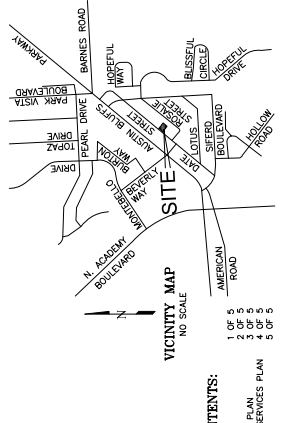
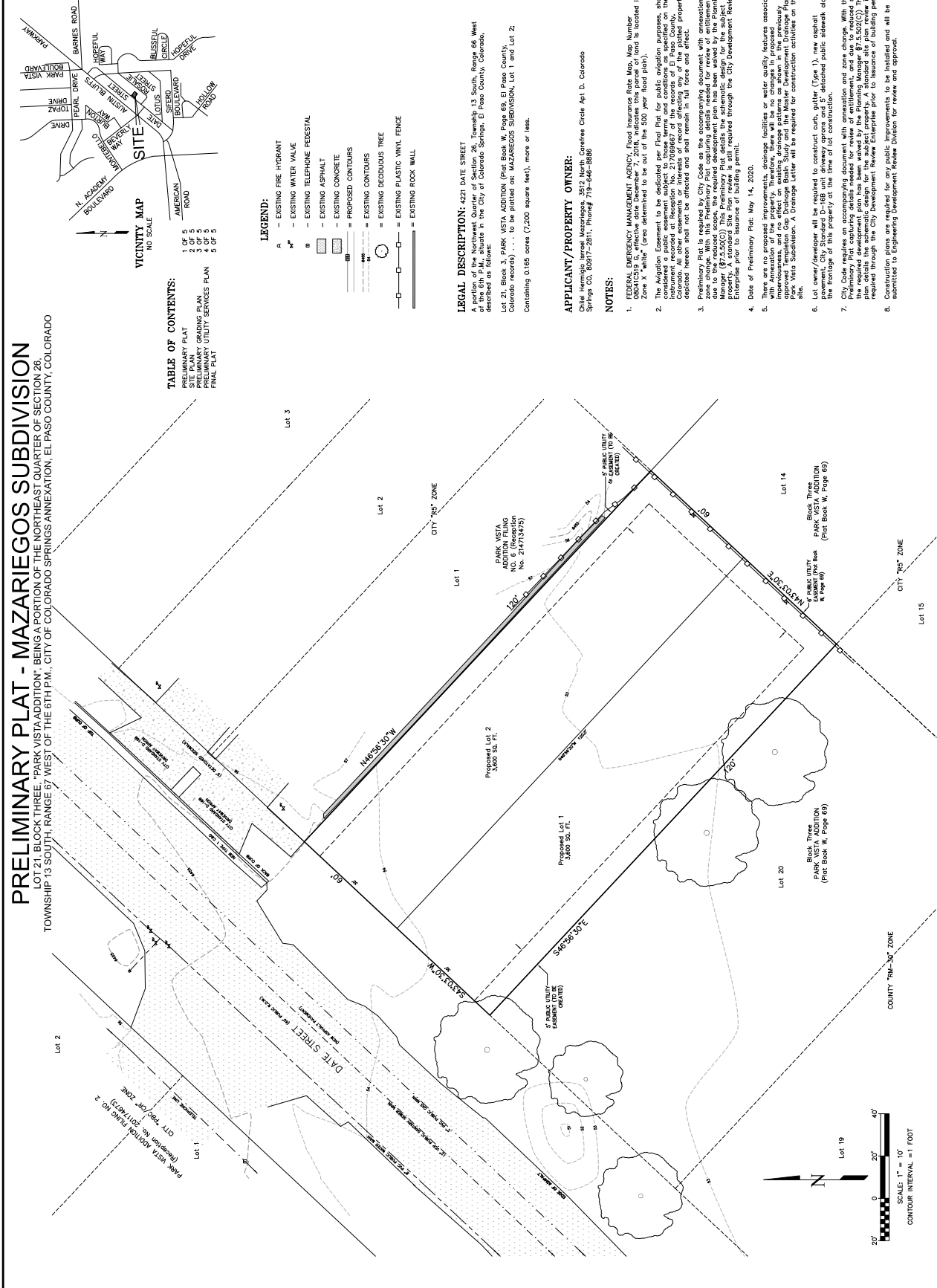


