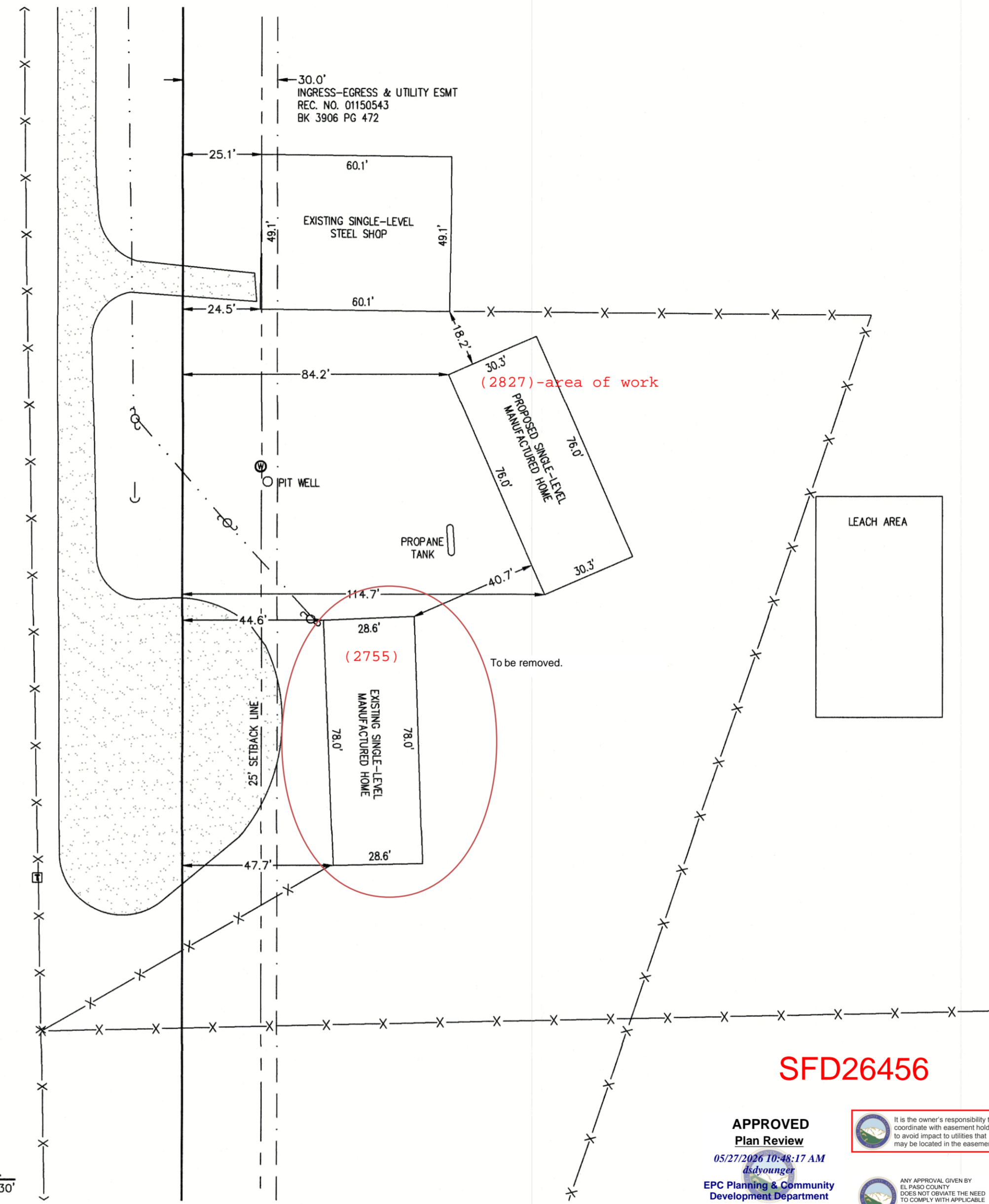
