

OWNER: TUCKER AND CHELSEA BRAUN  
 ADDRESS: 12790 ROSEMARY TRAIL PEYTON, CO 80831  
 TAX SCHEDULE NUMBER: 4308004001  
 LEGAL: LOT 102, FACCON HEIGHTS, FIL NO 4, EL PASO COUNTY, COLORADO  
 ZONE: RR-5, RR-2.5, GA-0  
 LOT AREA: 6.26 ACRES

ADD26232  
 PLAT: 10238  
 ZONE: RR-5

**APPROVED**  
**Plan Review**  
 05/04/2026 8:05:43 AM  
 dsdchambers  
 EPC Planning & Community Development Department

**Not Required**  
**BESQCP**  
 05/04/2026 8:05:48 AM  
 dsdchambers  
 EPC Planning & Community Development Department

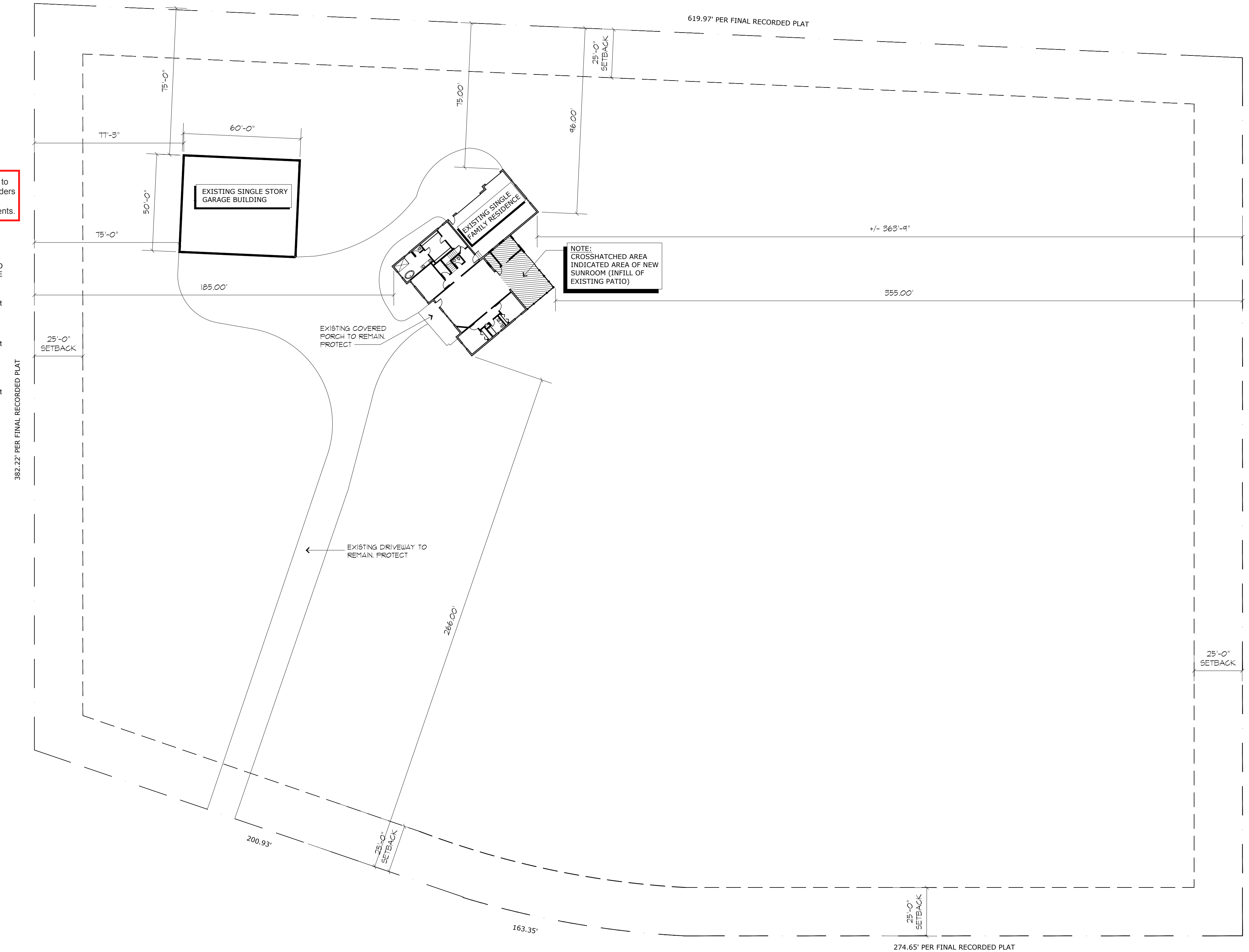
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN 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