# PRELIMINARY PLAT - MAZARIEGOS SUBDIVISION

LOT 21, BLOCK THREE, "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS ANNEXATION, EL PASO COUNTY, COLORADO



**TABLE OF CONTENTS:**

- 1 OF 5 PRELIMINARY PLAT
- 2 OF 5 SITE PLAN
- 3 OF 5 PRELIMINARY DRAINAGE PLAN
- 4 OF 5 PRELIMINARY UTILITY SERVICES PLAN
- 5 OF 6 FINAL PLAT

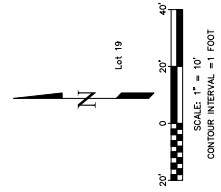
- LEGEND:**
- A — EXISTING FIRE HYDRANT
  - W — EXISTING WATER VALVE
  - T — EXISTING TELEPHONE PEDESTAL
  - AS — EXISTING ASPHALT
  - CS — EXISTING CONCRETE
  - PC — PROPOSED CONTOURS
  - ET — EXISTING CONTOURS
  - ET — EXISTING DECIDUOUS TREE
  - EP — EXISTING PLASTIC VINYL FENCE
  - ER — EXISTING ROCK WALL

**LEGAL DESCRIPTION:** 4221 DATE STREET  
A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West, and the Northeast Quarter of Section 26, Township 13 South, Range 66 West, located in the City of Colorado Springs, El Paso County, Colorado.

Lot 21, Block 3, PARK VISTA ADDITION (Plat Book W, Page 68), El Paso County, Colorado records . . . to be platted as: MAZARIEGOS SUBDIVISION, Lot 1 and Lot 2; Containing 0.165 acres (7,200 square feet), more or less.

**APPLICANT/PROPERTY OWNER:**  
Chiel Hermilo Ibarra Mazariegos, 3512 North Ceressee Circle Apt. D, Colorado Springs, CO, 80917-2811, Phone# 719-646-5886

- NOTES:**
1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 17060-01-001, dated 04/08/07, shows that the subject property is located in Flood Zone X "white" (area determined to be out of the 500 year flood plain).
  2. The Abigation Easement to be dedicated per Final Plat for public obligation purposes, shall be considered a public easement subject to those terms and conditions as specified on the plat. The Abigation Easement shall be subject to the terms and conditions of the City of Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
  3. Preliminary Plat is required by City Code on the accompanying document with annexation and platting. The applicant has provided the required development plan to the Planning and Manager (8/15/2023) and the required development plan has been reviewed by the Planning Manager (8/15/2023). The applicant is required to provide the final development plan to the Planning Manager (8/15/2023) and the required development plan has been reviewed by the Planning Manager (8/15/2023). This plan details the schematic design for the subject property. A standard site plan review is still required through the City Development Review, Enterprise prior to issuance of building permit. The applicant is required to provide the final development plan to the Planning Manager (8/15/2023) and the required development plan has been reviewed by the Planning Manager (8/15/2023). This plan details the schematic design for the subject property. A standard site plan review is still required through the City Development Review, Enterprise prior to issuance of building permit. The applicant is required to provide the final development plan to the Planning Manager (8/15/2023) and the required development plan has been reviewed by the Planning Manager (8/15/2023). This plan details the schematic design for the subject property. A standard site plan review is still required through the City Development Review, Enterprise prior to issuance of building permit.
  4. Date of Preliminary Plat: May 14, 2023.
  5. There are no proposed improvements, drainage facilities or water quality features associated with Annexation of the property. Therefore, there will be no changes in proposed improvements, drainage facilities or water quality features associated with Annexation of the property. The applicant is required to provide the final development plan to the Planning Manager (8/15/2023) and the required development plan has been reviewed by the Planning Manager (8/15/2023). This plan details the schematic design for the subject property. A standard site plan review is still required through the City Development Review, Enterprise prior to issuance of building permit. The applicant is required to provide the final development plan to the Planning Manager (8/15/2023) and the required development plan has been reviewed by the Planning Manager (8/15/2023). This plan details the schematic design for the subject property. A standard site plan review is still required through the City Development Review, Enterprise prior to issuance of building permit.
  6. Lot owner/developer will be required to install, maintain, and operate a standard public sidewalk along the frontage of this property at the time of lot construction.
  7. City Code requires an accompanying document with annexation and zone change. With this document, the applicant is required to provide the final development plan to the Planning Manager (8/15/2023) and the required development plan has been reviewed by the Planning Manager (8/15/2023). This plan details the schematic design for the subject property. A standard site plan review is still required through the City Development Review, Enterprise prior to issuance of building permit. The applicant is required to provide the final development plan to the Planning Manager (8/15/2023) and the required development plan has been reviewed by the Planning Manager (8/15/2023). This plan details the schematic design for the subject property. A standard site plan review is still required through the City Development Review, Enterprise prior to issuance of building permit.
  8. submitted to Engineering Development Review Division for review and approval.



