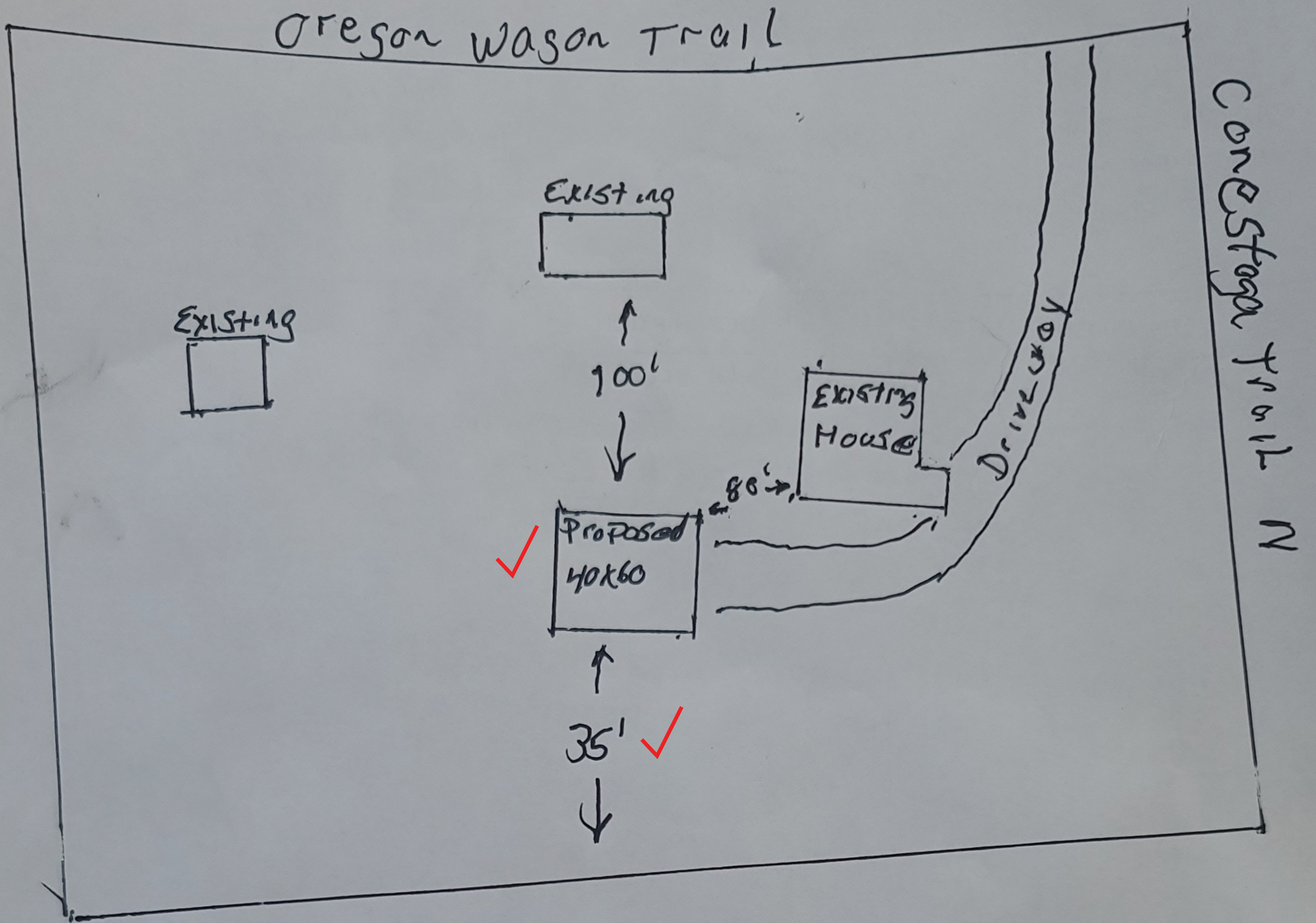




ADD26456
 PLAT-8096
 RR-2.5
 APPROVED 2400 SQ FT GARAGE

N
 W + E
 S

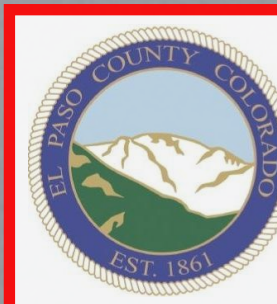
APPROVED
Plan Review
 08/03/2026 11:38:52 AM

 EPC 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

 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

12405 Oregon Wagon Trail ✓
 Elbert CO 80106 ✓
 Parcel # 4217004028 ✓

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 12405 OREGON WAGON TRL, ELBERT

Parcel: 4217004028

Plan Track #: 215466 

Received: 27-Jul-2026 (TREYW)

Description:

DETACHED GARAGE

Contractor: H DIAMOND J TRADING CORP.

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

08/03/2026 11:44:32 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.