

SFD25679

APPROVED
BESQCP

07/10/2025 11:45:45 AM
dwynne@epc.org

EPC Planning & Community
Development Department

APPROVED
Plan Review

07/10/2025 11:45:51 AM
dwynne@epc.org

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 ORIGINATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION.
Planning & Community Development
approval is contingent upon compliance with all
applicable rules 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.
Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department.

FRONT ELEVATION
SCALE: 1" = 20'

Released for Permit

07/09/2025 3:50:48 PM

REGIONAL
Building Department

amy

ENUMERATION

SITE PLOT PLAN

16865 GUADALUPE COURT, IN EL PASO COUNTY, COLORADO

PROPERTY DESCRIPTION: 16865 Guadalupe Court ✓

✓ Lot 15, REATA FILING NO. 2 (Reception No. 768958, El Paso County, Colorado records), El Paso County, Colorado.

NOTES:

- 1) Establish top of foundation in field . . . adjacent lot or on-lot "as graded" conditions could require top of foundation elevation adjustment, retaining walls around structure and/or erosion control protection.
- 2) This is not a Land Survey Plat . . . Plot Plan to be used for obtaining building permit for house construction per approved building plans.
- 3) FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0350 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X "white" (areas determined to be outside 500 year flood plain).

SITE DATA:

- 1) ZONING = RR-5 ✓
- 2) TAX SCHEDULE NO. = 41240-06-007 ✓
- 3) LOT SQ. FT. = 220,063 (5.052 ACRES)
- 4) HOUSE SQ. FT. = _____ (INCLUDES)
- 5) COVERAGE = _____%
- 6) BUILDING HEIGHT = _____' (30' MAX.)