**811**  
CALL BEFORE YOU DIG  
According to Colorado law, you must call 811 before you dig. This service is free and available 24/7. For more information, visit [www.callbeforeyoudig.com](http://www.callbeforeyoudig.com).

**REVISIONS**

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	BDM	06/26/23
2	REVISIONS	BDM	06/26/23

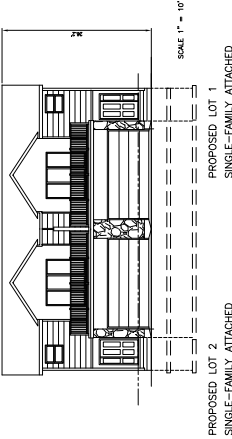
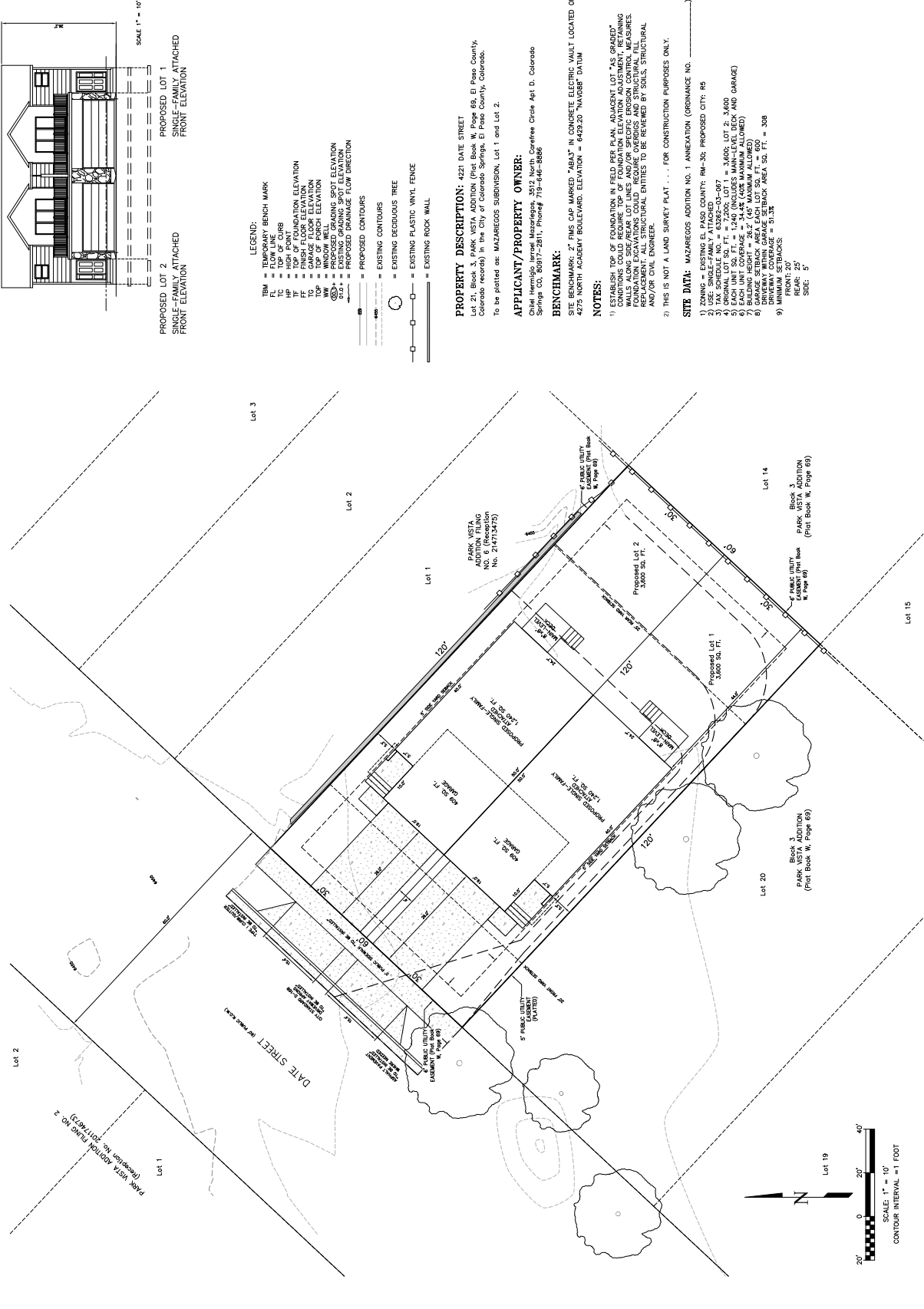
5/21/2023  
Checked by: BDM  
Designed by: N/A  
V. Scale: 1" = 10'  
H. Scale: 1" = 10'

