

SITE PLAN
LOT 2, CENTENNIAL RIDGE, PHASE 1A SUBDIVISION PLAT
COUNTY OF EL PASO, STATE OF COLORADO

APPROVED
Plan Review
10/07/2026 3:27:04 PM
dsdyounger
EPC Planning & Community
Development Department

SFD26822

This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

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

Approval of this permit does not allow for the space indicated on the plan, either attached or detached from the primary structure, to be leased, rented or function separately from the primary unit.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CONSTITUTE 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 rules 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.

PROPERTY OWNERS: RAUL RENE REREZ ENRIQUEZ AND LOURDES PEREZ

MAILING ADDRESS: 1095 WESTERN DRIVE LOT 344 E
COLORADO SPRINGS, CO 80915

PROPERTY ADDRESS: 1030 CENTENNIAL MESA VIEW,
COLORADO SPRINGS, CO 80930

SCHEDULE NO.: 3400000248

ZONING DESIGNATION: RR-5

SETBACKS: FRONT - 25' SIDE - 25' REAR - 25' PLAT 9361

3) AGRICULTURAL STANDS SHALL BE SETBACK A MINIMUM OF 35 FEET FROM ALL PROPERTY LINES.

Total Lot Imperviousness - 22.55 sq ft
MAXIMUM LOT COVERAGE - 25%

DESCRIPTION	SQUARE FEET	PERCENT OF COVERAGE
TOTAL LOT AREA	1,557,984	-----
EXISTING STRUCTURES	7,640	0.49%
PROPOSED RESIDENCE	3,092	0.20%

LEGAL DESCRIPTION:

LOT 2, CENTENNIAL RIDGE PHASE 1A SUBDIVISION PLAT, COUNTY OF EL PASO, STATE OF COLORADO

NOTES:

- THIS IS NOT A MONUMENTED LAND SURVEY OR IMPROVEMENT SURVEY PLAT.
- MARR LAND SURVEYING DID NOT RESEARCH OWNERSHIP, EASEMENTS OR RIGHT-OF-WAYS.
- DATE OF SURVEY 12/18/25.
- A MONUMENTED LAND SURVEY COULD PRODUCE A DIFFERENT PROPERTY BOUNDARY THAN SHOWN.
- FLOODPLAIN:
ZONE A: AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.
ZONE X: AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL AND IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

