

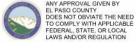
PLAT 15169  
 PUD CAD-O  
 LOTS 75 - 83 VILLAS AT CLAREMONT RANCH

# 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

**APPROVED  
 Plan Review**

03/29/2024 7:51:38 AM  
 (sdtrancl)  
 EPC Planning & Community  
 Development Department



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

Planning & Community Development Department  
 approval is required prior to construction of any  
 applicable items 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 Storage of any drainage way  
 is not permitted without approval of the  
 Planning & Community Development Department

**APPROVED  
 BESQCP**

03/29/2024 7:51:48 AM  
 (sdtrancl)  
 EPC Planning & Community  
 Development Department

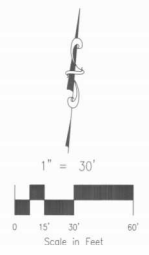
It is the owner's responsibility to  
 coordinate with easement holders  
 to avoid impact to utilities that  
 may be located in the easements.

AS REPLATTED

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 25866" 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 02:55:04 PM  
 REGIONAL  
 Building Department  
 Becky A  
 ENUMERATION



FINAL PLAT  
 VILLAS AT CLAREMONT RANCH  
 JOB NO. 10-107  
 DATE PREPARED: 09/25/2012 DATE REVISION: 01/21/2023  
 DATE REVISION: 02/28/2020 DATE REVISION: 01/21/2023  
 DATE REVISION: 02/29/2022 DATE REVISION: 04/10/2023  
 DATE REVISION: 10/17/2022 DATE REVISION: 06/14/2023  
 DATE REVISION: 12/09/2022 DATE REVISION:  
 FILE NO.: \_\_\_\_\_ SF-22-028

212 N. WASHINGTON AVE. STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.555.5465

CIVIL CONSULTANTS, INC. SHEET 3 OF 5

