

SFD241048
 PLAT 5945
 ZONE RRR-5
 10 ACRES

APPROVED
 PLAN REVIEW

11/13/2024 8:29:15 AM
 dderchuliga
 EPC Planning & Community
 Development Department

APPROVED
 EPCSD

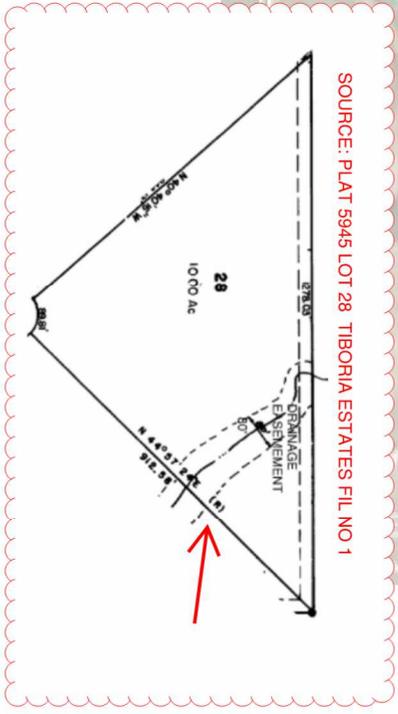
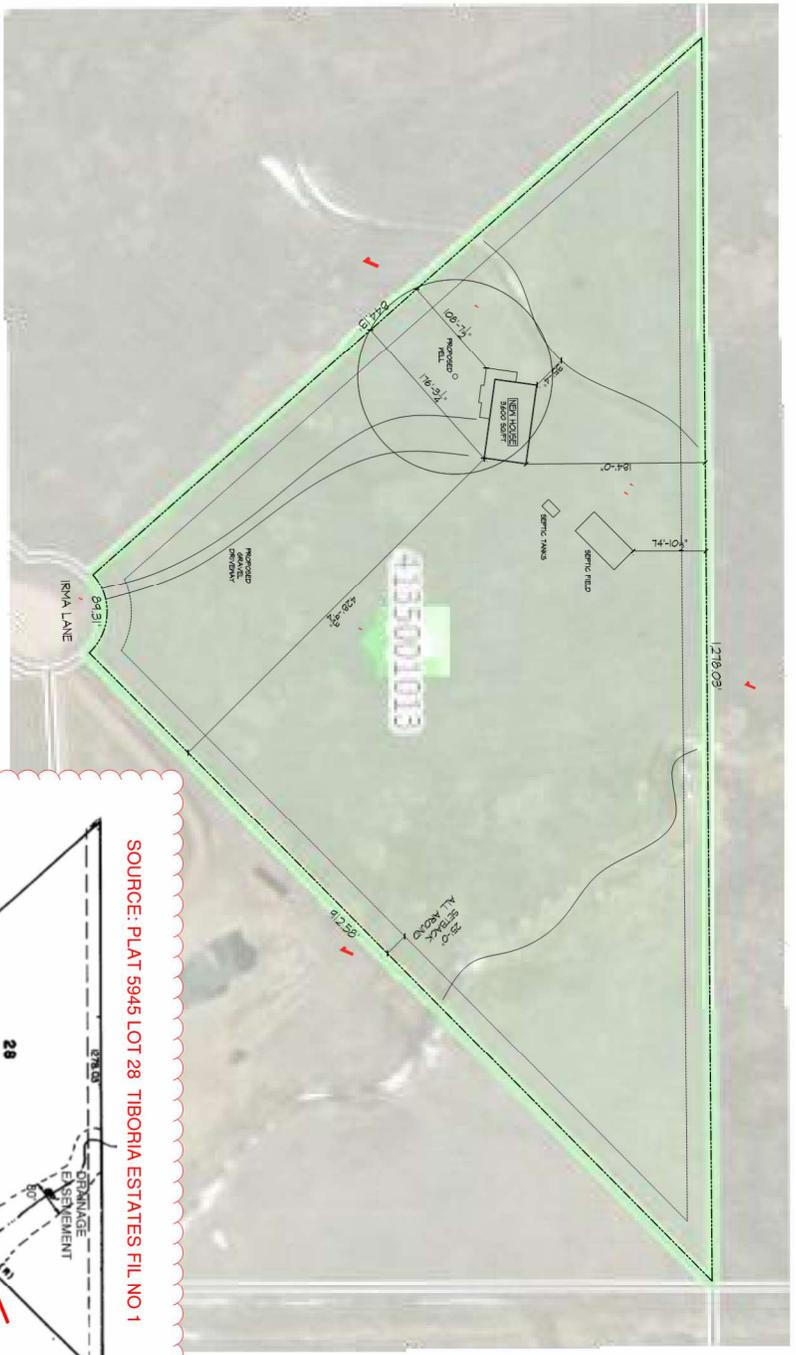
11/13/2024 8:29:15 AM
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 Development Department



ANY APPROVAL GIVEN BY
 THE CITY OF EL PASO COUNTY
 IS SUBJECT TO THE NEED
 TO COMPLY WITH APPLICABLE
 LAWS AND REGULATIONS.

Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable laws and regulations. The City of El Paso
 Planning & Community Development Department
 does not warrant or guarantee the accuracy of the
 information provided herein. The City of El Paso
 Planning & Community Development Department
 is not permitted without approval of the
 Planning & Community Development Department

It is the owner's responsibility to
 ensure that all utilities are located
 to avoid impact to utilities that
 may be located in the easements.



- NOTES:**
- This site is covered with native grasses.
 - Natural vegetation will not be disturbed ten feet beyond the driveway and foundation.
 - Native grasses will be planted in the disturbed areas.
 - Building materials will be stored on the driveway during construction.
 - A small border strip border will be used for stabilizing.
 - There are no trees, shrub care or other significant vegetation in the building area, except as shown.
 - Excavation control basins and/or traps which in disturbed areas & re-vegetate in native grass and sod (where required) are to be installed.
 - Drainage control: 5% slope
 - Drainage, sediment & erosion control measures
 - Permanent storm water management
 - Down spouts needed to provide 5% lead or weepage pit.

PERMANENT STABILIZATION OF DISTURBED MATERIAL

Undisturbed or reseed
 100%
 All foundation materials to be compacted to 95% (ASTM D1557)

BUILDER:
 TBD

OWNER:
 Colton & Madeline Smith
 16445 Elkhead Lane
 SALT LAKE CITY, UT 84120

INSURER:
 UNINSURED DOCUMENT

PROPERTY INFORMATION:
 Project Name: Smith Residence
 Project Address: 16260 Irma Lane
 Project City: Tiboria Estates
 Project Zip: 80504
 Legal: Lot 28, Tiboria Estates, Filing No. 1

Area of Project:
 Total Footprint: 57'
 Percent of Coverage:
 Maximum Height All Structures:
 Zone: RR-5
 Average Finished Grade: N/A

48846.6 SF (1.00 Acres)
 3600 SF
 0.1%
 30'-0"
 N/A

SITE PLAN
 SCALE: 1" = 60'-0"

01

ARCHITECTURAL DRAWING
 MISC. DRAWINGS
 DETAILS

Released for Permit
 11/08/2024 11:15 AM
 REGIONAL
 Building Department
 Becky A

PROJECT #: SMITH
 SCALE: AS NOTED
 DATE: 28 AUG 2024
 DRAWN BY: J.L.
 REVIEWED BY: TA
 APPROVED BY:
 REVISED:

BlueLine Drafting
 "Visualize Your Dreams One Line At A Time"
 LEFTY@BLIVE.COM | 714.245.5554

SMITH RESIDENCE
 16260 IRMA LANE
 LOT 28, TIBORIA ESTATES
 EL PASO COUNTY, COLORADO

PROFESSIONAL SEAL

THIS PLAN WAS PREPARED BY
 THE ARCHITECT OR ENGINEER
 REGISTERED IN THE STATE OF
 TEXAS OR ONE OF THE STATES
 WHICH ARE PART OF THE
 COMMONWEALTH OF THE UNITED STATES
 WHOSE NAME AND NUMBER
 IS SET FORTH ON THIS PLAN.

RESIDENTIAL

2023 PPRBC
IECC: N/A



Parcel: 4135001013

Address: 16260 IRMA LN, PEYTON

Plan Track #: 193703

Received: 03-Sep-2024 (BRIANNAM)

Description:

Required PPRBD Departments (6)

RESIDENCE

Contractor: HOMEOWNER

Type of Unit:

Garage	1800	
Main Level	1807	
Upper Level 1	1434	
		Total Square Feet
	5041	3607

Enumeration

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11/08/2024 10:57:43 AM

Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

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11/08/2024 2:53:55 PM

deann
CONSTRUCTION

Electrical

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11/12/2024 3:30:36 PM

Bertha
ELECTRICAL

Mechanical

Released for Permit
11/11/2024 8:46:14 AM

Ichippen
MECHANICAL

Plumbing

Released for Permit
11/11/2024 6:54:58 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
11/13/2024 9:40:38 AM
dsdarchuleta
EPC Planning & Community
Development Department