

SFD26635
PUD
PLAT- 15216

ASQ 262

DESERT ASPEN HORIZON
VIEW HOMES

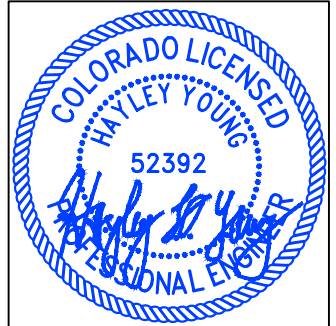
LOT 55

SCHEDULE NUMBER 5524118010

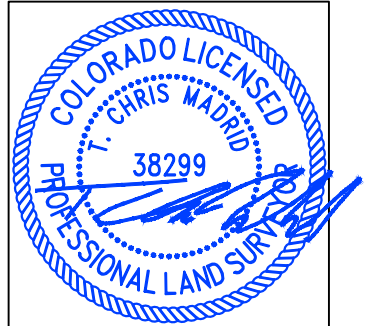
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

PLOT PLAN

APPROVED
Plan Review
07/02/2026 10:51:07 AM
dsmaes
EPC Planning & Community
Development Department

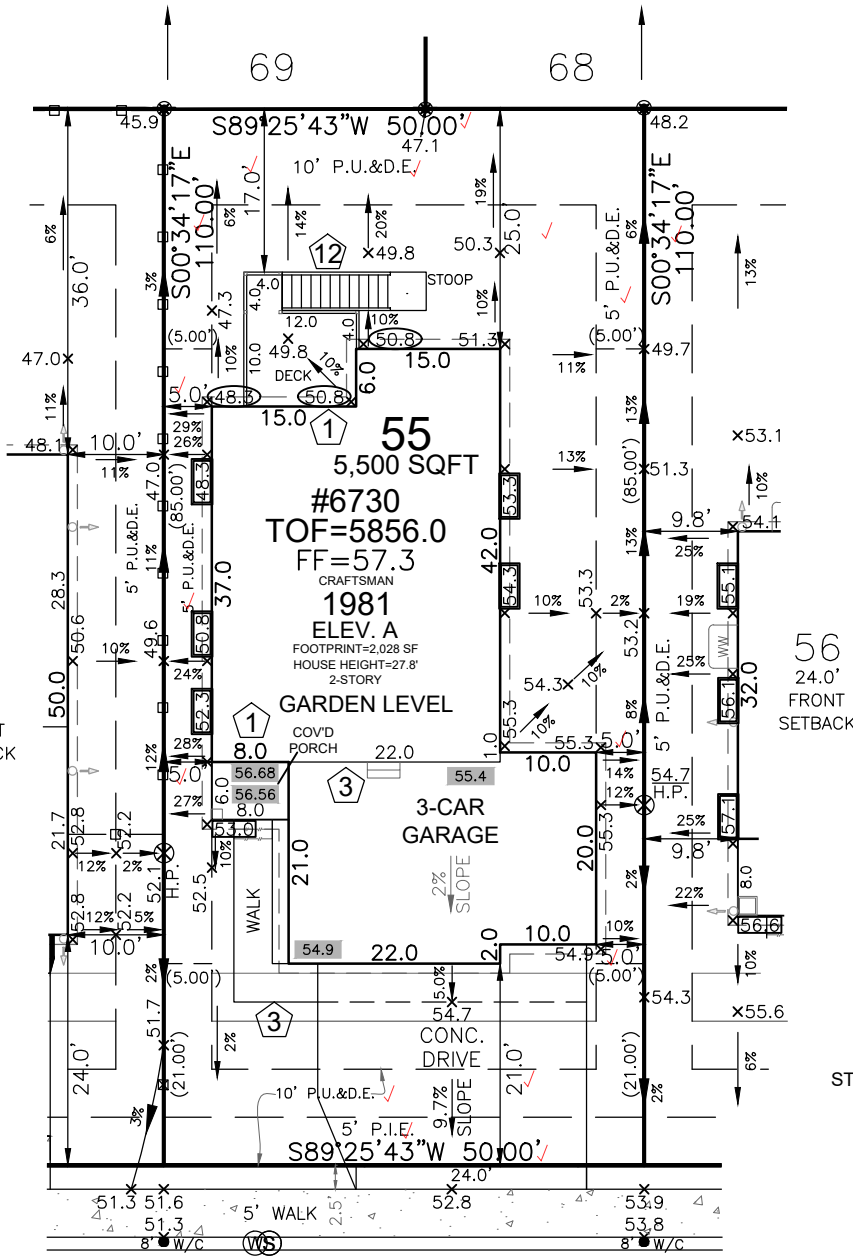


HAYLEY YOUNG, P.E.
DATE: 06.23.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 06.23.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CREATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plan. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Obstruction of drainage of any drainage way is not permitted without approval of the Planning & Community Development Department.



Released for Permit
06/30/2026 8:43:24 AM
amy
CONSTRUCTION

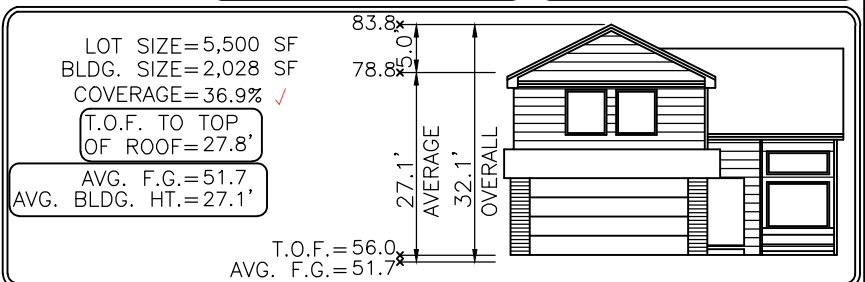
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 56.0
- GARAGE SLAB = 54.9
- GRADE BEAM = 17" (56.0 - 54.9 = 01.1 * 12 = 13" + 4" = 17")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 36"
- STEP FOUNDATION AT LOCATIONS INDICATED

LEGEND

LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
(XX.X)	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,000 SF
DRIVE COVERAGE IN
FRONT SETBACK= 550 SF
COVERAGE=55.0 %



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 1981-A/CRAFTSMAN/3-CAR/GARDEN LEVEL/8' WALLS

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

06.23.26 / RIGHT / NAIL TO NAIL=94.00'

ADDRESS: 6730 PEARSOLL STREET

Front 15': N=21637.6882 E=30983.5239

Rear 15': N=21731.6835 E=30982.5867

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 11.29.23

MINIMUM SETBACKS:

FRONT: 15' SIDE: 5'
GARAGE: 20'
REAR: 10'
CORNER: 10'

DRAWN BY: DEV

DATE: 06.23.26



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.net


SITE



2023 PPRBC
2021 IECC Amended

Address: 6730 PEARSOLL ST, COLORADO SPRINGS

Parcel: 5524118010

Plan Track #: 214789 

Received: 30-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	462	
Lower Level 2	1817	
Main Level	1200	
Upper Level 1	781	
	4260	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/30/2026 8:40:57 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

06/30/2026 1:43:28 PM



justinl

CONSTRUCTION


Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/02/2026 10:54:10 AM



dsdmaes

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.