



2423 B1 ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{90.9(2)+90.4(2)}{4} = 90.7$   
 BUILDING HEIGHT = 23.3 + (TF - AFG) =  
 BUILDING HEIGHT = 23.3 + (91.4 - 90.7) = 24.0

Released for Permit

06/11/2026 2:20:25 PM

REGIONAL  
 Building Department  
 amy  
 ENUMERATION



SFD26535

APPROVED  
 Plan Review

06/12/2026 10:19:05 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.

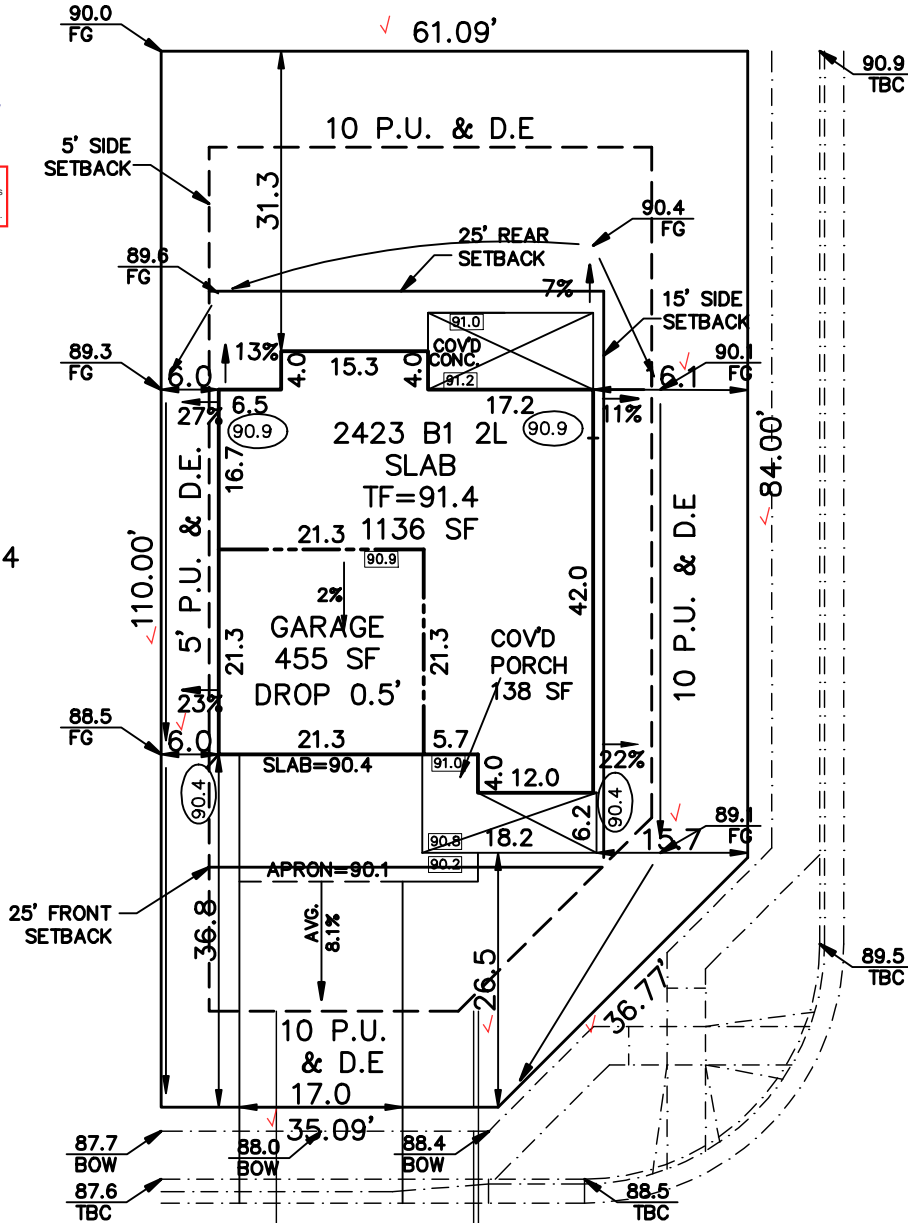
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

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 discharge of any drainage way is not permitted without approval of the Planning & Community Development Department.

LOT 34



PENDROY STREET  
 (50' R.O.W.)

PLAT 15653

ZONING RS-5000 CAD-O

SCHEDULE No. 5233300001

**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. = 6382 ✓  
 HOUSE SQ. FT. = 1866 ✓  
 COVERAGE = 29.2% ✓  
 BLDG. HEIGHT = 24.0 ✓

**LEGEND**

○ (00.0) FINISH GRADE  
 □ (00.0) CONC. GRADE

SCALE: ...1"=20'

DRAWN BY: TAP

**FLAT WORK:**

4" DRIVEWAY 667 SF  
 6" DRIVEWAY SF  
 4" SIDEWALK 790 SF  
 6" SIDEWALK 85 SF  
 PATIO 138 SF,  
 WALK 44 SF,  
 PORCH 138 SF

CHALLENGER HOMES  
 8605 EMPLOYER DRIVE  
 COLORADO SPRINGS, COLORADO 80920

( IN FEET )  
 1 inch = 20 ft.



**PLOT PLAN**

**LEGAL DESCRIPTION**

LOT 35 ✓  
 STERLING RANCH FILING No.4 ✓  
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO

**ADDRESS**

7878 PENDROY STREET ✓

PREPARED FOR  
 CHALLENGER  
 HOMES

TITLE CO. FILE NO.

DRAWING NAME

SR4-35

DATE

06-05-26

PROJECT NO.

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 7878 PENDROY ST, COLORADO SPRINGS

Parcel: 5233300001

Plan Track #: 214190 

Received: 11-Jun-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	435	
Main Level	1136	
Upper Level 1	1287	
	2858	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**6/11/2026 2:20:55 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/12/2026 7:45:16 AM**

**REGIONAL Building Department shelley**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/12/2026 10:17:17 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.