

Site Plan - 29535 Tallgrass View, Calhan CO, 80908

ADU2623
SFD26687

APPROVED
Plan Review

07/27/2026 9:01:43 AM

discharge
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY PLANNING
DEPARTMENT 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 codes of the applicant jurisdiction.

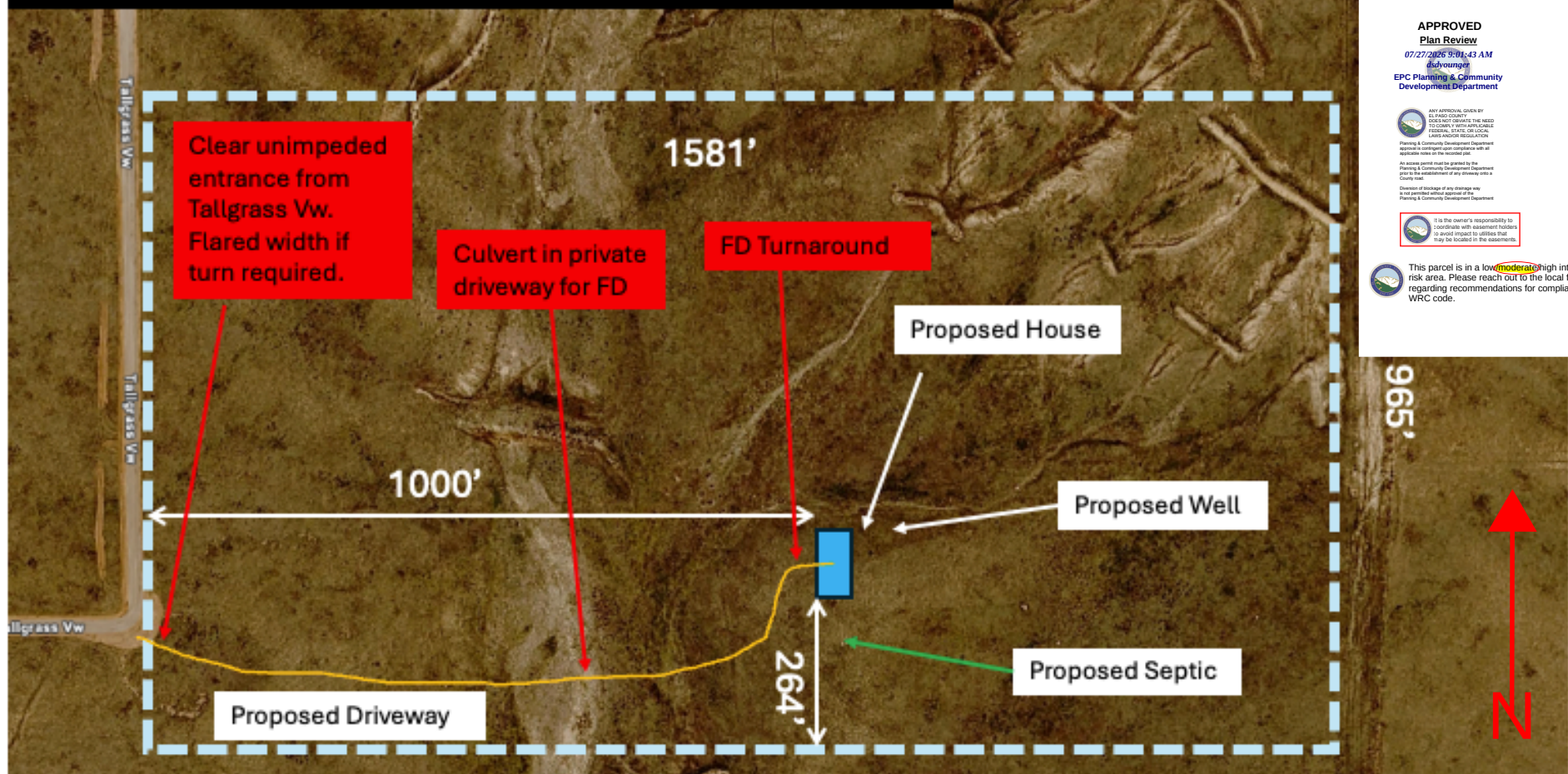
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway into a
County road.

Division of knowledge of any storage area
is not a warranty of the Department of the
Planning & Community Development Department.

It is the owner's responsibility to
coordinate with assessment folders
to avoid impact to utilities that
may be located in the submittals.



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.



PARCEL 19 A-35 UNPLATTED

That portion of that tract described in Book 11, Page 111 of the El Paso County Records, County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Section 1;

Thence North 89 degrees 40 minutes 04 seconds West, 7,924.52 feet along the south line of said Section 1 to the Point of Beginning;

TSN 2300000628 - legal TR OF LAND IN THE SE4 SEC 1 AND
THE NE4 SEC 2-13-62 DESC AS FOLS:.....

Thence North 00 degrees 20 minutes 58 seconds East, 1,753.50 feet;

Thence North 89 degrees 40 minutes 04 seconds West, 462.00 feet;

Thence South 00 degrees 20 minutes 58 seconds West, 1,753.50 feet to the south line of Section 1;

Thence South 89 degrees 40 minutes 04 seconds East, 462.00 feet along said south line to the Point of Beginning;

Containing a calculated area of 1,525,332 square feet (35.016 acres) more or less.

Released for Permit
07/23/2026 10:00 AM
REGIONAL
RECORDS
Bureau A
ENUMERATION

Calhan Fire District

Per Fire Marshal Gates – 7/20/26

- Room for 100ft turnaround or hammerhead T at house site, any location acceptable
- No turnarounds needed mid span of drive
- Culvert over the low point of the drainage.
- Driveway will be 16ft- 20ft drivable width
- 20ft culvert width
- Culvert to support 75k GVW dual axel or 26k GVW single axel.

RESIDENTIAL



2023 PPRBC
2021 IECC

101/102

Address: 29535 TALLGRASS VW, CALHAN

Parcel: 2300000628

Plan Track #: 214709

Received: 29-Jun-2026 (MELISSAF)

Description:

DUPLEX (SITE-BUILT)

Contractor: BLUE TRUCK CONSTRUCTION, LLC

Type of Unit:

Garage	720	
Lower Level 2	1520	
Main Level	2263	
	4503	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit
06/29/2026 12:57:16 PM

Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
07/27/2026 7:28:22 AM

Doug
CONSTRUCTION

Electrical

Mechanical

Released for Permit
07/15/2026 9:50:22 AM

tcrippen
MECHANICAL

Plumbing

Released for Permit
07/23/2026 10:58:26 AM

shanen
PLUMBING

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

07/27/2026 9:19:53 AM

dsdyounger

EPC Planning & Community
Development Department