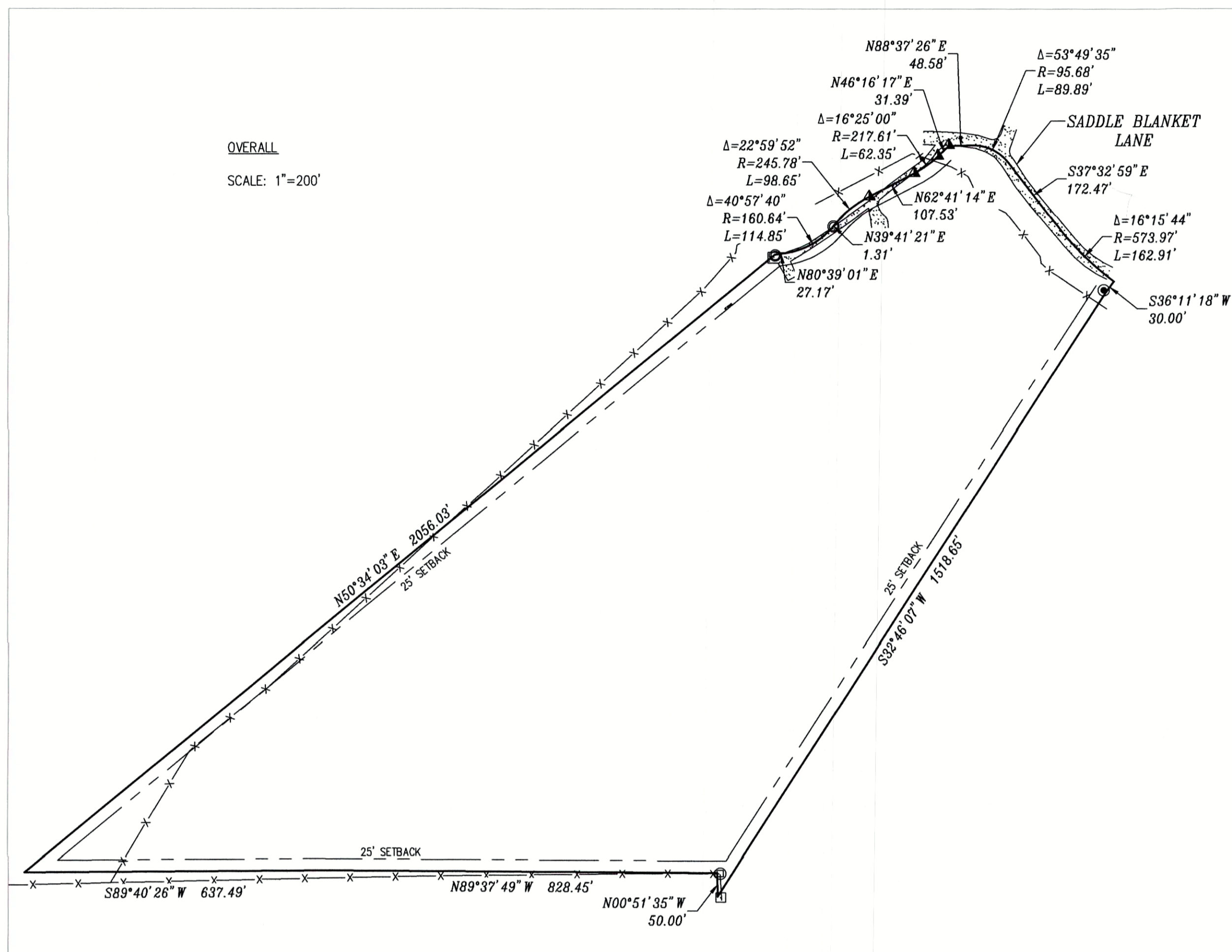


SITE PLAN

TRACT 26, LOCATED IN THE W1/2 OF SECTION 1 AND THE E1/2 OF SECTION 2, T11S, R64W OF THE 6th P.M., EL PASO COUNTY, COLORADO



SFD26359

APPROVED BESQCP
04/21/2026 11:32:16 AM
EPC Planning & Community Development Department

APPROVED Plan Review
04/21/2026 11:32:21 AM
EPC Planning & Community Development Department

It is the owner's responsibility to coordinate with adjacent owners to avoid impact to utilities. This may be located to the west side.

