

SFD22768  
PLAT 3352  
RR-5

# SITE PLAN

LOT 81 AND TRACT I, PIONEER VILLAGE FILING NO. 3  
6185 STRAIGHT ARROW POINT  
EL PASO COUNTY, COLORADO

## APPROVED Plan Review

05/06/2022 12:00:40 PM  
dsdrangel

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 of blockage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department

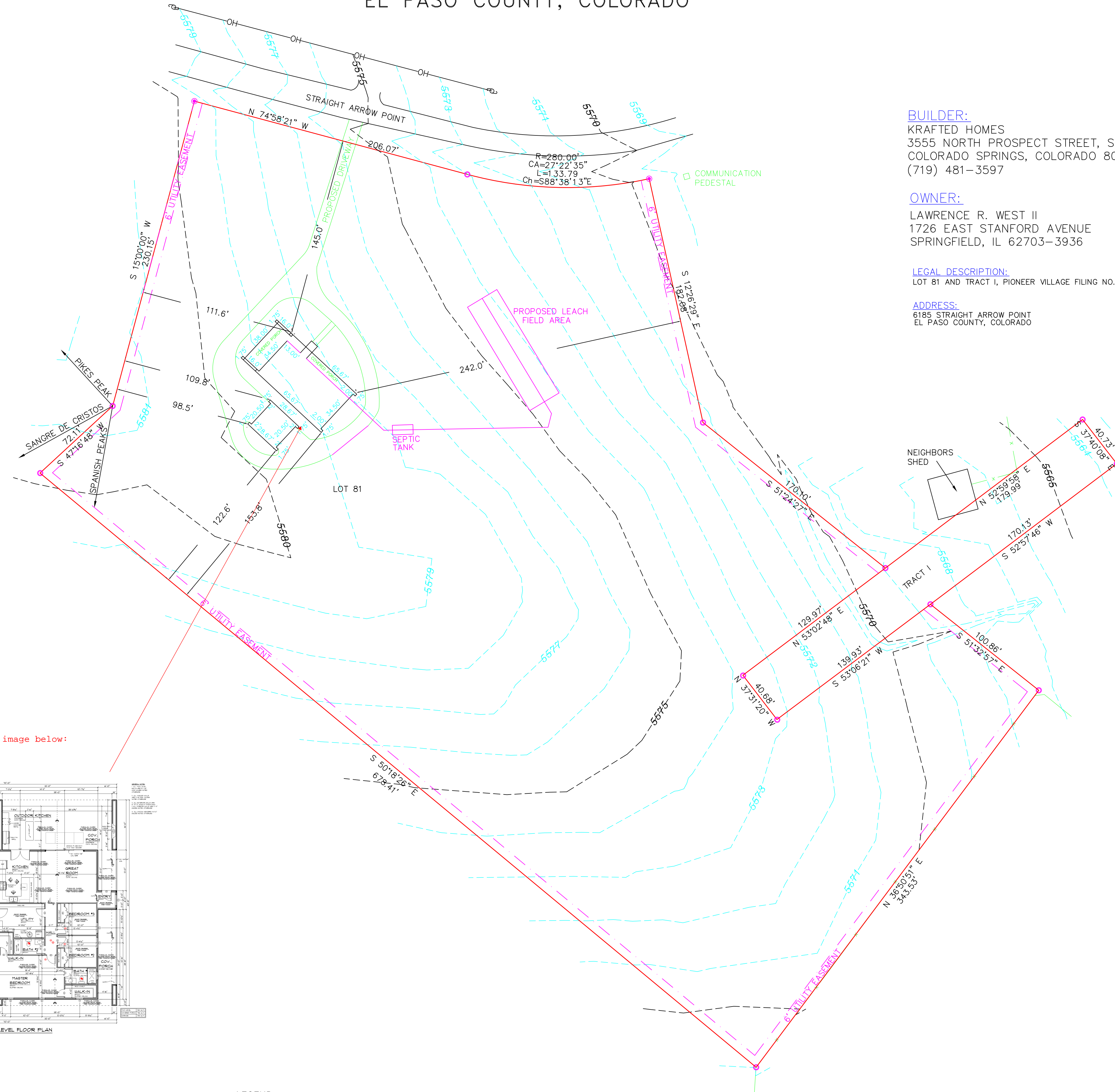
## APPROVED BESQCP

05/06/2022 12:00:50 PM  
dsdrangel

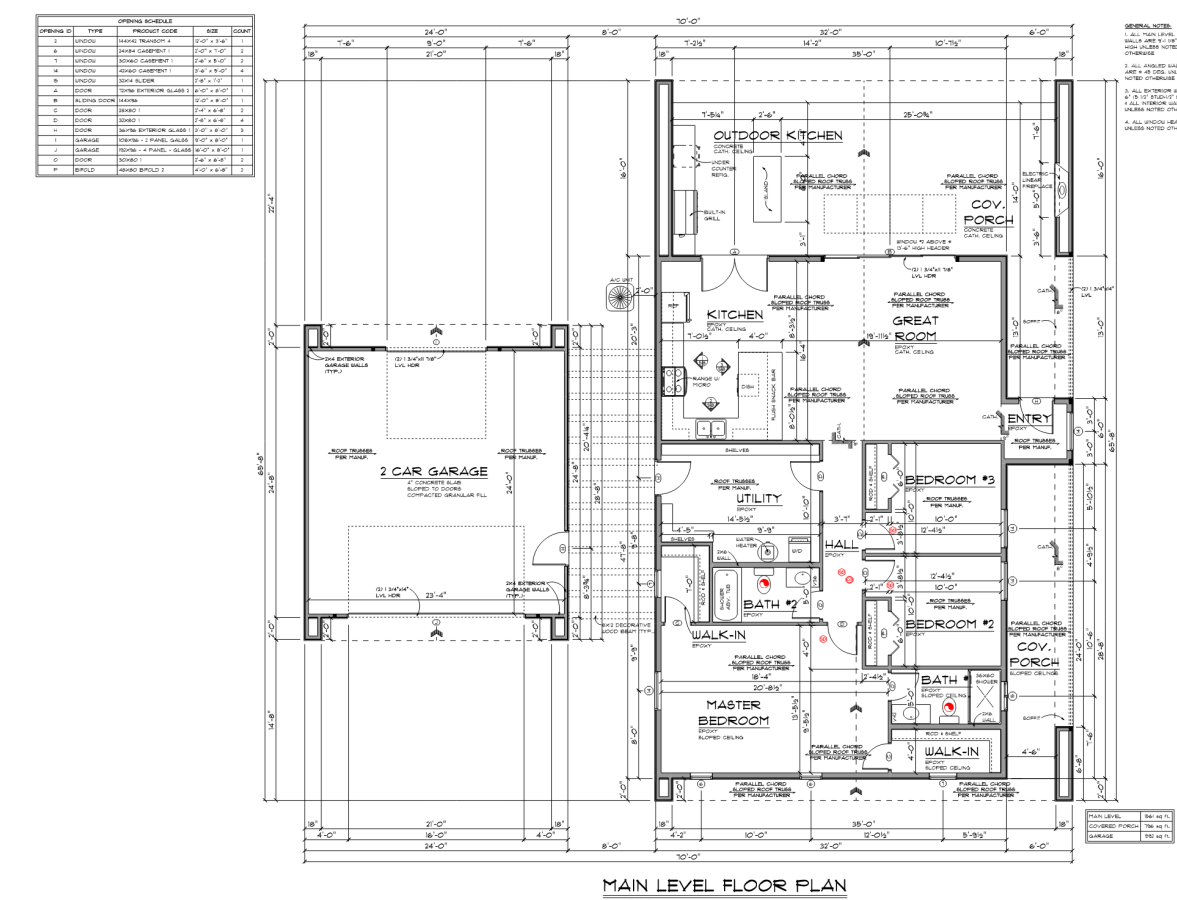
EPC Planning & Community  
Development Department



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



Garage is connected by beams per image below:



