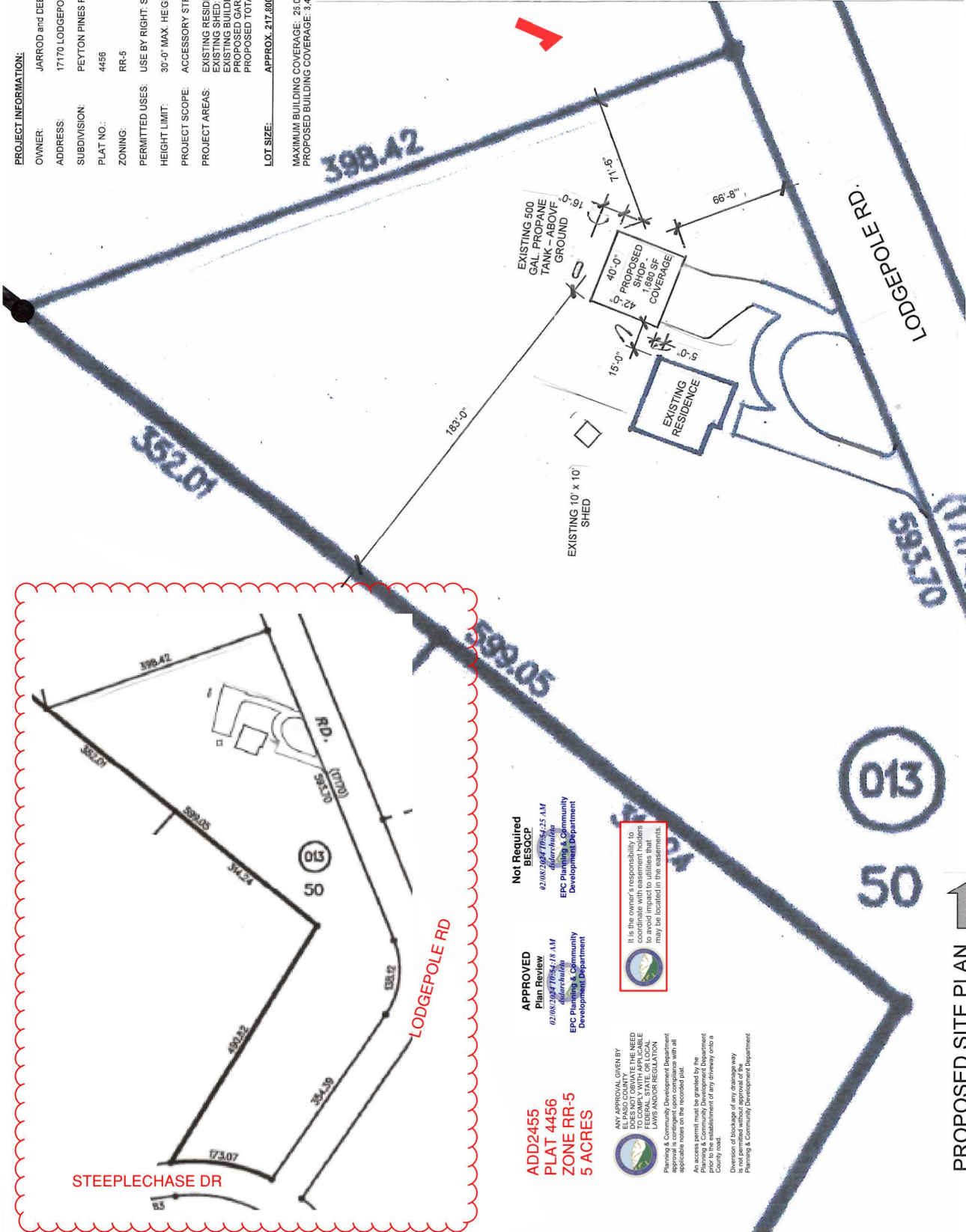




**PROJECT INFORMATION:**

OWNER: JARROD and DEBORAH KEARINES  
 ADDRESS: 17170 LODGEPOLE RD., PEYTON, CO 80831  
 SUBDIVISION: PEYTON PINES FILING NO. 2A  
 PLAT NO.: 4456  
 ZONING: RR-5  
 PERMITTED USES: USE BY RIGHT; SINGLE FAMILY RESIDENTIAL  
 HEIGHT LIMIT: 30'-0" MAX. HEIGHT ALLOWED - ACCESSORY STRUCTURE  
 PROJECT SCOPE: ACCESSORY STRUCTURE - GARAGE  
 PROJECT AREAS: EXISTING RESIDENCE FOOTPRINT: 1,692 SF  
 EXISTING SHED FOOTPRINT: 160 SF  
 EXISTING GARAGE COVERAGE: 1,680 SF  
 PROPOSED GARAGE COVERAGE: 1,680 SF  
 PROPOSED TOTAL COVERAGE: 3,472 SF  
 LOT SIZE: APPROX. 217,800 SF OR APPROX. 5.0 ACRES

MAXIMUM BUILDING COVERAGE: 25.0% OR 54,450 SF  
 PROPOSED BUILDING COVERAGE: 3,472 SF OR 6.27% OF ALLOWABLE 54,450 SF



**Not Required**  
BESOPP

42/08/2024 7:04:23 AM  
BjornWalden  
EPC Planning & Community  
Development Department

**APPROVED**  
Plan Review

02/02/2024 7:04:28 AM  
BjornWalden  
EPC Planning & Community  
Development Department

**ADD2455**  
**PLAT 4456**  
**ZONE RR-5**  
**5 ACRES**



ANY APPROVAL GIVEN BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT DOES NOT IMPLY THE NEED FOR A PERMIT TO CONSTRUCT OR TO COMPLY WITH APPLICABLE LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable codes and the recorded plat. Planning & Community Development Department approval is required prior to the establishment of any driveway onto a County road. Division of knowledge of any driveway location shall be provided to the Planning & Community Development Department.



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



**PROPOSED SITE PLAN**  
1" = 50'-0"

# RESIDENTIAL

2023 PPRBC  
IECC: N/A



Parcel: 3119001013

Address: 17170 LODGEPOLE RD, PEYTON

Plan Track #: 185996  Received: 05-Feb-2024 (BRIANNAM)

Description: **DETACHED GARAGE** Required PPRBD Departments (3)

Contractor:

Type of Unit:

Floodplain

(N/A) RBD GIS

Construction

Mechanical

## Required Outside Departments (1)

County Zoning

**APPROVED**  
Plan Review

02/08/2024 10:55:46 AM

*dstdarchuleta*

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.