

**APPROVED
Plan Review**
05/21/2021 10:57:22 AM
dsdespinoza
EPC Planning & Community
Development Department

**APPROVED
BESQCP**
05/21/2021 10:57:33 AM
dsdespinoza
EPC Planning & Community
Development Department

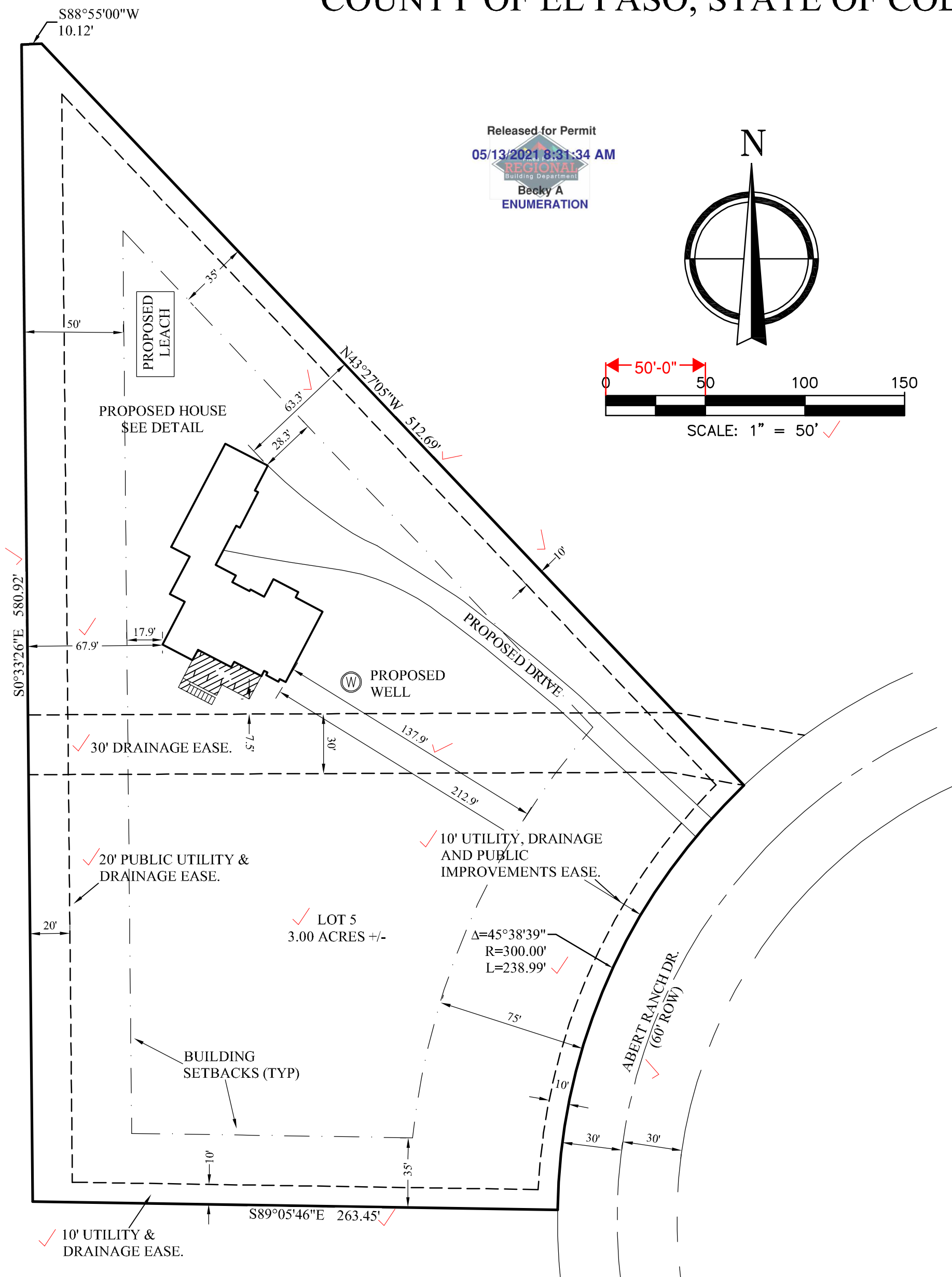
ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBIATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION

Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.

