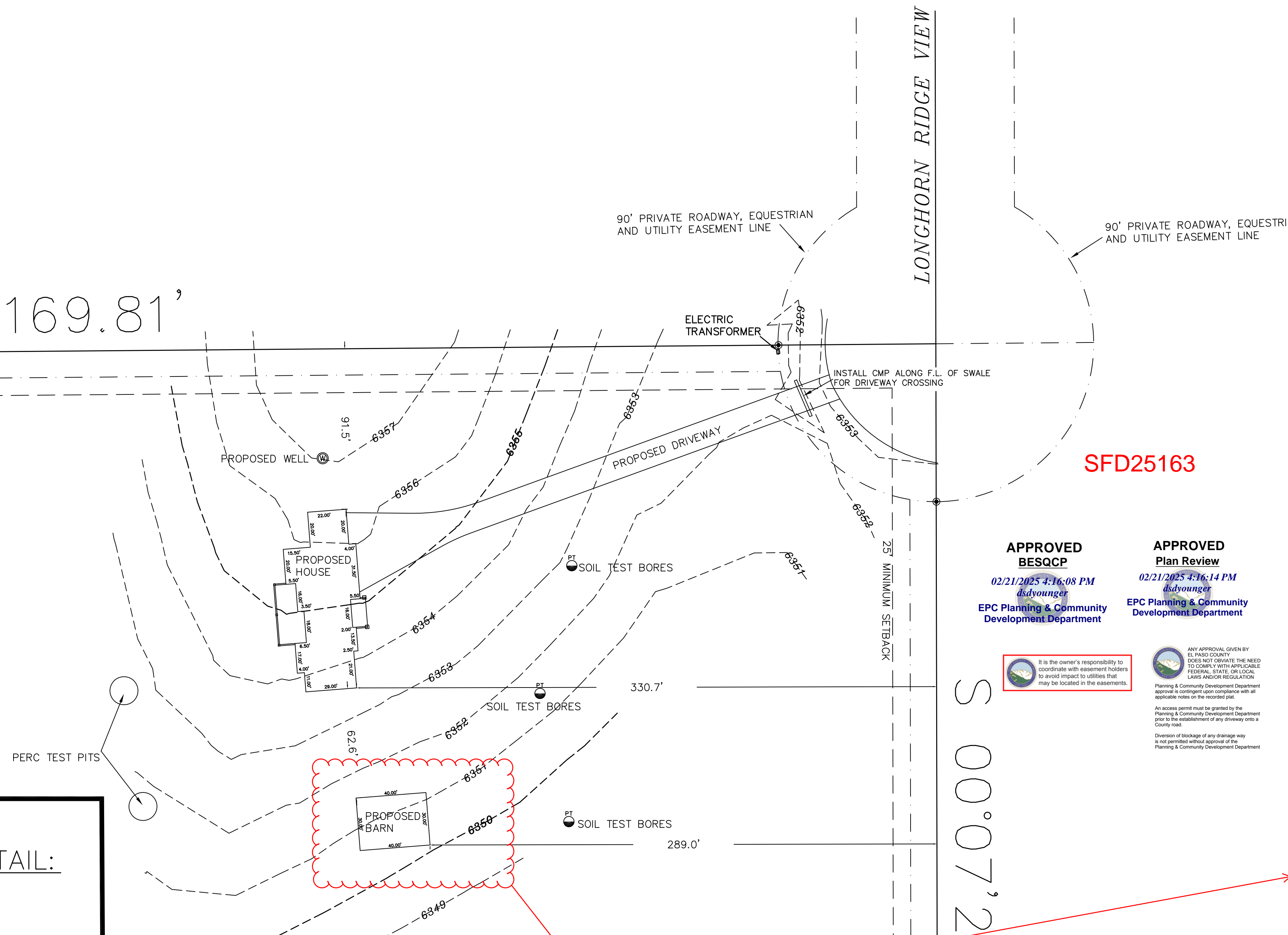


PLOT PLAN

2710 LONGHORN RIDGE VIEW
 A PORTION OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO

N 89°31'08" E 1169.81'

