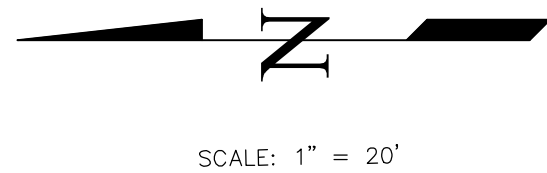


SITE PLOT PLAN

11275 FAWN LANE
LOT 3, BLOCK 3, "PINE MEADOWS",
EL PASO COUNTY, COLORADO



SCALE: 1" = 20'

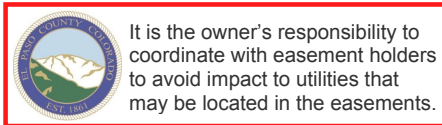
ADD26533
ADM265
PLAT - 1959
APPROVED 896 SQ FT
GARAGE

APPROVED
Plan Review

09/01/2026 2:42:03 PM

dsdhills

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.

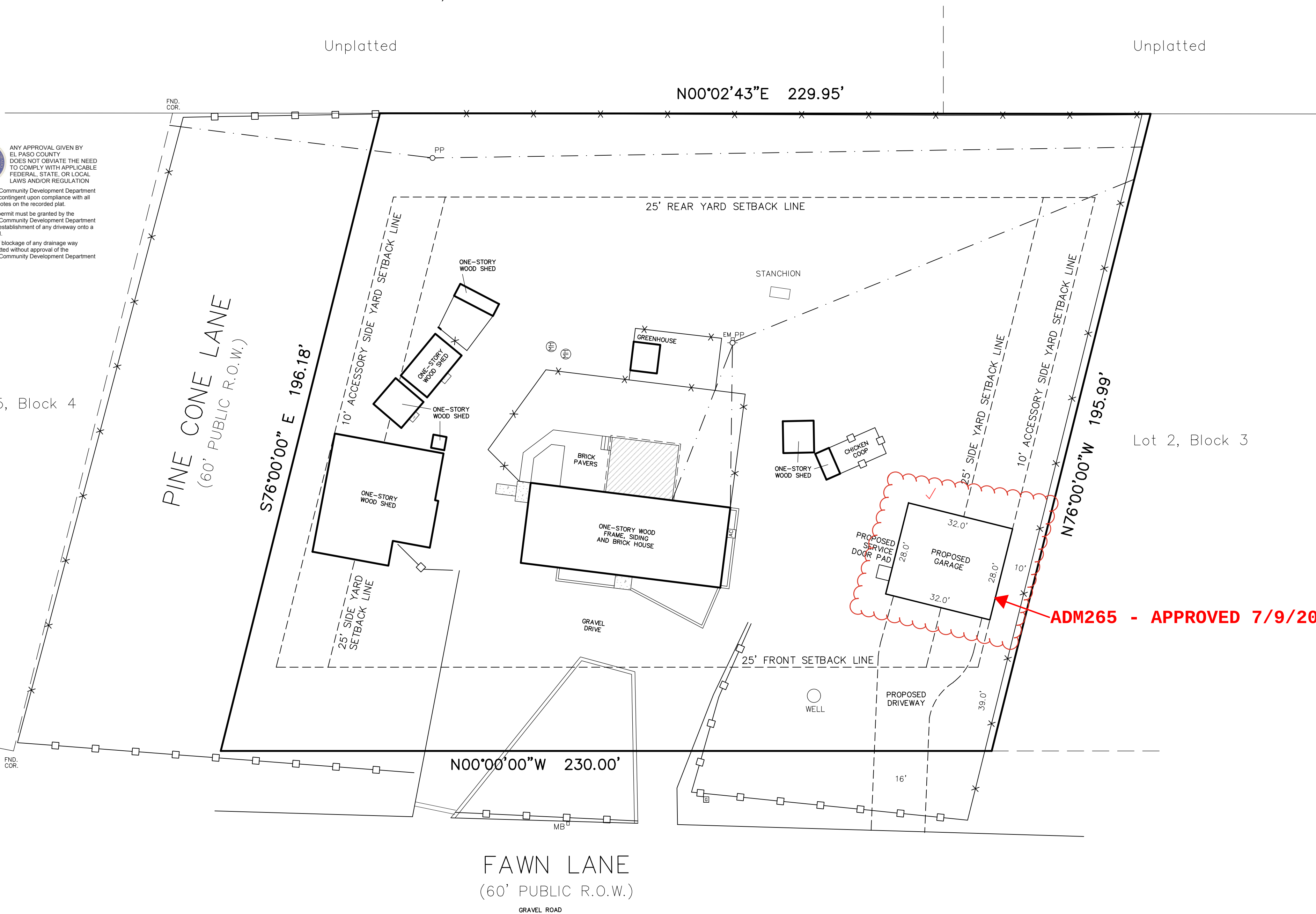


This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT GUARANTEE 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.

Lot 5, Block 4



ADM265 - APPROVED 7/9/2026

LEGEND:

- CONCRETE
- WOOD DECK
- ROOF LINE OVERHANG
- AIR CONDITIONER
- APPARENT SEPTIC SYSTEM MANHOLE
- WIRE FENCE
- SPLIT RAIL FENCE
- FOUND PROPERTY CORNER
- ELECTRIC METER
- GAS METER
- MAILBOX

SITE DATA:

- ZONING = COUNTY RR-5
- TAX SCHEDULE NO. = 52211-03-001
- LOT ACREAGE = 1.04
- GARAGE HEIGHT = 22.5' (30' MAX.)
- OWNER: CHRISTOPHER AND KIMBERLY J. WELTZ

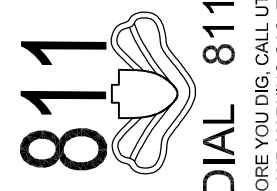
LOT DESCRIPTION: Lot 3, Block 3, PINE MEADOWS (Plat Book B-2, Page 69, El Paso County, Colorado records), in El Paso County, Colorado.

NOTES:

- Garage builder to establish top of foundation elevation in field . . . adjacent lot "as graded" conditions could require top of foundation elevation adjustment, retaining walls along side/rear lot lines, lot fine grade changes to suitable outfall point(s), and/or specific erosion control protection.
- This is not a Land Survey Plat . . . Site Plot Plan to be used for obtaining building permit for house construction per approved building plans.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0535Q, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within the time specified herein or you will be deemed to have discovered such defect. In no event may any action based upon this survey be commenced more than ten years from the date of the certification.

CALL BEFORE YOU DIG . . .



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER, AND WASTE WATER.

No.	Description	By	Date
1	PROPOSED GARAGE LOCATION	DVH	06/11/26
2	CLIENT COMMENTS	DVH	06/16/26

H Scale: 1" = 20'
V Scale: N/A
Designed By: N/A
Drawn By: AAJ
Checked By: WGS/DVH
Date: 11/14/2025

Land Development Consultants, Inc.
PLANNING • SURVEYING
www ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6648
3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

SITE PLOT PLAN
A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 12, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Project No.: 21057

Sheet: 1 of 1

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 11275 FAWN LN, COLORADO SPRINGS

Parcel: 5221103001

Plan Track #: 216443

Received: 31-Aug-2026 (TREYW)

Description:

DETACHED GARAGE

Contractor: MOUNTAIN PROPERTY BUILDERS INC

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (1)

County Zoning

**APPROVED
Plan Review**

09/01/2026 2:46:37 PM

dsdhills

**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.**