

**SFD20157  
 A-35  
 UNPLATTED  
 PART OF OLD WEST RANCH  
 LAND SURVEY PLAT**

**DRIVEWAY ACCESS PERMIT  
 PAID AP19736**

**SITE PLAN REVIEW OF THE  
 PRINCIPAL SFD DOES NOT INCLUDE  
 REVIEW OF THE GUEST HOUSE**

**APPROVED  
 Plan Review**  
 02/13/2020 1:27:43 PM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

**Not Required  
 BESQCP**  
 02/13/2020 1:30:01 PM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

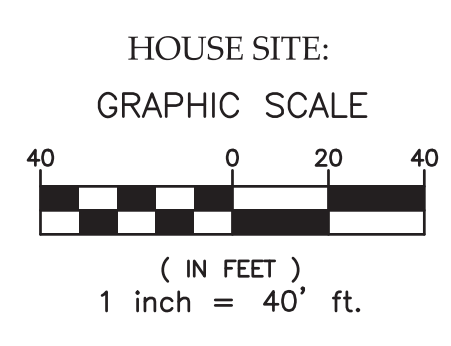
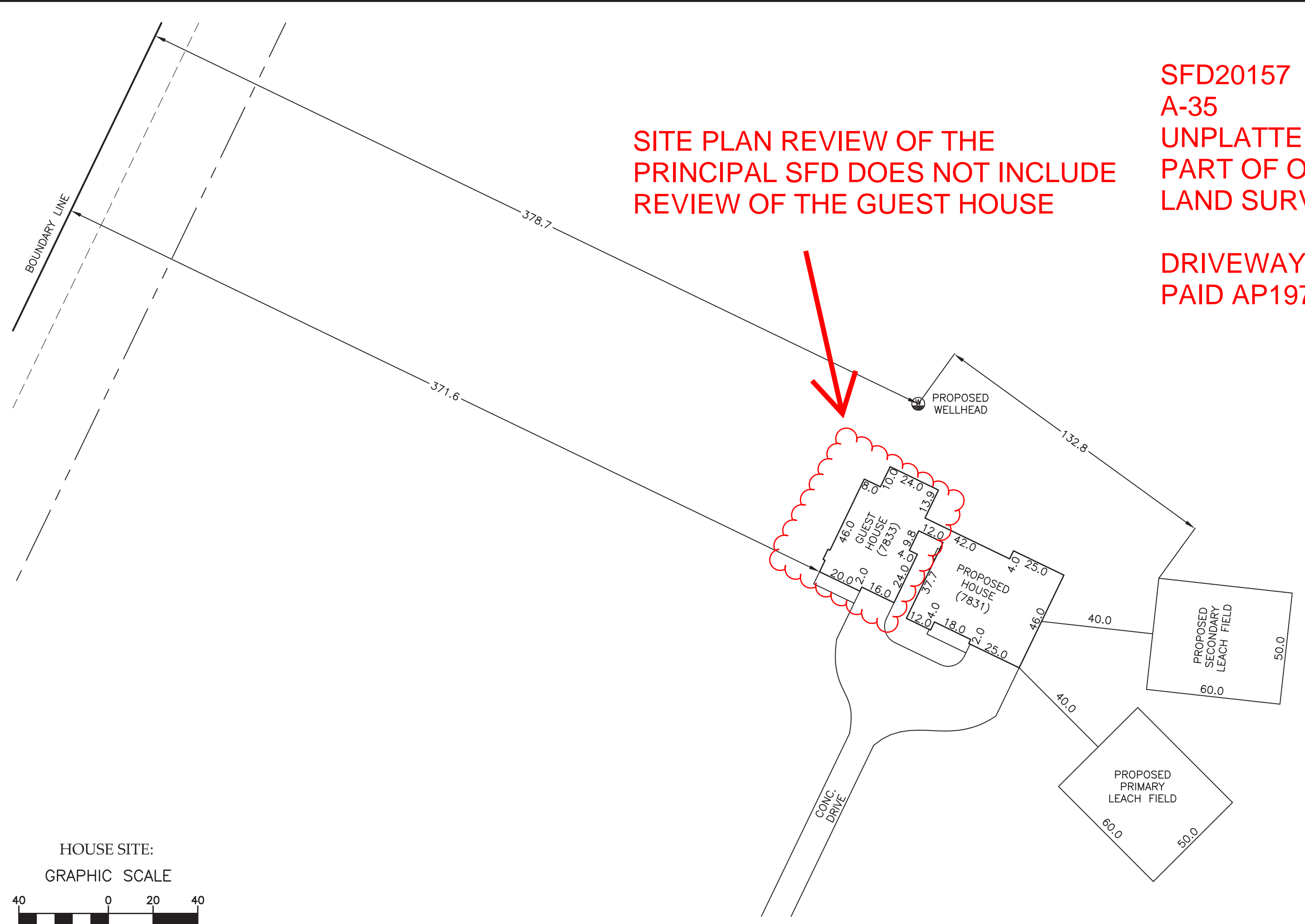
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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

