

AVERAGE FINISH GRADE = (AFG)
 AFG = $(\frac{52.8}{6}) = 52.8$
 BUILDING HEIGHT = 18.4 + (TS - AFG) =
 BUILDING HEIGHT = 18.4 + (53.5 - 52.8) = 19.1



Released for Permit
 05/13/2024 10:32:33 AM
 REGIONAL Building Department
 Becky A
 ENUMERATION

SFD24467
 PLAT 15216
 ZONE PUD

APPROVED
 Plan Review

05/13/2024 3:46:09 PM
 dsarchuleta

EPC Planning & Community
 Development Department

APPROVED
 BESCP

05/13/2024 3:46:33 PM
 dsarchuleta

EPC Planning & Community
 Development Department



ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBTAIN 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.

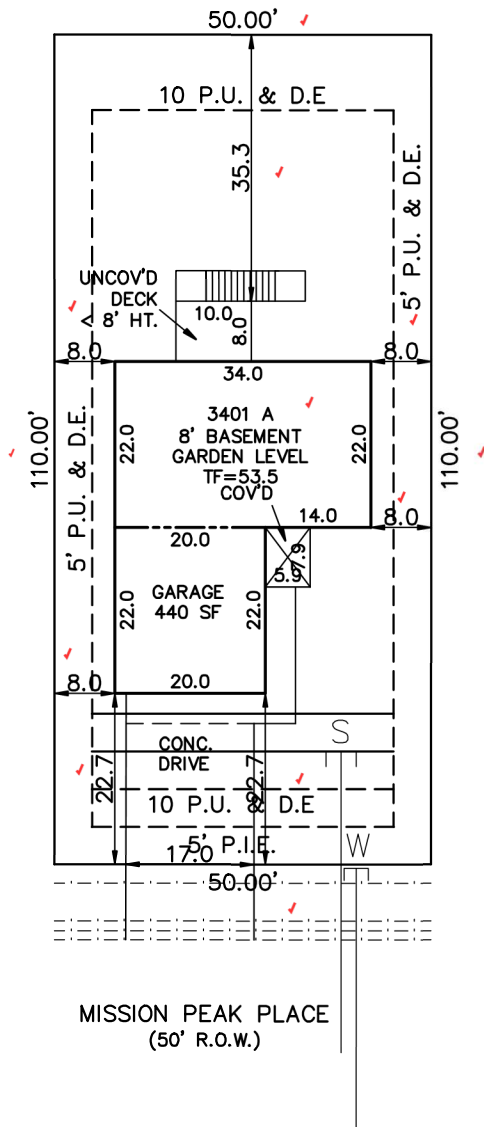
An access permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road.

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.

LOT 494



MISSION PEAK PLACE
 (50' R.O.W.)

SCHEDULE No. 55000005012 MASTER

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. = 1315 COVERAGE = 23.9% BLDG. HEIGHT = 19.1	PLOT PLAN	
		LEGAL DESCRIPTION LOT 495 ✓ THE RIDGE AT LORSON RANCH FILING NO. 1 EL PASO COUNTY, COLORADO	
TRALON HOMES 212 WAHSATCH AVE. STE 305 COLORADO SPRINGS, COLORADO 80903 PHONE 719-434-4750		ADDRESS 6710 NYSTROM TERRACE ✓	
SCALE: ...1"=20' DRAWN BY: TAP		TITLE CO. FILE NO. 04-30-24	DATE 04-30-24
		DRAWING NAME RLR1-495	PROJECT NO.

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5500000502

Address: 6710 NYSTROM TER, COLORADO SPRINGS

Plan Track #: 189627  Received: 13-May-2024 (BECKYA)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	621
Lower Level 2	748
Main Level	748
Upper Level 1	695
Total Square Feet	
	2812

Enumeration
APPROVED
 BECKYA
 5/13/2024 8:44:10 AM

Floodplain
 (N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
 05/13/2024 3:47:13 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.