

4813 PATHFINDER DR  
 parcel 6512115007  
 LOT 7 BLK 8  
 FOUNTAIN VALLEY RANCH  
 SUB FIL NO 9  
 ZONE PUD CAD-O

**ADD22323**  
**PLAT 10628**  
**ZONE PUD**  
**CAD-O**

**APPROVED**  
**Plan Review**  
 05/12/2022 2:54:56 PM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

**Not Required**  
**BESQCP**

05/12/2022 2:55:01 PM  
 dsdarchuleta  
 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.

Division 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.

Lot Coverage= 24.08 Pct  
 Lot size= 7075  
 1st floor= 1064 other= 100  
 garage= 400 NEW= 140

