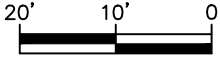




SCALE : 1" = 20'



PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)
11704 CODY RIDGE DRIVE

FILE - SFD23766
ZONING - PUD
PLAT - 15152
AREA - 3825 SQ FT

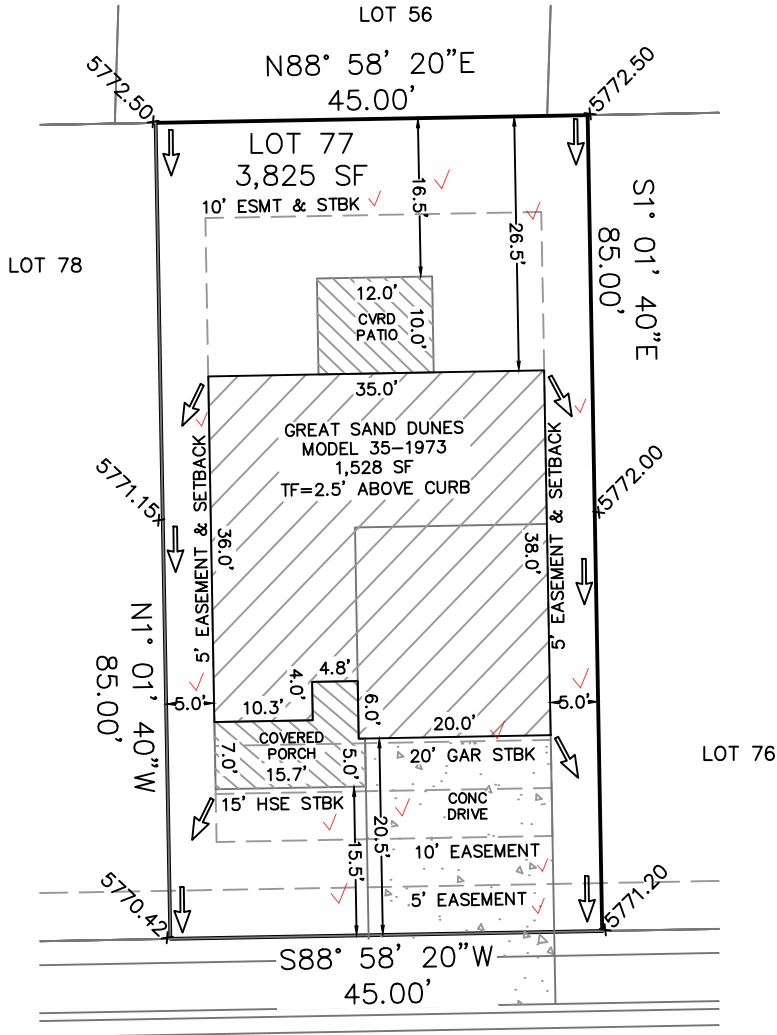
APPROVED
Plan Review
09/26/2023 10:08:16 AM
dsdmas
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT CONSTITUTE THIS OFFICE
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION
Planning & Community Development Department
approval is contingent upon compliance with all
applicable codes 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.
Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

APPROVED
BESQCP
09/26/2023 10:08:39 AM
dsdmas
EPC Planning & Community
Development Department

Released for Permit
09/25/2023 11:43:06 AM
REGIONAL
Building Department
ENUMERATION

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



CODY RIDGE DRIVE

TOF = 2.5' ABOVE CURB / 35-1973 (GREAT SAND DUNES) CRAWL	
SETBACKS: FRNT=15'/20' GAR SIDES=5' REAR=10'	ADDRESS: 11704 CODY RIDGE DRIVE COLORADO SPRINGS, CO TAX ID# 5513411029 LEGAL DESCRIPTION: LOT 77 THE RIDGE AT LORSON RANCH FILING NO. 3, EL PASO COUNTY, CO
ZONED: PUD DATE: 9/15/23 REV:	LOT AREA: 3,825 SF HOUSE W/PORCH PRINT: 1,528 SF COVERAGE: 39.9% ✓

EASEMENTS AS RECORDED IN PLAT RECORDS AND ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, & DRAINAGE PURPOSES
Job# 2205012

AMH DEVELOPMENT
3131 S VAUGHN WAY, SUITE 220
AURORA, COLORADO, CO 80014
(303)435-1815

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5513411029

Address: 11704 CODY RIDGE DR, COLORADO SPRINGS

Plan Track #: 181436  Received: 25-Sep-2023 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	426	
Lower Level 2	855	
Main Level	855	
Upper Level 1	1150	
	3286	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>9/25/2023 11:43:18 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p><u>Plan Review</u></p> <p>09/26/2023 10:16:59 AM</p> <p><i>dsdmaes</i></p> <p>EPC Planning & Community Development Department</p>

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.