

**SFD25145**

**APPROVED BESQCP**  
 02/18/2025 11:23:06 AM  
 EPC Planning & Community Development Department

**APPROVED Plan Review**  
 02/18/2025 11:23:15 AM  
 EPC Planning & Community Development Department

**ANY APPROVAL GIVEN BY BENT COUNTY DOES NOT CONSTITUTE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.**

Planning & Community Development Department approval is contingent upon compliance with all applicable rules of the respective agency.

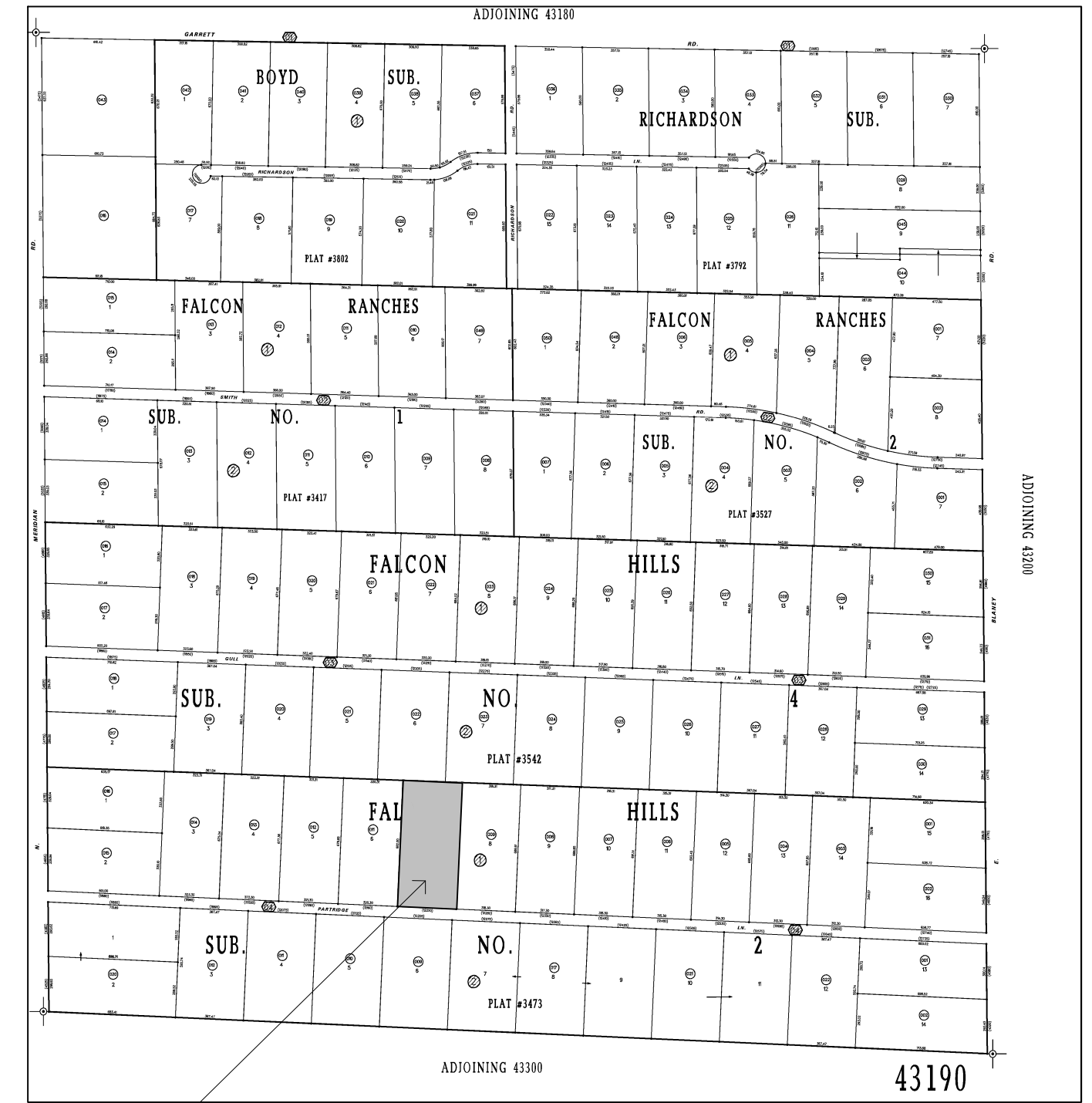
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County Road.

