

ADD26472
PLAT-3771
RR-5
APPROVED 1600 SQ FT
DETACHED ACCESSORY
STRUCTURE

**APPROVED
Plan Review**

08/06/2026 11:12:22 AM

dsd hills

EPC Planning & Community
Development Department



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



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 property is located in a Wildland Urban Interface Area and is subject to Appendix E, Wildfire Resiliency Requirements, of the El Paso County Land Development Code. This property is located in a:

☐ Low Fire Intensity Classification and is subject to Class I requirements

☒ Moderate or High Fire Intensity Classification and is subject to Class I and Class II requirements



Brian Avants Residence - Detached 40' x 40' Shop

Brian Avants Residence - 12305 Old Barn Road, Elbert CO. 80106 ✓
New detached 40' x 40' Shop ✓
#4119002025 ✓
Lot #41 - Forest Green ✓
5.23 acres ✓
Zoned RR 5 ✓

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 12305 OLD BARN RD, ELBERT

Parcel: 4119002025

Plan Track #: 215625 

Received: 03-Aug-2026 (TREYW)

Description:

DETACHED ACCESSORY STRUCTURE

Contractor: 3I LLC CONTRACTING

Type of Unit:

Required PPRBD Departments (2)

Floodplain	Construction
(N/A) RBD GIS	

Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> 08/06/2026 11:13:28 AM  dsdhills 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.