

DT 1  
AND CREEK NORTH SUBDIVISION  
REC. NO. 220900184

PARCEL CW-20  
COWBOY WAY RANCH  
(REC. NO. 220900184)

(BASIS OF  
BEARINGS)

N89°58'14"E 1826.48'  
(M&R)

PARCEL CW-21  
COWBOY WAY RANCH  
(REC. NO. 218011814)  
1,579,903 SQ. FT. ±  
(36.269 ACRES ±)

PROPOSED PATIO COVER  
384 SQ. FT.  
EXISTING RESIDENCE  
RANCHER OVER BASEMENT  
814 SF - FOOTPRINT

PARCEL CW-1  
COWBOY WAY RANCH  
(REC. NO. 220900184)

SAGE CREEK ROAD  
(60' PUBLIC R.O.W.)  
(REC. NO. 001254253)  
N00°01'46"W 905.10'  
(M&R)

FALCON HWY  
(60' PUBLIC R.O.W.)  
(BK. A, PG. 78)

S88°53'53"W 1169.36'  
(M&R)

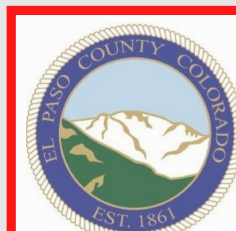
S01°06'07"E 425.46'  
(M&R)

FILE - ADD25381  
ZONING - A-35  
PLAT - NOT PLATTED

**APPROVED**  
**Plan Review**  
07/14/2025 2:09:46 PM  
dsmaes  
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.  
Division of blockage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department

**Not Required**  
**BESQCP**  
07/14/2025 2:10:07 PM  
dsmaes  
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.



SITE PLAN

1" = 80'

SITE DATA:

OWNER: SERVICE MEMBER RESIDENCE TRUST FBO ISRAEL DEL TORO JR.  
ADDRESS: 6550 COWBOY RANCH VW  
LEGAL DESCRIPTION: TR OF LAND IN SEC 12-13-64 DESC AS FOLS: COM AT THE SW COR OF  
SD SEC 12, TH N88-53-53E 1779.78 FT TO THE POB; TH CONT N88-53-53E 1769.36 FT, TH  
N01-06-07W 425.96 FT, THE ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 1001.54 FT,  
A C/A OF 26-19-47, ARC DIST OF 460.25 FT, WHICH CHORD BEARS N88-53-53E, TH  
S89-58-14W 1856.65 FT, TH S00-01-46E 905.10 FT TO THE POB

ZONING: A-35  
LOT SIZE: 36.29 AC

BUILDING HEIGHT: 17'

TAX SCHEDULE NO. 43000-00-625