

# SITE PLAN

## PORTION OF THE NE 1/4 OF SEC 6-12S-65W

### COUNTY OF EL PASO

### STATE OF COLORADO

ADD20606  
 PLAT 0  
 ZONE RR-5  
 CREATE DATE  
 11/30/61  
 REC # 213846

**APPROVED**  
**Plan Review**  
 08/31/2020 3:12:29 PM  
*dsdarchuleta*  
 EPC Planning & Community  
 Development Department

**Not Required**  
**BESQCP**  
 08/31/2020 3:12:44 PM  
*dsdarchuleta*  
 EPC Planning & Community  
 Development Department

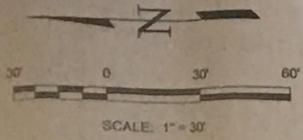
ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT OVIATE THE NEED  
 TO COMPLY WITH APPLICABLE  
 FEDERAL, STATE, OR LOCAL  
 LAWS AND/OR REGULATION

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.

Division 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.



**LEGAL DESCRIPTION:**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE N 89°38'12" W ON THE SOUTH LINE OF SAID NORTH QUARTER A DISTANCE OF 1677.97 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREBY DESCRIBED; THENCE N 0° 49'06" W 669.72 FEET; THENCE N 89°23'20" W 353.73 FEET TO INTERSECT THE EAST LINE OF THE COX TRACT AS RECORDED IN BOOK 1829 AT PAGE 134 OF THE EL PASO COUNTY RECORDS; THENCE S 0°27'18" E 671.17 FEET TO THE INTERSECT OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE S 89°38'12" E 357.97 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING. THERE IS A 30 FOOT RIGHT OF WAY OVER THE SOUTHERLY 30 FEET AND A 15 FOOT RIGHT OF WAY OVER THE WESTERLY 15 FEET OF THE ABOVE DESCRIBED PROPERTY.