Division of Storage of any storage may be required without approval of the Planning & Community Development Department.

Released for Permit  
 02/13/2025 9:51:11 AM  
 brent  
 ENUMERATION

PROJECT INFO		
SCOPE OF WORK:	ADDITION TO EXISTING MODULAR HOME	
ADDRESS / LEGAL:		
SITE ADDRESS:	12220 PARTRIDGE LANE, PEYTON COLORADO, 80831	
LEGAL DESCRIPTION:	LOT 7 BLK 1 FALCON HILLS SUB NO. 2	
PLAT NO:	R03473	
LOT NO:	7	
LOT / PARCEL AREA:	5 ACRES (217,800 S.F.)	
MAP SHEET:	43190	
ZONING:	RR-5	
ASSESSOR:		
ASSESSOR PARCEL NO:	4319003010	
OWNER:	JAMES JOSEPH WYDRA, JR.	
BUILDING SUMMARY:		
NUMBER OF STORIES:	1	
BUILDING HEIGHT:	---	
MAIN FLOOR AREA:	1,607 S.F.	
TOTAL BUILDING AREA:	1,607 S.F.	
BUILDING COVERAGE:	.007%	
APPLICABLE BUILDING CODES:		
2021	IBC	INTERNATIONAL BUILDING CODE
2021	IRC	INTERNATIONAL RESIDENTIAL CODE
2021	IEBC	INTERNATIONAL EXISTING BUILDING CODE
2020	NEC	NATIONAL ELECTRICAL CODE
2021	IMC	INTERNATIONAL MECHANICAL CODE
2021	IPC	INTERNATIONAL PLUMBING CODE
2021	IECC	INTERNATIONAL ENERGY CONSERVATION CODE
2023	RBC	REGIONAL BUILDING CODE

For accessory structures 10 years old or older that have obtained COCP (or) COC (or) COE approval with the Building Code, a building permit may be required by PHEDC.



**1 SITE PLAN**  
 SCALE: 1" = 40'-0"

**2 VICINITY MAP**  
 SCALE: N.T.S.

REVISIONS:


**LOCKE DRAFTING SERVICES**  
 krauseask@gmail.com  
 (719) 360-8954

**ON-SITE BUILD**  
 12220 PARTRIDGE LANE, PEYTON, CO 80831

DRAWING TITLE:  
**SITE PLAN**

DRAWN BY:  
 ASL

DATE:  
 10/1/2024

JOB NUMBER:  
 ---

SHEET NUMBER:  
**C1**

# RESIDENTIAL



2023 PPRBC  
2021 IECC

Address: 12220 PARTRIDGE LN, PEYTON

Parcel: 4319003010

Plan Track #: 198524 

Received: 12-Feb-2025 (SIERRAC)

## Description:

**MANUFACTURED HOME - PERMANENT SET**

Contractor: RP INTEGRITY LLC

Type of Unit:

## Required PPRBD Departments (6)

<p><b>Enumeration</b></p> <p>Released for Permit 02/13/2025 9:51:53 AM Pikes Peak Building Department brent ENUMERATION</p>	<p><b>Floodplain</b></p> <p>(N/A) RBD GIS</p>
<p><b>Construction</b></p>	<p><b>Electrical</b></p>
<p><b>Mechanical</b></p>	<p><b>Plumbing</b> Released for Permit 02/13/2025 2:20:25 PM Pikes Peak REGIONAL Building Department shanen PLUMBING</p>

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.

# Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*02/18/2025 11:24:41 AM*

*dsdyounger*

**EPC Planning & Community  
Development Department**