

**VICINITY MAP**

**CLIENT INFORMATION**

**OWNER:**

Thomas Jaussi  
 13773 Smith Ranch Rd  
 Peyton, CO 80831  
 PHONE:  
 EMAIL:

**LEGAL DESCRIPTION:**

A TR OF LAND BEING IN THE SW4 OF SEC 03-12-63 DESC AS FOLS: COM AT THE SW COR OF SD SEC 3, TH N89-48-24E 2626.21 FT, TH N00-39-07W 30.00 FT, TH N00-39-07W 1221.88 FT TO POB; TH N89-59-42W 2589.21 FT, TH N00-19-38W 615.40 FT, TH S89-53-44E 2585.78 FT, TH S00-39-07E 610.44 FT TO POB. AKA PARCEL 3 ON ROCK SPRINGS RANCH LAND SURVEY PLAT RECORDED AT REC #222900147, COUNTY OF PARK, STATE OF COLORADO

CLASS:	SINGLE FAMILY RESIDENTIAL
PARCEL #:	320.000.0766
ZONING:	A-35 RR-5 (UNPLATTED)
OCCUPANCY:	R3/U
<b>AREA TABULATIONS:</b>	
LOT AREA:	36.42 Acres
FIRST FLOOR MAIN LEVEL	2,758 S.F.
BASEMENT LEVEL	2,758 S.F. (unfinished)
ATTACHED GARAGE	851 S.F.
COVERED FRONT PORCH	361 S.F.
COVERED REAR PORCH	507 S.F.
TOTAL COVERED AREA =	4,417 S.F.
<b>PROJECT DATA:</b>	
EXISTING USE:	VACANT LOT
PROPOSED USAGE:	SINGLE FAMILY RESIDENCE

# Smith Ranch Road Residence

13773 Smith Ranch Rd  
 Peyton, CO 80831

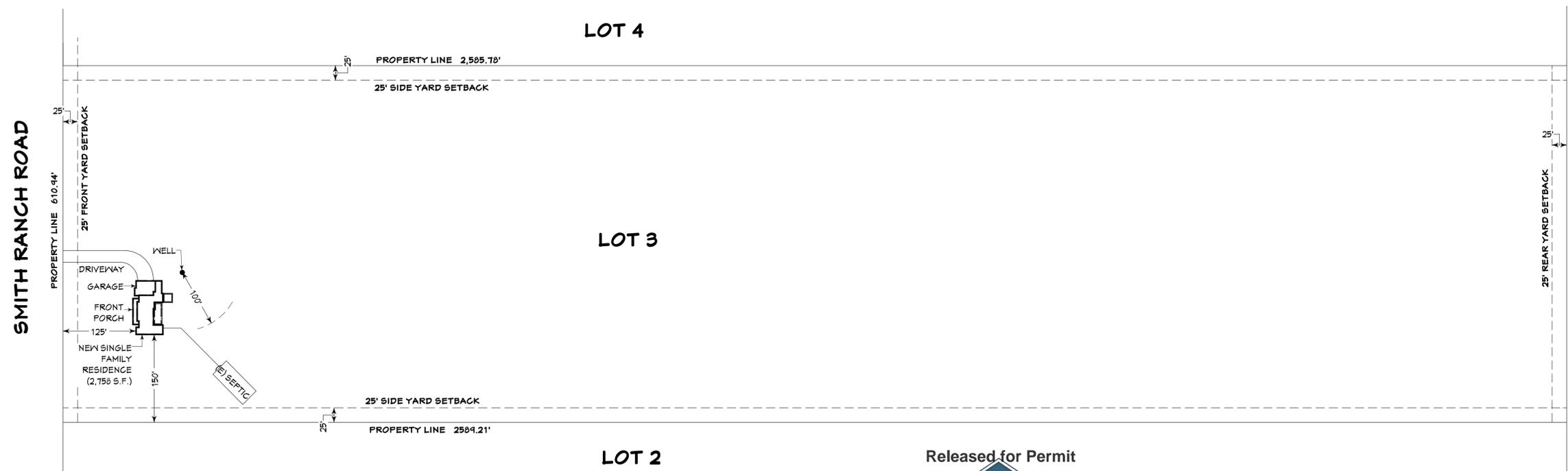
SFD25406

**APPROVED**  
**Plan Review**  
 06/06/2025 8:58:36 AM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

**APPROVED**  
**BESQCP**  
 06/06/2025 8:59:03 AM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

For accessory structures 10 years old or older, Site Plan approval DOES NOT CONSTITUTE approval/compliance with the Building Code. A building permit may be required by TPRED.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT RELIEVE 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 rules 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 drainage of any drainage way is not permitted without approval of the Planning & Community Development Department.



**SITE PLAN**

SCALE: 1" = 100'



Released for Permit  
 06/05/2025 10:24:14 AM  
 REGIONAL Building Department  
 Becky A  
 ENUMERATION

CAD FILE BY:  
 All Things Architecture

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**SITE PLAN**

PROJECT DESCRIPTION:  
**Smith Ranch Road Residence**  
 Thomas Jaussi  
 13773 Smith Ranch Rd  
 Peyton, CO 80831

DRAWINGS PROVIDED BY:  
 all things architecture  
 756 Forest View Way  
 Monument, CO 80132  
 (858) 583-1979 Richard Rutstein

DATE:  
 April 28, 2025

SHEET:  
**C-1**  
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