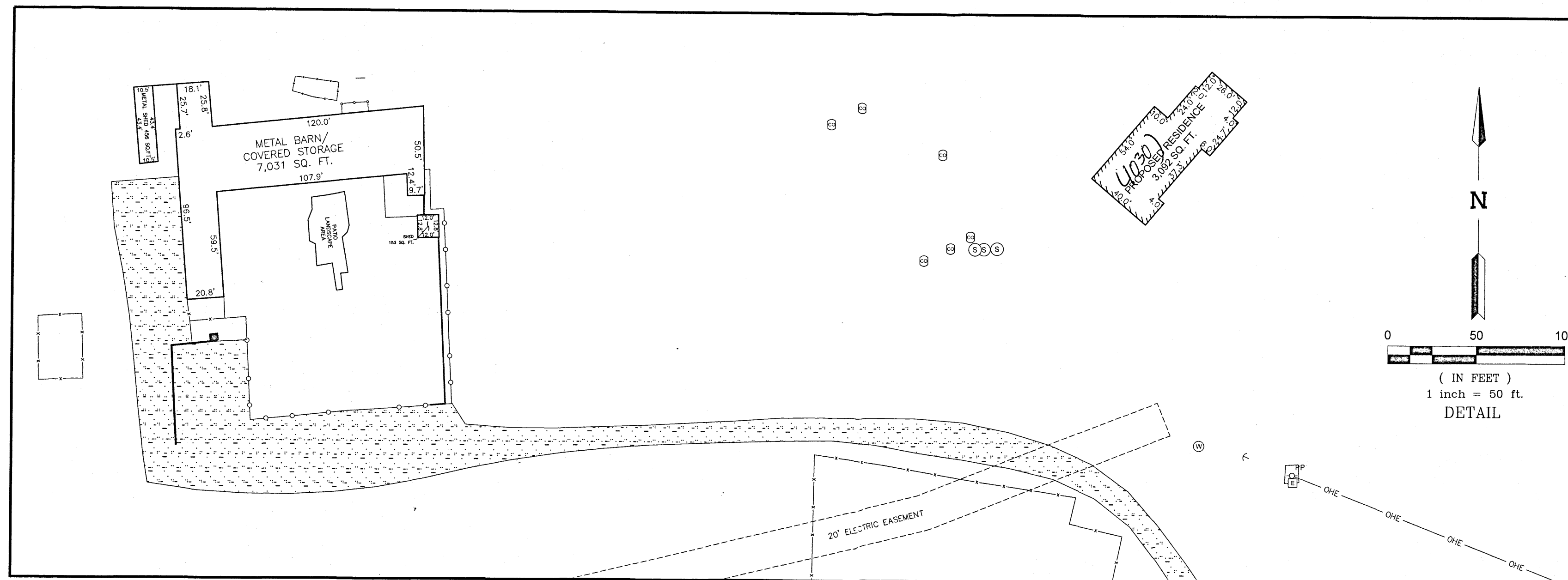
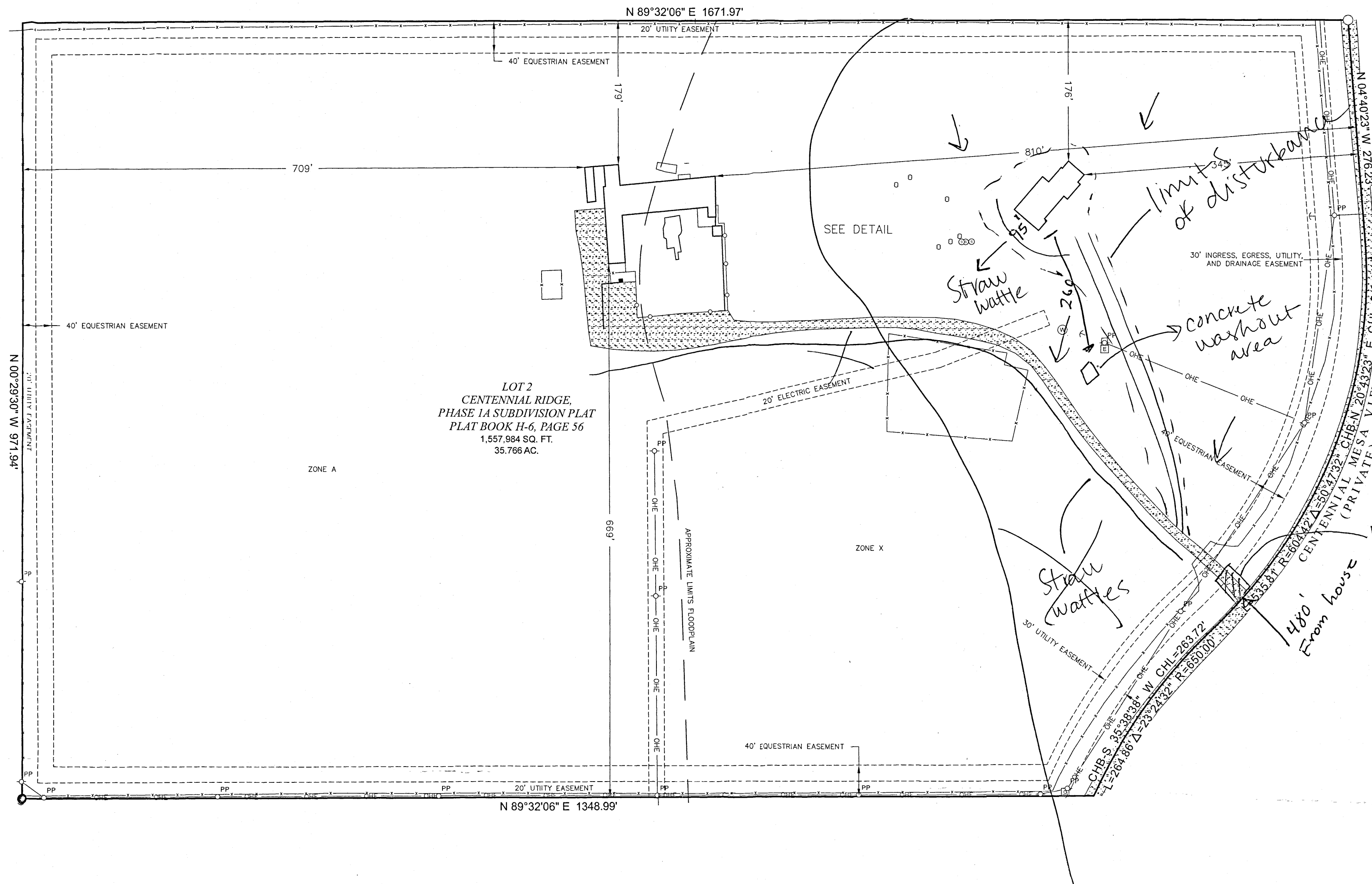
SURVEYOR NOTE:

