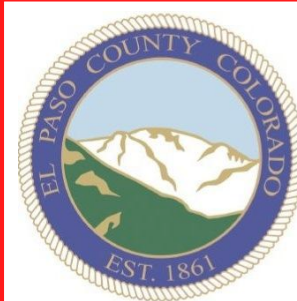


ADD26629

APPROVED
Plan Review
10/20/2026 2:15:54 PM
dsdmaes
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 OBLVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

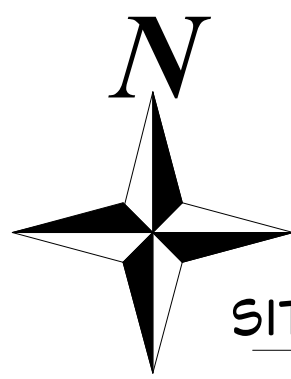
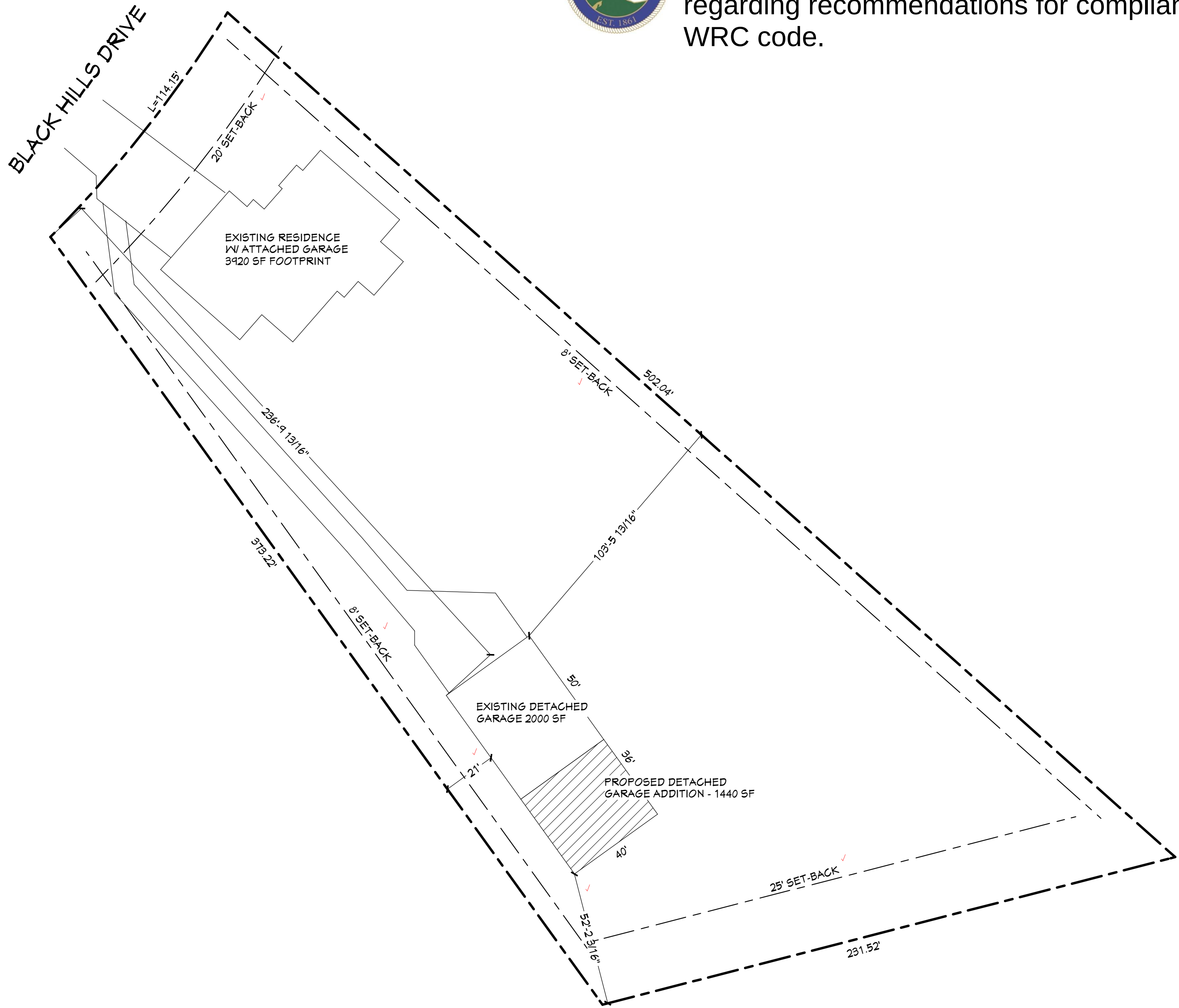
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.



SITE PLAN

1" = 30'

SITE DATA:

OWNER: PITTS
ADDRESS: 12605 BLACK HILLS DRIVE, PEYTON, CO 80831
LEGAL DESCRIPTION: LOT 59 MERIDIAN RANCH ESTATES, FILING NO. 3
ZONING: PUD
LOT SIZE: 1.57 AC.
STRUCTURE AREA: 5920 SQ. FT.
% OF LOT COVERAGE: 8.7%
BUILDING HEIGHT: 22.6' (BY COUNTY STANDARDS)

TAX SCHEDULE NO. 42191-03-040

ddd
services
COMPUTER-AIDED-DESIGN
P.O. BOX 77162
COLO. SPRINGS, CO 80970 (719)377-0522

Subject
GARAGE (HEATED) ADDITION
SITE PLAN

Project
THE PITTS RESIDENCE
12605 BLACK HILLS DRIVE

Job No.
DDD Services
JOBNUMBER
Contractor

Release
Date

Revisions

Sheet
1 of 4

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 12605 BLACK HILLS DR, PEYTON

Parcel: 4219103040

Plan Track #: 217764

Received: 15-Oct-2026 (TREYW)

Description:

GARAGE ADDITION (CONDITIONED)

Contractor:

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

10/19/2026 9:41:08 AM



CONSTRUCTION

Mechanical

Released for Permit

10/19/2026 1:03:01 PM



MECHANICAL

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

10/20/2026 2:17:22 PM

dsdmaes

EPC Planning & Community
Development Department

Falcon Fire (CSFD)

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.