



SFD25147

PLOT PLAN

LENNAR HOMES

TRACT B

APPROVED BESQCP

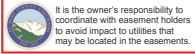
02/19/2025 7:49:12 AM dsdyounger

EPC Planning & Community Development Department

APPROVED Plan Review

02/19/2025 7:49:17 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 OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

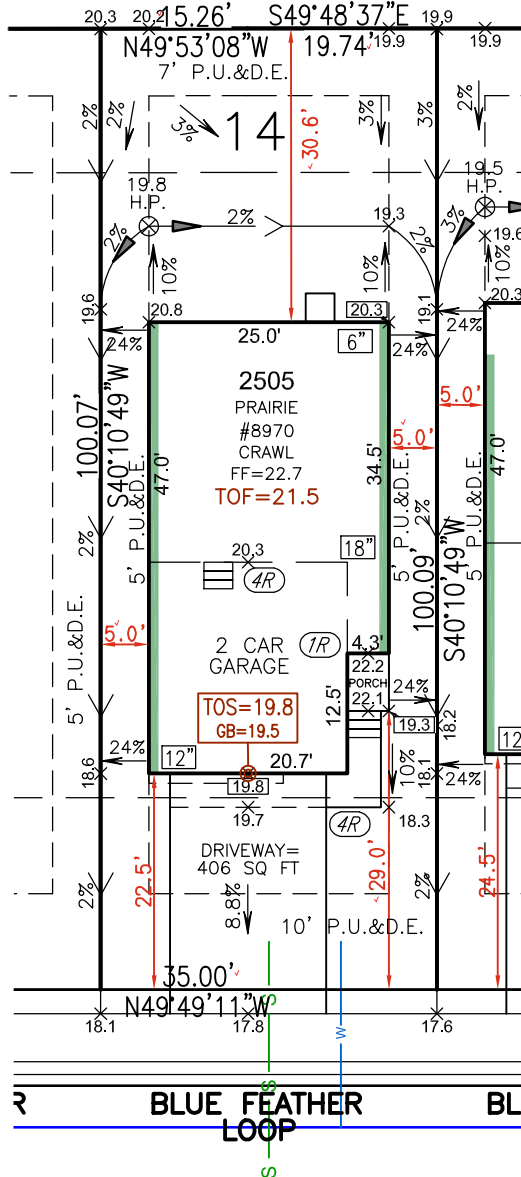
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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.

LOT 15

LOT 13



PUD CAD-O PLAT 15342

P.U.E.=PUBLIC UTILITIES EASEMENT
P.U.E. & D.E.=PUBLIC UTILITIES & DRAINAGE EASEMENT
P.U.E. & I.E.=PUBLIC UTILITIES & IMPROVEMENT EASEMENT

Table with 7 columns: LEGEND, DROP SIDING, DROP DISTANCE, RETAINING WALL, CONTOUR, SPOT ELEVATION, FLOW DIRECTION, GRADE %, BERM, SWALE, EASEMENT, OVEREXCAVATION, WATER SERVICE, SEWER SERVICE, SETBACK, LIGHT POLE, FIRE HYDRANT, INLET, TOS=TOP OF SLAB, GB=GRADE BEAM.

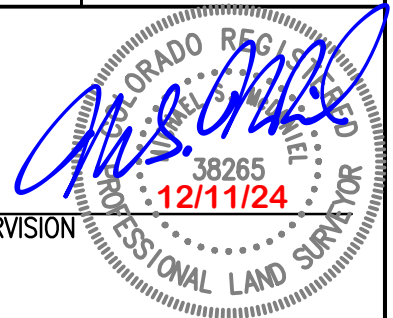
JOB NO.: 13470
DRAWN BY: NNW
DATE: 12/06/2024

BUILDER INFORMATION:
LENNAR HOMES

NOTES

- 1. EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
2. THIS DOCUMENT REPRESENTS A PROPOSED BUILDING LAYOUT FOR APPROVAL BY ZONING AND BUILDING AUTHORITIES. ANY OTHER INFORMATION SHOWN IS INCLUDED BY THE CLIENT'S REQUEST AND IS FOR INFORMATIONAL PURPOSES ONLY.
3. NOT TO BE RELIED UPON FOR BUILDING CONSTRUCTION. PLEASE REFER TO LOT SPECIFIC STRUCTURAL AND ARCHITECTURAL PLANS BY OTHERS.
4. RETAINING WALLS, IF SHOWN ON THIS PLAN, ARE DESIGNED HORIZONTALLY AND VERTICALLY ONLY TO THE EXTENT NECESSARY TO FLATTEN STEEP SIDE OR REAR SLOPES AND NEED TO BE DESIGNED AND CONSTRUCTED PER STRUCTURAL AND GEOTECHNICAL SPECIFICATIONS BY OTHERS.
5. LOT AREA TAKEN FROM RECORDED PLAT.
6. SEWER AND WATER SERVICE LOCATIONS ARE TAKEN FROM THE SUBDIVISION CONSTRUCTION PLANS AND SHOULD BE FIELD VERIFIED BY THE BUILDER PRIOR TO HOUSE CONSTRUCTION.
7. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ACCOMPANYING LEGAL DESCRIPTION.

Released for Permit
02/18/2025 4:30 PM
REGIONAL Building Department
Becky A
ENUMERATION

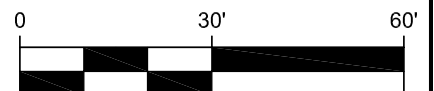


PREPARED UNDER MY SUPERVISION
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

LEGAL DESCRIPTION
8970 BLUE FEATHER LOOP,
LOT 14,
COPPER CHASE AT STERLING RANCH
FILING NO. 1, COUNTY OF EL PASO,
STATE OF COLORADO

LOT AREA: 3,503 S.F.
PARCEL# 5232410008

SETBACKS
FRONT: 20' REAR: 15'
SIDE: 5' CORNER: 15'



1 inch = 30 ft.

# SITE



2023 PPRBC  
2021 IECC

Address: 8970 BLUE FEATHER LOOP, COLORADO SPRINGS

Parcel: 5232410008

Plan Track #: 198665 

Received: 18-Feb-2025 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	450	
Main Level	670	
Upper Level 1	1082	
	2202	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**BECKYA**

**2/18/2025 3:41:45 PM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*02/19/2025 7:50:39 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.