**Land Consultants, Inc.**  
PLANNING - SUBDIVISION  
3989 MAZZILLANO ROAD • COLORADO SPRINGS, CO 80909  
WWW.LANDCONSULTANTS.COM • TEL: (719) 526-0133 FAX: (719) 526-0648

**MAZARIEGOS SUBDIVISION  
PRELIMINARY PLAT**

Project No.: 180054  
Sheet: 1 of 1  
CITY FILE NUMBER: CPC PFF 20-00082

# SITE PLAN



- LEGEND:**
- TBM = TEMPORARY BENCH MARK
  - TL = FLOW LINE
  - HP = HIGH POINT
  - HP = HIGH POINT ELEVATION
  - FT = FINISH FLOOR ELEVATION
  - TG = GARAGE FLOOR ELEVATION
  - WW = WINDOW WELL
  - GD = EXISTING GRADE
  - GD = EXISTING GRADE SPILL ELEVATION
  - GD = PROPOSED DRAINAGE FLOW DIRECTION
  - CO = PROPOSED CONTOURS
  - EX = EXISTING CONTOURS
  - EX = EXISTING DECIDUOUS TREE
  - EX = EXISTING PLASTIC VINYL FENCE
  - EX = EXISTING ROCK WALL

**PROPERTY DESCRIPTION:** 4221 DATE STREET  
 Lot 21, Block 3, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records) in the City of Colorado Springs, El Paso County, Colorado.  
 To be platted as: MAZAREGOS SUBDIVISION, Lot 1 and Lot 2.

**APPLICANT/PROPERTY OWNER:**  
 Chief Hermilio Ibarra Mazaregos, 3512 North Carefree Circle Apt. D, Colorado Springs CO, 80917-2811, Phone: 719-546-8866

**BENCHMARK:**  
 4275 NORTH ACADEMY BOULEVARD, ELEVATION = 6429.20 "NAD83" DATUM

**NOTES:**

- ESTABLISH TOP OF FOUNDATION IN FIELD PER PLAN. ADJACENT LOT "AS GRADED" CONDITIONS COULD REQUIRE TOP OF FOUNDATION ELEVATION ADJUSTMENT, RETAINING WALLS, AND/OR CONCRETE FOUNDATION. MEASURES FOR SPECIFIC PROSING, CUTTING, REPLACEMENT, ALL STRUCTURAL ENTITIES TO BE REVIEWED BY SOILS, STRUCTURAL AND/OR CIVIL ENGINEER.
- THIS IS NOT A LAND SURVEY PLAT . . . FOR CONSTRUCTION PURPOSES ONLY.