15' EQUESTRIAN TRAIL EASEMENT
 25' MINIMUM SETBACK



SFD25163

APPROVED BESQCP
 02/21/2025 4:16:08 PM
 ddyounger
 EPC Planning & Community Development Department

APPROVED Plan Review
 02/21/2025 4:16:14 PM
 ddyounger
 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 GUARANTEE 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 rules on the record plan. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a utility line. Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

S 00°07'28" E 1317.13'

BUILDER/OWNER/APPLICANT:
 JS LUXURY HOMES, INC.
 15535 FULDA LANE
 PEYTON COLORADO, 80831

ADDRESS:
 2710 LONGHORN RIDGE VIEW
 ELLICOTT, COLORADO
 PEYTON

TAX SCHEDULE NUMBER:
 33000-00-665

LOT AREA:
 35.35 ACRES

BUILDING PLAN NO.:
 CUSTOM

ZONING:
 RR-5
 UNPLATTED

PROPOSED BUILDING FOOTPRINT:
 3,218 SQ FT. (HOUSE)
 1,200 SQ FT. (BARN)

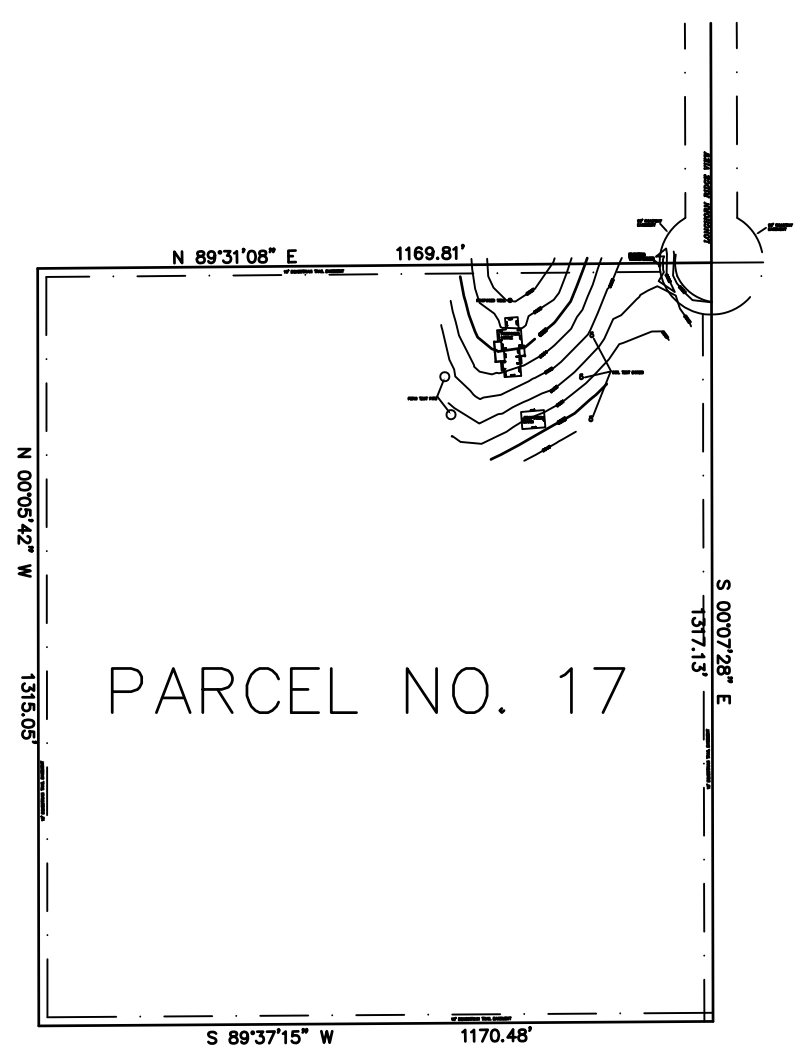
MAXIMUM BUILDING HEIGHT:
 30 FEET

LEGAL DESCRIPTION:
 A TRACT OF LAND IN SECTION 31, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S 88° 54' 34" W ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1,169.34 FEET; THENCE S 00° 05' 51" E, A DISTANCE OF 1317.13 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
 THENCE CONTINUING S 00° 05' 51" E ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 1,317.13 FEET;
