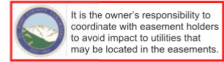


# PLOT PLAN

## PROPOSED GARAGE AT 12720 PEREGRINE WAY EL PASO COUNTY, COLORADO

**ADD24308  
UNPLATTED  
ZONE RR-5**

**APPROVED  
Plan Review**  
06/06/2024 4:07:50 PM  
*didarchuleta*  
EPC Planning & Community  
Development Department



**Not Required  
BESQCP**  
06/06/2024 4:08:05 PM  
*didarchuleta*  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plan. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Diversion of discharge of any drainage way is not permitted without approval of the Planning & Community Development Department.

**BUILDER/OWNER/APPLICANT:**

PARAMOUNT HOMES  
1905 DIAMOND CREEK DRIVE  
COLORADO SPRINGS, CO. 80921

**ADDRESS:**  
12720 PEREGRINE WAY  
COLORADO SPRINGS, COLORADO

**TAX ASSESSOR'S SCHEDULE NUMBER:**  
62110-04-017

**LOT AREA:**  
226,333 SF / 5.2 ACRES

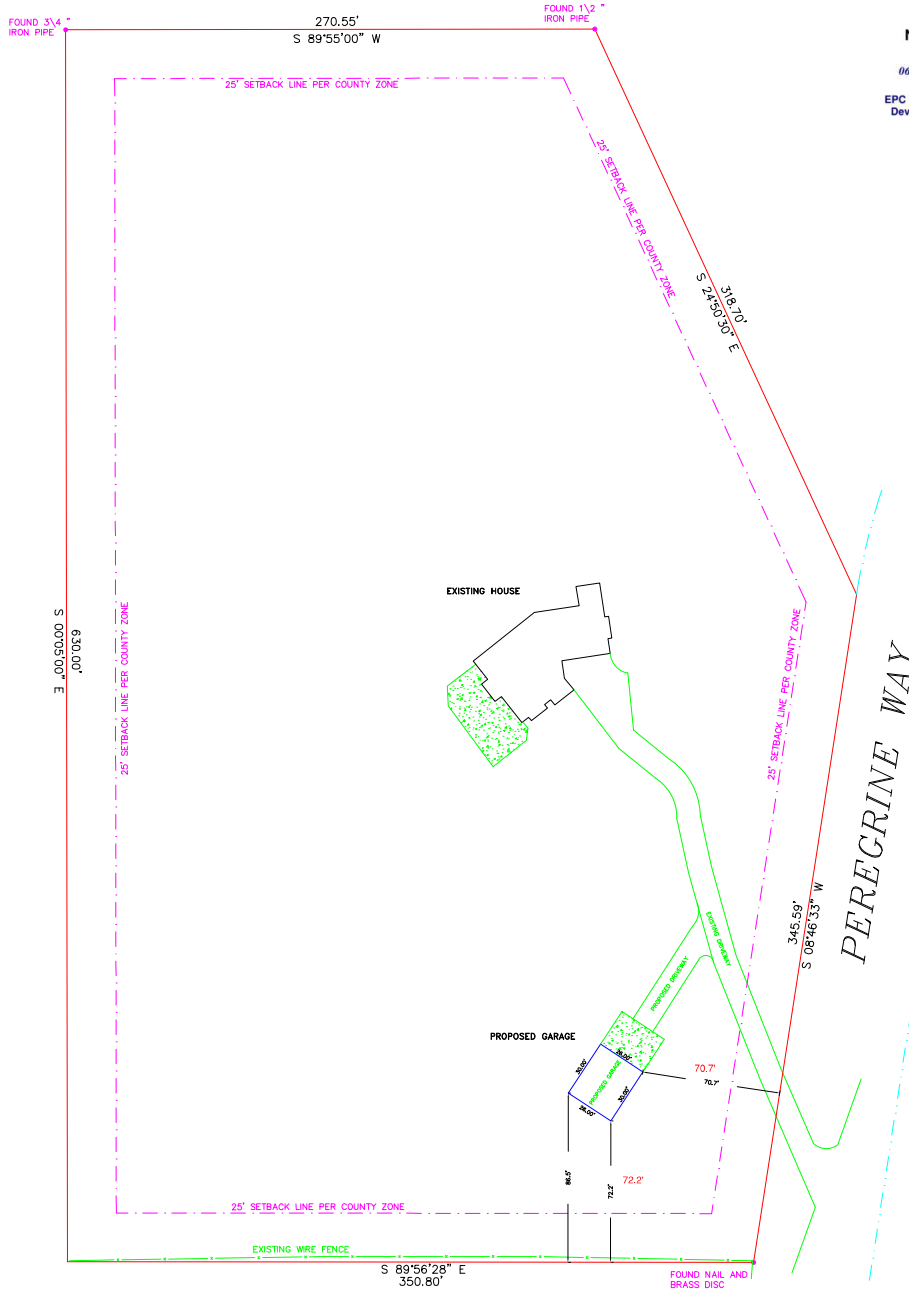
**BUILDING PLAN NO.:**  
CUSTOM

**ZONING:**  
RR-5

**PROPOSED BUILDING FOOTPRINT:**  
780 SQUARE FEET  
LOT COVERAGE 0.35%

**MAXIMUM BUILDING HEIGHT:**  
30'

**TAX SCHEDULE NUMBER:**  
62110-00-040



**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE EAST ON THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 990.0 FEET;

THENCE NORTH AND PARALLEL WITH THE WESTERLY LINE OF SAID SECTION, A DISTANCE OF 990.0 FEET;

THENCE EASTERLY AT RIGHT ANGLES TO THE WESTERLY LINE OF PEREGRINE WAY FOR THE POINT OF BEGINNING;

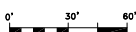
THENCE NORTHEASTERLY ALONG SAID WEST LINE, TO THE MOST SOUTHERLY POINT OF LOT 1, BLOCK 1, IN FALCON FOREST SUBDIVISION FILING NO. 2;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED LOT, A DISTANCE OF 318.7 FEET;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 270.00 FEET;

THENCE SOUTHERLY AT RIGHT ANGLES, A DISTANCE OF 630.0 FEET;

THENCE EASTERLY AT RIGHT ANGLES TO THE POINT OF BEGINNING.



SCALE: 1" = 30'  
JOB NO.: 45019  
MAY 8, 2024



**RESIDENTIAL**

**2023 PPRBC**  
IECC: N/A



Parcel: 6211004017

**Address: 12720 PEREGRINE WAY, COLORADO SPRINGS**

**Plan Track #: 190314**  **Received: 30-May-2024 (QUINTONW)**

**Description:** ~~GARAGE ADDITION~~ **DETACHED GARAGE** **Required PPRBD Departments (2)**

Contractor: PARAMOUNT HOMES COMPANY

Type of Unit:

**Floodplain**

(N/A) **RBD GIS**

**Construction**

Released for Permit  
06/05/2024 4:53:13 AM  
  
CONSTRUCTION

**Required Outside Departments (1)**

**County Zoning**

**APPROVED**  
**Plan Review**

06/06/2024 4:08:32 PM  
dsdarchuleta  
  
EPC Planning & Community  
Development Department

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.