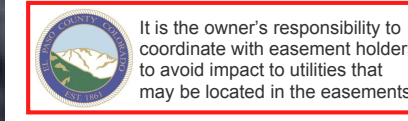




ADD24131

Not Required
BESQCP
04/04/2024 8:47:38 AM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
04/04/2024 8:27:14 AM
dsdyounger
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.



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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

TAX SCHEDULE No.:
130000110

PROPERTY OWNER:
DIEGO MARTIN & EDELMIRA REYES

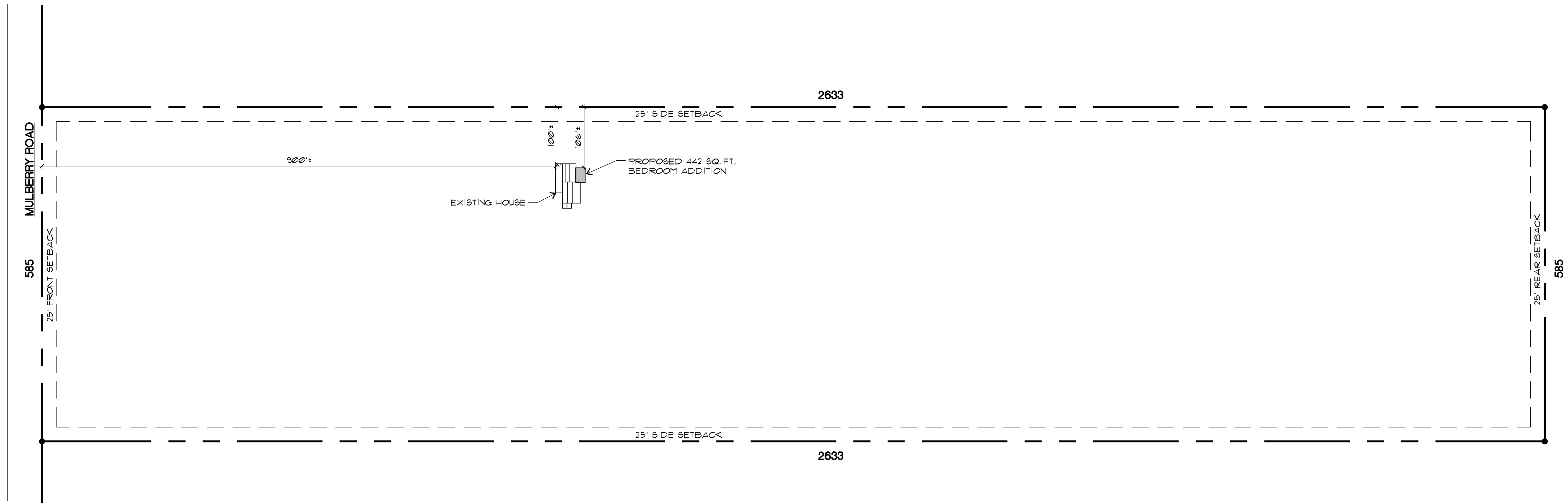
ADDRESS:
6615 MULBERRY RD
CALHAN CO, 80808-8080

ZONE:
A-35 UNPLATTED

LEGAL DESCRIPTION:
A TR OF LAND IN SEC 11-13-61 DES AS FOLG:
COM AT NW COR SEC 11, TH S 00 45'51" E
292120 FT TO POB, TH CONT S 00 45'51" E
58424 FT, N 88 00'21" E 263213 FT, N 00 38'54" W
58575 FT, S 81 58'24" W 263335 FT TO POB,
A/K/A LOT 6

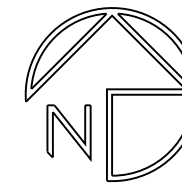
SETBACKS:
FRONT = 25'-0"
SIDE = 25'-0"
REAR = 25'-0"

LOT SIZE:
35 ACRES



SITE PLAN

SCALE: 1" = 100'-0"



CONTRACTOR:

CLIENT:
BEDROOM ADDITION
6615 MULBERRY RD.
CALHAN, CO
80808

DRAWN BY:
Brett A Stilla

DATE:
3-13-24

JOB NO:
2023-84

SHEET:
SP

OF
1

3rd Dimension Graphics liability concerning anything presented on these drawings is limited to correction of the drawings and nothing more. All construction, craftsmanship and/or installation is the sole responsibility of the owner / contractor.

3RD Dimension
UNIQUE PERSPECTIVES
4720 Settlers Ranch Rd * Colo. Sggs. CO. 80908 * (719) 590-1234

RESIDENTIAL



2023 PPRBC
2021 IECC

Parcel: 1300000170

Address: 6615 MULBERRY RD, CALHAN

Plan Track #: 187643 

Received: 22-Mar-2024 (QUINTONW)

Description:

ADDITION

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (3)

<p>Floodplain</p> <p>(N/A) RBD GIS</p>

<p>Construction</p>

<p>Mechanical</p>

Required Outside Departments (2)

<p>County Zoning</p> <p>APPROVED Plan Review <i>04/04/2024 8:27:46 AM</i> <i>dsdyounger</i> EPC Planning & Community Development Department</p>
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<p>Health Dept.</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.