

# SITE PLAN

OWNER:  
VICTORIA PANCOST TRUST  
VICTORIA L. BOONE TRUSTEE  
6225 MOORFIELD AVENUE  
COLORADO SPRINGS, CO  
80919  
(PH) 720-666-1768

LEGAL DESCRIPTION:  
LOT 12,  
WILDWOOD RANCH ESTATES, FILING 7  
(Reception no. 464325, El Paso County  
Records, El Paso County Colorado)  
El Paso County, Colorado

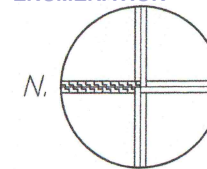
situate in Section Section 5,  
Township 12 South, Range 65 West, 6th PM

Released for Permit

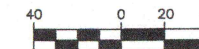
09/11/2023 10:05:53 AM

The logo is a diamond shape with a blue border. Inside, there's a stylized mountain peak with a red triangle at the top and a blue triangle at the bottom. Below the peak, the text "PINES PEAK" is written in a small, sans-serif font. Below that, the word "REGIONAL" is written in a large, bold, red, sans-serif font. At the bottom of the diamond, the words "Building Department" are written in a small, sans-serif font.

ENUMERATION



SCALE: 1" = 40'



NOTE:  
Water, Sewer and Electric services to  
be installed at the recommendations  
of Contractor to meet requirements  
and Site conditions.

6990 SNOW MASS DRIVE  
COLORADO SPRINGS, CO  
80908  
SCHEDULE NO. 5205209003

ZONE: RR-5 **PLAT 2576**  
RURAL RESIDENTIAL

Building Setbacks:  
Front: 25'  
Side: 25'  
Rear: 25'

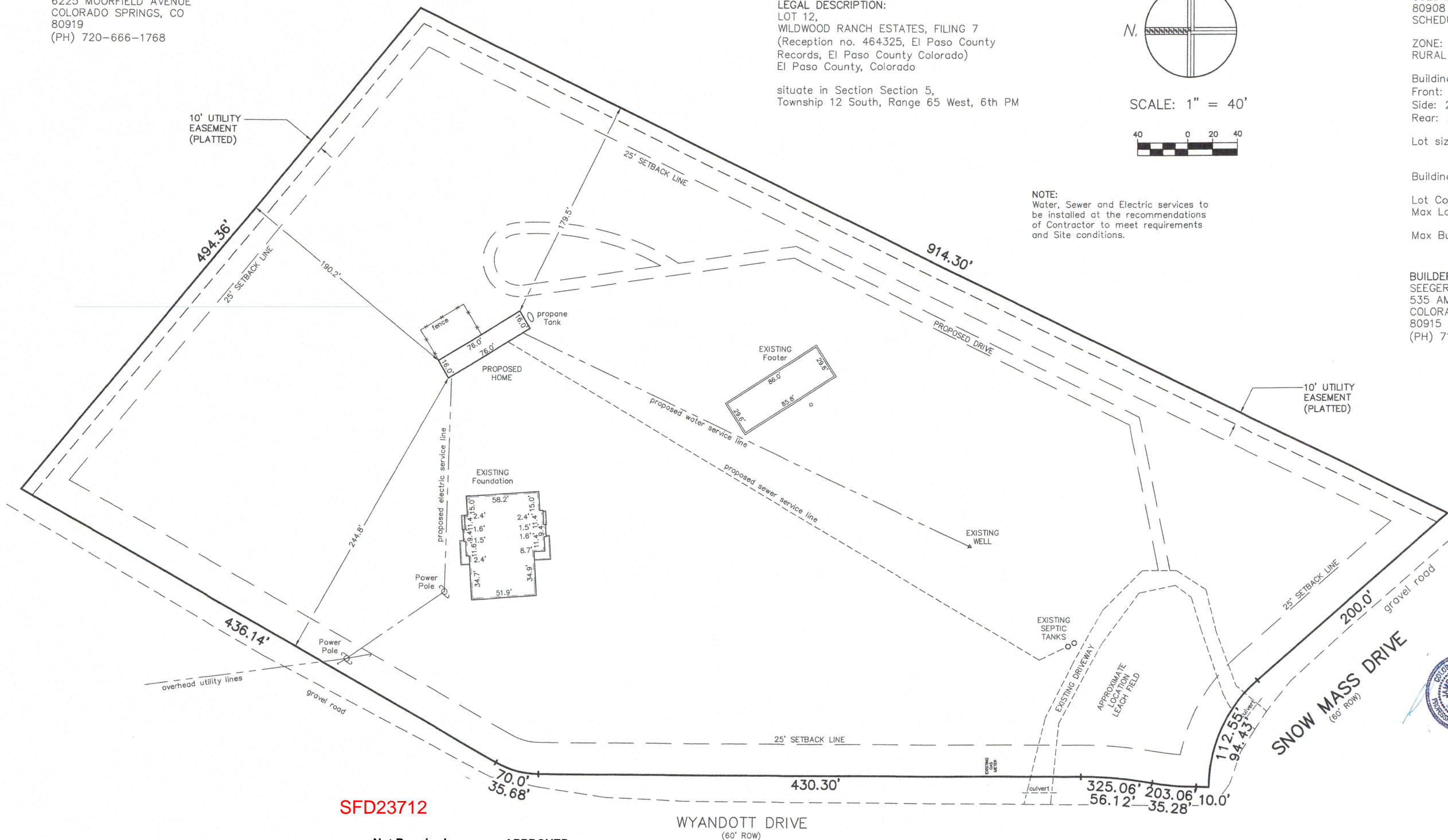
Lot size: 9.15 ACRES  
398,574 sq.ft.

