



2423 B1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{85.7(2)+85.2(2)}{4} = 85.5$
 BUILDING HEIGHT = 23.3 + (TF - AFG) =
 BUILDING HEIGHT = 23.3 + (86.2 - 85.5) = 24.0

Released for Permit

06/11/2026 2:04:25 PM



ENUMERATION

SFD26533

APPROVED
 Plan Review
 06/12/2026 10:00:34 AM
 dsdyounger
 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.

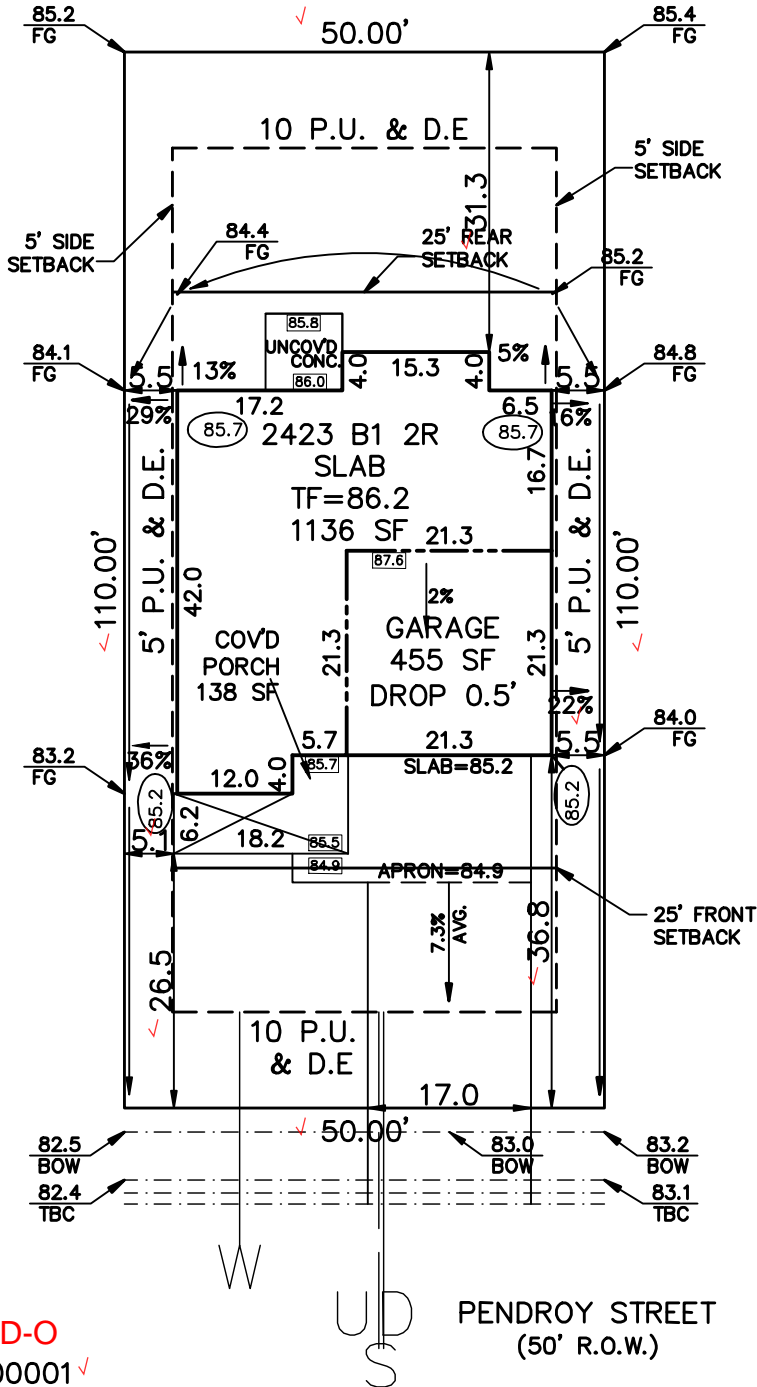
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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

LOT 28

LOT 30



PLAT 15653

ZONING RS-5000[✓] CAD-O
 SCHEDULE No. 5233300001[✓]

PENDROY STREET
 (50' R.O.W.)

WARNING!

1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION

SITE DATA

LOT SQ. FT. = 5500[✓]
 HOUSE SQ. FT. = 1728[✓]
 COVERAGE = 31.4%[✓]
 BLDG. HEIGHT = 24.0[✓]

LEGEND

(00.0) FINISH GRADE
 (00.0) CONC. GRADE

SCALE: ...1"=20'

DRAWN BY: TAP

FLAT WORK:

- 4" DRIVEWAY 667 SF
- 6" DRIVEWAY SF
- 4" SIDEWALK 165 SF
- 6" SIDEWALK 85 SF
- PATIO 64 SF,
- WALK 44 SF,
- PORCH 138 SF

CHALLENGER HOMES
 8605 EMPLOYER DRIVE
 COLORADO SPRINGS, COLORADO 80920

(IN FEET)
 1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION

LOT 29[✓]
 STERLING RANCH FILING No.4[✓]
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO

ADDRESS

7818 PENDROY STREET[✓]

PREPARED FOR
 CHALLENGER
 HOMES

TITLE CO. FILE NO.

DRAWING NAME

SR4-29

DATE

06-05-26

PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Address: 7818 PENDROY ST, COLORADO SPRINGS

Parcel: 5233300001

Plan Track #: 214181 

Received: 11-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	435	
Main Level	1136	
Upper Level 1	1287	
	2858	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/11/2026 2:04:54 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

06/12/2026 7:39:47 AM



shelley

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/12/2026 9:58:18 AM

dasyounger

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.