

SFD26840
BSQ26962
UNPLATTED
A35

APPROVED
Plan Review
10/27/2026 3:20:11 PM
dsdhills
EPC Planning & Community
Development Department

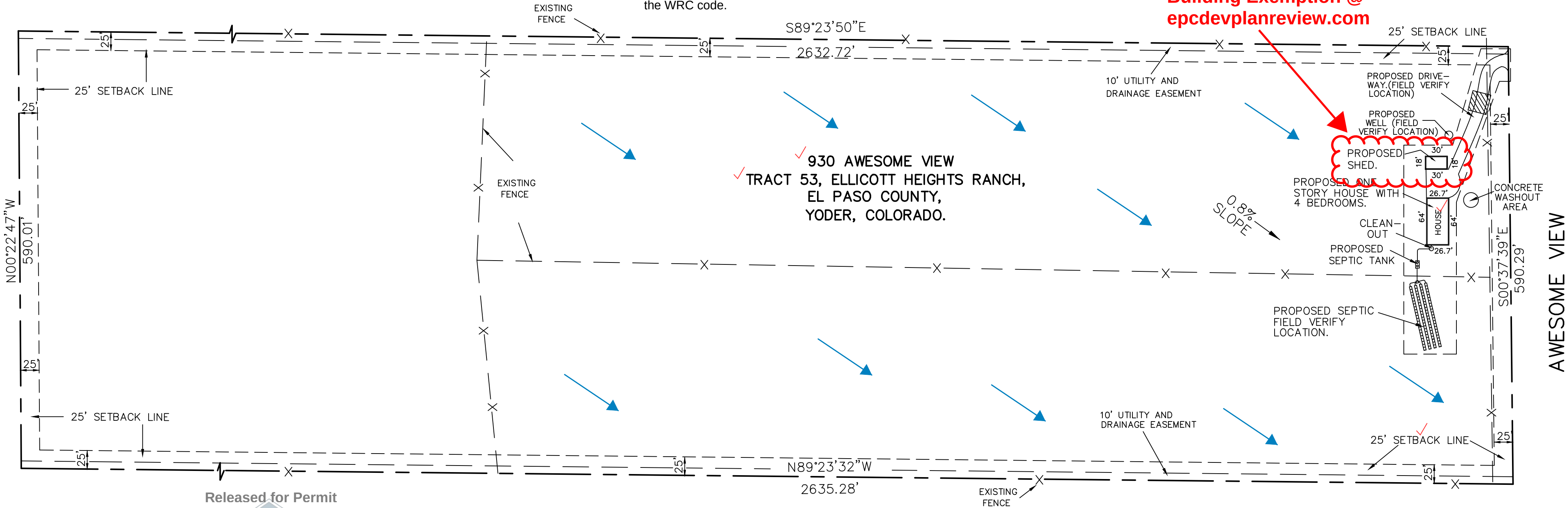
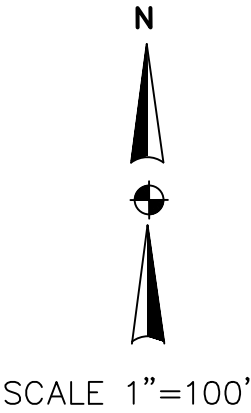
SITE PLAN FOR BESQCP

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

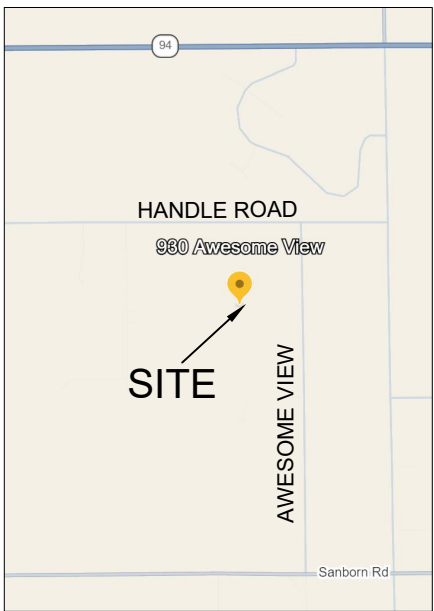
This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