THIS SITE PLAN HAS BEEN SURVEYED AND/OR PREPARED BY MARR LAND SURVEYING FOR THE PURPOSE OF THE DEPICTION OF THE IMPROVEMENTS AND PROPERTY LINES OF THIS DOCUMENT. ALL MONUMENTS SHOWN ON SAID SITE PLAN ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND NO STAMP OR SIGNATURE BY THE SURVEYOR IS NECESSARY.

Released for Permit

APR 13 2026

RA
RBD Enumerations



MARR LAND SURVEYING

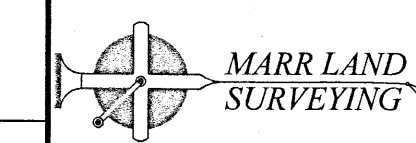
506 Bonfoy Ave B
Colorado Springs, CO 80909
Tel: (719)660-8263
tmarr@marrlandsurveying.com

NO.	REVISIONS		
	DESCRIPTION	BY	DATE

A PARCEL LOCATED IN SECTIONS 7 AND 8,
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
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 herein.

PROJECT NO.	25-051	Drawn By: TSM	Date: 12/18/25
		Checked By: TSM	Sheet: 1 of 1



RESIDENTIAL

2023 PPRBC
2021 IECC Amended



Parcel: 3400000248

Resubmittals: 1st _____ 2nd _____ 3rd _____

Address: 1030 CENTENNIAL MESA VW, COLORADO SPRINGS

Plan Track #: 212063  Received: 30-Jul-2026 (MELISSAF)

Description:

RESIDENCE

Required PPRBD Departments (6)

App Dis N/A By

Enumeration	[X]	[]	[]	[]	[]
Floodplain	[]	[]	[]	[X]	RBD GIS
Construction	[X]	[]	[]	[]	
Electrical	[X]	[]	[]	[]	
Mechanical	[X]	[]	[]	[]	
Plumbing	[X]	[]	[]	[]	

Contractor:

Permit # _____ Zone: RR-5 EL PASO COUNTY

APPROVED FOR CONSTRUCTION

Date _____ By _____

Type of Unit:

Garage	1027
Lower Level 1	2008
Main Level	2024
	5059
Total Square Feet	

Plan-check Fee: \$322.00

Required Outside Departments (2)

County Zoning	[X]	[]	[]	[]	[]	by 10/7/26
Ellicott Fire	[]	[]	[]	[]	[]	

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.