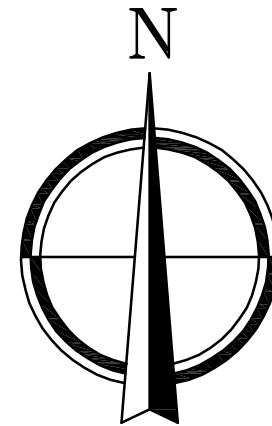
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.

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

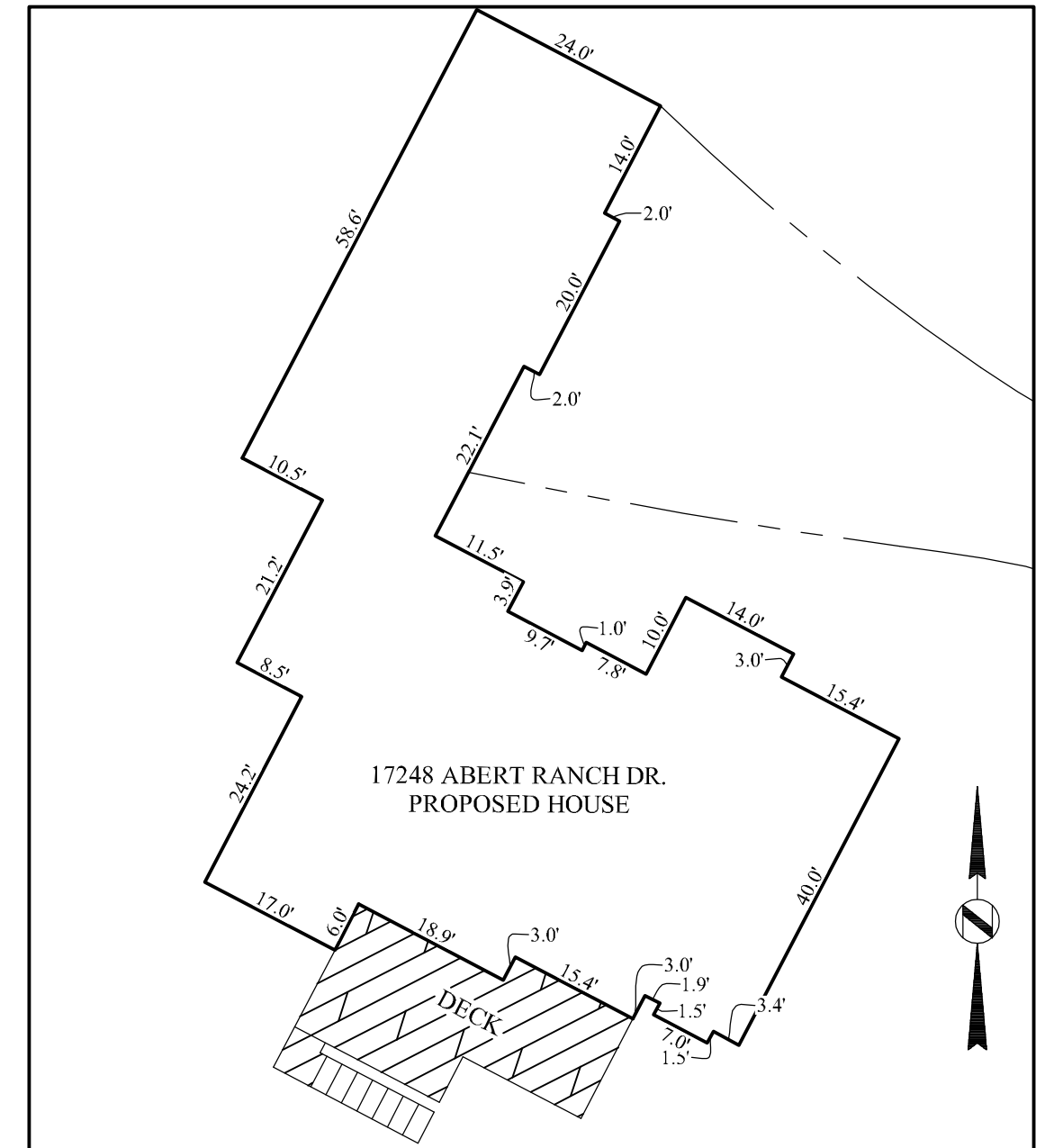
It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.



