

ADD24285

SITE PLAN
SCALE: 1" = 150'

Not Required
BESQCP
05/30/2024 12:24:59 PM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
05/30/2024 12:25:06 PM
dsdyounger
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 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

LEGAL DESCRIPTION

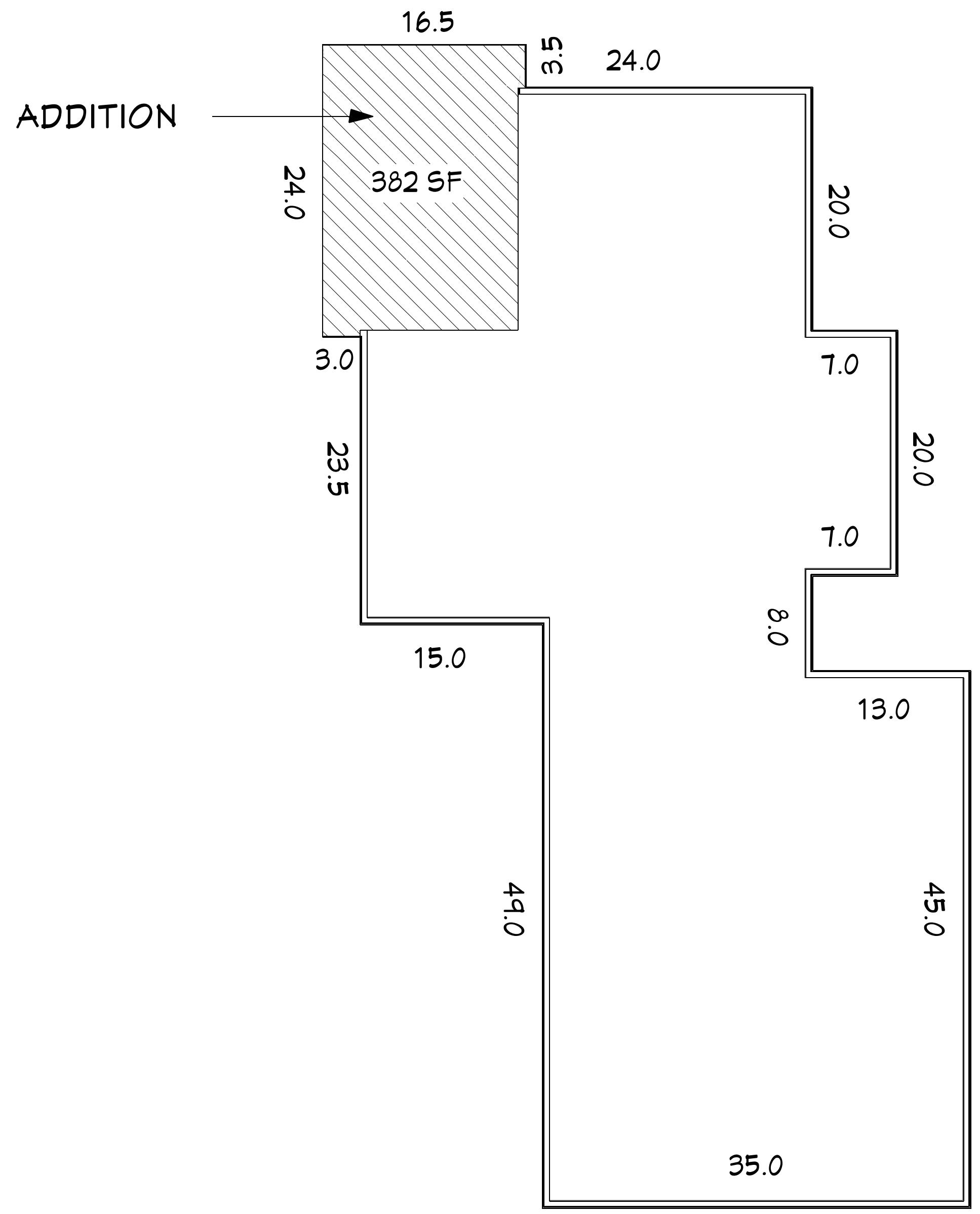
TR IN S2NE4 SEC 05-14-63 DESC AS FOLS: BEG AT THE NE COR OF THE SD S2NE4 OF SEC 5, TH S 00<32'39" E ON THE E LN OF SD S2NE4 579.53 FT, N 89<56'29" W 2632.13 FT TO A PT ON W LN OF THE S2NE4, N 00<31'10" W ON SD W LN OF THE S2NE4 579.53 FT, S 89<56'29" E 2631.88 TO POB

PROPERTY DESCRIPTION

A Tract of Land located in the South Half of the Northeast Quarter of Section 5, Township 14 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado, that is more particularly described as follows:
Beginning at the Northeast corner of said South half of the Northeast Quarter and considering the East line thereof to bear South 00° 32' 39" East on said East line a distance of 579.53',
Thence N 89° 56' 29" West a distance of 2632.13' to a point on the West line of said South Half Northeast Quarter,
Thence North 00° 31' 10" West along said West line of the South Half of the Northwest Quarter a distance of 579.53',
Thence South 89° 56' 29" East a distance of 2631.88' to the point of beginning.

LOT COVERAGE

EXISTING HOUSE	2211 SF
EXISTING GARAGE	960 SF
HOUSE & GARAGE COMBINED	3171 SF
PROPERTY SIZE	152,460 SF (3.5 ACRES)
EXISTING % LOT COVERAGE	0.0207989 %
ADDITION SIZE	382 SF
ADDITION WITH HOUSE & GARAGE	3553 SF
NEW % LOT COVERAGE	0.02330441 %



ADDITION PLAN
SCALE: 1/8" = 1'

RESIDENTIAL



2023 PPRBC
IECC: N/A

Parcel: 3400000363

Address: 2182 N PEYTON HWY, CALHAN

Plan Track #: 190109 

Received: 23-May-2024 (QUINTONW)

Description:

ADDITION

Contractor: BEAR CREEK DESIGN/BUILD, LLC.

Type of Unit:

Required PPRBD Departments (5)

<p>Floodplain</p> <p>(N/A) RBD GIS</p>	<p>Construction</p>
<p>Electrical</p>	<p>Mechanical</p>
<p>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 (2)

County Zoning

APPROVED
Plan Review

05/30/2024 12:25:33 PM
dsdyounger

**EPC Planning & Community
Development Department**

Health Dept.