

ADD26524
PLAT: 14900
ZONE: RR-2.5

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

APPROVED
Plan Review
08/28/2026 11:10:43 AM
dsdchambers
EPC Planning & Community
Development Department

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.

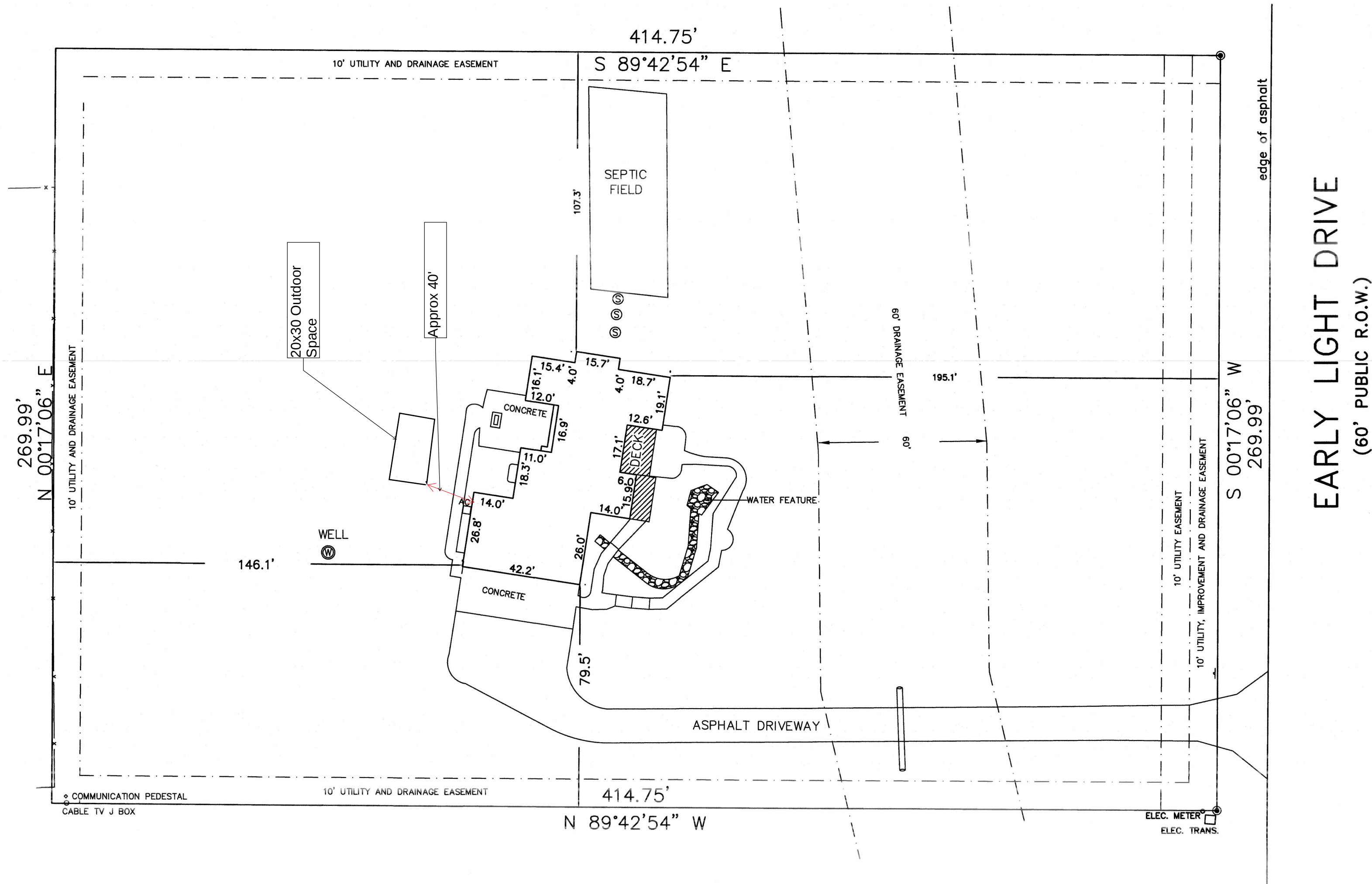
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

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.

IMPROVEMENT LOCATION CERTIFICATE

16690 EARLY LIGHT DRIVE

EL PASO COUNTY, COLORADO



ADDRESS:
16690 EARLY LIGHT DRIVE
COLORADO SPRINGS, COLORADO 80908

LEGAL DESCRIPTION:
LOT 53, WINSOME FILING NO. 2 AS RECORDED UNDER RECEPTION NUMBER 222714900 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, IN EL PASO COUNTY, COLORADO.

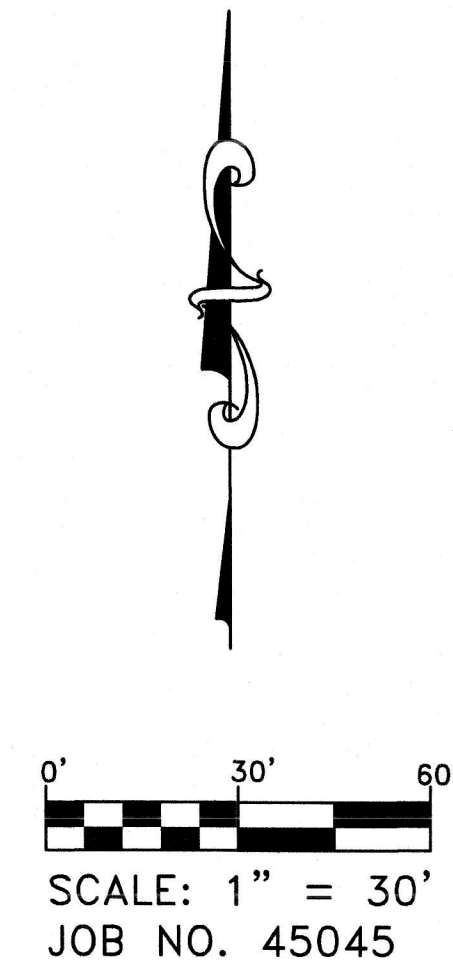
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR JS CUSTOM HOMES INC. AND BBVA BANK, AND THAT IT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, MARCH 17, 2026, EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS ON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

BY:
CHRISTOPHER THOMPSON,
COLORADO P.L.S. NO. 19625

DATE: March 17, 2026

NOTES:
1. ALL EASEMENTS SHOWN HEREON ARE BASED ONLY ON THE RECORDED SUBDIVISION PLAT NOTED IN THE LEGAL DESCRIPTION. NO OTHER EASEMENTS OF RECORD ARE SHOWN.
2. TIES SHOWN ARE AT RIGHT ANGLES FROM THE PROPERTY LINES TO THE EXTERIOR BUILDING CORNERS.

LEGEND:
● INDICATES A FOUND REBAR AND YELLOW PLASTIC CAP NO. 33196



RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 16690 EARLY LIGHT DR, COLORADO SPRINGS

Parcel: 4119010003

Plan Track #: 216383

Received: 27-Aug-2026 (NICOLASV)

Description:

PERGOLA/GAZEBO

Contractor: JS HOMES INC.

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

Mechanical

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

08/28/2026 11:13:08 AM

dsdchambers

**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.**