

12804
WARD LANE
(60' ROW)
R:60.00'
L:68.19'

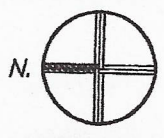
5' PUBLIC IMPROVEMENT,
PUBLIC UTILITY &
DRAINAGE EASEMENT
(PLATTED)

See Sheet 2 of 2
for House detail

FILE - ADD24257
ZONING - RR-5
PLAT - 14432
APPROVED 432
SQ FT
NEW DECK

10' PUBLIC UTILITY
EASEMENT (PLATTED)

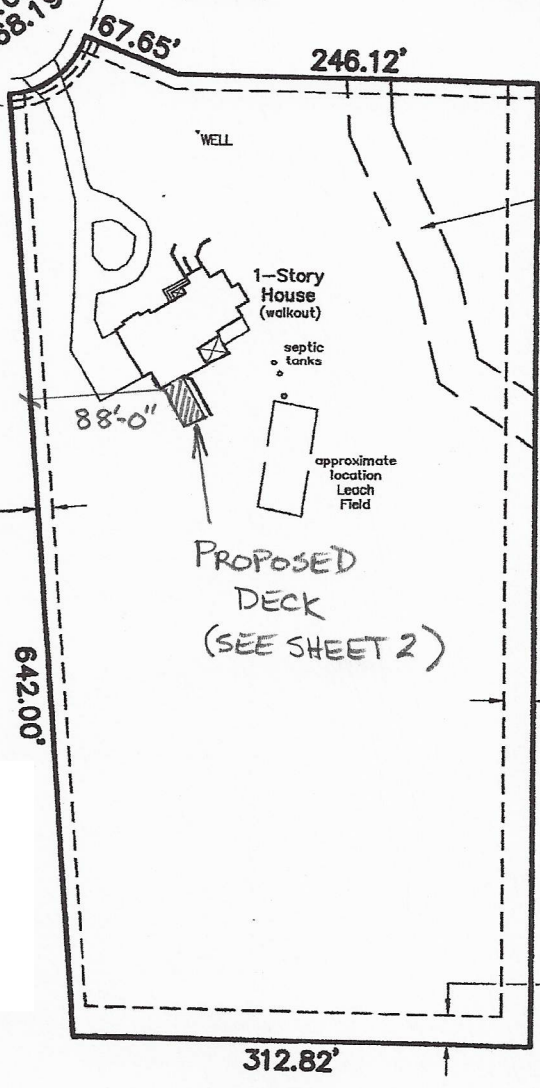
10' PUBLIC UTILITY &
DRAINAGE EASEMENT
(PLATTED)



APPROVED
Plan Review
05/16/2024 10:12:38 AM
dsdmaes
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.
Diversion or blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

Not Required
BESQCP
05/16/2024 10:13:01 AM
dsdmaes
EPC Planning & Community
Development Department



30' DRAINAGE
EASEMENT
(WALKER PLACE
PLAT REC NO.
210713034)

20' PUBLIC
UTILITY &
DRAINAGE
EASEMENT
(PLATTED)

20' PUBLIC
UTILITY &
DRAINAGE
EASEMENT
(PLATTED)

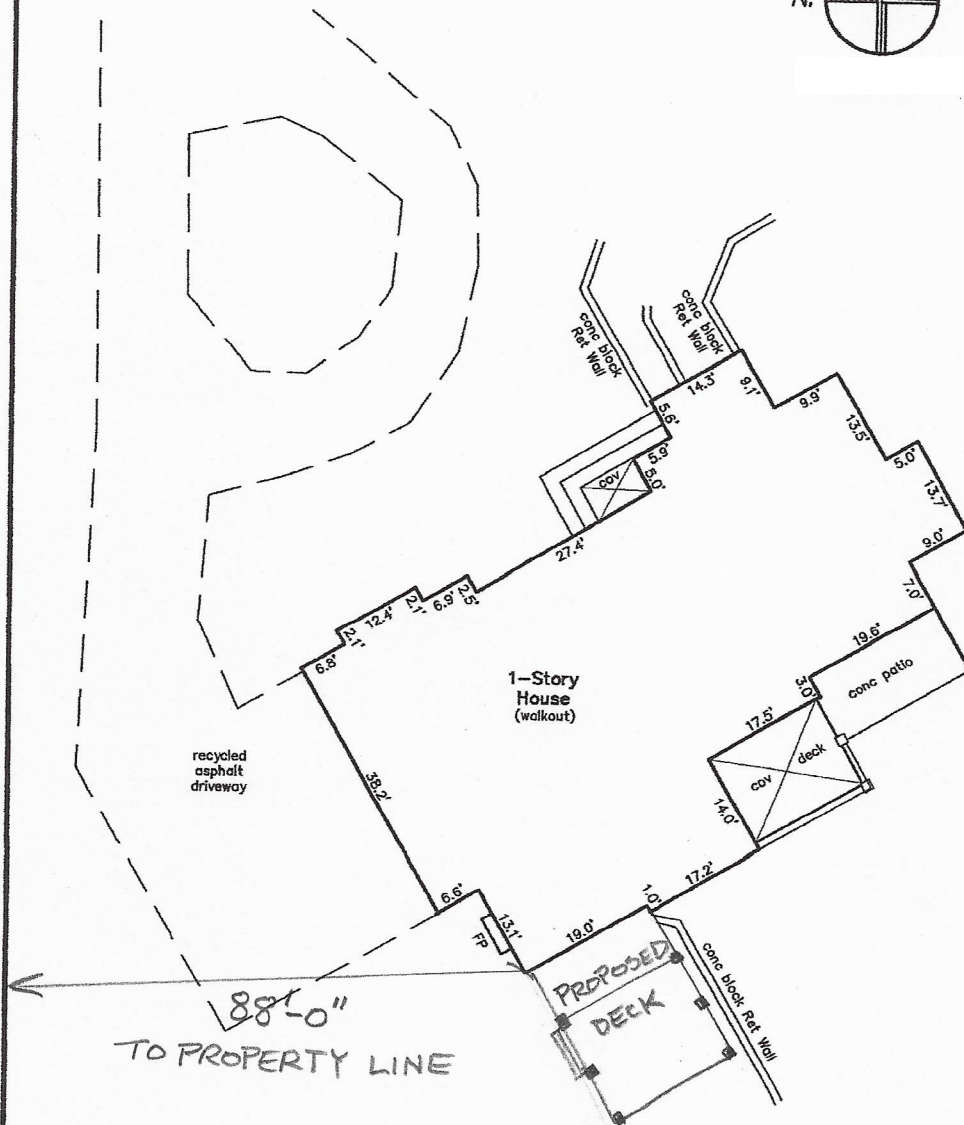
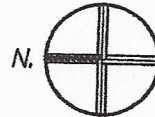
RECORD TITLE DESCRIPTION:
Lot 4 IN REDTAIL RANCH FILING NO. 1



It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

WELL

See Sheet 1 of 2
for Lot detail



RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 12804 WARD LN, COLORADO SPRINGS

Parcel: 5209002013

Plan Track #: 189754 

Received: 14-May-2024 (BRIANNAM)

Description:

DECK - NEW

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (2)

Floodplain	Construction
(N/A) RBD GIS	

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

05/16/2024 10:14:11 AM
dsdmaes

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.