

4255 ARROWHEAD DR

ARROWHEAD DR

518.10'

-LOT SQ.FT = 220,413.6
-HOUSE S.F.=2,908
-BARN S.F.=3,240
-DECK (UNCOVERED) 330 S.F.
-TOTAL STRUCT= 6,478 S.F.
-LOT COV.= 3%

FILE - ADD24122
ZONING - RR-5
PLAT - 0
AREA - 5.06 ACRES

APPROVED
Plan Review

03/29/2024 3:32:18 PM

dsdmaes

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIVATE 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

Not Required
BESQCP

03/29/2024 3:32:40 PM

dsdmaes

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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.

425'

424.97'

518.65'

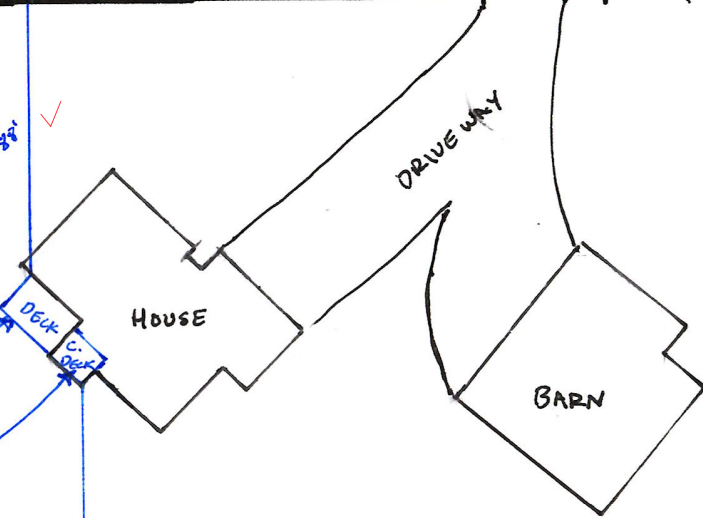


N

SCALE 1" = 60'

-SCHEDULE # 6223000130
-ZONE: RR5
- LEGAL DESCRIPTION:
TR OF LAND IN E2NE4SW4 SEC
23-12-66 DESC AS FOLS: COM
AT NW COR OF SW4, TH N
89<58'51" E 2097.5 FT FOR POB,
TH S 00<00'00" E 425.0 FT, N
89<58'51" E 518.65 FT TO A LN
THAT IS 30.0 FT WLY OF &
PARA WITH E LN OF SW4, TH N
00<04'25" W 424.97 FT TO N LN
OF SW4, S 89<58'51" W 518.10
FT TO POB

245' ✓
PROPOSED UNCOVERED
DECK, 330 S.F.
8' MAX HEIGHT
PROPOSED DECK UNDER
EXISTING ROOF COVER
168 S.F., 8' MAX HEIGHT
94' ✓
305' ✓



RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 4255 ARROWHEAD DR, COLORADO SPRINGS

Parcel: 6223000130

Plan Track #: 187297 

Received: 13-Mar-2024 (SIERRAC)

Description:

DECK - NEW

Contractor: NEW CREATION CONSTRUCTION, INC.

Type of Unit:

Required PPRBD Departments (2)

Floodplain


(N/A) RBD GIS

Construction
Released for Permit
03/28/2024 12:55:21 PM

CGieck
CONSTRUCTION

Required Outside Departments (1)

County Zoning

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Plan Review
03/29/2024 3:33:24 PM

**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.