**SITE DATA:** MAZAREGOS ADDITION NO. 1 ANNEXATION (ORDINANCE NO. \_\_\_\_\_)  
 1) ZONING = EXISTING EL PASO COUNTY RM-50; PROPOSED CITY: R5  
 2) TAX SCHEDULE NO. = 63262-03-067  
 3) LOT AREA = 10,000 SQ. FT. (25' X 400')  
 4) EACH UNIT COVERAGE = 34.4% (408' MINIMUM ALLOWED)  
 5) GARAGE SETBACK AREA EACH LOT SQ. FT. = 600  
 6) DRIVEWAY WITHIN GARAGE SETBACK AREA SQ. FT. = 308  
 7) MINIMUM SETBACKS:  
 FRONT: 20'  
 SIDE: 5'  
 REAR: 5'

811  
 CALL BEFORE YOU DIG  
 According to Colorado law, you must determine if there are any underground utilities in the area before you dig. If you are unsure, call 811 to request a utility locate. This service is provided at no charge to the caller. The locate is valid for 14 days. If you need to dig deeper than 48 inches, you must call 811 again. If you are a contractor, you must call 811 before you dig. If you are a homeowner, you must call 811 before you dig. If you are a business, you must call 811 before you dig. If you are a government agency, you must call 811 before you dig. If you are a utility company, you must call 811 before you dig. If you are a public works department, you must call 811 before you dig. If you are a school district, you must call 811 before you dig. If you are a city or town, you must call 811 before you dig. If you are a county, you must call 811 before you dig. If you are a state agency, you must call 811 before you dig. If you are a federal agency, you must call 811 before you dig. If you are a private contractor, you must call 811 before you dig. If you are a private utility company, you must call 811 before you dig. If you are a private public works department, you must call 811 before you dig. If you are a private school district, you must call 811 before you dig. If you are a private city or town, you must call 811 before you dig. If you are a private county, you must call 811 before you dig. If you are a private state agency, you must call 811 before you dig. If you are a private federal agency, you must call 811 before you dig.