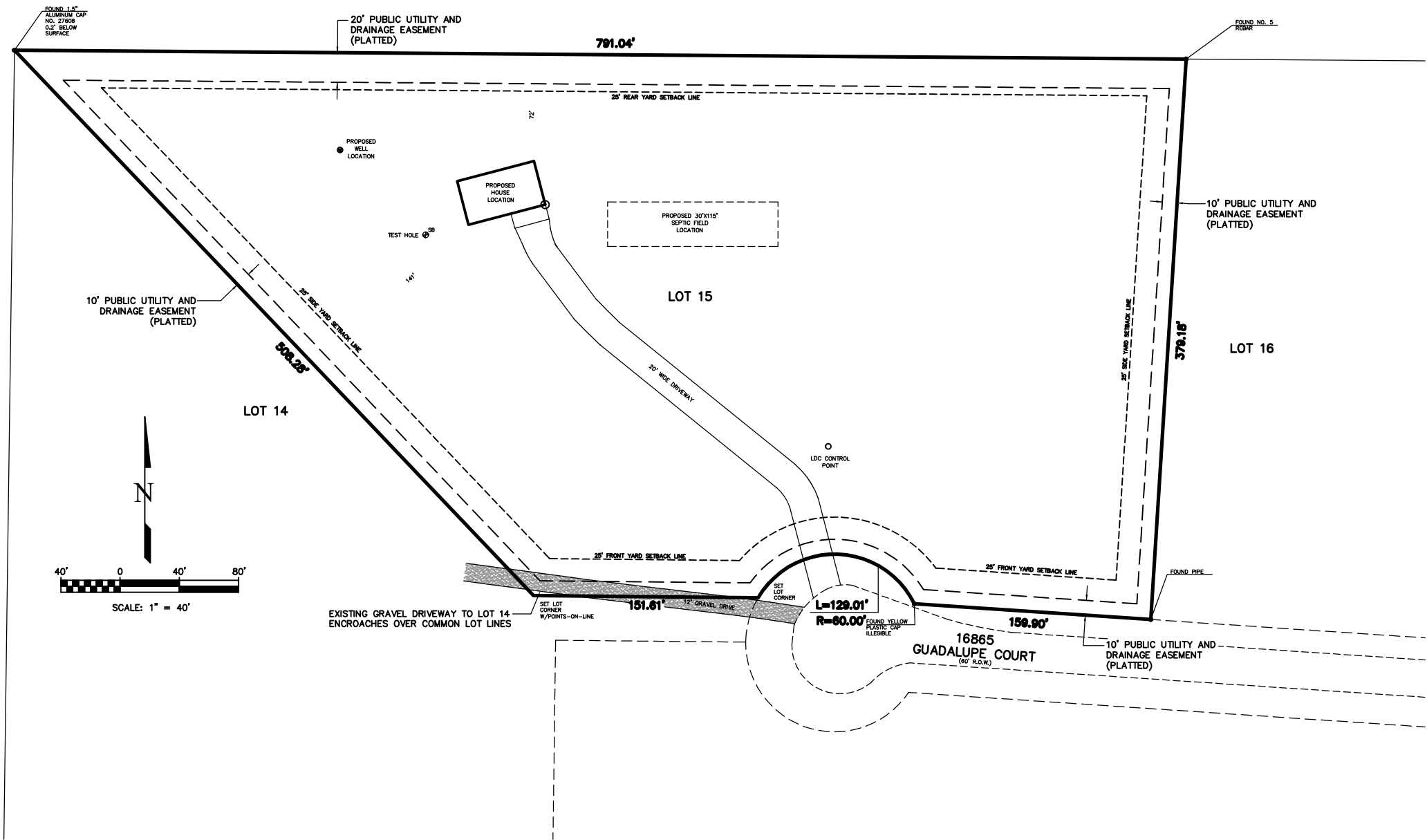
PLAT 5695

This site is zoned "RR-5" Rural Residential/Rural Suburban, subject to conditions of record. A final decision of standards for future site use and/or construction, together with said conditions of record, are determined by the concept or development plan review as a condition of building permit issuance, and subject to the El Paso County Development Services approval. There are no known bulk restrictions of record.

GENERAL DEVELOPMENT STANDARDS "RR-5"

Minimum district size: N/A Minimum lot area: 5 acres^{1,2} Minimum lot width: 200'
Maximum lot coverage: 25% Maximum building height: 30'
Minimum setbacks: Front: 25'^{2,3} Side: 25'^{2,3} Rear: 25'^{2,3}

- ¹ Specific uses may be subject to larger minimum lot area requirements.
- ² In the event that the land to be partitioned, platted, sold or zoned abuts a section line County Road, the minimum lot area for lots abutting the road shall be 4.75 acres and a minimum lot width shall be 165 feet.
- ³ Kennels, pens and fur farms shall be setback a minimum of 100 feet from all property lines.
- ³ Sawmills shall be setback a minimum of 300 feet from all property lines.



PREPARED FOR: Jason Madigan
2240 Bula Drive
Colorado Springs, CO 80915

APPROVED BY: _____

SITE PLOT PLAN
LOT 15, "REATA FILING NO. 2"
COUNTY OF EL PASO, STATE OF COLORADO

Project No.: 24032

Sheet: 1 of 1

CALL BEFORE YOU DIG
811
DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
FOR LOCATING AND MARKING GAS, ELECTRIC, WATER
AND FIBER NETWORKS.

REVISIONS

No.	Description	By	Date
1	DATA CLARIFICATION	DVH	07/09/25
2	DRIVEWAY ADDITION	DVH	07/09/25

H Scale: 1" = 40'
V Scale: N/A
Designed By: N/A
Drawn By: DAS
Checked By: DVH
Date: 12/18/2024

Land Development
Consultants, Inc.
PLANNING • SURVEYING

www.ldc-inc.com • TEL: (719) 528-4133 • FAX: (719) 528-6948
3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80919

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 4124006007

Address: 16865 GUADALUPE CT, PEYTON

Plan Track #: 203569 

Received: 09-Jul-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	2308	
Main Level	2190	
Upper Level 1	708	
	5206	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED AMY 7/9/2025 3:51:14 PM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED Plan Review 07/10/2025 11:16:16 AM dsdyounger 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.