

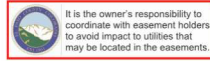
PLOT PLAN

8150 COWBOY RANCH VIEW
FALCON, COLORADO

SFD23349
UNPLATTED
ZONE A-35
35.71 ACRES

APPROVED
Plan Review
05/15/2023 3:23:16 PM
ddarchuleta
EPC Planning & Community
Development Department

APPROVED
BESQCP
05/15/2023 3:23:24 PM
ddarchuleta
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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.

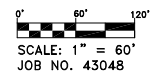
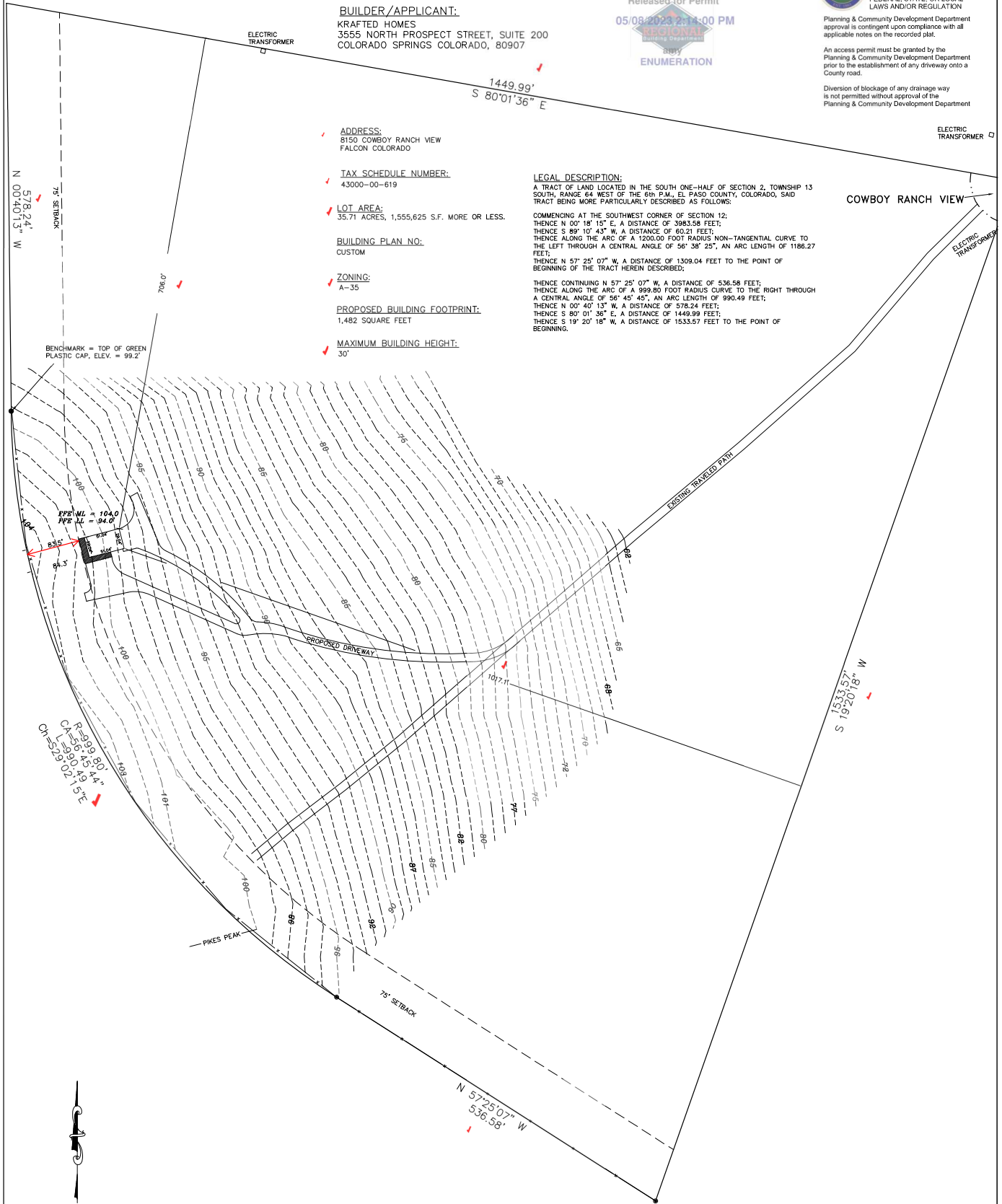
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

BUILDER/APPLICANT:
KRAFTED HOMES
3555 NORTH PROSPECT STREET, SUITE 200
COLORADO SPRINGS COLORADO, 80907

- ✓ **ADDRESS:**
8150 COWBOY RANCH VIEW
FALCON COLORADO
- ✓ **TAX SCHEDULE NUMBER:**
43000-00-619
- ✓ **LOT AREA:**
35.71 ACRES, 1,555,625 S.F. MORE OR LESS.
- ✓ **BUILDING PLAN NO.:**
CUSTOM
- ✓ **ZONING:**
A-35
- ✓ **PROPOSED BUILDING FOOTPRINT:**
1,482 SQUARE FEET
- ✓ **MAXIMUM BUILDING HEIGHT:**
30'

LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12;
THENCE N 00° 18' 10" E, A DISTANCE OF 3983.58 FEET;
THENCE S 89° 10' 43" W, A DISTANCE OF 60.21 FEET;
THENCE ALONG THE ARC OF A 1200.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 56° 38' 25", AN ARC LENGTH OF 1186.27 FEET;
THENCE N 57° 25' 07" W, A DISTANCE OF 1309.04 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE CONTINUING N 57° 25' 07" W, A DISTANCE OF 536.58 FEET;
THENCE ALONG THE ARC OF A 999.80 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 56° 45' 45", AN ARC LENGTH OF 990.49 FEET;
THENCE N 00° 40' 13" W, A DISTANCE OF 578.24 FEET;
THENCE S 80° 01' 36" E, A DISTANCE OF 1449.99 FEET;
THENCE S 19° 20' 18" W, A DISTANCE OF 1533.57 FEET TO THE POINT OF BEGINNING.



- LEGEND:**
- INDICATES A FOUND REBAR AND GREEN PLASTIC CAP C.L.S.I NO. 38245
 - INDICATES A FOUND REBAR AND YELLOW PLASTIC CAP U.P.E. LS 11624

ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE, SUITE 303
COLORADO SPRINGS, COLORADO
719-630-0559

RESIDENTIAL

2017 PPRBC



Parcel: 4300000619

Address: 8150 COWBOY RANCH VW, PEYTON



Plan Track #: 175870  Received: 08-May-2023 (QUINTONW)

Description: **RESIDENCE** Required PPRBD Departments (6)

Contractor: KRAFTED HOMES, INC.

Type of Unit:

Garage	588
Lower Level 2	784
Main Level	1400
Upper Level 1	680
Total Square Feet	
	3452

<p style="text-align: center;">Enumeration</p> <p style="text-align: center;">Released for Permit</p> <p style="text-align: center;">05/08/2023 2:14:47 PM</p>  <p style="text-align: center;">ENUMERATION</p>	<p style="text-align: center;">Floodplain</p> <p style="text-align: center;">(N/A) RBD GIS</p>
<p style="text-align: center;">Construction</p>	<p style="text-align: center;">Electrical</p>
<p style="text-align: center;">Mechanical</p>	<p style="text-align: center;">Plumbing</p> <p style="text-align: center;">N/A</p> <p style="text-align: center;">05/15/2023 11:05:04 AM</p>  <p style="text-align: center;">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
05/15/2023 3:26:16 PM
dsdarchuleta
EPC Planning & Community
Development Department