

SFD26410

APPROVED
BESQCP
05/04/2023 2:46:33 PM
Advancing
EPC Planning & Community
Development Department

APPROVED
Plan Review
05/04/2023 2:46:33 PM
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1620 ELEVATION (A CRAFTSMAN)
AVERAGE FINISH GRADE = (AFG)
AFG = (94.25(2)+95.04+95.03)/(4) = 94.64
BUILDING HEIGHT = 16.7 + (TF - AFG) =
BUILDING HEIGHT = 16.7 + (95.71-94.64) = 17.77

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

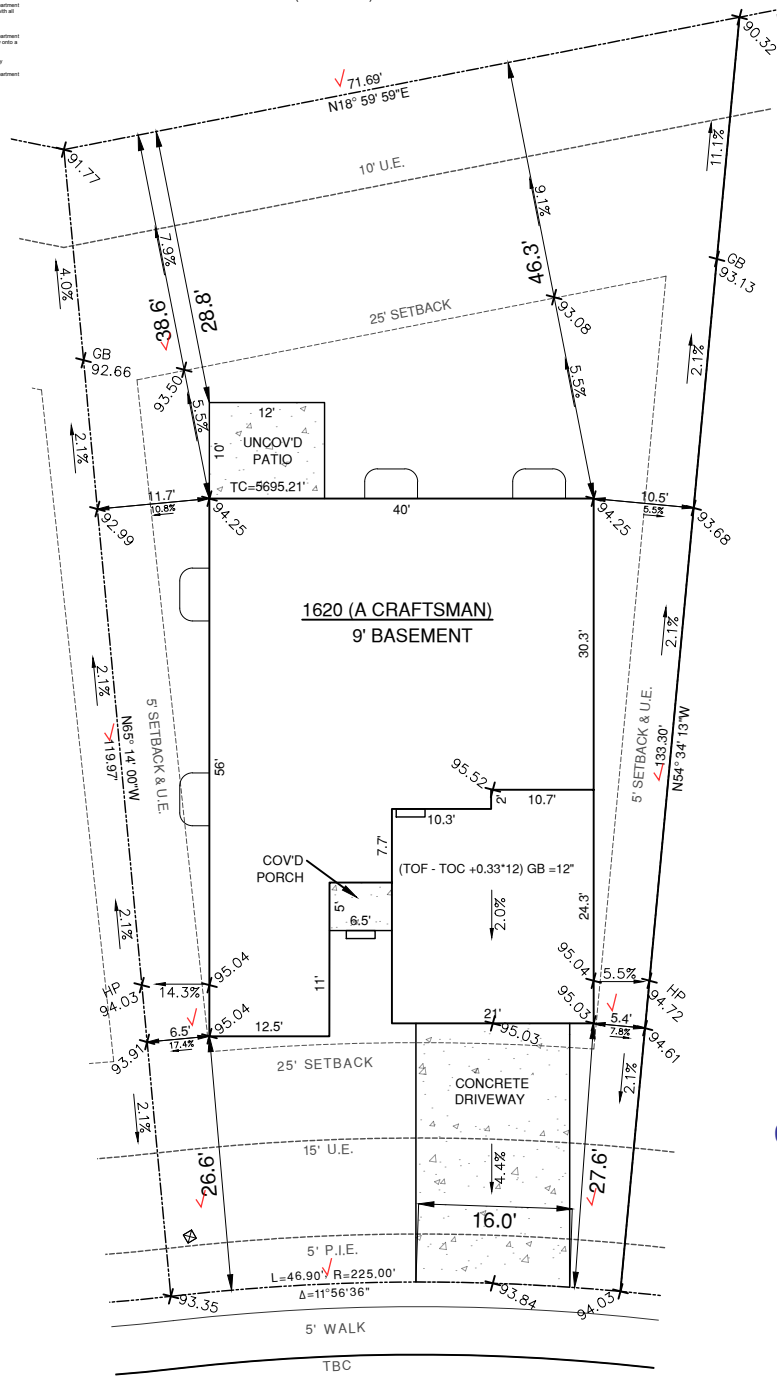
ANY APPROVAL GIVEN BY THE ENGINEER OR ARCHITECT HAS BEEN MADE TO COMPLY WITH APPLICABLE FEDERAL, STATE, LOCAL, LAWS AND/OR REGULATION AND IS CONTINGENT UPON COMPLIANCE WITH ALL APPLICABLE REGULATIONS FOR THE PROJECT.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
Clearance of obstructions of any drainage way is not permitted without approval of the Planning & Community Development Department.

Applicant did not provide evidence to show that the recommendation herein has been followed. As a condition of the Plan at Widefield East, each individual lot is to be investigated by the Licensed Professional Engineer of Record for final foundation parameters and recommendations.

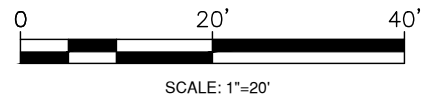
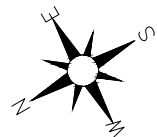
LOT 60

LOT 58



LANCELEAF DRIVE
(ROW 50')

Released for Permit
05/04/2023 2:46:33 AM
REGIONAL Building Department
Becky A
ENUMERATION



SITE & GRADING PLAN

LEGEND:

- SWALE:
- PROPERTY LINE:
- SETBACK:
- EASEMENT:
- DRAINAGE DIRECTION:
- ELECTRIC PEDESTAL:
- RISER:

SETBACK:

- FRONT - 25'
- SIDE - 5'
- REAR - 25'
- CORNER SIDE - 15'

P.U.E.:

- FRONT - 15'
- FRONT P.I.E. - 5'
- SIDE - 5'
- REAR - 10'

ELEVATIONS TABLE

TOP OF FOUNDATION	95.71
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	95.04
MAIN FLOOR FINISHED FLOOR	96.89
DRIVEWAY SLOPE	4.4%
FRONT GARAGE FLOOR	95.03
GARAGE FLOOR AT ENTRY DOOR	95.52
GRADE BEAM ELEVATION	94.70

SITE DATA

TAX SCHEDULE #: 55223-07-083 ✓
ZONING: ~~PUD~~ RS-6000
BUILDING HEIGHT: 17.77 ✓

HOUSE AND DRIVEWAY COVERAGE

LOT SQ. FT.: 7344 ✓
HOUSE SQ. FT.: 2141 ✓
COVERAGE: 29% ✓
SETBACK SQ. FT.: 1227
DRIVE SQ. FT.: 399
COVERAGE: 33%

PROVIDED FOR:

ASPEN VIEW HOMES
555 MIDDLE CREEK PKWY STE. 380
COLORADO SPRINGS, CO
719-659-0859

LEGAL DESCRIPTION

✓ LOT 59 THE GLEN AT WIDFIELD FILING NO. 12
✓ 9155 LANCELEAF DRIVE
COLORADO SPRINGS, COLORADO
EL PASO COUNTY
PLAN-ELEV: 1620 (A-CRAFTSMAN)

York Engineering
7208 S. TUCSON WAY #225
CENTENNIAL, CO 80112
720-990-5900

SITE



2023 PPRBC
2021 IECC Amended

Address: 9155 LANCELEAF DR, COLORADO SPRINGS

Parcel: 5522307083

Plan Track #: 212761 

Received: 04-May-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	488	
Lower Level 2	2330	
Main Level	1620	
	4438	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

5/4/2026 10:11:55 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

05/04/2026 1:08:09 PM

REGIONAL Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

05/04/2026 2:47:53 PM

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.