**ADDRESS:**

6420 COOLWELL DR., COLORADO SPRINGS, CO 80908

*RR-5*  
*CO: 11/30/61*  
*rec # 213846*  
*SFDBF 1514*

**SCHEDULE NUMBER:**

5206000094

**EXISTING AREA:**

LOT: 238,531 SQ FT  
 FOUNDATION: 1,539 SQ FT  
 BUILDING: N/A

**PROPOSED AREA:**

LOT: 238,531 SQ FT  
 FOUNDATION: 1,326 SQ FT  
 BUILDING: 1,378 SQ FT

**APPLICANT:**

NEW VISION CUSTOM BUILDERS  
 MIKE EDWARDS  
 P.O. BOX 8455  
 COLORADO SPRINGS, CO 80934

**OWNER:**

GILLILAND, JAMES W. AND SUE  
 6420 COOLWELL DRIVE,  
 COLORADO SPRINGS, CO 80908

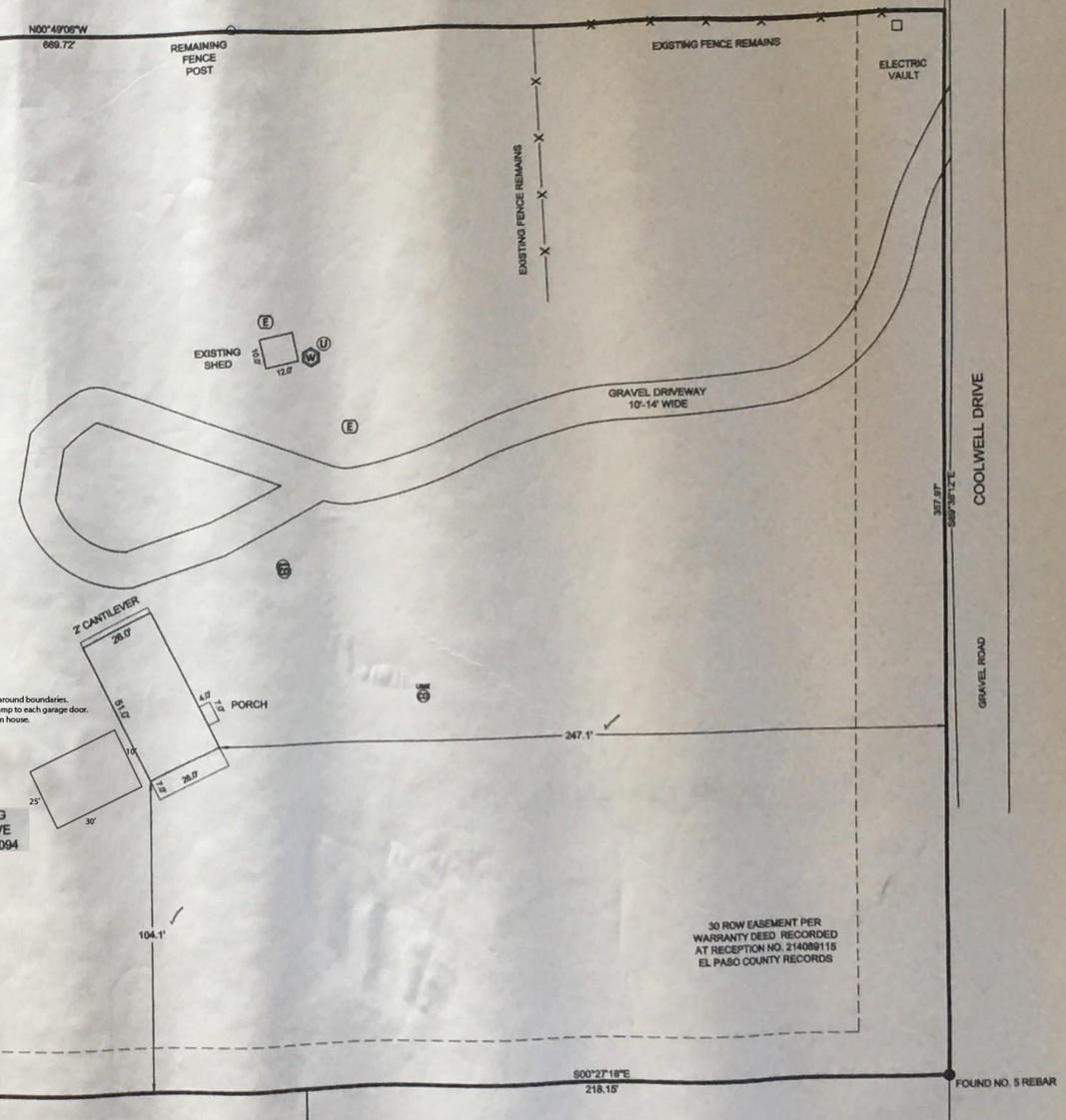
**NOTICE:**

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

N89°38'12"W  
353.73

**Symbol Legend**

- |   |                         |
|---|-------------------------|
| ● | FOUND MONUMENT AS NOTED |
| ⊙ | CLEANOUT                |
| ⊕ | ELECTRIC METER          |
| ⊖ | ELECTRIC PEDISTAL       |
| ⊗ | UNKNOWN CLEANOUT        |
| ⊘ | UNKNOWN MANHOLE         |
| ⊙ | WELL                    |



Development services approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Development Services Engineering Division prior to the establishment of any driveway onto a County Road.

Division of blockage of any drainage way is not permitted without the approval of the Development Services Engineering Division.

Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local laws and/or regulations.

**BESQCP APPROVED/DENIED**  
 by *CP3* on *6/2/15*

**APPROVED** DENIED  
 BY *P2* DATE *6/2/15*  
 FOR *CFD* BY *6/2/15*  
 NOTES *please check*  
 EL PASO COUNTY  
 DEVELOPMENT SERVICES

Released for  
 JUN 12 2015  
 DJM  
 RBD Constru

RBD ✓

# RESIDENTIAL



2017 PPRBC

Address: 6420 COOL WELL DR, COLORADO SPRINGS

Parcel: 5206000094

Plan Track #: 133062 

Received: 20-Aug-2020 (GITA)

Map #: 315G

## Description:

### DETACHED ACCESSORY STRUCTURE

Contractor: COAST TO COAST CARPORTS, INC

Type of Unit:

## Required PPRBD Departments (2)

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
  
Released for Permit  
08/27/2020 10:49:38 AM  
  
shelley  
CONSTRUCTION

## Required Outside Departments (1)

**County Zoning**  
**APPROVED**  
**Plan Review**  
08/31/2020 3:15:32 PM  
  
EPC Planning & Community  
Development Department

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.