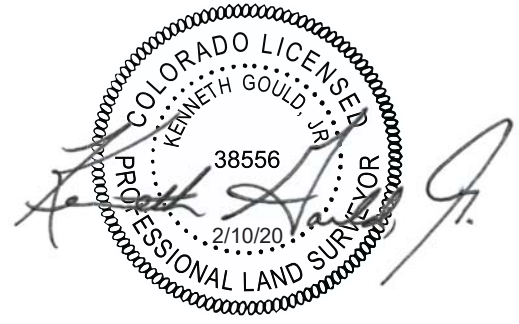
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



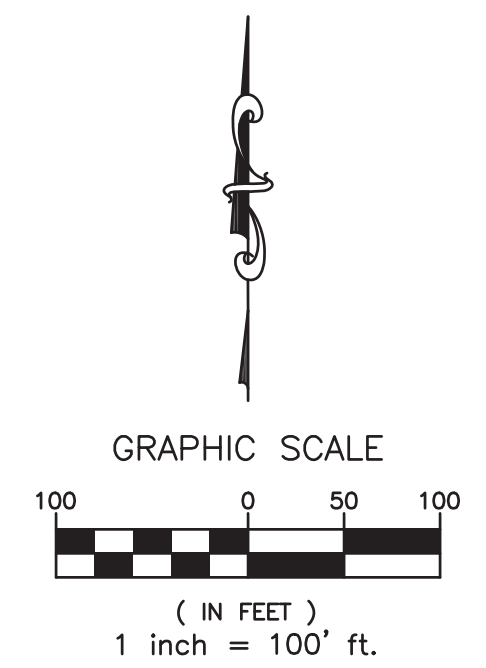
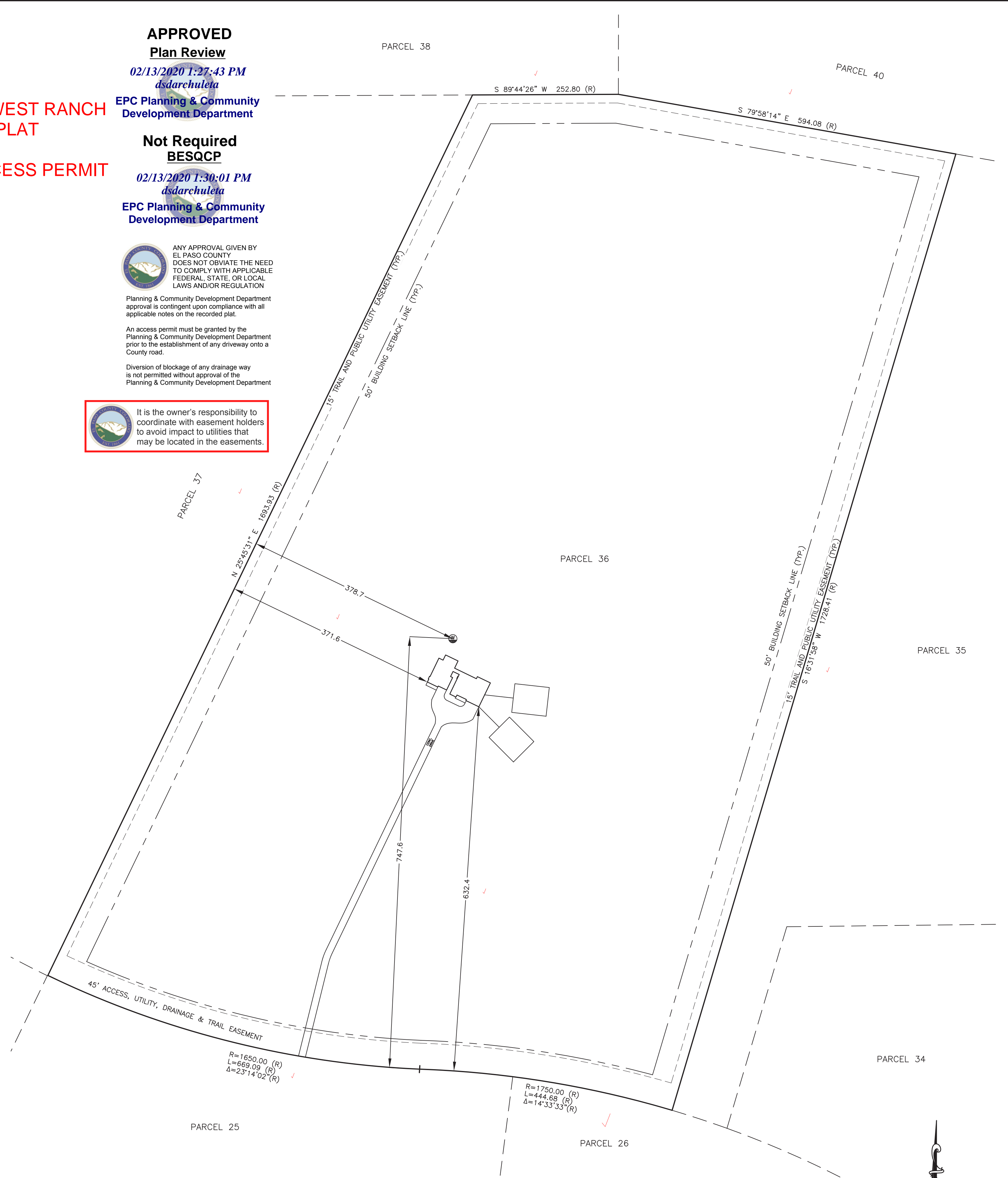
**LEGAL DESCRIPTION:**  
 A portion of Section 1, Township 13 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:  
 Parcel 36, Land Survey Plat for Buckskin Ranch dated May 21, 2019.  
 Tax schedule: 6104003037

