

Released for Permit  
07/26/2023 7:47:04 AM  
Height  
ENFORCEMENT

**SFD23627**  
**UNPLATTED**  
**ZONE A-35**  
**36.51 ACRES**

**APPROVED**  
**Plan Review**  
08/21/2023 1:33:43 PM  
*ddard@hulldu*  
EPC Planning & Community  
Development Department

**APPROVED**  
**BESQCP**

08/21/2023 1:33:20 PM  
*ddard@hulldu*  
EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
IS SUBJECT TO THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
REGULATIONS. THE OFFICE OF  
PLANNING & COMMUNITY DEVELOPMENT  
APPROVAL IS CONTINGENT UPON COMPLIANCE WITH ALL  
APPLICABLE RULES OF THE RECORDING ACT.  
An access permit must be granted by the  
applicant prior to the establishment of any driveway onto a  
County road.  
Division of bridge or any drainage way  
is not permit without approval of the  
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.

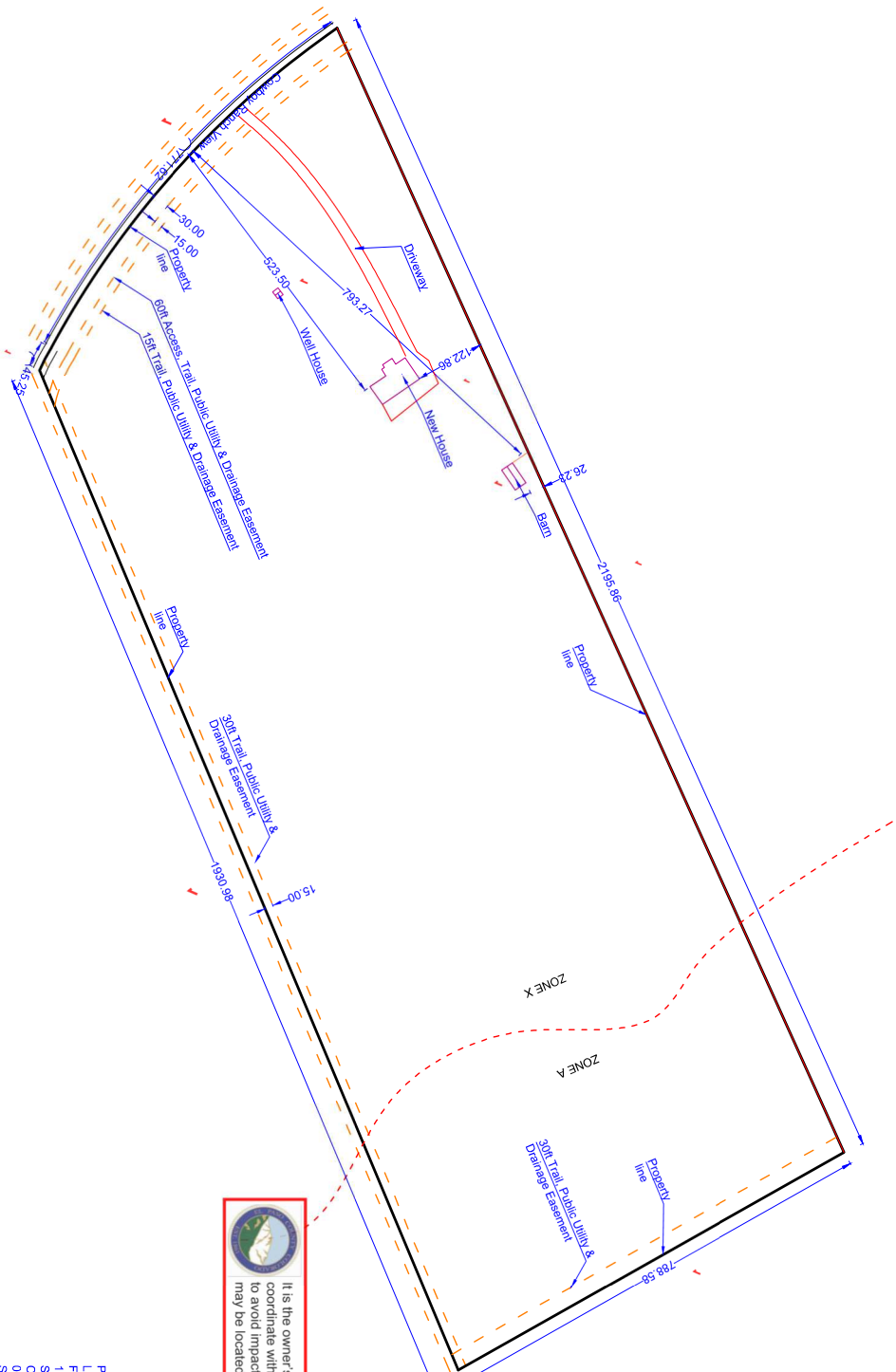
survey plat COWBOY RANCH VW

Parcel number: 4300000607  
Legal Description: TR IN THE NE4 OF SEC 12-13-44 DESC AS FOLS: COM AT THE E4 COR OF SD SEC 12, TH N00.41-24W 129.84 FT, TH N28-21-54W 311.36 FT TO THE POB, TH S88-23-04W 1930.98 FT, TH ALG THE ARC OF A NON TANG CUR TO THE L, HAVING A RAD OF 1000.00 FT, A C/A OF 02-35-33, ARC DIST OF 4525 FT, WHICH CHORD BEARS S34-45-22W, TH ALG A REVERSE CUR TO THE R, HAVING A RAD OF 1500.00 FT, A C/A OF 29-26-25, ARC DIST OF 771.62 FT, WHICH CHORD BEARS N28-49-24E, TH N66-50-59E 2195.86 FT, TH S25-21-54E 783.58 FT TO THE POB



GRAPHIC SCALE  
Address: 7035 Cowboy Ranch VW  
Payton, CO 80831  
Scale: 1"=150'

Driveway Permit AP201551



# RESIDENTIAL

2017 PPRBC



Parcel: 4300000607

Address: 7035 COWBOY RANCH VW, PEYTON

Plan Track #: 179169  Received: 25-Jul-2023 (ANDREAL)

Description: **RESIDENCE** Required PPRBD Departments (4)

Contractor: HOMEOWNER

Type of Unit:

Garage	880	Total Square Feet
Lower Level 1	2426	
Main Level	3377	

Enumeration

Released for Permit  
 07/26/2023 7:47:45 AM  
  
 brent  
 ENUMERATION

Floodplain

N/A  
 07/26/2023 6:39:42 AM  
  
 Pikes Peak  
 REGIONAL  
 Building Department  
 keith  
 FLOODPLAIN

Construction

Mechanical

## Required Outside Departments (1)

County Zoning

**APPROVED**  
 Plan Review  
 08/21/2023 1:33:51 PM  
  
 dsdarchuleta  
 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.