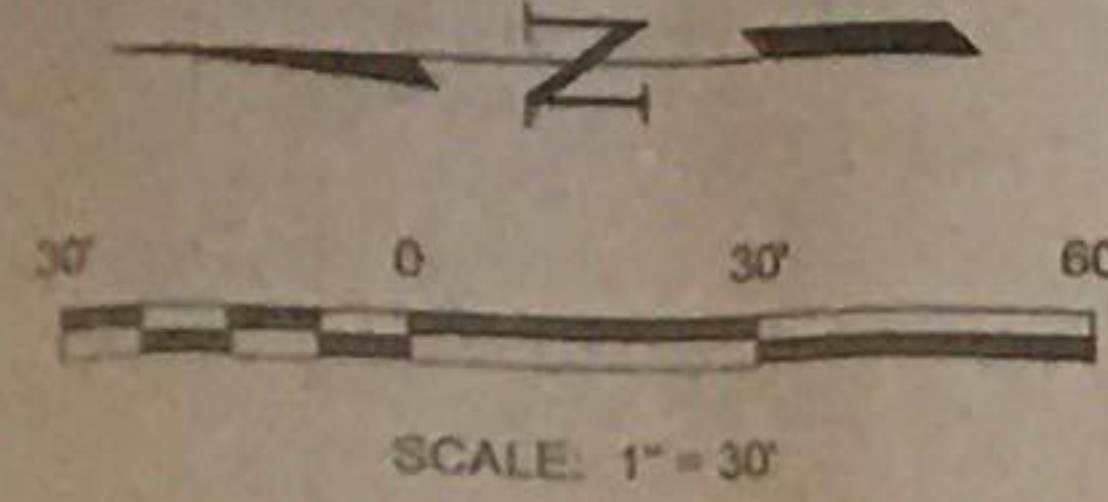


SITE PLAN

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

COOLWELL DRIVE
E NO. 5206000065

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

SCHEDULE NUMBER:

5206000094

EXISTING AREA:

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

APPLICANT:

NEW VISION CUSTOM BUILDERS
MIKE EDWARDS
P.O. BOX 6455
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.

PROPOSED AREA:

LOT: 238,531 SQ FT
FOUNDATION: 1,328 SQ FT
BUILDING: 1,378 SQ FT

RR-5
CO: 11/30/61
Rec # 213846
SFDBF1514

*Manufacturer wants 2" extra all around boundaries.
Will also need a cement lead in ramp to each garage door.
The garage will be placed 10' from house.

PROPOSED BUILDING
6420 COOLWELL DRIVE
SCHEDULE NO. 5206000094

15 ROW EASEMENT PER
WARRANTY DEED RECORDED
AT RECEPTION NO. 214089115
EL PASO COUNTY RECORDS

30 ROW EASEMENT PER
WARRANTY DEED RECORDED
AT RECEPTION NO. 214089115
EL PASO COUNTY RECORDS

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

6365 VESSEY ROAD
SCHEDULE NO. 5206000065

6360 COOLWELL DRIVE
SCHEDULE NO. 5206000066

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 obviolate the need to comply with applicable
Federal, State or Local laws and/or regulations.

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

APPROVED
BY CP3 DATE 6/2/15
FOR SPD
NOTES per plan and 11/30/61
RR-5
EL PASO COUNTY
DEVELOPMENT SERVICES

Released for
JUN 12 2015
DJM
RBD Constr

RBD ✓

RESIDENTIAL



2017 PPRBC

Address: 6420 COOL WELL DR, COLORADO SPRINGS

Plan Track #: 133062 

Received: 20-Aug-2020 (GITA)

Parcel: 5206000094

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



Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

08/31/2020 3:15:32 PM

dsdarchuleta

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.