

ADD26419
 ADR267
 PLAT-14077
 RS-6000
 APPROVED 240 SQ FT DECK

80' PUBLIC ROW
 Towner Ave.

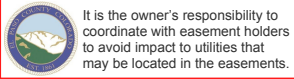
78.57' w/ 1460' R

**APPROVED
 Plan Review**

07/21/2026 11:54:50 AM

dsd hills

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 OBVIATE 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.

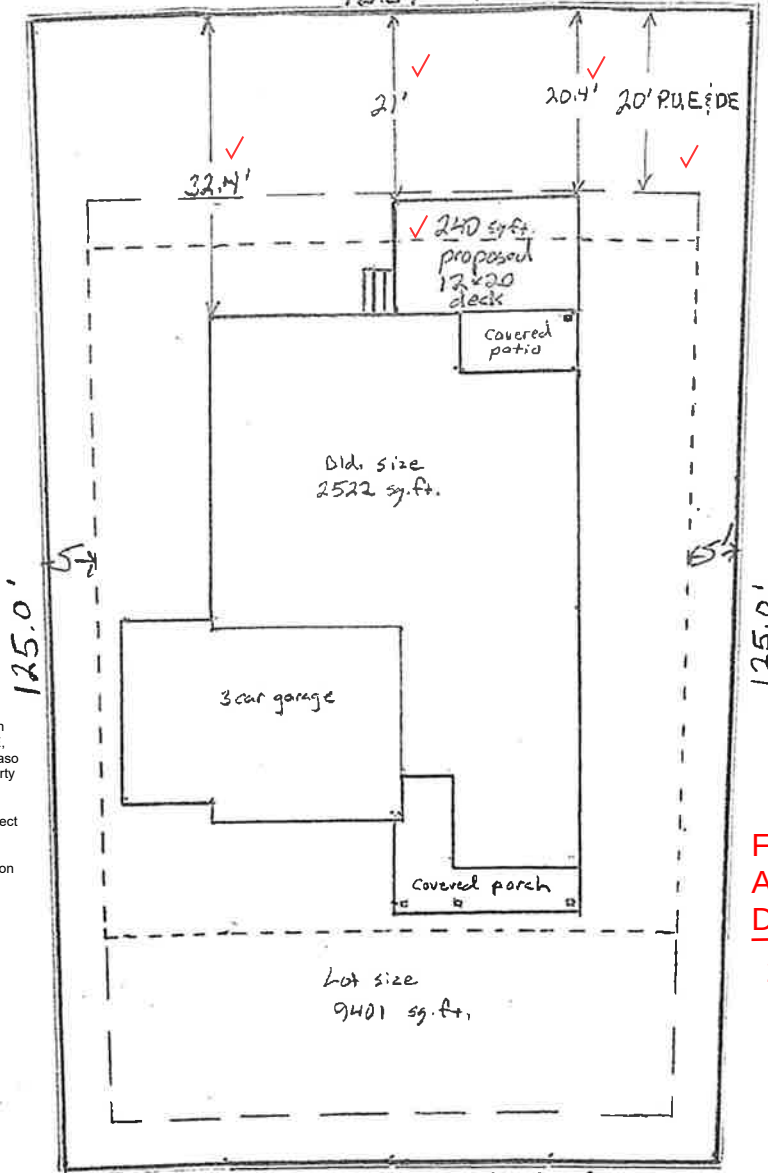
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



This property is located in a Wildland Urban Interface Area and is subject to Appendix E, Wildfire Resiliency Requirements, of the El Paso County Land Development Code. This property is located in a:

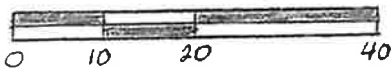
☐ Low Fire Intensity Classification and is subject to Class I requirements

☒ Moderate or High Fire Intensity Classification and is subject to Class I and Class II requirements



**FIRST FLOOR - 1744
 ATTACHED GARAGE - 615
 DECK - 240**

**2599 / 9401 = 27.6 %
 MAX LOT COVERAGE**



Scale: 1" = 20'

Lot size - 9401 sq. ft..
 Bld. size - 2522 sq ft
 proposal deck - 240 sq. ft.

New Lot Coverage 2762 sq ft.
 29.35%

✓ 9847 Beckham St.
 Peyton, CO 80831
 CHELSEY & JONATHAN
 AGLLEN

LEGEND

property line ==
 house foot print —
 utility easement —
 min. setbacks - - - -

**RS 6000
 Min. Setbacks**

✓ front: 25'
 ✓ rear: 25' (REBUSTING 20')
 ✓ sides: 5'

Max lot coverage
 40%