ANY APPROVAL GRANTED BY EL PASO COUNTY, COLORADO, IS VOID WITHOUT THE SEALS AND SIGNATURES OF THE EL PASO COUNTY ENGINEER AND SURVEYOR. ANY APPROVAL GRANTED BY EL PASO COUNTY, COLORADO, IS VOID WITHOUT THE SEALS AND SIGNATURES OF THE EL PASO COUNTY ENGINEER AND SURVEYOR.

LEGAL DESCRIPTION:
TRACT OF LAND IN THE WEST HALF OF SECTION 1 AND THE EAST HALF OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 64 WEST DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FROM WHICH THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 64 WEST BEARS SOUTHERLY 5248.44 FEET, THENCE EASTERLY 6648.87 FEET, THENCE N50°34'03"E 2056.03 FEET, THENCE N80°39'01"E 27.17 FEET, THENCE ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 160.64 FEET, A CENTRAL ANGLE OF 40°57'40", AN ARC DISTANCE OF 114.85 FEET, THENCE N39°41'21"E 1.31 FEET, THENCE ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 245.78 FEET, A CENTRAL ANGLE OF 22°59'52", AN ARC DISTANCE OF 98.65 FEET, THENCE N62°41'14"E 107.53 FEET, THENCE ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 217.61 FEET, A CENTRAL ANGLE OF 16°25'00", AN ARC DISTANCE OF 62.35 FEET, THENCE N88°37'26"E 48.58 FEET, THENCE ON AN ARC ON A CURVE TO THE RIGHT WITH A RADIUS OF 95.68 FEET, A CENTRAL ANGLE OF 53°49'35", AN ARC DISTANCE OF 89.89 FEET, THENCE S37°32'59"E 172.47 FEET, THENCE ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 573.97 FEET, A CENTRAL ANGLE OF 16°15'44", AN ARC DISTANCE OF 162.91 FEET, THENCE S36°11'18"W 30.00 FEET, THENCE S89°40'26"W 637.49 FEET TO THE POINT OF BEGINNING. TRACT 26, COUNTY OF EL PASO, STATE OF COLORADO.

SAID LOT CONTAINS 35.57 ACRES OF LAND, MORE OR LESS.

ADDRESS: 20062
20080 SADDLE BLANKET LANE
PEYTON, COLORADO 80831

PARCEL ID:
410200005

OWNER:
DARRYL & MICHELLE VANDEVER AND WILLIAM & SUSAN ROBERTS
20080 SADDLE BLANKET LANE
PEYTON, COLORADO 80831

EXISTING BUILDING AREA:
3,155 SQUARE FEET

PROPOSED BUILDING AREA:
2,119 SQUARE FEET

LOT AREA:
1,549,429 SQUARE FEET±

ZONING:
A-35 **UNPLATTED**

MAXIMUM BUILDING HEIGHT:
30 FEET

EXISTING LOT COVERAGE:
0.2%

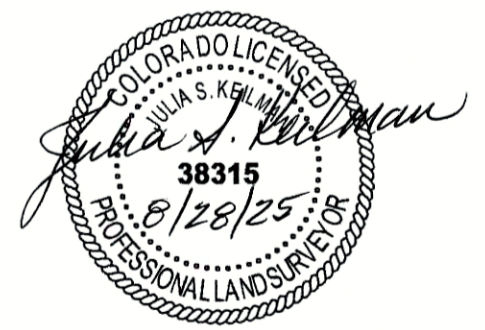
PROPOSED LOT COVERAGE:
0.1%

NOTE: ALL LINEAL UNITS DEPICTED ON THIS SITE MAP ARE U.S. SURVEY FEET.

