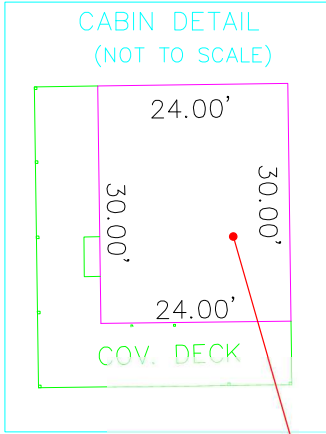


# SITE PLAN

## 3800 SOUTH ELLICOTT HIGHWAY

### EL PASO COUNTY, COLORADO



**SFD246**  
**UNPLATTED**  
**ZONE A-35**  
**45.74 ACRES**

**APPROVED**  
**Plan Review**  
01/03/2024 7:38:21 PM  
dlorville  
**EPC Planning & Community**  
**Development Department**

**APPROVED**  
**BESQCP**  
01/03/2024 7:38:42 PM  
dlorville  
**EPC Planning & Community**  
**Development Department**

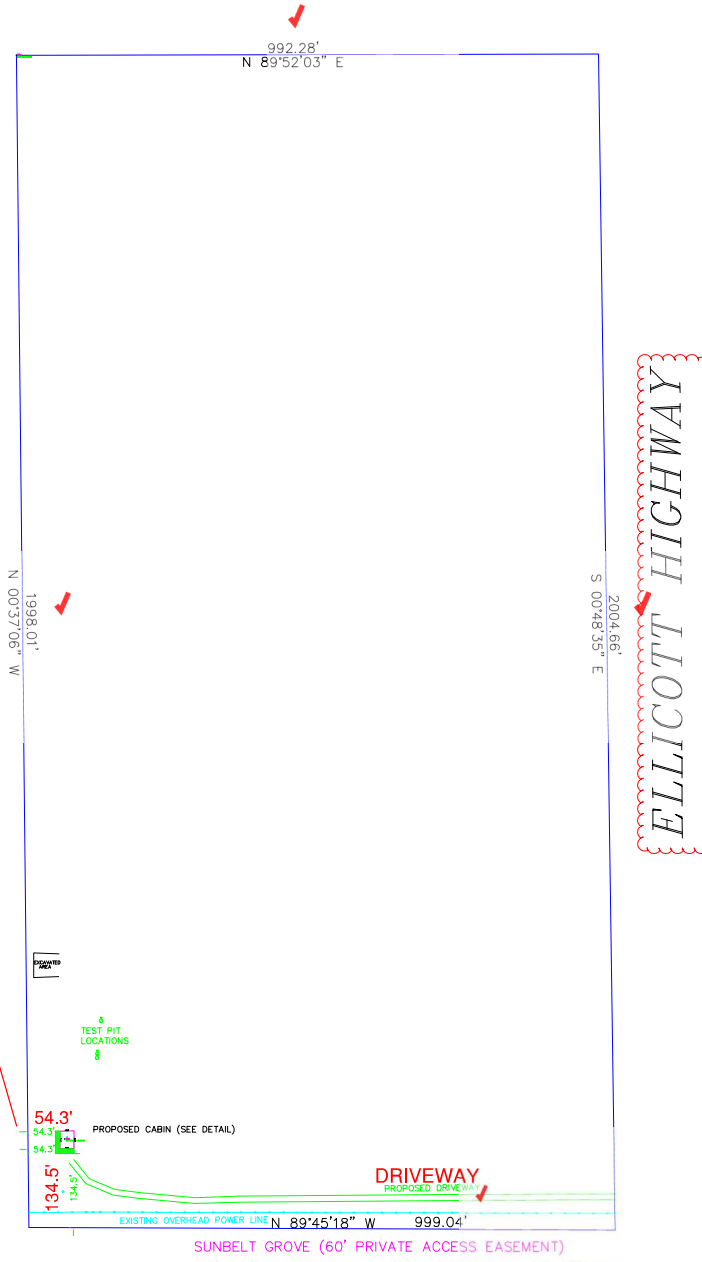
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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

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



Released for Permit  
01/02/2024 1:08:46 PM  
Pinella P. B. Building Department  
ENUMERATION

BUILDER:  
TBD

OWNER:  
BETSY AND DWANE OCONNOR  
11364 BLANCHARD DR.  
FRISCO, TEXAS 75035

LEGAL DESCRIPTION:  
A TR OF LAND BEING IN THR NW4  
OF SEC 1-15-63. . . .

**LAND SURVEY PLAT PARCEL 11  
RECORDED AT REC 221900300**

LOT AREA:  
45.74 ACRES, 1,992,434 SF +/-

BUILDING PLAN NO.:  
CUSTOM

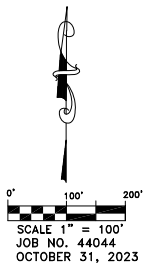
PROPOSED HOUSE FOOTPRINT:  
720 SF.

TOTAL COVERAGE BY HOUSE FOOTPRINT:  
0.04%

ZONING:  
A-35

MAXIMUM BUILDING HEIGHT  
30 FEET

ASSESSOR'S ACCOUNT NUMBER  
35000-004-78



Rocky Mountain LAND SERVICES  
4465 NORTH PARK DRIVE SUITE 303  
COLORADO SPRINGS, COLORADO 80907  
719-630-0559

# RESIDENTIAL

2023 PPRBC  
2021 IECC



Parcel: 3500000478






Address: 3800 S ELLICOTT HWY, CALHAN

Plan Track #: 182008  Received: 09-Oct-2023 (BRIANNAM)

Description: **RESIDENCE** Required PPRBD Departments (6)

Contractor: HOUND DOG CONSTRUCTION LLC

Type of Unit:	
Main Level	720
	720 Total Square Feet

<p>Enumeration Released for Permit 01/02/2024 11:12:16 PM  REGIONAL Building Department 8400</p>	<p>Floodplain (N/A) RBD GIS</p>
<p>Construction Released for Permit 01/03/2024 9:25:40 AM  REGIONAL Building Department Christineh</p>	<p>Electrical Released for Permit 01/03/2024 11:00:22 AM  REGIONAL Building Department Richg</p>
<p>Mechanical Released for Permit 12/07/2023 5:17 PM  REGIONAL Building Department Jbmc</p>	<p>Plumbing Released for Permit 12/07/2023 1:03:59 PM  REGIONAL Building Department shanen</p>

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.

**Required Outside Departments (1)**

County Zoning  
**APPROVED**  
Plan Review  
01/03/2024 1:49:11 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department