey  
590, email=karl@altitudeandco.com,  
c=US  
Date: 2019.07.23 15:28:14 -0600

**LEGEND:**

FOUNDED BY ALTITUDE	PROPERTY CONCEPT
FOUNDED BY ALTITUDE	EXISTING CON. CON.
FOUNDED BY ALTITUDE	ADJACENT USE
FOUNDED BY ALTITUDE	PROPERTY PROPERTY, INC.
FOUNDED BY ALTITUDE	PROPERTY PROPERTY, INC.
FOUNDED BY ALTITUDE	PROPERTY PROPERTY, INC.

**ALTITUDE**  
LAND SURVEYORS & CONSULTANTS  
1111 N. W. 10th St., Suite 100  
Denver, CO 80202  
Phone: 303.733.1111  
www.altitudeandco.com

**LEGAL NOTICE:**  
ACCORDING TO COLORADO LAW, YOU MUST COME AND SEE. LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT WITHIN THREE YEARS AFTER YOU RECEIVE THIS SURVEY PLAT AND THREE YEARS AFTER YOU RECEIVE THIS SURVEY PLAT FROM ANY OTHER PARTY IN THIS LAND SURVEY PLAT. BE ADVISED THAT THIS SURVEY PLAT IS NOT A WARRANTY OF THE SURVEYOR'S WORK OR A WARRANTY OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE SURVEYOR.

**GENERAL NOTES:**  
1. THE SURVEYOR HAS PREPARED THIS SURVEY PLAT IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING AND MAPPING.  
2. THE SURVEYOR HAS CONDUCTED A FIELD SURVEY OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.  
3. THE SURVEYOR HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.  
4. ALL PROPERTY LINES ARE FOUND ON THE SURVEY.  
5. ALL PROPERTY LINES ARE FOUND ON THE SURVEY.  
6. ALL PROPERTY LINES ARE FOUND ON THE SURVEY.  
7. BENCHMARK ELEVATIONS MEASURED ON BARE ELEVATION 28 NOVEMBER 2019.

**INDEMNIFYING STATEMENT:**  
I, THE SURVEYOR, DO NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE SURVEYOR.

**WALLACE CONSTRUCTION SERVICES**  
9975 WALKER RD. COLO SPRGS, CO 80908  
DAVE 719-440-1882

LOT COVERAGE: HOUSE 1114, DET GARAGE 1248, DECKS 236, UTIL BLDG 80, GREENHOUSE 105, ADDITION 320 = 3103 SF  
LOT = 429,066 SF COVERAGE = 72% + YURT 572 SF = 3675 SF COVERAGE 0.85%

# RESIDENTIAL

2017 PPRBC



Parcel: 5221200024

Address: 11150 PINE MEADOWS RD, COLORADO SPRINGS

Plan Track #: 136208  Received: 26-Oct-2020 (GITA)

Description: **DETACHED ACCESSORY STRUCTURE** Required PPRBD Departments (2)

Contractor: WALLACE CONSTRUCTION SERVICES

Type of Unit:

Floodplain	(N/A)	RBD GIS
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<p>Released for Permit  <b>11/02/2020 6:22:48 AM</b>          michaela  <b>CONSTRUCTION</b></p>
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## Required Outside Departments (1)

<p>County Zoning</p> <p><b>APPROVED</b> Plan Review</p> <p><i>dsdarchuleta</i>  <b>11/04/2020 1:42:01 PM</b>          EPC Planning &amp; Community          Development Department</p>
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Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.