ADD26687

APPROVED
Plan Review
11/20/2026 8:13:20 AM
dsdyounger
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

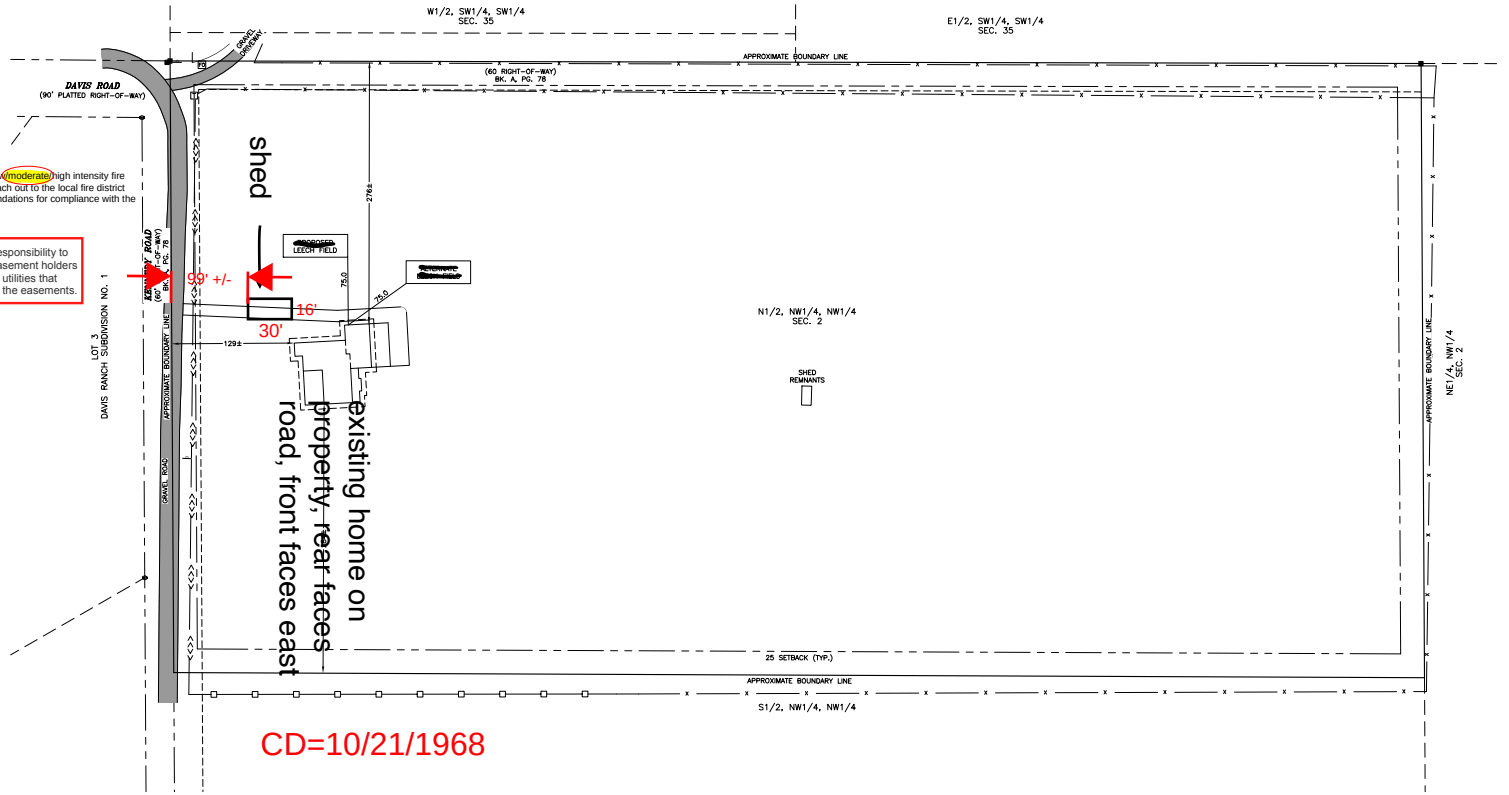
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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 parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

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



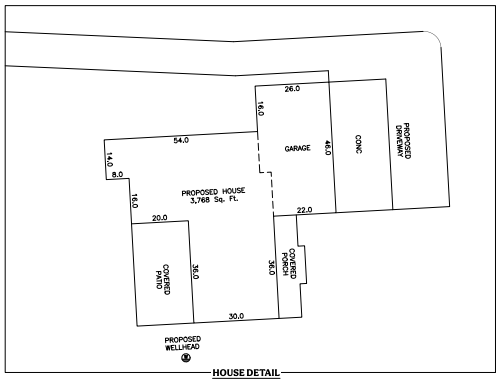
CD=10/21/1968

RECORD LEGAL DESCRIPTION:

The North Half of the Northwest Quarter of the Northwest Quarter, Section 2, Township 14 South, Range 64 West of the Sixth Principal Meridian as described in Quit Claim Deed filed for record November 21, 2016 under Reception No. 216135017 in the office of the Clerk and Recorder, County of El Paso, State of Colorado.

GENERAL NOTES:

1) Boundary lines shown hereon were not surveyed and are shown per the recorded deed. The boundary lines shown hereon should not be relied upon for the establishment of fence, building, or other future improvement lines. No research was performed for easements or rights of way. Easements shown hereon are from the recorded deeds. This is a site plan, it is not a Land Survey Plat or Improvement Survey Plat.
2) El Paso County Schedule No.: 4402000001
3) Address: 2485 Kennedy Rd, Peyton, CO 80831
4) The field work was completed on December 4, 2025.
5) The proposed information provided hereon was provided by Hi-Point Home Builders, LLC.
6) Snow cover on ground at time of fieldwork, some features may not be shown.
7) There are multiple boundary monuments reporting to be section corners and multiple surveys of record, none of them agree with each other. Therefore, boundary lines shown hereon are labeled approximate.
8) The Basis of units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.
9) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown hereon.
10) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.



GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND:
- Boundary Monument Found
- Aliquot Monument Found
- Proposed Well Head
- Telephone Pedestal
- Fiber Optic Pedestal
- Street Sign
- Fence Remnants
- Barbed Wire Fence
- Wire Fence

Project No.: 25186
December 9, 2025

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 2, TOWNSHIP 14 SOUTH, RANGE 64 WEST COUNTY OF EL PASO, STATE OF COLORADO

2485 KENNEDY SITE PLAN

P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@gouldls.com
GouldLandSurveying.com

Gould LAND SURVEYING

©2025 Gould Land Surveying, LLC.

RESIDENTIAL

2023 PPRBC
IECC: N/A

Address: 2485 KENNEDY RD, PEYTON

Parcel: 4402000001

Plan Track #: 218527 **Received: 12-Nov-2026 (TREYW)**

Description:

DETACHED ACCESSORY STRUCTURE

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (2)

Floodplain	Construction
(N/A) RBD GIS	

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
11/20/2026 8:16:38 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.