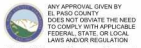


PLAT 15169
PUD CAD-O
LOTS 75 - 83 VILLAS AT CLAREMONT RANCH

**APPROVED
Plan Review**

03/29/2024 7:51:38 AM
(d.dranzel)

EPC Planning & Community
Development Department



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

As access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of Storage of any easement way is not permitted without approval of the Planning & Community Development Department.

**APPROVED
BESQCP**

03/29/2024 7:51:48 AM
(d.dranzel)

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.

VILLAS AT CLAREMONT RANCH 15169

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Lot	Address	Tax ID
75	7806 Carside Grove	5404303160
76	7814 Carside Grove	5404303161
77	7822 Carside Grove	5404303162
78	7830 Carside Grove	5404303163
79	7838 Carside Grove	5404303164
80	7846 Carside Grove	5404303165
81	7854 Carside Grove	5404303166
82	7862 Carside Grove	5404303167
83	7870 Carside Grove	5404303168

LEGEND:

- SF SQUARE FEET
- (xxxx) ADDRESS
- CH CHORD
- CHB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP, STAMPED "M&S CIVIL PLS 25366" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE.
- FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE.
- BOUNDARY LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION, PROPERTY, AND RIGHTS-OF-WAY LINES
- - - EXISTING CENTERLINES
- - - EXISTING EASEMENT LINES
- DENOTES LOTS REQUIRING SPECIAL STUDIES OR THAT PRESENT SIGNIFICANT CONSTRAINTS AND/OR HAZARDS TO DEVELOPMENT. SEE GENERAL NOTE 14.

Released for Permit

02/07/2024 2:53:04 PM

REGIONAL
Building Department
Becky A
ENUMERATION

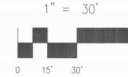
03/28/2024 3:58:46 PM



2121 N. WASHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

FINAL PLAT
VILLAS AT CLAREMONT RANCH

JOB NO. 70-107
DATE PREPARED: 09/15/2017 DATE REVISION: 02/21/2023
DATE REVISION: 02/28/2020 DATE REVISION: 02/21/2023
DATE REVISION: 02/29/2022 DATE REVISION: 04/10/2023
DATE REVISION: 10/13/2022 DATE REVISION: 06/14/2023
DATE REVISION: 12/09/2022 DATE REVISION:
FILE NO. _____ SF-22-028



Scale in Feet

RBD ✓

AS REPLATTED