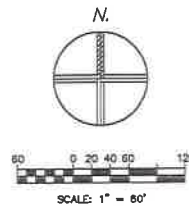


SITE PLAN

LEGAL DESCRIPTION:

A parcel of Land situate in the Northwest One-Quarter of Section 8, Township 12 South, Range 63 West, 6th P.M., El Paso County, Colorado, described as follows:

Beginning at the West Quarter Corner of said Section 8; thence South 89 degrees 37 minutes 25 seconds East coincident with the Southerly line of the Northwest quarter of said Section 8, a distance of 1229.93 feet; thence North 02 degrees 47 minutes 18 seconds East, a distance of 1232.55 feet; thence North 89 degrees 37 minutes 25 seconds West, a distance of 1296.78 feet; thence South 00 degrees 19 minutes 10 seconds East coincident with the Westerly line of said Section 8, a distance of 1231.55 feet to the POINT OF BEGINNING, (aka Lot (Tract) 38 BLUE SPRINGS RANCH), County of El Paso, State of Colorado.



- ✓ SCHEDULE NO. 320000699
- ✓ ZONE: RR-5 RESIDENTIAL RURAL
- ✓ Building Setbacks: Front: 25' Side: 25' Rear: 25'
- ✓ Lot size: 35.71 acres.
- ✓ Lot Coverage: 25% max
- ✓ Building Height: 30' max

OWNER:

WILLIAM ALBIN
13475 PEYTON HIGHWAY
PEYTON, CO 80831

UNPLATTED

APPLICANT:

NAME: WILLIAM ALBIN
ADDRESS: 13175 N PEYTON HWY
CITY: PEYTON
STATE / ZIP: CO 80831
PHONE:

NOTE:

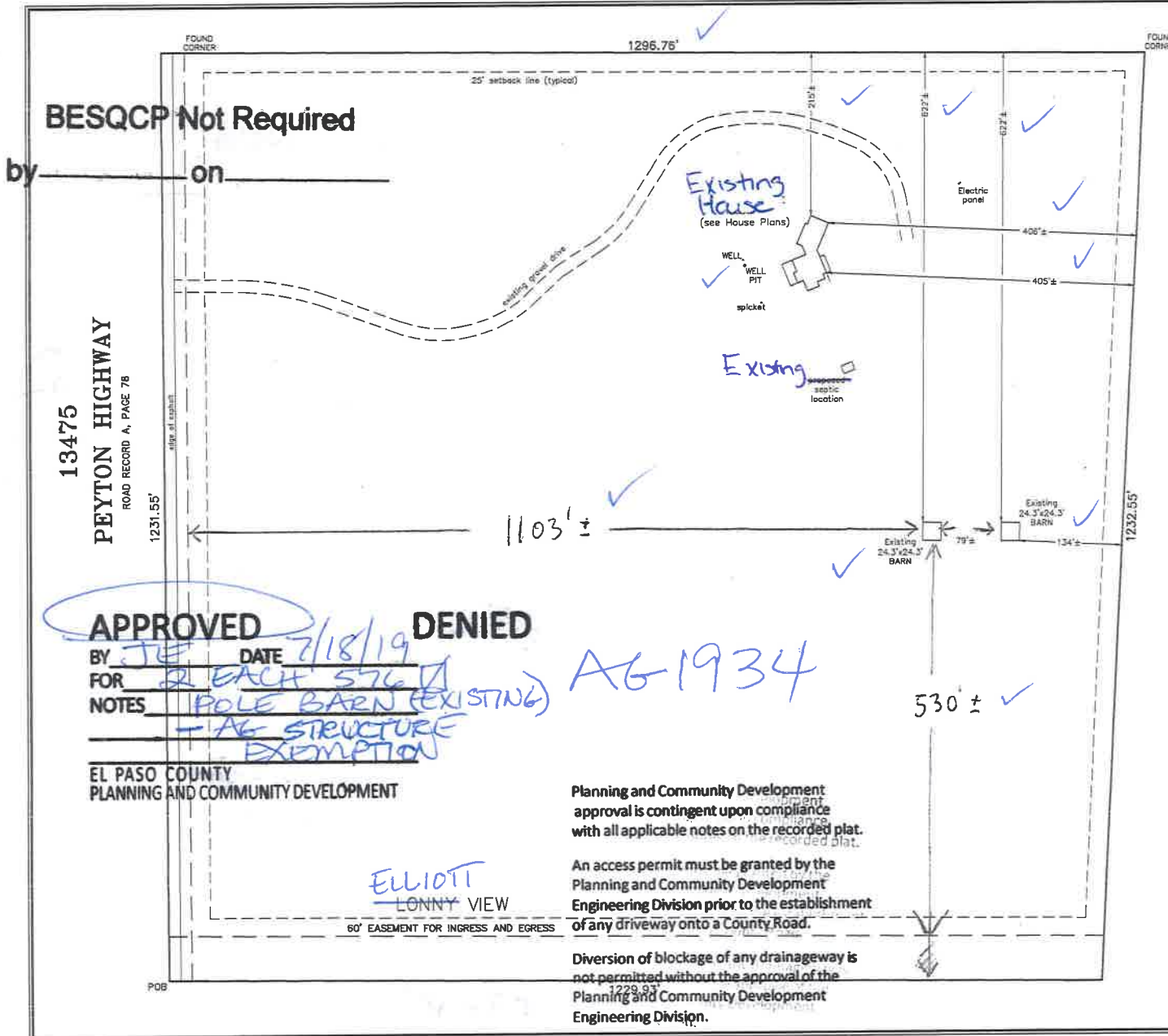
This SITE PLAN does not represent a monumented Land Survey, and is only intended to depict the attached Legal Description.

SITE PLAN



CREDES PAPER SERVICES, INC.
P.O. BOX 4742
COLORADO SPRINGS, CO 80908-4742
PHONE: 719-591-2248
FAX: 719-591-2249

no.	date	revisions	by
1	March 12, 2018		JR
2	12/21/2017		JR
3	12/21/2017		JR



BESQCP Not Required

by _____ on _____

13475
PEYTON HIGHWAY
ROAD RECORD A, PAGE 78

APPROVED **DENIED**

BY: JE DATE: 7/18/19
FOR: 2 EACH 576' A
NOTES: POLE BARN (EXISTING)
- AG STRUCTURE
EXEMPTION

AG 1934

EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

ELLIOTT
LONNY VIEW

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

An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any driveway onto a County Road.

Diversion or blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local laws and/or regulations.