Released for Permit
05/13/2021 8:31:34 AM
REGIONAL
Building Department
Becky A
ENUMERATION



0 50 100 150
SCALE: 1" = 50' ✓



PROPOSED HOUSE DETAIL
SCALE: 1"=20'

ADDRESS:
✓ 17248 ABERT RANCH DR.

TAX SCHEDULE NUMBER:
✓ 6123008011

PLAT NOTE:
ZONED: RR-5 12.) Zoning is RR 2.5. No Lot may be further subdivided as a maximum of 10 Lots are
this subdivision.

SETBACKS: 75 FEET FRONT, 35 FEET SIDE & 50 FEET REAR

PIKES PEAK REGIONAL BUILDING DEPARTMENT

✓ LOT AREA: 130,680 ± S.F.

✓ HOUSE FOOTPRINT: 4369 S.F.

✓ LOT COVERAGE: 3.34%

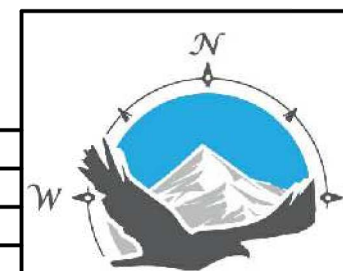
APPLICANT:
KIRELLA HOMES
303-489-0550
kentlersch@kirellahomes.com

PROPERTY DESCRIPTION

✓ LOT 5 ABERT RANCH SUBDIVISION
COUNTY OF EL PASO, STATE OF COLORADO.

"NOTICE: According to Colorado law you must commence any legal action based upon any
defect in this survey within three years after you first discover such defect. In no event may any
action based upon any defect in this survey be commenced more than ten years from the date of
the certification shown hereon."

DATE: REVISIONS:



FRANE SURVEYING INC.

303-243-0037
P.O. BOX 2372
ELIZABETH, CO 80107

SCALE
1"=50'

DATE
04/16/21

DRAWN BY
ERF

SITE PLAN
PART OF SEC. 23, T11S, R66W, 6TH P.M.
EL PASO COUNTY, STATE OF COLORADO

CLIENT
KIRELLA HOMES

SHEET 1 OF 1

JOB NUMBER
21-069-SP

RESIDENTIAL



2017 PPRBC

Address: 17248 ABERT RANCH DR, COLORADO SPRINGS

Parcel: 6123008011

Plan Track #: 145490



Received: 11-May-2021 (ANDREAL)

Description:

RESIDENCE

Contractor: KIRELLA HOMES, INC

Type of Unit:

Garage	1312	
Lower Level 1	939	
Lower Level 2	2111	
Main Level	3052	
Upper Level 1	884	
	8298	Total Square Feet

Required PPRBD Departments (4)

Enumeration

Released for Permit
05/13/2021 8:35:44 AM
REGIONAL
Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
05/20/2021 10:50 AM
Pikes Peak
REGIONAL
Building Department
bph/ps
CONSTRUCTION

Mechanical

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

05/21/2021 11:01:22 AM
dsdespinoza
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.