



# Planning and Community Development Department - SITE PLAN

Use for Additions to Property/Residence or Placement of Manufactured Homes/Mobile Homes

Applicant Name Raylene Lerum (619) 201-5335 Lerum99@aol.com  
 Contractor Name \_\_\_\_\_  
 Property Address 6555 Cowboy Ranch Vw, Peyton CO 80831 Dwellings 1+2  
 Zoning A-35 Parcel Number 4300000628 Legal Description Parcel CW-1 Cowboy Ranch file 438853  
 Proposed Structure & Use 2 dwellings + one of them have an AL & by less than 20% w/ kitchen attached by garages/roof/hallway New Structure sq. ft. \_\_\_\_\_  
 Lot sq. ft. 35,277 Existing + new structure sq. ft. 10,918.0 % Lot coverage 0.71% New Structure height 15-24'

All Site Plans MUST include the following LEGIBLE minimum standards and drawn to a scale determined by applicant:

- Lot configuration and boundary measurements
- All streets, roads, or highways adjoining the property
- Dimensions & square footage of existing and proposed structures
- Building location with reference to distance from property lines
- Location of NO-BUILD areas, watercourses, drainage facilities
- Building setbacks, highways or rights-of-way
- Location of easements, driveway(s), well and septic system
- Contours if slope is greater than 10%
- Building coverage calculation (% of lot coverage)

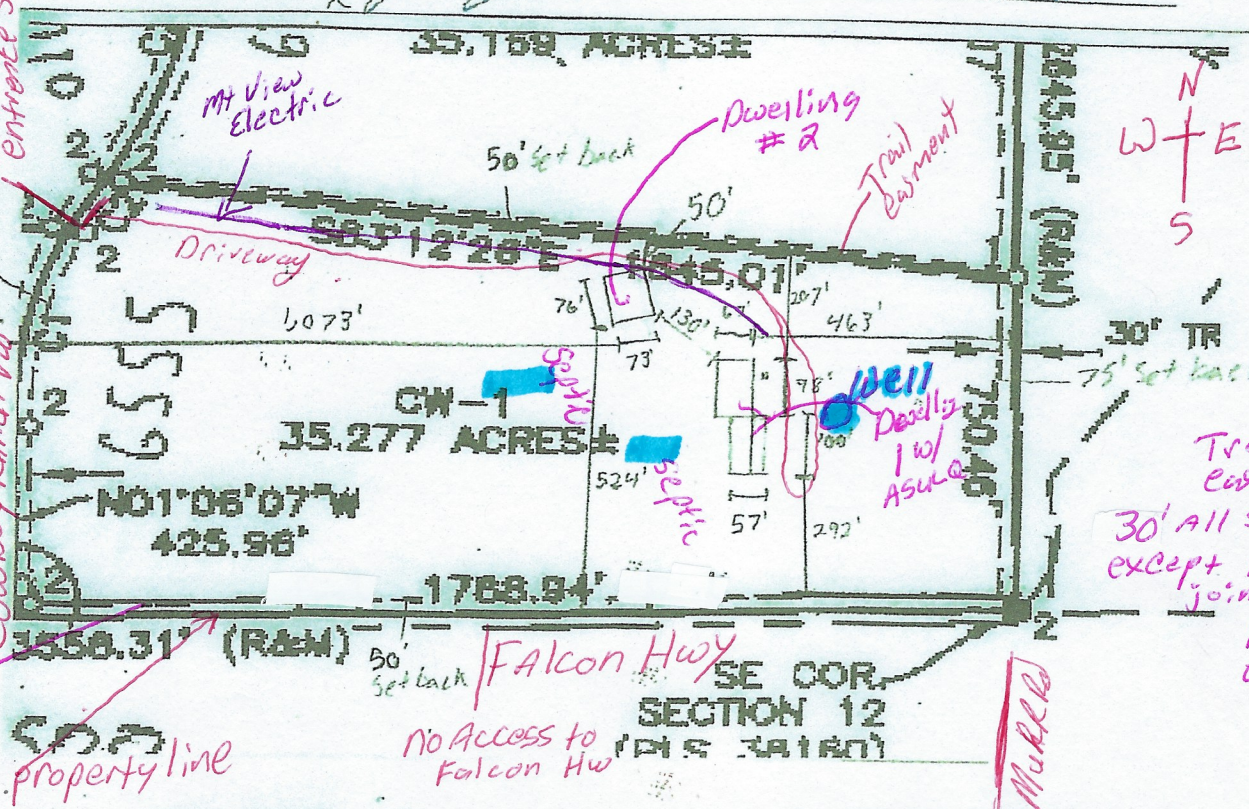
Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any Driveway onto a County road, or a waiver granted for access to a private road. Diversion or blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

Fees are payable at the time of submittal and are **NON-REFUNDABLE**, regardless of approval or denial. Site Plans may be delayed or denied if information is omitted. **APPLICANT IS RESPONSIBLE FOR ACCURACY OF SITE PLAN**

Signature Raylene Lerum Date 3-9-2022

Dwelling (1)  
 main 2530  
 garage 1500  
 hallway 240  
 ALQ  
 main 1798  
 beam 1126  
 Dwelling (2)  
 main 2506  
 garage 1164

Driveway starting 114' from NW prop p.p.  
 Cowboy Ranch Vw  
 75' set back  
 3 Rail Fence Along Falcon Hwy



Trail easments  
 30' all sides except 15' of ours joining North easment

No Access to Falcon Hwy

Office Use \_\_\_\_\_

Plat No. \_\_\_\_\_

Note: \_\_\_\_\_

PCD File  
 No. AL-22,004



PCD File  
No. AL-22.004

2845.95' (R&M)

750.48'  
742' / 570'  
570'

↓ 20

in from East Side  
over 1/3 on our property  
before face

N  
W | E  
S

Tent. Septage

440'  
to approx  
well location  
over 100ft  
to leach field

Proposed  
Elec  
Pole

Approx  
Front  
door  
ER Dwelling 1 PL

N  
W + E  
S

1845.01'

KL  
Approx Dwelling  
2

CW-1  
35.277 ACRES

sept:c

583' 12' 28" E

Driveway to  
be approx in  
5-8' of  
trail line

sept:c

LE RUM  
Cowboy Ranch  
Payton, CO  
80831

NO 1' 06' 07" W  
425.96'

1788.84'

Falcon Hwy

LE RUM -

PARCEL  
4300000628

SE COR  
SECTION 12

130'  
Trail pin to 2nd pop pin

16' culvert + Driveway entrance

Please show and label the  
driveway access width.  
Residential access width is a  
min. of 12 feet and a max of 24  
feet.

Starts 114' from NW property pin then gradually  
curves toward Dwelling 2 then shifts up  
to dwelling 1 goes south then makes a  
round about at the south end of dwelling 1.