- NOTES:**
- Boundary lines shown hereon were not surveyed and are shown per the recorded land survey plat. The boundary lines shown hereon should not be relied upon for the establishment of fence, building, or other future improvement lines. No research was performed for easements or rights of way. Easements shown hereon are from the recorded land survey plat. This is a site plan, it is not a Land Survey Plat or Improvement Survey Plat.
  - Address: 7831 & 7833 Buckskin Ranch View, Peyton CO.
  - The proposed information provided hereon was provided by Hi-Point Home Builders, LLC.
  - The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined exactly as 1200/3937 meters.
  - Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown hereon.
  - Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

**SURVEYORS STATEMENT:**  
 I hereby state to Hi-Point Home Builders exclusively that this site plan was prepared by me to the normal standard of care of surveyors practicing in El Paso County, Colorado and is true and correct to the best of my professional knowledge, information and belief.  
 This statement is neither a warranty or guarantee, either expressed or implied.



Kenneth Gould, Jr.  
 Colorado Professional Land Surveyor No. 38556  
 For and on behalf of Gould Land Surveying, LLC



# RESIDENTIAL



2017 PPRBC

Address: 7831 BUCKSKIN RANCH VW, PEYTON

Parcel: ~~36~~  
4300000573

Plan Track #: 124925

Received: 07-Feb-2020 (BECKYA)

## Description:

### RESIDENCE

Contractor: HI POINT HOME BUILDERS LLC

Type of Unit:

Garage	540	
Lower Level 2	<del>1784</del>	<del>1682</del>
Main Level	1858	
	<del>4182</del>	<del>4080</del> Total Square Feet

## Required PPRBD Departments (4)

**Enumeration**  
Released for Permit  
02/10/2020 8:45:22 AM  
  
bend  
ENUMERATION

**N/A Floodplain**  
02/07/2020 1:41:24 PM  
  
keith  
FLOODPLAIN

**Construction**  
Released for Permit  
02/11/2020 1:23:28 PM  
  
shelley  
CONSTRUCTION

**Mechanical**  
Released for Permit  
02/12/2020 8:10:13 AM  
  
tcrippen  
MECHANICAL

## Required Outside Departments (1)

**County Zoning**  
**APPROVED**  
**Plan Review**  
02/13/2020 1:31:57 PM  
dsdarchuleta  
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.