- LEGEND:**
- INDICATES A FOUND REBAR AND YELLOW PLASTIC CAP NO. 5076
  - INDICATES A FOUND NO. 3 OR NO. 4 REBAR

**BUILDER:**  
KRAFTED HOMES  
3555 NORTH PROSPECT STREET, STE. 200  
COLORADO SPRINGS, COLORADO 80907  
(719) 481-3597

**OWNER:**  
LAWRENCE R. WEST II  
1726 EAST STANFORD AVENUE  
SPRINGFIELD, IL 62703-3936

**LEGAL DESCRIPTION:**  
LOT 81 AND TRACT I, PIONEER VILLAGE FILING NO. 3

**ADDRESS:**  
6185 STRAIGHT ARROW POINT  
EL PASO COUNTY, COLORADO

**LOT AREA:**  
5.94 AC

**BUILDING PLAN NO.:**  
CUSTOM

**PROPOSED HOUSE FOOTPRINT:**  
3,495 SF., INCLUDES DETACHED GARAGE

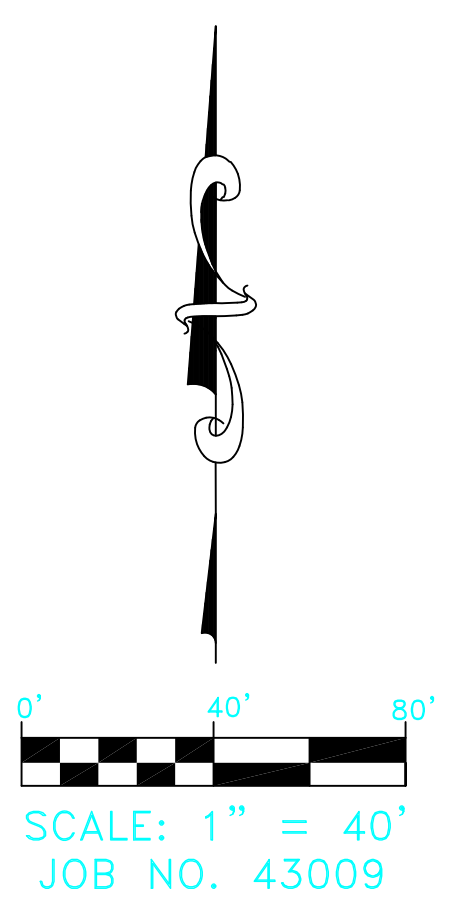
**TOTAL COVERAGE BY HOUSE FOOTPRINT:**  
1.15%

**ZONING:**  
RR 5

**MAXIMUM BUILDING HEIGHT**  
30 FEET

**ASSESSORS SCHEDULE NUMBER**  
~~61030-03-021~~ **57180-05-006**

Released for Permit  
04/21/2022 10:35 AM  
REGIONAL  
Building Department  
Becky A  
ENUMERATION



APRIL 12, 2022

**ROCKY MOUNTAIN LAND SERVICES**

4465 NORTH PARK DRIVE, SUITE 303  
COLORADO SPRINGS, COLORADO  
719-630-0559

# RESIDENTIAL



2017 PPRBC

Address: 6185 STRAIGHT ARROW PT, FOUNTAIN

Parcel: 5718005006

Plan Track #: 161052 

Received: 19-Apr-2022 (JAY)

## Description:

### RESIDENCE

Contractor: KRAFTED HOMES, INC.

Type of Unit:

Garage	592	
Main Level	1561	
	2153	Total Square Feet

## Required PPRBD Departments (4)

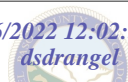
**Enumeration**  
Released for Permit  
04/21/2022 8:28:31 AM  
  
Becky A  
**ENUMERATION**

**Floodplain**  
  
(N/A) RBD GIS

**Construction**

**Mechanical**  
Released for Permit  
05/05/2022 1:37:49 PM  
  
tcrippen  
**MECHANICAL**

## Required Outside Departments (1)

**County Zoning**  
  
**APPROVED**  
Plan Review  
05/06/2022 12:02:53 PM  
  
dsdrangel  
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.