

SITE PLAN

A TRACT OF LAND LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 23 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6th P.M. EL PASO COUNTY, COLORADO

Released for Permit
05/23/2024 10:38:23 AM
REGIONAL Building Department
ADITY
ENUMERATION

INT04031
SFD24584

APPROVED
BESQCP
06/11/2024 12:34 PM
EPC Planning & Community Development Department

APPROVED
Plan Review
06/11/2024 12:49 PM
EPC Planning & Community Development Department

LEGAL DESCRIPTION:
THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

SAID LOT CONTAINS 10.00 ACRES OF LAND, MORE OR LESS.

ADDRESS:
16090 Spencer Rd
PEYTON, COLORADO 80831

PROPERTY RECORD CARD:
4223000011

OWNER:
WILLIAM MARTIN
16150 SPENCER ROAD
PEYTON, COLORADO 80831

BUILDER:
SEEGER HOMES INC.
535 AMELIA STREET
COLORADO SPRINGS CO. 80915
(719) 632 9085

EXISTING BUILDING AREA:
1,714 SQUARE FEET± (EXISTING HOUSE)
124 SQUARE FEET± (EXISTING GARAGE)
834 SQUARE FEET± (EXISTING SHEDS)

PROPOSED BUILDING AREA:
1,900 SQUARE FEET

LOT AREA:
435,600 SQUARE FEET±

ZONING:
A-35

UNPLATTED

MAXIMUM BUILDING HEIGHT:
30 FEET NOTE: ONE ADDITIONAL FOOT OF HEIGHT IS ALLOWED FOR EACH FOOT OF ADDITIONAL SETBACK PROVIDED ABOVE THE REQUIRED MINIMUMS UP TO A MAXIMUM OF 100 FEET. FOR EXAMPLE, A MAXIMUM HEIGHT OF 35 FEET IS ALLOWED FOR STRUCTURES SETBACK AT A MINIMUM OF 30 FEET FROM ALL PROPERTY LINES AND A MAXIMUM HEIGHT OF 50 FEET IS ALLOWED FOR STRUCTURES SETBACK AT A MINIMUM OF 45 FEET FROM ALL PROPERTY LINES.

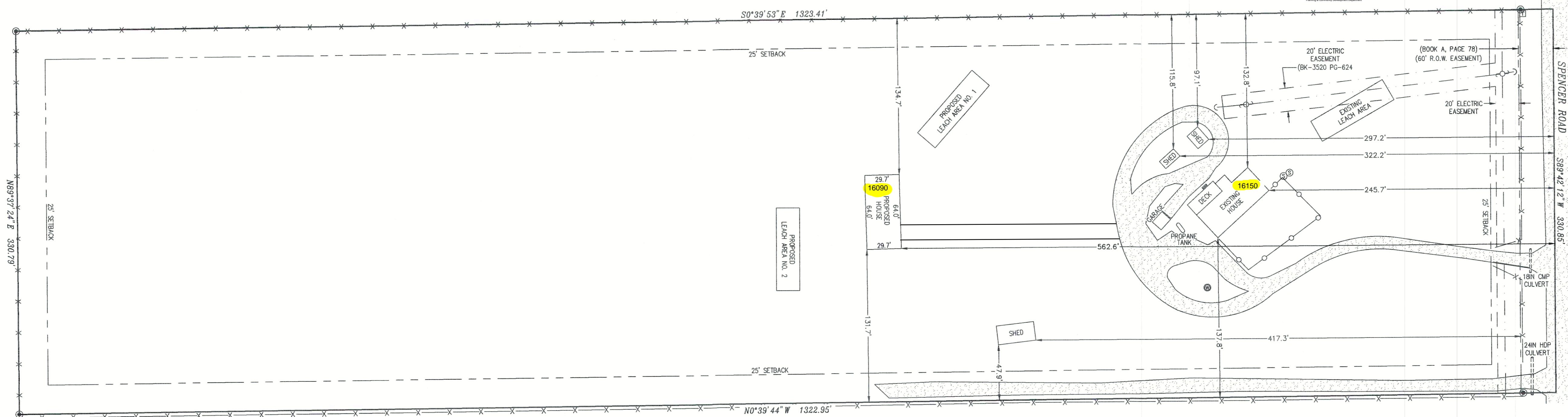
MAXIMUM LOT COVERAGE:
NONE

NOTE: ALL LINEAL UNITS DEPICTED ON THIS SITE PLAN ARE U.S. SURVEY FEET.

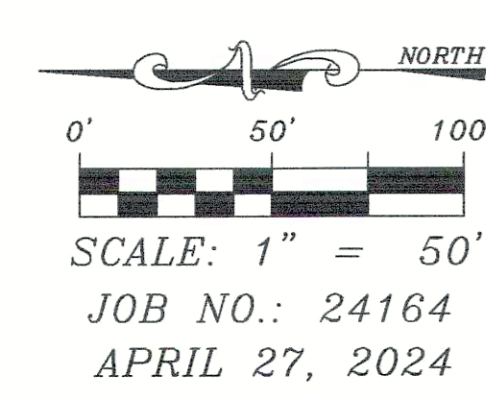
THE PROPERTY LINES AS DEPICTED ON THIS SITE PLAN ARE BASED ON THE LOT DIMENSIONS AS SHOWN ON THE LAND SURVEY PLAT RECORDED IN BOOK DPST AT PAGE 42230 UNDER RECEPTION NO. 202900107 ON JUNE 4, 2002 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS SERVICE.

FOR AND ON BEHALF OF
RAMPART SURVEYS, LLC



- LEGEND:**
- FOUND REBAR AND ORANGE CAP STAMPED "CLSI LS 32439"
 - POWER/UTILITY POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - ⊙ SEPTIC COVER
 - ⊙ WELL
 - x— WIRE FENCE
 - WOVEN WIRE FENCE
 - — — OVERHEAD ELECTRIC / O.H. UTILITY LINE
 - ▨ GRAVEL



SP - TRACT OF LAND IN THE SE1/4 OF THE SW1/4 OF SEC. 23 T12S, R64W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 24164 SP.DWG PAGE 1 OF 1

RESIDENTIAL



2023 PPRBC
2021 IECC

Parcel: 4223000011

Address: 16090 SPENCER RD, PEYTON

Plan Track #: 190114 

Received: 23-May-2024 (BRIANNAM)





Description:

RES MFG HSG-IRC ON CRAWL

Contractor: SEEGER HOMES, INC

Type of Unit:

Required PPRBD Departments (6)

| | |
|---|---|
| <p>Enumeration</p> <p>Released for Permit 05/23/2024 10:33:45 AM</p>  <p>amy ENUMERATION</p> | <p>Floodplain</p> <p>(N/A) RBD GIS</p> |
| <p>Construction</p> <p>Released for Permit 05/31/2024 9:13:57 AM</p>  <p>danm CONSTRUCTION</p> | <p>Electrical</p> <p>Released for Permit 05/31/2024 11:16:51 AM</p>  <p>Daniel G ELECTRICAL</p> |
| <p>Mechanical</p> | <p>Plumbing</p> <p>Released for Permit 05/28/2024 6:49:46 AM</p>  <p>shanen PLUMBING</p> <p>State of Colorado DOH approved plans</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

06/11/2024 12:54:08 PM

dsdyounger

**EPC Planning & Community
Development Department**