Building Size: 1,216 sq.ft.

Lot Coverage: 0.003%  
Max Lot Coverage: 25%

Max Building Height: 30.0 ft.

**BUILDER:**  
SEEGER HOMES, INC  
535 AMELIA STREET  
COLORADO SPRINGS, CO  
80915  
(PH) 719-632-9085



**NOTE:**  
This EXHIBIT does not represent a monumented Land Survey, and is only intended to depict the attached Legal Description.  
(Units are U.S. SURVEY FOOT)

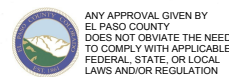
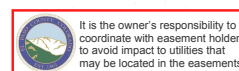
SFD23712

**Not Required**  
**BESQCP**

09/19/2023 12:09:56 PM  
dsdyounger  
EPC Planning & Community  
Development Department

**APPROVED**  
**Plan Review**

09/19/2023 12:10:05 PM  
dsdyounger  
EPC Planning & Community  
Development Department



Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

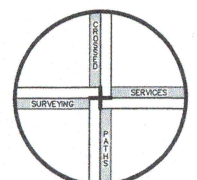
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

3.			
2.			
1.			
no.	date	revisions	by
drawing date: May 22, 2023			scale: 1" = 40'
dwg. file: 22050908.dwg			drawn by: JPB
project no. 22050908			sheet 1 of 1



## SITE PLAN



CROSSED PATHS SURVEYING SERVICES, INC.  
P.O. BOX 49742  
COLORADO SPRINGS, CO 80949-9742  
PHONE: 719-661-2349  
EMAIL: [jimpls@xpathinc.com](mailto:jimpls@xpathinc.com)

# RESIDENTIAL



2023 PPRBC

IECC: N/A

Address: 6990 SNOW MASS DR, COLORADO SPRINGS

Parcel: 5205209003

Plan Track #: 180937  Received: 08-Sep-2023 (BRIANNAM)

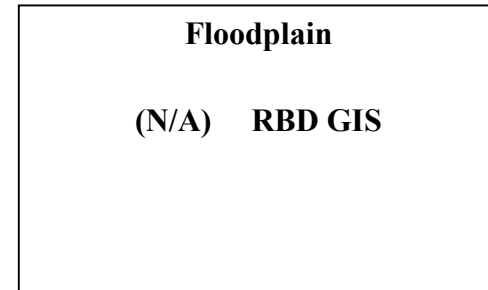
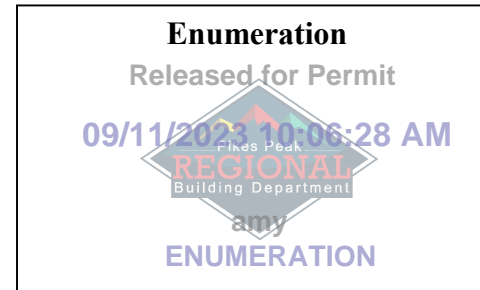
## Description:

### MANUFACTURED HOME - TEMPORARY SET

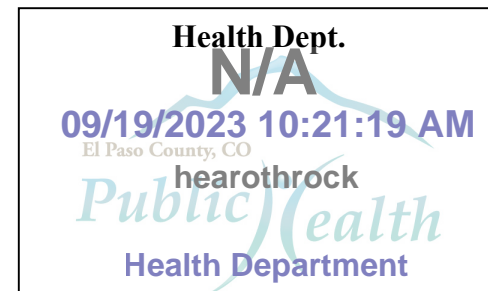
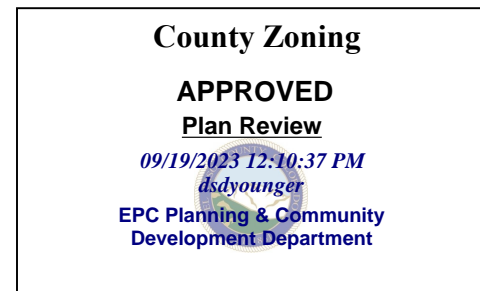
Contractor: SEEGER HOMES, INC

Type of Unit:

## Required PPRBD Departments (4)



## Required Outside Departments (2)



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.