1 SITE DATA

SP1.1

7 NOT USED

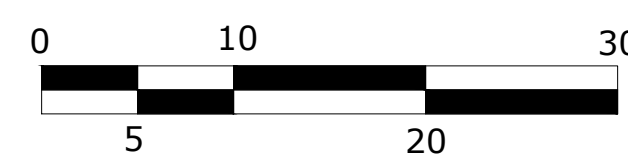
SP1.1

13 NOT USED

SP1.1

19 NOT USED

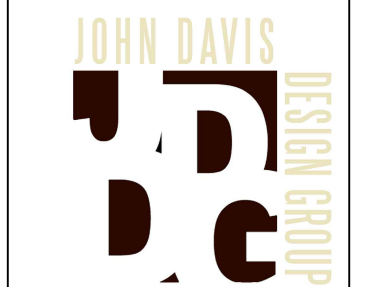
SP1.1



SCALE: 1"=30'-0"

20 SITE PLAN

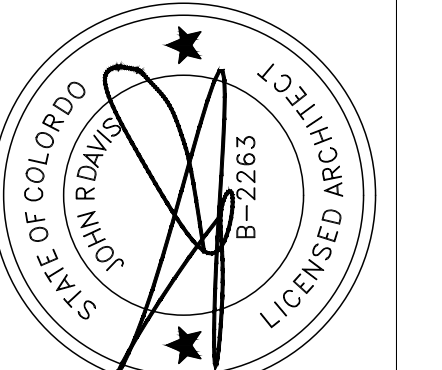
SP1.1



JOHN DAVIS DESIGN GROUP

ARCHITECTS INTERIORS PLANNERS

176 TALAMINE COURT SUITE 100 COLORADO SPRINGS, COLORADO 80907 P 719/528-1177 F 719/444-8409



DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF JOHN DAVIS ARCHITECTS. THEY SHALL BE USED FOR THE SOLE PURPOSE OF CONSTRUCTING THIS PROJECT. THEY SHALL NOT BE REPRODUCED AND USED FOR THE PURPOSE OF CONSTRUCTION DOCUMENTS FOR ANY OTHER PROJECTS.

SITE PLAN  
 SUNROOM ADDITION FOR:  
**TUCKER AND CHELSEA BRAUN**  
 12790 ROSEMARY TRAIL  
 PEYTON, COLORADO 80831

PROJECT NO.	202558
DATE	MARCH 26, 2026
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	

SHEET

SP1.1

# RESIDENTIAL



2023 PPRBC  
2021 IECC  
AMENDED

Address: 12790 ROSEMARY TRL, PEYTON

Parcel: 4308004001

Plan Track #: 211858 

Received: 07-Apr-2026 (NICOLASV)

## Description:

**ADDITION**

Contractor:

Type of Unit:

## Required PPRBD Departments (3)

**Floodplain**

(N/A) RBD GIS

**Construction**

**Mechanical**

Released for Permit

04/29/2026 11:16:16 AM

  
tcrippen  
MECHANICAL

Released for Permit

05/01/2026 3:41:42 PM

  
Bertha  
ELECTRICAL


## Required Outside Departments (1)

**County Zoning**

**APPROVED**

Plan Review

05/04/2026 8:06:06 AM

  
dsdchambers  
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.