

SFD26793

PLOT PLAN

11072 MOSEY TRAIL
LOT 23, WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO

APPROVED
Plan Review



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

09/18/2026 11:00:12 AM
dsdyounger

EPC Planning & Community
Development Department



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.

Diversion of blockage of any drainage way
is not permitted without approval of the
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.

BUILDER/OWNER/APPLICANT:

JS LUXURY HOMES, INC.
15535 FULDA LANE
PEYTON COLORADO, 80831

ADDRESS:

11072 MOSEY TRAIL
COLORADO SPRINGS, COLORADO 80908

LEGAL DESCRIPTION:

LOT 23, WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO

TAX SCHEDULE NUMBER:

51240-002-013

LOT AREA:

2.89 ACRES, MORE OR LESS.

BUILDING PLAN NO:

CUSTOM

ZONING:

RR-5

PLAT 14686

PROPOSED BUILDING FOOTPRINT:

3,931 SQ FT.

LOT COVERAGE

2.4%

MAXIMUM BUILDING HEIGHT:

30'

N 89°30'15" E
197.33'

10' UTILITY AND DRAINAGE EASEMENT

N 27°03'19" E
433.13'

10' UTILITY AND DRAINAGE EASEMENT

S 04°42'54" W
470.12'

10' UTILITY AND DRAINAGE EASEMENT

PROPOSED SEPTIC AREA

PROPOSED HOUSE

PROPOSED WELL

CENTRUM POST

TRANSFORMER

COMMUNICATION PEDESTALS

MOSEY TRAIL

L=366.04'
R=1290.00
C.A.=16°15'28"
ChB=S77°09'22"E

ASPHALT
REQUIRED

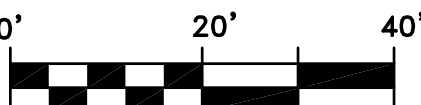
6' MIN SIDE
SLOPE

6' MIN SIDE
SLOPE

Released for Permit

09/15/2026 7:30:31 AM

REGIONAL
Building Department
amy
ENUMERATION



SCALE: 1" = 20'
JOB NO.: 47036
JUNE 25, 2026

LEGEND:

● INDICATES A FOUND REBAR AND YELLOW PLASTIC CAP NO. 33196

ROCKY MOUNTAIN LAND SERVICES

4465 NORTH PARK DRIVE, SUITE 303
COLORADO SPRINGS, COLORADO
719-630-0559

RESIDENTIAL



2023 PPRBC
2021 IECC and CO MERSRC

Address: 11072 MOSEY TRL, COLORADO SPRINGS

Parcel: 5124002013

Plan Track #: 216851  Received: 14-Sep-2026 (TREYW)

Description:

RESIDENCE

Contractor: JS HOMES INC.

Type of Unit:

Garage	1060	
Lower Level 1	1780	
Lower Level 2	100	
Main Level	1880	
	4820	Total Square Feet

Required PPRBD Departments (6)

Enumeration Released for Permit 09/15/2026 7:39:28 AM  amy ENUMERATION	Floodplain (N/A) RBD GIS
Construction Released for Permit 09/17/2026 4:56:38 PM  bphilips CONSTRUCTION	Electrical
Mechanical	Plumbing Released for Permit 09/17/2026 1:14:13 PM  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

09/18/2026 11:02:07 AM

dsdyounger

**EPC Planning & Community
Development Department**