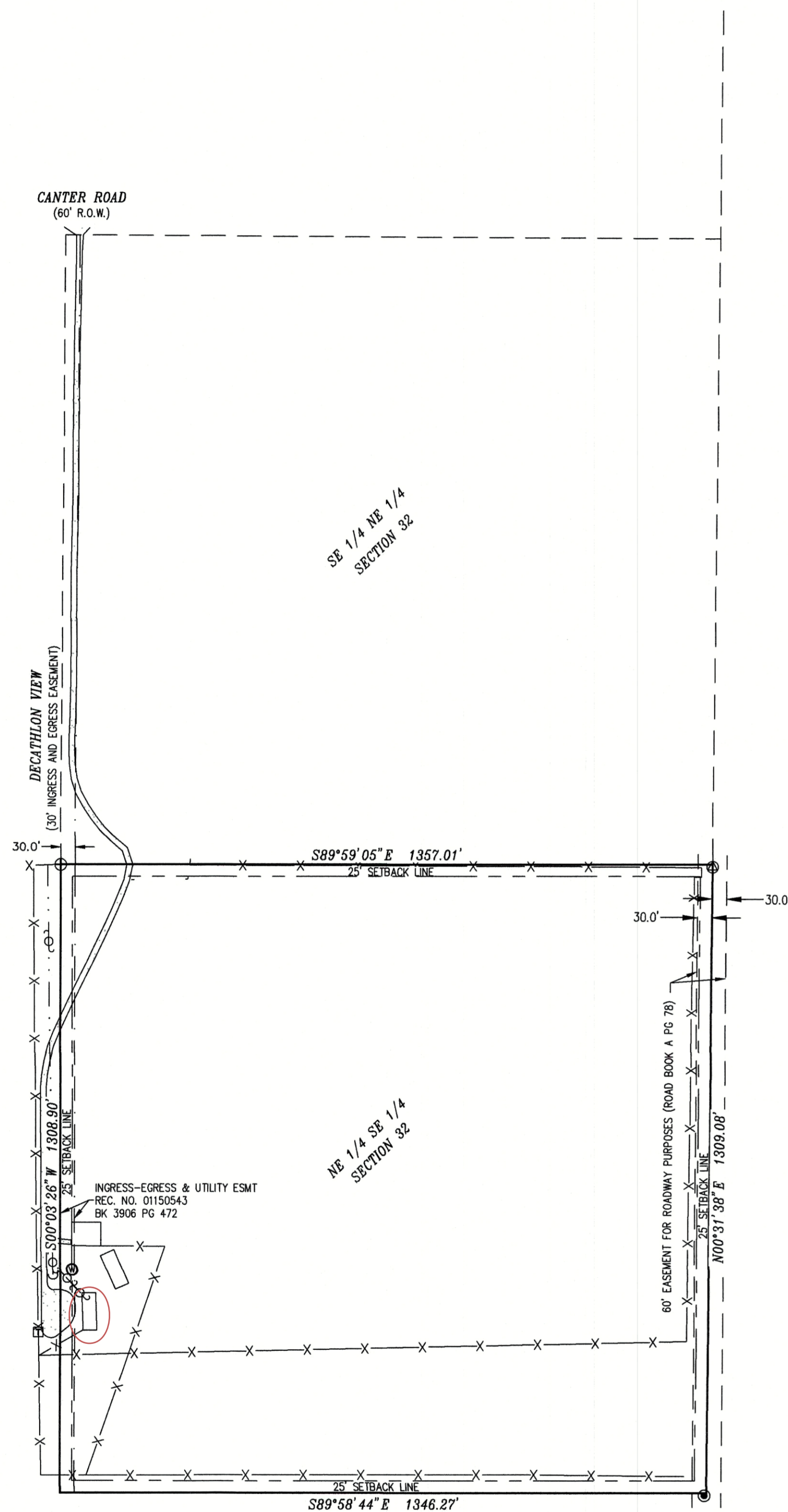