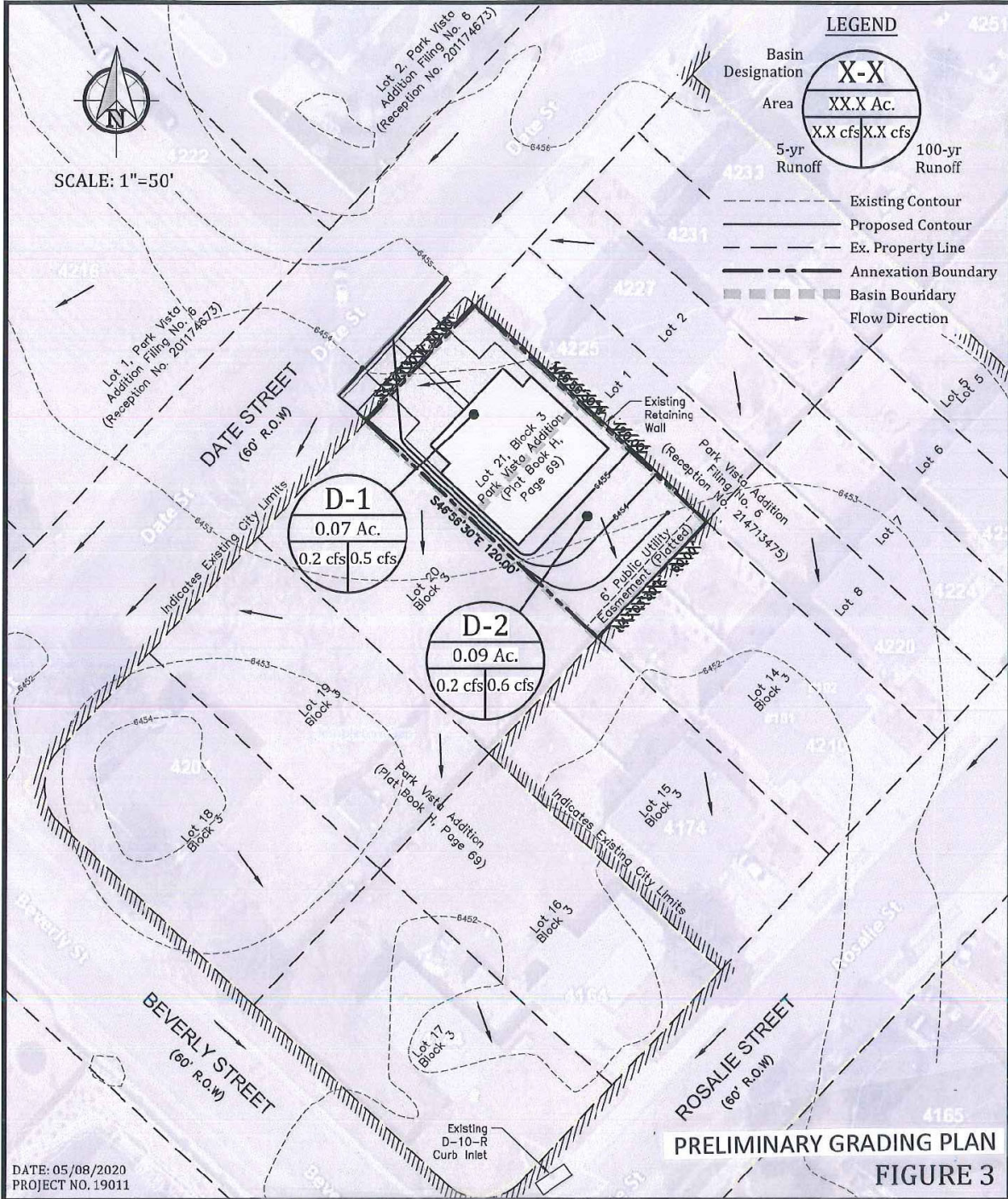
REVISIONS

NO.	DESCRIPTION	BY	DATE
1	CIRCUITS	BSH	06/26/21
2	REVISIONS	BSH	06/26/21

DESIGNED BY: N/A  
 CHECKED BY: DSH  
 DATE: 06/26/21

Land Development Consultants, Inc.  
 3989 MAZZILLANO ROAD • COLORADO SPRINGS, CO 80909  
 TEL: (719) 526-0133 FAX: (719) 526-0548  
 WWW.LDC.COM

4221 DALE STREET  
 SITE PLAN  
 Project No.: 180564  
 Sheet: 1 of 1  
 CITY FILE NUMBER: CPC PFF 20-00082



Figures 1-2.dwg/Mey\_08\_2020

**Kiowa**  
 Engineering Corporation

1604 South 21st Street  
 Colorado Springs, Colorado 80904  
 [719] 630-7342

**MAZARIEGOS SUBDIVISION PRELIMINARY PLAT**  
 A Replat of Lot 21, Block Three, PARK VISTA ADDITION

Developed Drainage Conditions  
 4221 Date Street, Colorado Springs, CO 80917

**CITY FILE NO. CPC PFP 20-00082**

**PRELIMINARY FINAL PLAT**



**General Notes for Preliminary Utility Plans**

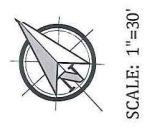
Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric, and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
2. Property Owner(s) ("Owner") acknowledge that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension and Service Standards ("Standards"), tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
3. Owner acknowledges responsibility for the costs of extension or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities Rules and Regulations.
4. Springs Utilities utility services are available on a "first-come, first served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application permanent service is approved by Springs Utilities.
5. The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expenses. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
6. Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
7. The water system facilities must meet the Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Water Line Extension and Service Standards).
8. Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner' water system extensions. Owner may be required to submit a Water Quality Plan for the project.
9. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval gas-service-line pressures in excess of Springs Utilities standard gas-system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
10. It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easements, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access to maintain utility facilities.
11. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates, and policies of Springs Utilities.

**Kiowa**  
*Celebrating 50 Years*  
 Engineering Corporation  
 604 South 21st Street, Suite 100  
 Colorado Springs, CO 80904  
 Telephone: 719.530.7342

**MAZARIEGOS SUBDIVISION PRELIMINARY PLAT**  
 A Replat of Lot 21, Block Three, PARK VISTA ADDITION  
 Preliminary Utility Services Plan  
 4421 Date Street, Colorado Springs, CO 80917

DATE: 04/22/19  
 PROJECT NO. 19011



**CITY FILE NO. CPC PFP 20-00082**

## MAZARIEGOS SUBDIVISION

A REPLAT OF LOT 21, BLOCK THREE, "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS:** That Chihl Hermigio larreal Mazariegos, being the owner of the following described tract of land, to wit:  
 A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, describe as follows:  
 Lot 21, Block 3, PARK VISTA ADDITION (Plat Book W, Page 68, El Paso County, Colorado records);  
 Containing 0.165 acres (7,200 square feet), more or less.