 THENCE S 89° 37' 15" W, A DISTANCE OF 1,170.48 FEET; THENCE N 00° 05' 42" W, A DISTANCE OF 1,315.05 FEET; THENCE N 89° 31' 08" E, A DISTANCE OF 1,169.81 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL 17 ON TRAILS END RANCH LAND SURVEY PLAT RECEPTION NUMBER 220900215), EL PASO COUNTY, COLORADO.

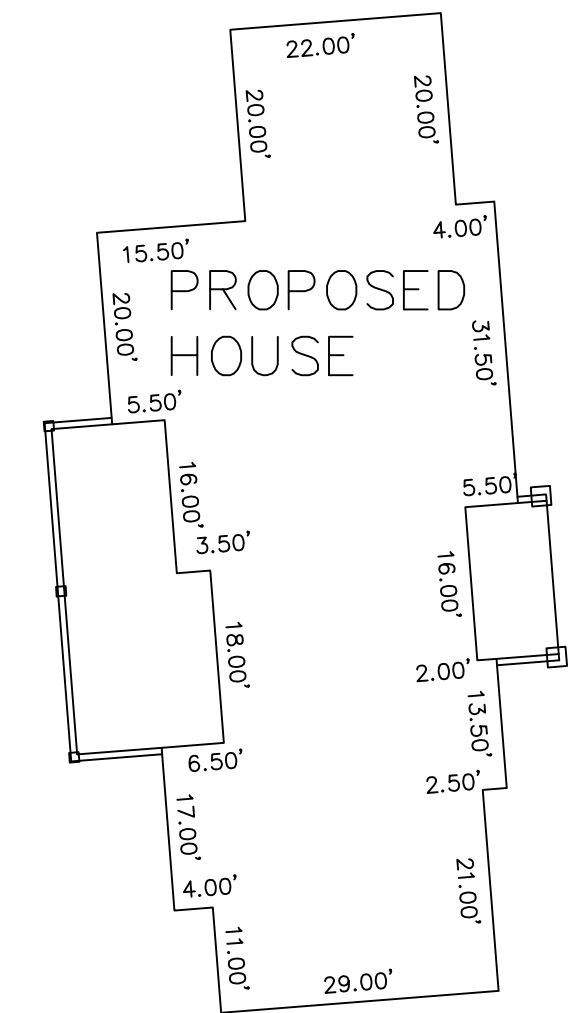
OVERALL SITE DETAIL:



PARCEL NO. 17

NOT TO SCALE

RESIDENCE DETAIL:



Released for Permit
 02/20/2025 8:17:28 AM
 REGIONAL Building Department
 amy
 ENUMERATION

0' 40' 80'

SCALE: 1" = 40'
 JOB NO.: 45063
 DECEMBER 19, 2024

ROCKY MOUNTAIN LAND SERVICES

4465 NORTHPARK DRIVE, SUITE 303
 COLORADO SPRINGS, COLORADO
 719-630-0559

02/21/2025 3:18:38 PM

RESIDENTIAL



2023 PPRBC
2021 IECC Amended

PEYTON

Address: 2710 LONGHORN RIDGE VW, ~~CALHAN~~

Parcel: 3300000665

Plan Track #: 198705 

Received: 19-Feb-2025 (QUINTONW)

Description:



RESIDENCE

Contractor: JS HOMES INC.

Type of Unit:

Garage	835	
Main Level	2137	
	2972	Total Square Feet

Required PPRBD Departments (6)

<p>Enumeration Released for Permit 02/20/2025 8:35:41 AM  amy ENUMERATION</p>	<p>Floodplain (N/A) RBD GIS</p>
<p>Construction Released for Permit 02/21/2025 3:18:53 PM  Dougc 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 (1)

County Zoning

APPROVED

Plan Review

02/21/2025 4:17:12 PM

dsdyounger

**EPC Planning & Community
Development Department**