Not included in this approval. Must obtain separate building permit or apply for Accessory Building Exemption @ epcdevplanreview.com



Released for Permit
10/19/2026 9:11:38 AM
REGIONAL Building Department
ENUMERATION

- LEGEND
- LOT LINE
 - SETBACK LINE
 - LIMITS OF DISTURBANCE
 - GENERAL DIRECTION OF STORMWATER FLOW
 - METAL FENCE
 - VEHICLE TRACKING CONTROL PAD



VICINITY MAP
NOT TO SCALE

930 AWESOME VIEW, YODER, COLORADO
TRACT 53, ELLICOTT HEIGHTS RANCH,
EL PASO COUNTY, COLORADO
TAX ID NUMBER 1400000440

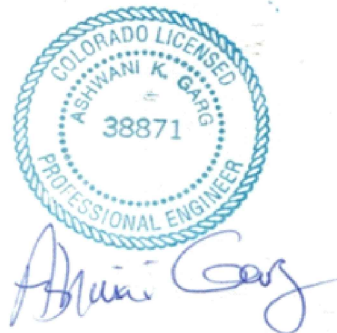
LOT AREA = 35.67± ACRES
FIRST FLOOR = 1,709 SQ.FT.
BUILDING HEIGHT = 15'-6"±
DETACHED SHED AREA = 540 SQ.FT.
ZONING= A35

SET BACKS
FRONT= 25'
SIDE= 25'
REAR= 25'

IMPERVIOUS AREA = 2400± SQ.FT 0.055 ACRES
LOT AREA 35.67± ACRES. PERCENT IMPERVIOUS AREA 0.16%
DISTURBED AREA = 26,150± SQ.FT 0.52 ACRES
LOT AREA 35.67± ACRES. PERCENT DISTURBED AREA 1:46% ±

Legal Description

A Tract of Land situated in the West Half of Section 19, Township 14 South, Range 61 West of the 6th Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:
Beginning at a point on the West Line of said Section 19, Township 14 South, Range 61 West, from whence the Southwest Corner thereof, Bears S 00°22'47" E, a distance of 2326.67 feet; thence N 00°22'47" W along said West Line, 590.01 feet; thence S 89°23'50" E, 2632.72 feet to the North-South Centerline of said Section 19; Thence S 00°37'39" E, along said North-South Centerline, 590.29 feet; thence N 89°23'32" W 2635.26 feet to the point of beginning.
Also known as Tract 53 ELLICOTT HEIGHTS RANCH.



SITE PLAN FOR BESQCP			
930 AWESOME VIEW EL PASO COUNTY, YODER, COLORADO			
DRAWN BY: A.K.G.	CHECKED BY: J.R.G.	DATE: JULY 15, 2026	REVISED:
A & J ENGINEERING, LLC CONSULTING ENGINEERS			JOB NO.
754 KITTREDGE COURT AURORA, COLORADO 303-913-7946			SHEET NO. 1 OF 1

RESIDENTIAL



2023 PPRBC

~~2024 IECC and CO MERSRC~~

Address: 930 AWESOME VW, YODER

Parcel: 1400000440

Plan Track #: 217800

Received: 16-Oct-2026 (MELISSAF)

Description:

MANUFACTURED HOME - PERMANENT SET

Contractor: BOUTIQUE HOMES, LLC.

Type of Unit:

Required PPRBD Departments (6)

Enumeration

Released for Permit

10/19/2026 9:21:12 AM



amy
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

10/27/2026 11:29:50 AM



shelley
CONSTRUCTION

Electrical

Released for Permit

10/27/2026 12:38:23 PM



ConnerM
ELECTRICAL

Mechanical

Released for Permit

10/27/2026 1:29:43 PM

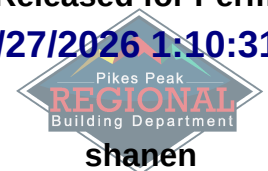


Quintonw
MECHANICAL

Plumbing

Released for Permit

10/27/2026 1:10:31 PM



shanen
PLUMBING

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.

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review

10/27/2026 3:32:07 PM



**EPC Planning & Community
Development Department**

Tri-County Fire