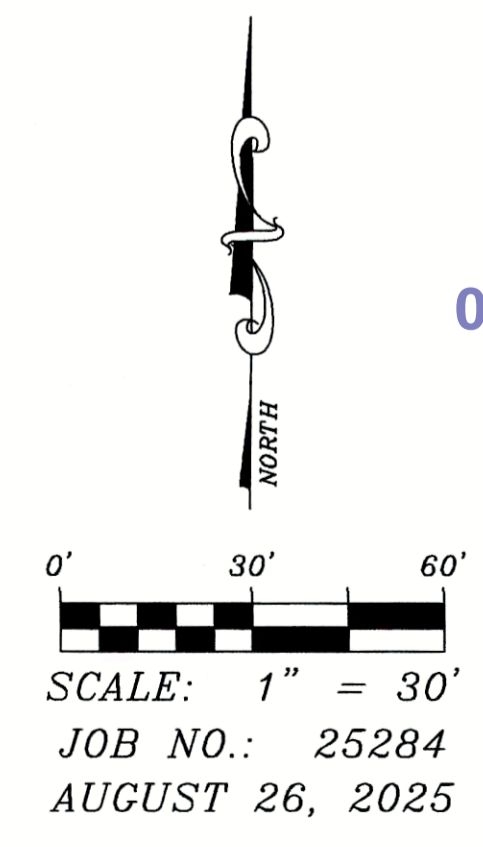
THE PROPERTY LINES AS DEPICTED ON THIS SITE PLAN ARE BASED ON THE LOT DIMENSIONS AS DESCRIBED ON THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 225062855 ON JULY 25, 2025 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS SERVICE.

FOR AND ON BEHALF OF
RAMPART SURVEYS, LLC



Released for Permit
04/09/2026 8:15:42 AM
Regional Building Department
amy
ENUMERATION



- LEGEND:**
- FOUND 1-1/2" ALUMINUM CAP STAMPED "POLARIS NMLS 5536"
 - ▲ FOUND REBAR AND YELLOW CAP STAMPED "UP&E PLS 11624"
 - FOUND 1/2" REBAR (NO CAP)
 - FOUND 5/8" REBAR (NO CAP)
 - ⊕ FOUND 2-1/2" ALUMINUM CAP STAMPED "LS 15651"
 - ⊞ ELECTRICAL BOX (TEMP)
 - ⊞ ELECTRIC METER
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ WELL
 - x- BARBED WIRE FENCE
 - G- PROPOSED UNDERGROUND GAS
 - E- PROPOSED UNDERGROUND ELECTRIC
 - W- PROPOSED WATER LINE
 - S- PROPOSED SANITARY SEWER LINE
 - ▨ GRAVEL

SP - TRACT 26, LOCATED IN THE W1/2 SEC. 1 AND E1/2 SEC. 2 T11S, R64W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 25284 SP.DWG PAGE 1 OF 1

C:\Users\jramos\Documents\Survey\2025\25284\25284_SitePlan.dwg

RESIDENTIAL



2023 PPRBC
IECC: N/A

20062

Address: ~~20080~~ SADDLE BLANKET LN, PEYTON

Parcel: 4102000005

Plan Track #: 210383 

Received: 23-Feb-2026 (MELISSAF)




Description:

RES MFG HSG ON CRAWL/GARAGE

Contractor: SEEGER HOMES, INC

Type of Unit:

Required PPRBD Departments (6)

<p>Enumeration Released for Permit 04/09/2026 8:14:26 AM  amy ENUMERATION</p>	<p>Floodplain N/A 04/09/2026 8:14:48 AM  amy FLOODPLAIN</p>
<p>Construction</p>	<p>Electrical</p>
<p>Mechanical Released for Permit 04/20/2026 10:52:01 AM  daleh 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**

04/21/2026 11:34:29 AM

dsdyounger

EPC Planning & Community
Development Department