

SFD25696
PLAT 15349
PUD

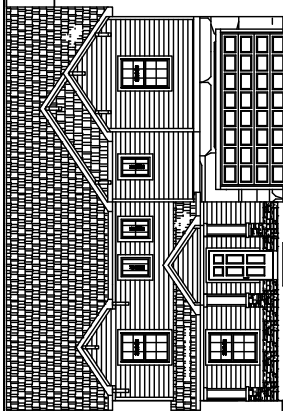
APPROVED
Plan Review
07/11/2025 10:36:04 AM
EPC Planning & Community
Development Department

APPROVED
BESQCP
07/11/2025 10:36:04 AM
EPC Planning & Community
Development Department

Released for Permit
07/11/2025 10:36:04 AM
REGIONAL
Building Department
Becky A
ENUMERATION

2782.4 C1 ELEVATION
AVERAGE FINISH GRADE = (AFG)
AFG = $(69.3)(5) = 69.3$
BUILDING HEIGHT = $23.8 + (TF - AFG) = 24.3$
BUILDING HEIGHT = $23.8 + (69.8 - 69.3) = 24.3$

ANY APPROVAL GIVEN BY
EL PASO COUNTY: THE USER
DOES NOT WARRANT 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 rules on the approved plan.
An agency permit must be granted by the
Planning & Community Development Department
before any construction begins on a
County road.
Construction of any drainage work
is not permitted without approval of the
Planning & Community Development Department.



ZONING PUD
SCHEDULE No. 5301210046

SITE DATA

LOT SQ. FT. = 9677
HOUSE SQ. FT. = 2052
COVERAGE = 21.2%
BLDG. HEIGHT = 24.3

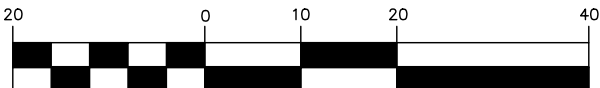
MINIMUM SETBACKS

FRONT HOME 20' CORNER 15'
REAR 7' SIDE 5'

SCALE: ...1"=20'
DRAWN BY: TAP

ASPEN LAND CONSULTANTS, LLC
11670 SILVER CHARM WAY
COLORADO SPRINGS, COLORADO 80921

(IN FEET)
1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION

LOT 42
FALCON MEADOWS AT BENT GRASS FILING NO. 3
EL PASO COUNTY, COLORADO

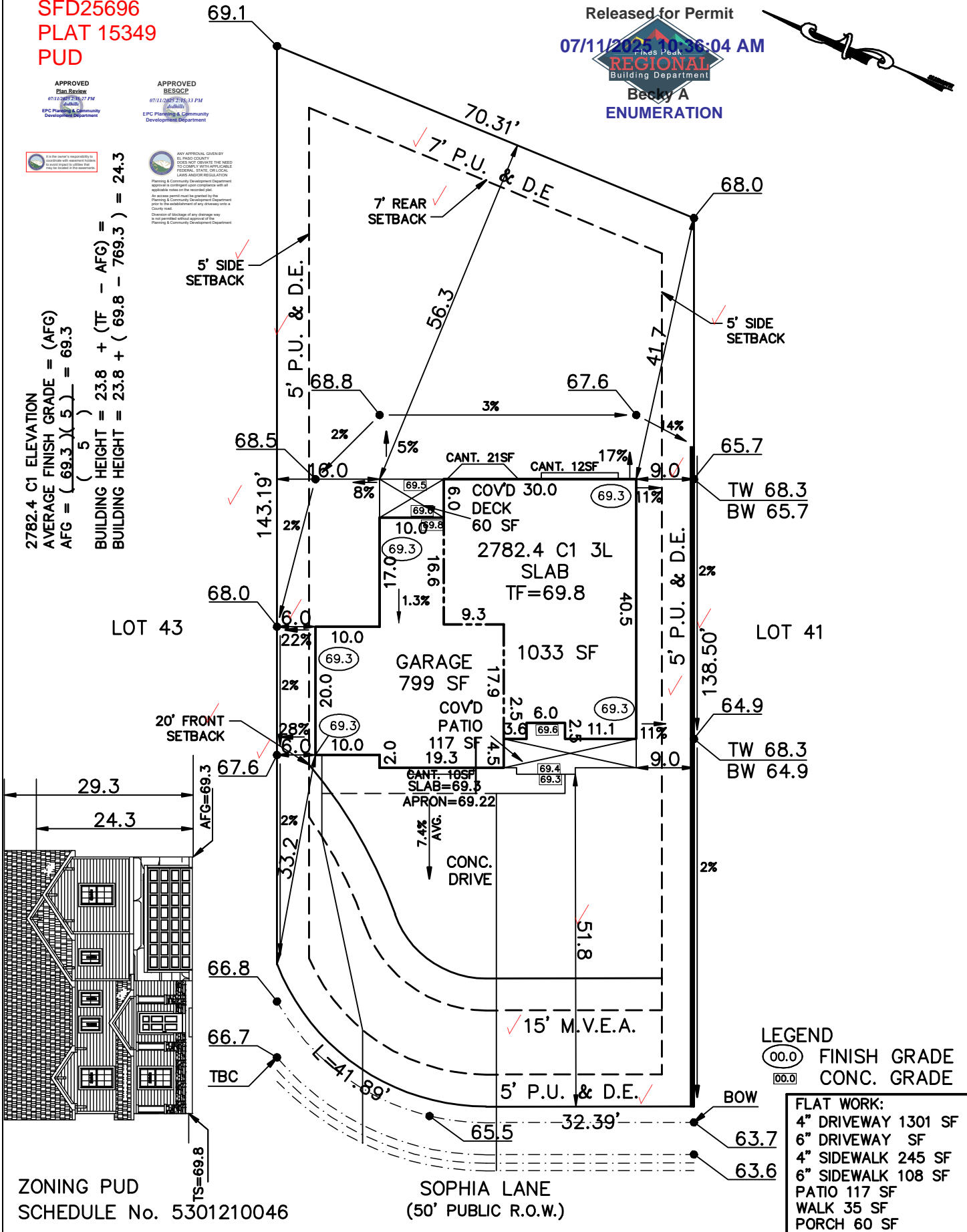
ADDRESS

8237 SOPHIA LANE

PREPARED FOR
CHALLENGER
HOMES

TITLE CO. FILE NO.
DRAWING NAME
FMBG3-42

DATE
07-08-25
PROJECT NO.



LEGEND
(00.0) FINISH GRADE
(00.0) CONC. GRADE

FLAT WORK:
4" DRIVEWAY 1301 SF
6" DRIVEWAY SF
4" SIDEWALK 245 SF
6" SIDEWALK 108 SF
PATIO 117 SF
WALK 35 SF
PORCH 60 SF

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5301210046

Address: 8237 SOPHIA LN, COLORADO SPRINGS

Plan Track #: 203647 

Received: 11-Jul-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	557
Lower Level 2	1045
Main Level	1041
Upper Level 1	1741
4384	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

7/11/2025 10:36:18 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/11/2025 2:16:44 PM


**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.**