**DEDICATION:**

The above owner has caused said tract of land to be surveyed and replatted into lots, a plat of which is attached hereto and recorded in the office of the Register of Deeds in El Paso County, Colorado. The owner hereby dedicates, grants, and conveys to the City of Colorado Springs, these public easements, to be shown on the plat, and the City of Colorado Springs hereby accepts the same. The City of Colorado Springs, in consideration of the easements so dedicated, hereto and by public authority to release or quit claim all or any such Public Easements shall be replatted shall be known as MAZARIEGOS SUBDIVISION in the City of Colorado Springs, County of El Paso, State of Colorado.

**OWNER STATEMENT:**

The aforementioned, Chihl Hermigio larreal Mazariegos, as owner, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

**NOTARY STATEMENT:**

I, \_\_\_\_\_ Notary Public for the State of Colorado, do hereby certify that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., by Chihl Hermigio larreal Mazariegos.

**LIEN HOLDER:**

My commission expires \_\_\_\_\_ Notary Public for the State of Colorado, do hereby certify that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., by \_\_\_\_\_

**NOTARY STATEMENT:**

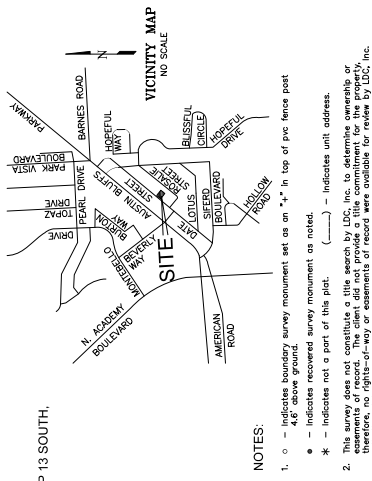
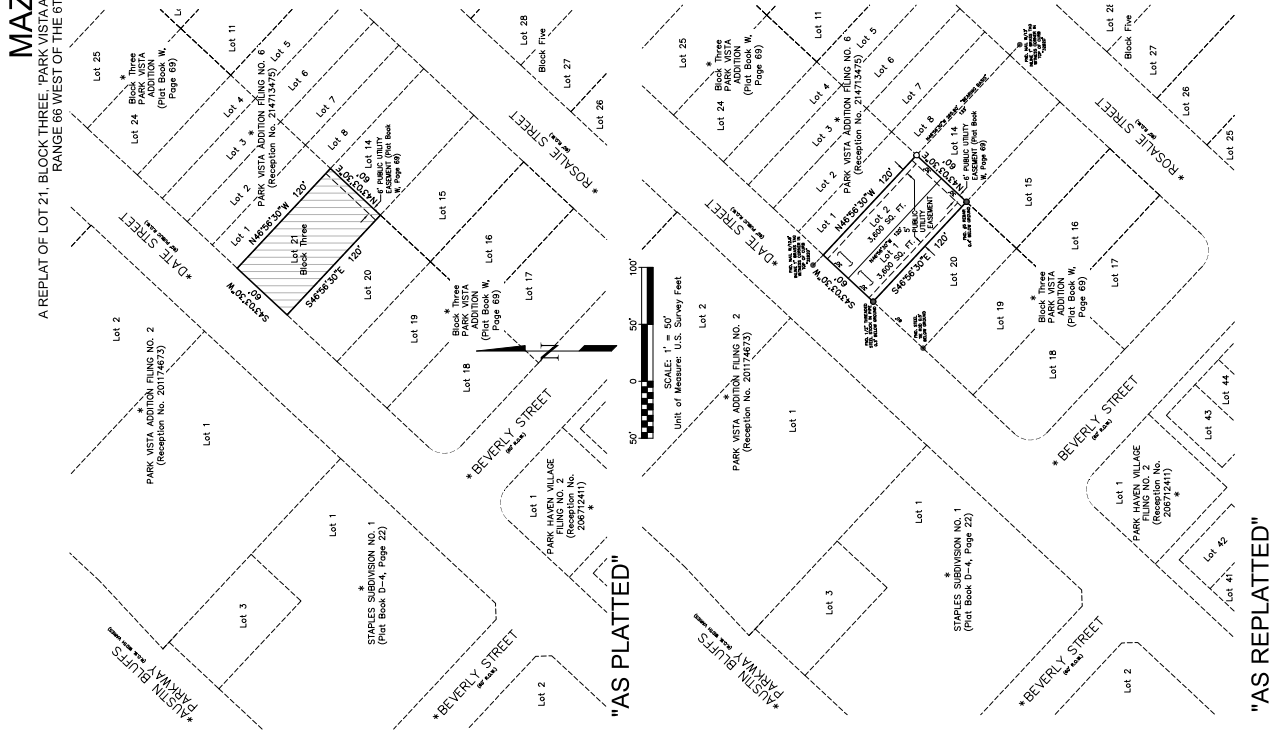
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., by \_\_\_\_\_