SITE PLAN

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 IN TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



SFD26456

APPROVED
Plan Review
05/27/2026 10:48:17 AM
duvonger
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 APPROVALS GRANTED BY EL PASO COUNTY SHALL BE VOID WITHOUT THE NEED TO OBTAIN THE NECESSARY FEDERAL, STATE, OR LOCAL LAND AND/OR TITLE APPROVALS.

Planning & Community Development Department approval is required and coordination with all applicable rules on the record plat.

An action permit must be posted by the Planning & Community Development Department prior to the commencement of any driveway or a driveway.

Division of Heritage of any damage was to be performed under approval of the Planning & Community Development Department.

- LEGEND:
- ⊕ FOUND 3-1/4" ALUMINUM CAP STAMPED "LWA PLS 28658"
 - ⊙ FOUND 1-1/2" ALUMINUM CAP (BLANK)
 - ⊗ FOUND REBAR AND 2-1/2" ALUMINUM CAP STAMPED "LWA PLS 28658"
 - ⊕ POWER/UTILITY POLE
 - GUY WIRE
 - ⊕ TELEPHONE PEDESTAL
 - ⊙ WELL
 - WIRE FENCE
 - OVERHEAD ELECTRIC / O.H. UTILITY LINE
 - ▭ GRAVEL

0' 200' 400'
SCALE: 1" = 200'
JOB NO.: 25392
DECEMBER 15, 2025

LEGAL DESCRIPTION:
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., BUT EXCEPTING AND RESERVING TO GRANTORS, THEIR HEIRS, EXECUTORS, PERSONAL REPRESENTATIVES AND ASSIGNS A NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE WEST 30 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL LOCATED IN EL PASO COUNTY, COLORADO.

SAID LOTS CONTAIN 40.0 ACRES OF LAND, MORE OR LESS.

ADDRESS:
28272755 DECATHLON VIEW
PEYTON, COLORADO 80831

Released for Permit
05/27/2026 10:17:40 AM
Regional Building Department
ENUMERATION

PARCEL ID:
4332000008 - 9300005038

OWNER:
EVAN E MCCOMBS
2755 DECATHLON VIEW
PEYTON, COLORADO 80831

EXISTING BUILDING AREA:
5182 SQUARE FEET±

PROPOSED BUILDING AREA:
2303 SQUARE FEET±

LOT AREA:
40 ACRES±

ZONING:
LOW-DENSITY RURAL RESIDENTIAL (RR-5)

MAXIMUM BUILDING HEIGHT:
30 FEET

MAXIMUM LOT COVERAGE:
25%

EXISTING LOT COVERAGE:
.03%

PROPOSED LOT COVERAGE:
.04%

MINIMUM SETBACKS:
FRONT - 25 FEET
REAR - 25 FEET
SIDE - 25 FEET

ADJACENT EXISTING AND PROPOSED USES:
RURAL RESIDENTIAL

EXISTING USE: RURAL RESIDENTIAL
PROPOSED USE: RURAL RESIDENTIAL

THE PROPERTY LINES AS DEPICTED ON THIS SITE MAP ARE BASED ON THE DIMENSIONS AS SHOWN ON THE LAND SURVEY PLAT OF COLORADO SPRINGS LANDFILL EXPANSION, DEPOSITED AT DEPOSIT NO. 93000875 ON MAY 27, 1993 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS SERVICE.
NOTE: ALL LINEAL UNITS DEPICTED ON THIS SITE MAP ARE U.S. SURVEY FEET.

FOR AND ON BEHALF OF
RAMPART SURVEYS, LLC

Colorado Licensed
Professional Land Surveyor
38315
11/14/25

SITE PLAN - THE NE 1/4 OF THE SE 1/4 OF SECTION 32 IN TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO, 80866 (719) 687-0920

DRAWING: 25392 SP.DWG PAGE 1 OF 1

RESIDENTIAL




2023 PPRBC
IECC: N/A

2827

Address: ~~2755~~ DECATHLON VW, PEYTON

Parcel: 4332000008

Plan Track #: 212689 

Received: 30-Apr-2026 (MELISSAF)


Description:

MANUFACTURED HOME - TEMPORARY SET

Contractor: SEEGER HOMES, INC

Type of Unit:

Required PPRBD Departments (4)


Enumeration
Released for Permit
05/26/2026 1:46:54 PM

amy
ENUMERATION

Floodplain

(N/A) RBD GIS


Construction
Released for Permit
05/19/2026 8:33:44 AM

shelley
CONSTRUCTION

Mechanical
Released for Permit
05/13/2026 1:05:14 PM

tcrippen
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
05/27/2026 10:49:11 AM

dsdyounger
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.