

**SFD25105**  
**PLAT 3417**  
**ZONE RR-5**  
**5 ACRES**



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



APPROVED  
Plan Review  
01/20/2025 3:46:07 PM  
EPC Planning & Community Development Department

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Plan Review  
01/20/2025 3:46:07 PM  
EPC Planning & Community Development Department

**NOTE: For the owner...**  
This property will have **only one residence**.  
The current address **12260 SMITH RD** will stay.  
There will not be a second residence, address of **12254 SMITH RD**.  
All other structures have been removed,  
including the mobile home shown on the EPC Assessor website.

SCHEDULE No. 4319001049

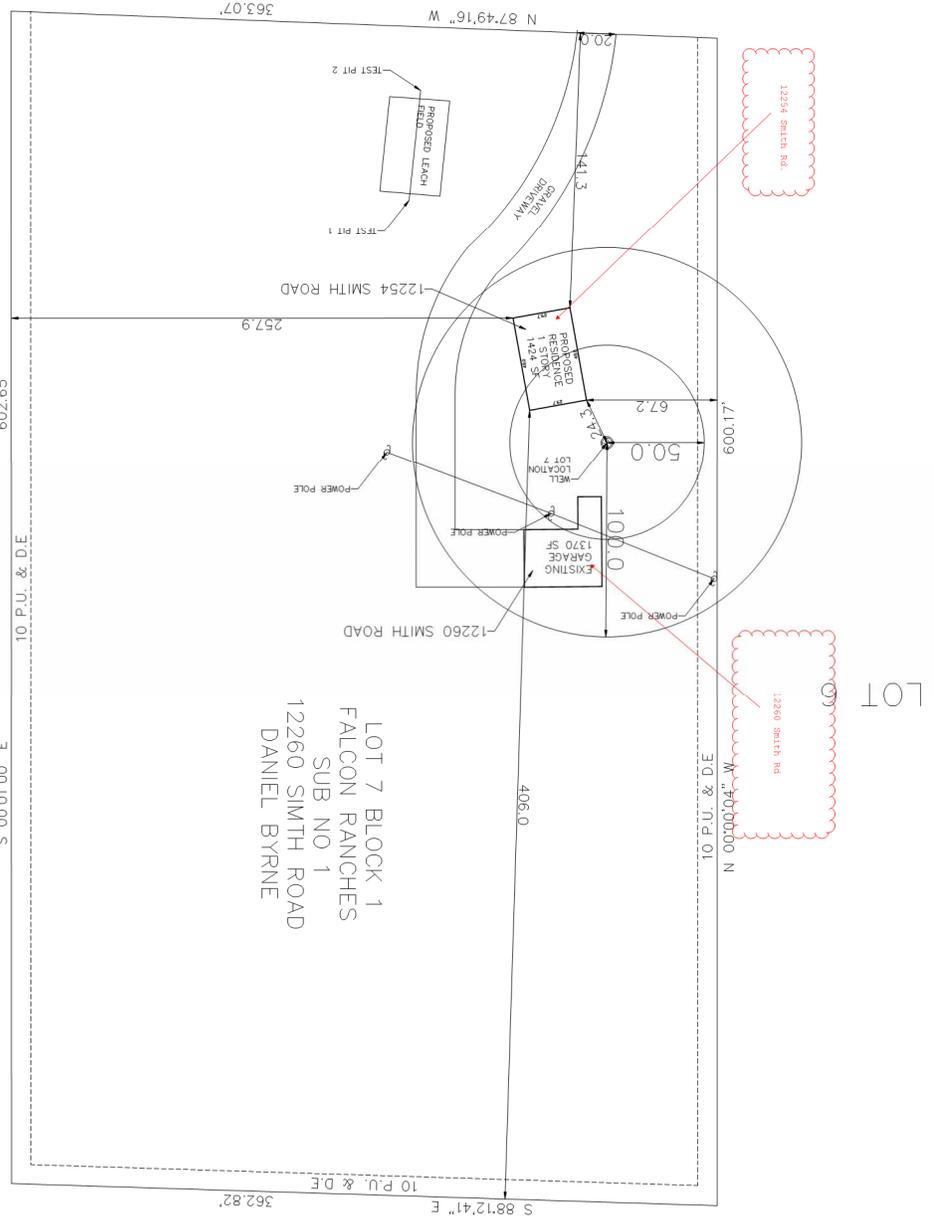
**PLOT PLAN**

LEGAL DESCRIPTION:  
LOT 7 BLOCK 1  
FALCON RANCHES SUBDIVISION No. 1  
EL PASO COUNTY, COLORADO

ADDRESS:  
12260 SMITH ROAD  
DANIEL BYRNE

SCALE: 1" = 30'  
DATE: 01-23-25  
EPRS: 7-1

**SITE DATA**  
LOT ACRES = 5  
HOUSE SQ. FT. = 2794  
BULD. HEIGHT = 12.7



# RESIDENTIAL

2023 PPRBC  
2021 IECC



Parcel: 4319001049

12254

Address: ~~12260~~ SMITH RD, PEYTON

Plan Track #: 197688

Received: 14-Jan-2025 (BRIANNAM)

Description:

Required PPRBD Departments (6)

## RES MFG HSG-IRC ON BASEMENT

Contractor: SEEGER HOMES, INC

Type of Unit:

<p><b>Enumeration</b></p> <p>Released for Permit 01/14/2025 3:47:57 PM Building Department danielg ENUMERATION</p>	<p><b>Floodplain</b></p> <p>(N/A) RBD GIS</p>
<p><b>Construction</b></p>	<p><b>Electrical</b></p> <p>Released for Permit 01/17/2025 1:14:20 PM Building Department danielg ELECTRICAL</p>
<p><b>Mechanical</b></p>	<p><b>Plumbing</b></p> <p>Released for Permit 01/15/2025 9:05:07 AM Building Department shanen PLUMBING</p>

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  
01/28/2025 3:58:31 PM  
*Asdar Chuleta*  
EPC Planning & Community  
Development Department