

East border 496ft

Parcel Schedule Number: 5207000104

TRACT IN NW4NW4 SEC 07-12-65 AS FOLS, BEG AT SW COR OF NW4NW4 OF SD SEC, TH ELY ON SLY LN OF SD NW4NW4 264.0 FT M/L, NLY 495.0 FT, WLY 264.0 FT M/L TO W LN OF SD NW4NW4, TH SLY ALG SD W LN 495.0 FT TO POB, EX WLY 30.0 FT TOG W/ W 792.0 FT OF E 1056.0 FT OF S 495.0 FT OF NW4NW4 SEC 7-12-65, SUBJ TO R/W OVER ELY 15.0 FT, TOG WITH R/W OVER S 20.0 FT OF SD NW4NW4 AS FOLS: BEG AT SW COR OF SD

East border 496ft DES TRACT

13325 holmes road
coloradp springs co 80908

13325 HOLMES RD
BLACK FOREST BURN AREA

APPROVED
Plan Review

02/02/2024 10:59:03 AM
dsdarchulela

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLVIATE 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

APPROVED
BESQCP

02/02/2024 10:59:14 AM
dsdarchulela

EPC 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.

SFD2481
UNPLATTED
ZONE RR-5
13 ACRES

580 ft

791 ft

ship container

430ft

65ft

north edge 1147ft

125ft

Residence

driveway

370 ft

567ft

356ft



driveway

290ft

driveway entrance

54ft entrance

151ft

south property line 1147

West edge 495ft

Holmes Rd

13325 Holmes rd Colorado Springs co 80908

Holmes rd

RESIDENTIAL

2017 PPRBC



Parcel: 5207000104

Address: 13325 HOLMES RD, COLORADO SPRINGS

Plan Track #: 184315  Received: 12-Dec-2023 (BRIANNAM)

Description: **RESIDENCE** Required PPRBD Departments (6)

Contractor: HOMEOWNER

Type of Unit:

Garage	970	Total Square Feet
Main Level	1628	
Upper Level 1	1092	

Enumeration

Released for Permit



01/30/2024 4:39:02 PM

ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit




01/30/2024 4:04:45 PM

CONSTRUCTION

Electrical

N/A



12/18/2023 2:57:36 PM

ELECTRICAL

Mechanical

Plumbing

N/A



12/18/2023 10:21:06 AM

PLUMBING

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.

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review

02/02/2024 11:22:38 AM
dsdarchuleta

EPC Planning & Community
Development Department

Health Dept.

N/A

12/18/2023 10:34:02 AM
El Paso County, CO
heaguerro

Public Health
Health Department

SITE PLAN ON PAGE 2

Site plan For Rabins project 6/01/2023

Parcel Information

Schedule Number: 5207000104

Owner Information Name: RABINS MICHAEL ALLEN

Property Information Property Address: 13325 HOLMES RD



Legal Description

TRACT IN NW4NW4 SEC 07-12-65 AS FOLS, BEG AT SW COR OF NW4NW4 OF SD SEC, TH ELY ON SLY LN OF SD NW4NW4 264.0 FT M/L, NLY 495.0 FT, WLY 264.0 FT M/L TO W LN OF SD NW4NW4, TH SLY ALG SD W LN 495.0 FT TO POB, EX WLY 30.0 FT TOG W/ W 792.0 FT OF E 1056.0 FT OF S 495.0 FT OF NW4NW4 SEC 7-12-65, SUBJ TO R/W OVER ELY 15.0 FT, TOG WITH R/W OVER S 20.0 FT OF SD NW4NW4 AS FOLS: BEG AT SW COR OF SD NW4NW4 TO SW COR OF ABOVE DES TRACT

Primary home to be constructed on lot described above. Home is far from any easements and will be a green roof energy efficient construction. It is situated on the property in the northern half of the 13 acres. Home will use long standing driveway and entrance. The septic field is located adjacent and clearly within the lot boundary's and over 250 ft from the well. The Holmes road boundary is the source for natural gas and electric feed.

The setbacks are as follows

- 660 ft from eastern property line
- 356 ft from western property line
- 341 ft from south property line
- 100 ft from north property line
- Well is 371 ft away from home and power pole is about 196 ft away.
Septic :
- 327 ft from western property line
- 174 ft from north property line
- 390 ft from well

