

SFD25172

APPROVED
BESQCP
02/26/2025 8:55:06 AM
dkdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
02/26/2025 8:55:12 AM
dkdyounger
EPC Planning & Community
Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Applicant did not provide evidence to show that the recommendation below has been followed. As in other filings of The Glen at Wildfield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

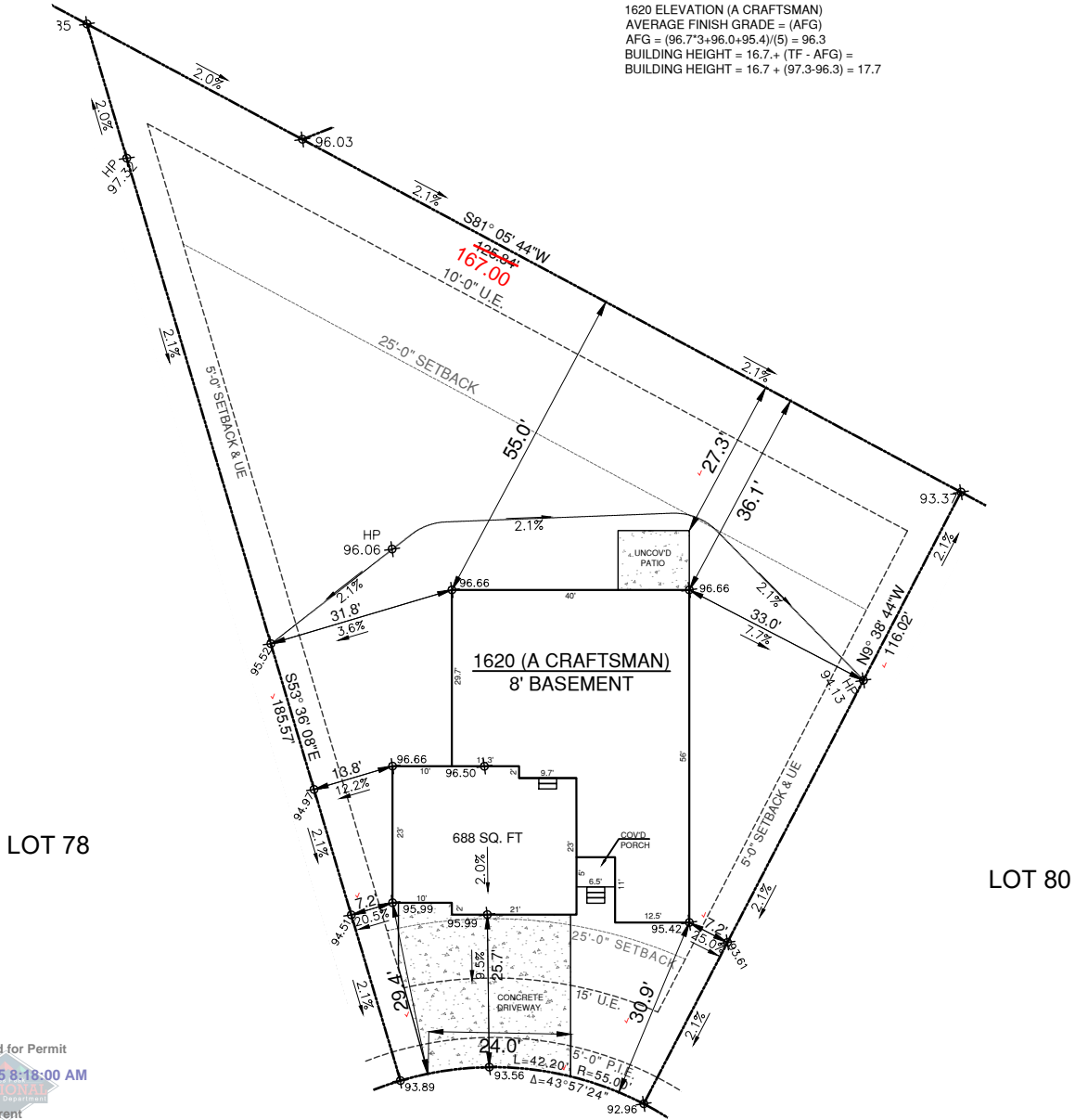
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

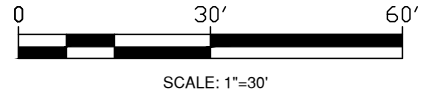


1620 ELEVATION (A CRAFTSMAN)
AVERAGE FINISH GRADE = (AFG)
AFG = (96.7*3+96.0+95.4)/(5) = 96.3
BUILDING HEIGHT = 16.7 + (TF - AFG) =
BUILDING HEIGHT = 16.7 + (97.3-96.3) = 17.7



Released for Permit
02/26/2025 8:18:00 AM
BRENT
ENUMERATION

MOUSE EAR PLACE
(ROW 50')



PLAT 15196

SITE & GRADING PLAN

LEGEND:
SWALE:
PROPERTY LINE: - - - - -
SETBACK: - - - - -
EASEMENT: - - - - -
DRAINAGE DIRECTION: →
ELECTRIC PEDESTAL: [Symbol]
RISER: [Symbol]

SETBACK:
FRONT - 25'
SIDE - 5'
REAR - 25'
CORNER SIDE - 15'

P.U.E.:
FRONT - 10'
FRONT P.I.E. - 5'
SIDE - 5'
REAR - 10'

ELEVATIONS TABLE

TOP OF FOUNDATION	97.33
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	96.66
MAIN FLOOR FINISHED FLOOR	98.51
DRIVEWAY SLOPE	10.0%
FRONT GARAGE FLOOR	95.99
GARAGE FLOOR AT ENTRY DOOR	96.50
GRADE BEAM ELEVATION	95.49

SITE DATA

TAX SCHEDULE #: 55224-01-008 ✓
ZONING RS-6000 CAD-O
BUILDING HEIGHT: 17.7 ✓

HOUSE AND DRIVEWAY COVERAGE

LOT SQ. FT.: 13118 ✓ SETBACK SQ. FT.: 1300
HOUSE SQ. FT.: 2341 ✓ DRIVE SQ. FT.: 590
COVERAGE: 18% COVERAGE: 45%

PROVIDED FOR:

ASPEN
VIEW
HOMES
ASPEN VIEW HOMES
555 MIDDLE CREEK PKWY STE. 380
COLORADO SPRINGS, CO
719-659-0859

LEGAL DESCRIPTION

LOT 79 THE GLEN AT WILDFIELD FILING NO. 11 ✓
9333 MOUSE EAR PLACE ✓
COLORADO SPRINGS, COLORADO
EL PASO COUNTY
PLAN-ELEV: 1620 (A-CRAFTSMAN)

York Engineering
7208 S. TUCSON WAY #225
CENTENNIAL, CO 80112
720-990-5900

SITE



2023 PPRBC
2021 IECC Amended

Address: 9333 MOUSE EAR PL, COLORADO SPRINGS

Parcel: 5522401008

Plan Track #: 198898 

Received: 26-Feb-2025 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	488	
Lower Level 2	2330	
Main Level	1620	
	4438	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BRENT

2/26/2025 8:18:14 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

02/26/2025 8:56:37 AM

dsdyounger

**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.