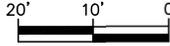




SCALE : 1" = 20'



# PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)  
10166 LUNETH DRIVE

Released for Permit  
07/30/2021 10:08:27 AM  
REGIONAL  
Engineering  
Bryce A  
FINIMPERATION

**SFD211254**  
**PLAT 14762**  
**ZONE PUD**

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

**APPROVED**  
**Plan Review**

07/30/2021 1:25:18 PM  
ddarchuleta

EPC Planning & Community  
Development Department

**APPROVED**  
**BESQCP**

07/30/2021 1:25:34 PM  
ddarchuleta

EPC Planning & Community  
Development Department

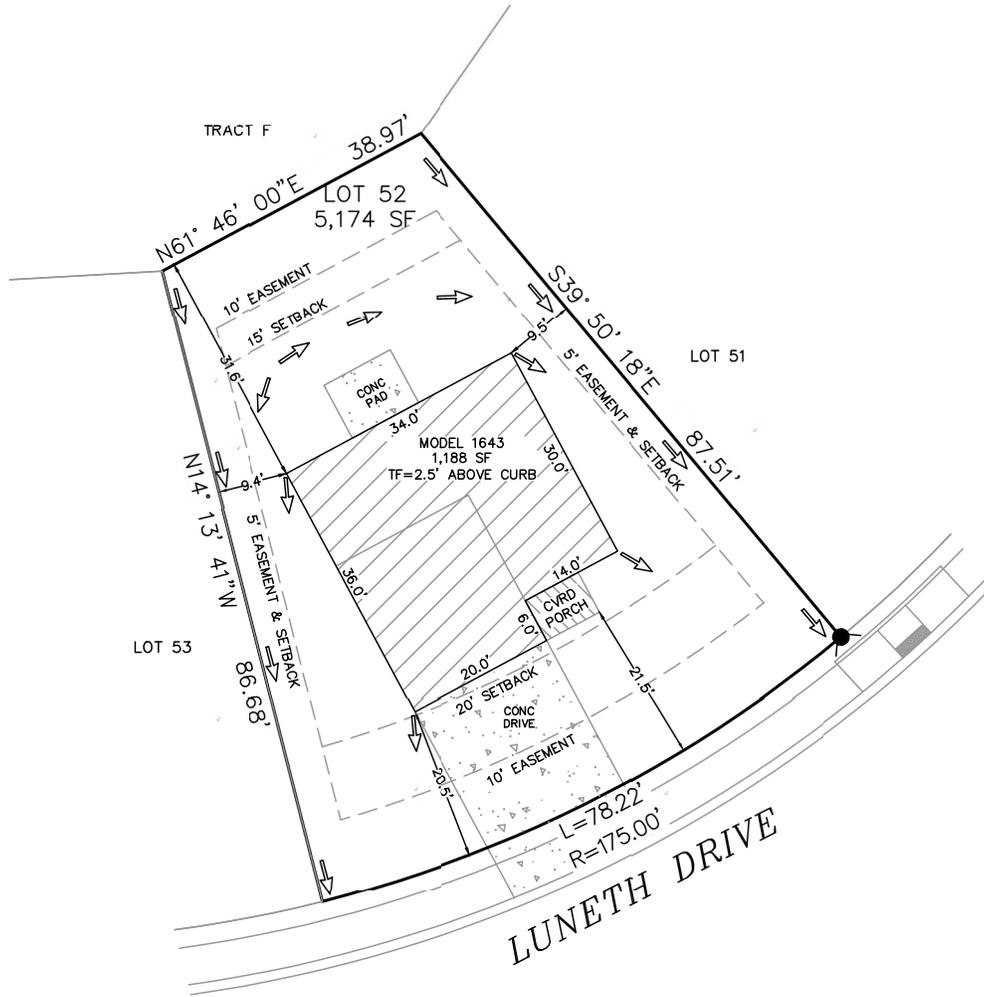


ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OVIATE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION

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



EASEMENTS AS RECORDED IN PLAT RECORDS AND  
ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS,  
& DRAINAGE PURPOSES Job# 210301

Top of Foundation = 2.5' ABOVE CURB / 1643-ELEVATION A / A LOT

SETBACKS: FRONT=20' SIDES=5' REAR=15' ZONED: PUD DATE: 7/27/21 REV:	ADDRESS: 10166 LUNETH DRIVE COLORADO SPRINGS, CO TAX ID# 5523213082 LEGAL DESCRIPTION: LOT 52 CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1, EL PASO COUNTY, CO	LOT AREA: 5,174 SF HOUSE W/PORCH PRINT: 1,188 SF COVERAGE: 23.0%
---	---	--

**TRALON HOMES, LLC**  
212 N Wahsatch Ave, Suite 305  
Colorado Springs, Colorado, CO 80903  
(719)434-4750 FAX (719)434-3418

# SITE

2017 PPRBC



Parcel: 5500000435

Address: 10166 LUNETH DR, COLORADO SPRINGS

Plan Track #: 149407  Received: 30-Jul-2021 (BECKYA)

Description:

Required PPRBD Departments (2)

## RESIDENCE

Type of Unit:

Garage	400
Lower Level 2	711
Main Level	705
Upper Level 1	993
2809 Total Square Feet	

Enumeration

Floodplain

APPROVED

BECKYA

7/30/2021 8:53:52 AM

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/30/2021 1:25:50 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.