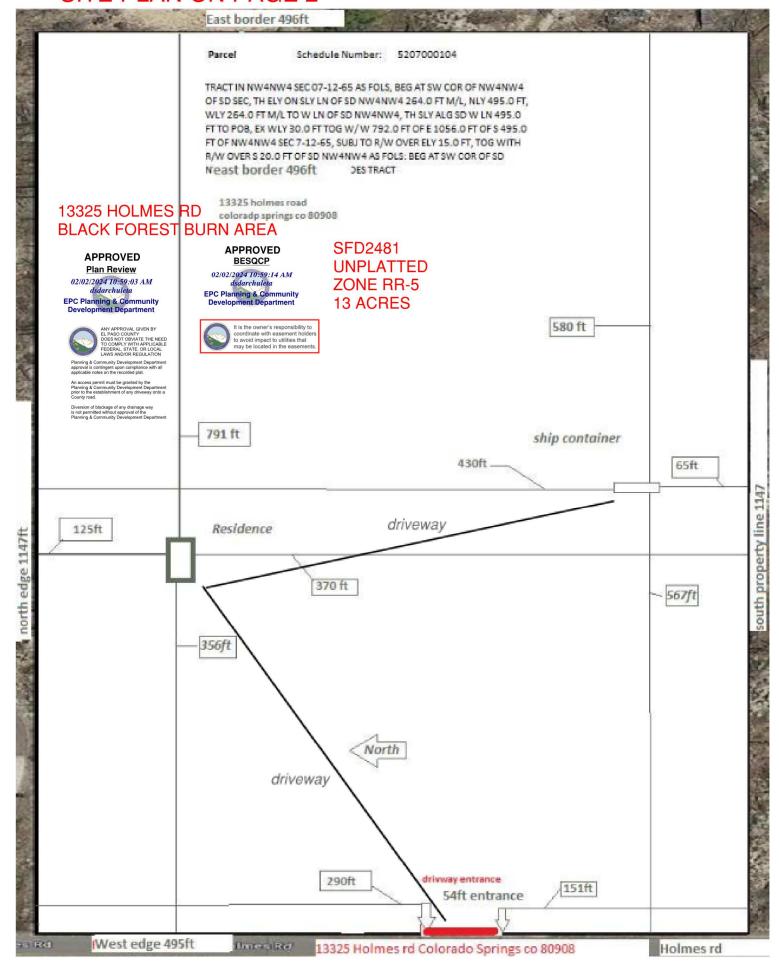
### PAGE 2 OF 3 SITE PLAN ON PAGE 2





### RESIDENTIAL



**2017 PPRBC** 

Parcel: 5207000104

Address: 13325 HOLMES RD, COLORADO SPRINGS

Received: 12-Dec-2023 (BRIANNAM)

**Description:** 

# Required PPRBD Departments (6)

### RESIDENCE

Contractor: HOMEOWNER

Type of Unit:

	Upper Level 1	Main Level	Garage
3690	1092	1628	970
Total Square Feet			



(N/A) RBD GIS

**Floodplain** 



Mechanical





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

heaguerrero

Public

ealth

Health Department

### PAGE 1 OF 3

### 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

01/30/2024 1 38 39 PM

ENUMERATION

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

### PAGE 3 OF 3 SITE PLAN ON PAGE 2

