

SFD24381  
RR-5  
36.36 ACRES

**APPROVED**  
**Plan Review**

04/25/2024 11:57:45 AM  
dsdrangel  
EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBTAIN 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

**APPROVED**  
**BESQCP**

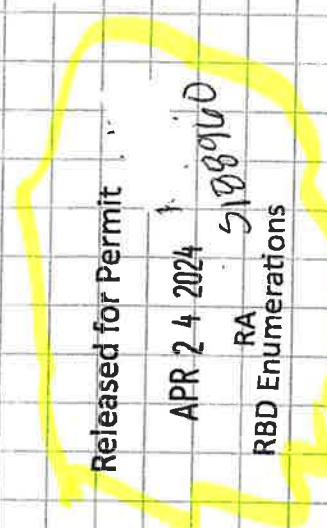
04/25/2024 11:58:06 AM  
dsdrangel  
EPC Planning & Community  
Development Department



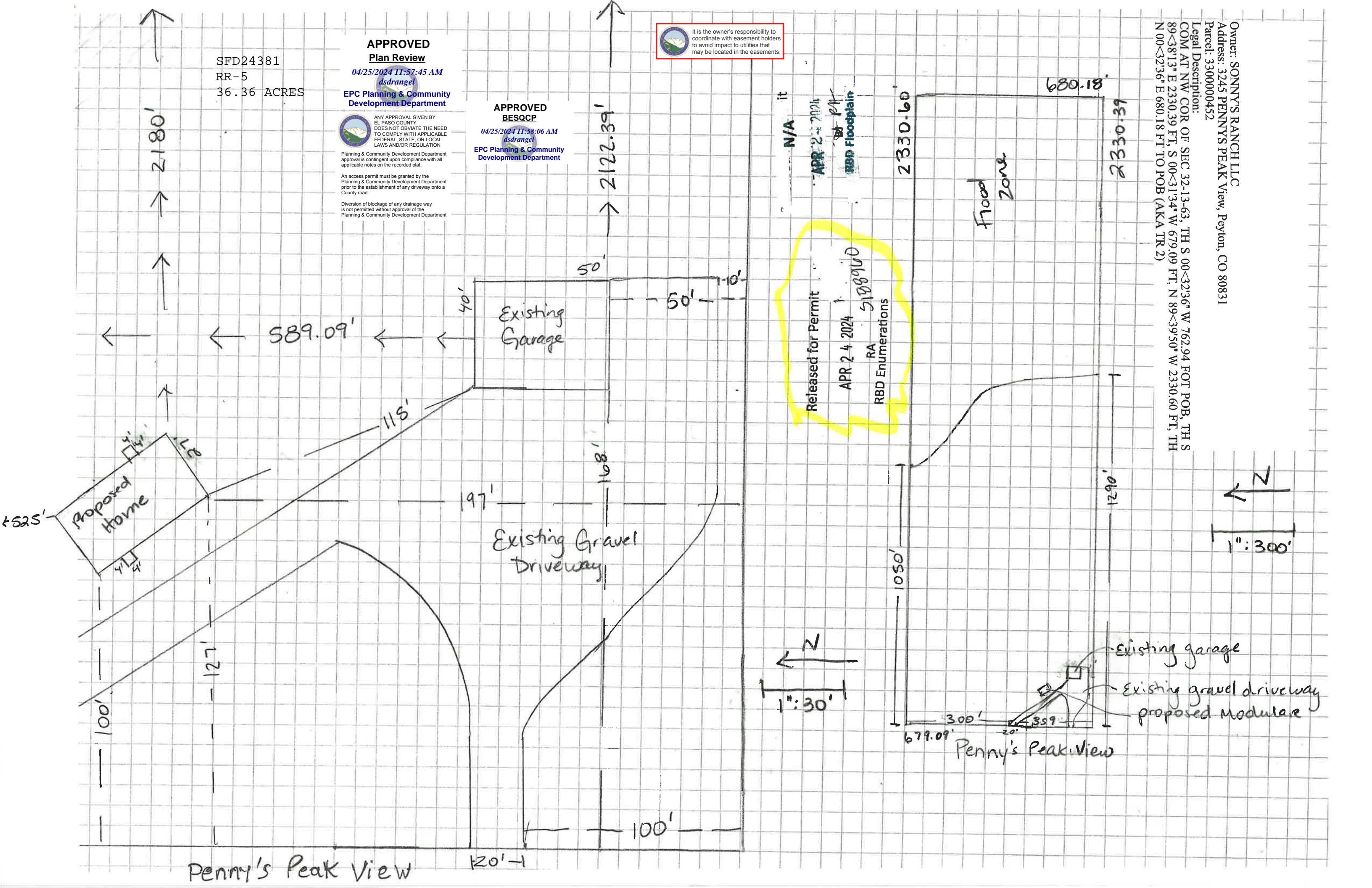
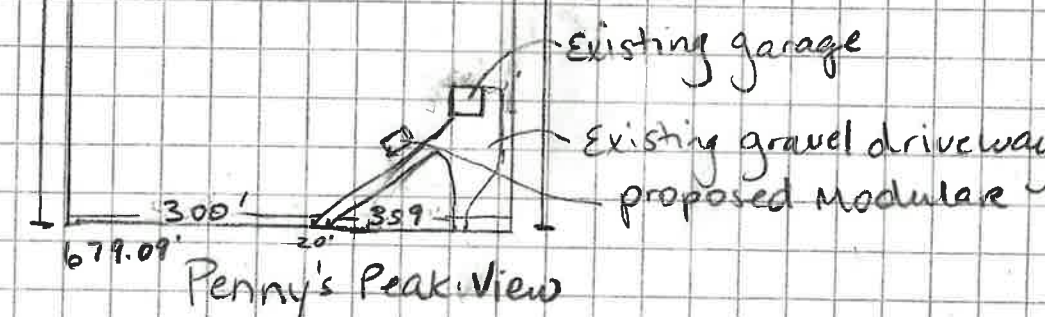
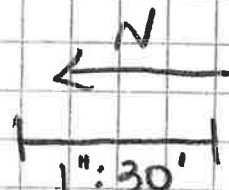
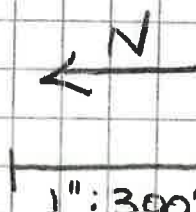
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Owner: SONNNY'S RANCH LLC  
Address: 3245 PENNNY'S PEAK View, Peyton, CO 80831  
Parcel: 3300000452  
Legal Description:  
COM AT NW COR OF SEC 32-13-63, TH S 00<32'36" W 762.94 FOT POB, TH S 89<38'13" E 2330.39 FT, S 00<31'34" W 679.09 FT, N 89<39'50" W 2330.60 FT, TH N 00<32'36" E 680.18 FT TO POB (AKA TR 2)

it  
N/A  
APR 24 2024  
RA 5188960  
RBD Enumerations  
RBD Floodplain



Flood Zone



Penny's Peak View

Penny's Peak View