**EASEMENTS:**

As shown, with the sole responsibility for maintenance being vested with the property owners. All easements that are dedicated herein for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded as Reception No. 21212546 of the City of Colorado Springs, El Paso County, Colorado, which are hereby incorporated by reference into any of the replatted property depicted herein and shall not be affected and shall remain in full force and effect.

**NOTICE IS HEREBY GIVEN:**

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2004, as amended.  
 No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as shown on the plat. The City of Colorado Springs, El Paso County, Colorado, is authorized to suspend the building, street and reason control laws herein placed on file with the City of Colorado Springs.



- NOTES:**
- o - indicates boundary survey monument set as "x" in top of pvc fence post 4.8' above ground.
  - \* - indicates received survey monument as noted.
  - o - indicates not a part of this plat.

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. The client did not provide a title commitment for this project. LDC, Inc. assumes no liability or responsibility for matters not available for review by LDC, Inc. with this plat.
- The Acquisition Easement dedicated herein for public navigation purposes, shall be considered a public easement for the purpose of this survey and shall be shown on the plat. The easements or interests of record affecting any of the replatted property depicted herein shall not be affected and shall remain in full force and effect.
- The approval of this replat waives all prior plats for the area described by this replat.
- SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IS LOCATED IN ZONE X "WHITE" (Area determined to be out of the 500 year flood plain).
- FLOOD INSURANCE RATE MAP, MAP NUMBER: 58047C0101, IS LOCATED IN ZONE X "WHITE" (Area determined to be out of the 500 year flood plain).
- Basis of Bearings: All bearings are relative to the North-south line common to Lots 14 and 21, Block Three, PARK VISTA ADDITION, monumented on witness corners as noted on "AS REPLATTED" drawings, and assumed to bear N49°30'30" W, a distance of 285.60 feet.
- This property is subject to all applicable ordinances, conditions and restrictions, and all applicable provisions of MAZARIEGOS SUBDIVISION, as created and recorded by appropriate document.

**SURVEYOR'S CERTIFICATION:**

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and certifies that the foregoing plat, map and boundaries, shown and described hereon, were charge and accurately above the described tract of land, and replat thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

**PRELIMINARY COPY SUBJECT TO CITY APPROVAL**

David V. Hostetler  
 Colorado Professional Land Surveyor No. 20681

**NOTICE:**

According to Colorado law you must commence any legal action based upon any defect in this instrument within 90 days from the date the instrument was recorded. Any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**CITY APPROVAL:**

City Planning Director \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

**CLERK AND RECORDER:**

STATE OF COLORADO }  
 COUNTY OF EL PASO }  
 I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., and is duly recorded at \_\_\_\_\_ of the records of El Paso County, Colorado.

Chuck Breeman, Recorder

By: _____	Deputy	FEES:
_____	_____	PARK FEE: _____
_____	_____	BRIDGE FEE: _____
_____	_____	SCHOOL FEE: _____
_____	_____	DRAINAGE FEE: _____

LDC, Inc. | 2089 MAYLENE ROAD | COLORADO SPRINGS CO 80909 | TEL: (719) 526-1333 FAX: (719) 529-9548

**MAZARIEGOS SUBDIVISION**

**FINAL PLAT**

Project No.: 18054  
 SHEET: 1 of 1