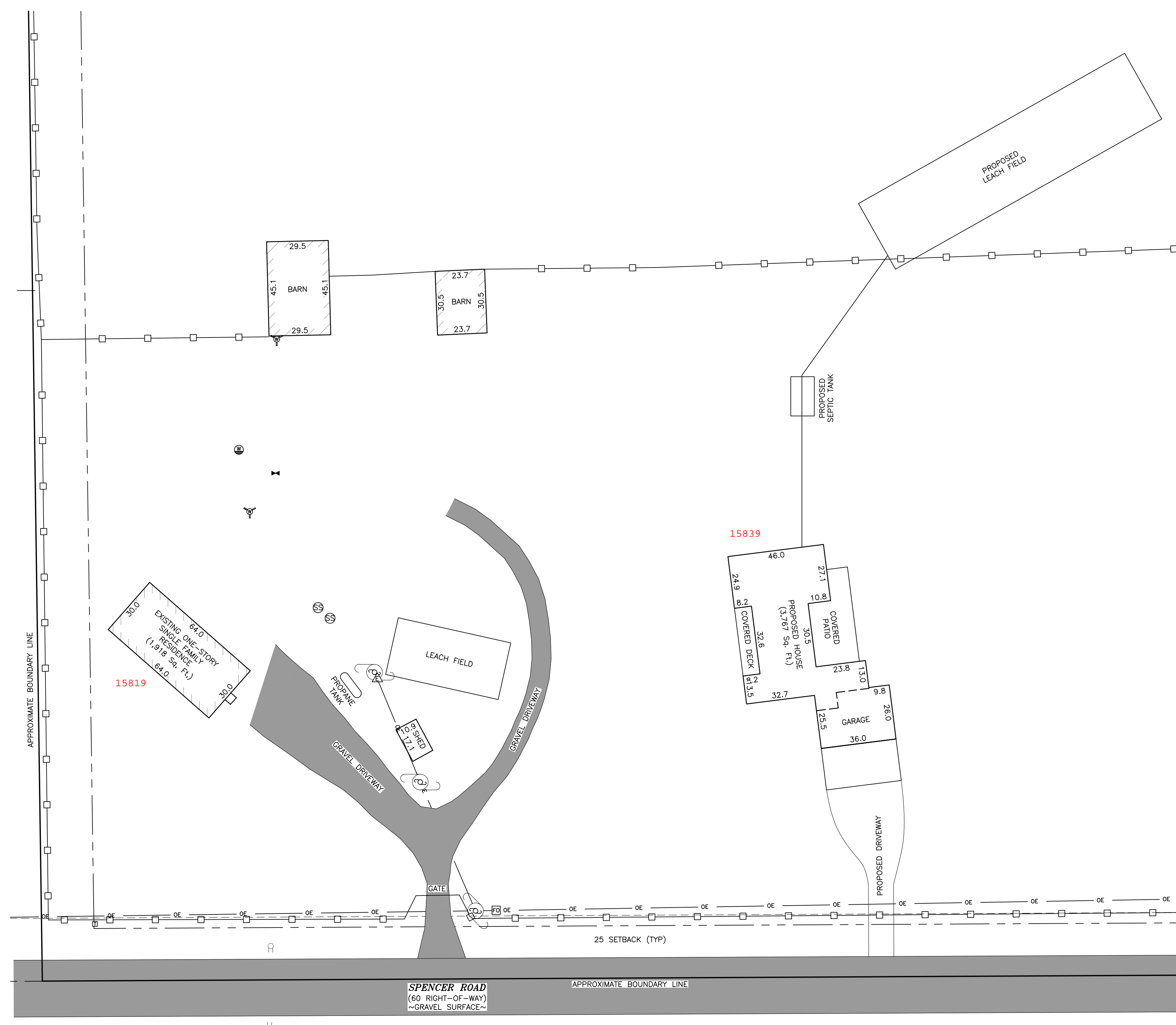


- LEGEND:**
- Boundary Monument Found
 - ⊙ Septic System Lid
 - ⊖ Storm Sewer Culvert
 - ⊕ Water Valve
 - ⊙ Well Head
 - ⊕ Water Spigot
 - ⊙ Electric Meter
 - ⊖ Overhead Electric Line
 - ⊙ Telephone Pedestal
 - ⊕ Fiber-Optic Pedestal
 - ⊙ Utility Pole
 - ⊖ Wire Fence



HOUSE SITE DETAIL
SCALE: 1"=30'

RECORD LEGAL DESCRIPTION:

East Half of the Southwest Quarter of the Southwest Quarter of Section 23, Township 12 South, Range 64 West of the 6TH P.M., as described in Warranty Deed filed for record January 26, 2015 under Reception NO. 215007286, 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. This is a site plan, it is not a Land Survey Plat or Improvement Survey Plat.
- 2) No title commitment was provided at time of field work. There may be easements of record &/or other encumbrances not shown.
- 3) El Paso County Schedule No.: 422600009 **A-35 20 ACRES**
- 4) Address: 15819 Spencer Road, Peyton, CO 80831 (per Warranty Deed at Reception No. 215007286)
Address: 15839 Spencer Road, Peyton, CO 80831 (per PPRBD request)
- 5) The field work was completed on May 5, 2026.
- 6) The lineal units used on this document are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.
- 7) (R) = Record bearing &/or distance.
- 8) 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.
- 9) 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.

**ADM2021
SFD26584**

**APPROVED
Plan Review**
06/23/2026 3:02:05 PM
dsyounger
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.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVATE 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.

Released for Permit
06/10/2026 3:06:59 PM
Grant
ENUMERATION

Project No.: 26083
May 13, 2026
Rev.: May 18, 2026
Rev.: June 5, 2026

SITE PLAN
EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 23, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

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



RESIDENTIAL



2023 PPRBC
2021 IECC Amended

15839

Address: ~~15819~~ SPENCER RD, PEYTON

Parcel: 4223000009

Plan Track #: 213237 

Received: 15-May-2026 (MELISSAF)

Description:

RESIDENCE

Contractor: DREAM TEAM CONSTRUCTION, INC

Type of Unit:

| | | |
|---------------|------|-------------------|
| Garage | 630 | |
| Lower Level 2 | 2921 | |
| Main Level | 2921 | |
| Upper Level 1 | 2015 | |
| | 8487 | Total Square Feet |

Required PPRBD Departments (6)

Enumeration

Released for Permit
06/10/2026 4:00:44 PM

brent
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction
Released for Permit
06/11/2026 9:59:12 AM


matthewa
CONSTRUCTION

Electrical

Released for Permit
06/04/2026 1:45:01 PM

Connerm
ELECTRICAL

Mechanical

Released for Permit
06/02/2026 12:59:05 PM

tcrippen
MECHANICAL

Plumbing
Released for Permit
06/04/2026 1:36:14 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 (1)

County Zoning

APPROVED
Plan Review

06/23/2026 3:02:35 PM
dsdyounger

**EPC Planning & Community
Development Department**

APPROVED

06/09/2026 12:22:08 PM

El Paso County, CO

heapablo

Public Health

Health Department