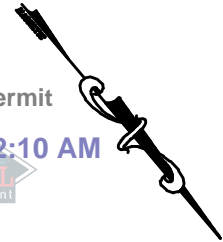


Released for Permit  
 12/18/2024 10:32:10 AM  
 REGIONAL Building Department  
 Amy  
 ENUMERATION



**FRONT ELEVATION - CRAFTSMAN**  
 1840.1 C1 ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{(12.5)(4)}{(4)} = 12.5$   
 BUILDING HEIGHT = 21.5 + (SLAB - AFG) =  
 BUILDING HEIGHT = 21.5 + (13.0 - 12.5) = 22.0

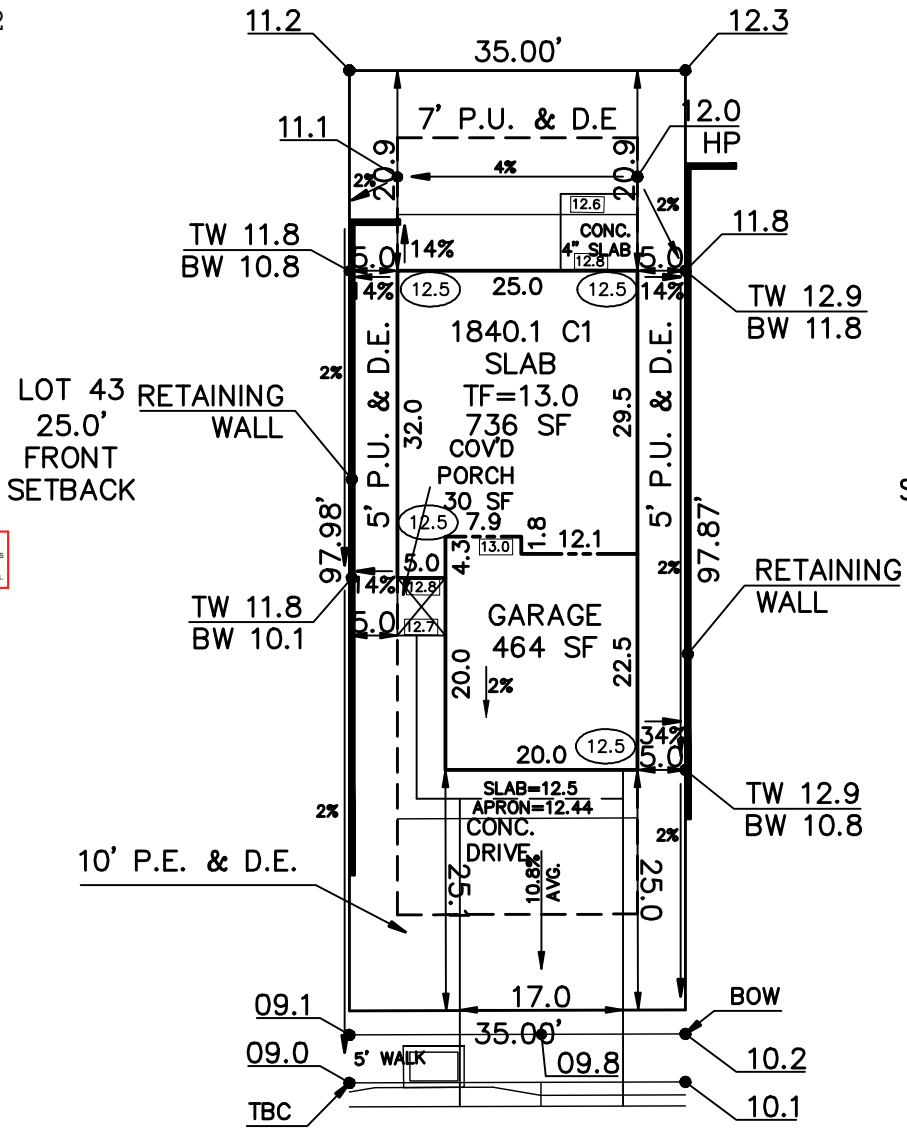
SFD241154  
 PLAT 15342  
 PUD

**APPROVED**  
 Plan Review  
 12/20/2024 10:15:25 AM  
 dsdrangel  
 EPC Planning & Community  
 Development Department

ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT OVIATE 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.  
 Diversion of blockage of any drainage way  
 is not permitted without approval of the  
 Planning & Community Development Department.

**APPROVED**  
 BESQCP  
 12/20/2024 10:15:35 AM  
 dsdrangel  
 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.



LOT 41  
 24.8'  
 FRONT  
 SETBACK

LOT 43  
 25.0'  
 FRONT  
 SETBACK

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

**FLAT WORK:**  
 4" DRIVEWAY 468 SF  
 6" DRIVEWAY 64 SF  
 4" SIDEWALK 90 SF  
 6" SIDEWALK 85 SF  
 PATIO 56 SF,  
 WALK 56 SF,  
 PORCH 30 SF

BLUE FEATHER LOOP  
 (50' PUBLIC R.O.W.)

ZONING PUD  
 SCHEDULE No. 5232410036

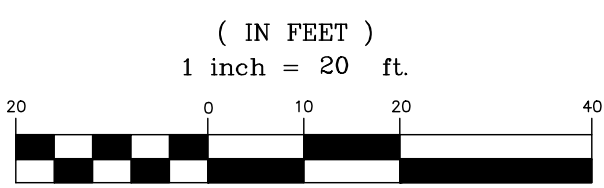
**MINIMUM SETBACKS**  
 FRONT 20' CORNER 15'  
 REAR 15' SIDE 5'

**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.= 3427  
 HOUSE SQ. FT.= 1230  
 COVERAGE = 35.9%  
 BLDG. HEIGHT = 22.0

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

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



**PLOT PLAN**

**LEGAL DESCRIPTION**  
 LOT 42  
 COPPER CHASE AT STERLING RANCH FILING No. 1  
 EL PASO COUNTY, COLORADO

**ADDRESS**  
 8746 BLUE FEATHER LOOP

<b>PREPARED FOR</b> CHALLENGER HOMES	<b>TITLE CO. FILE NO.</b>	<b>DATE</b> 12-13-24
	<b>DRAWING NAME</b> CC1-042	<b>PROJECT NO.</b>

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5232410036

Address: 8746 BLUE FEATHER LOOP, COLORADO SPRINGS

Plan Track #: 197117  Received: 18-Dec-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	431	
Main Level	739	
Upper Level 1	1101	
	2271	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
<p><b>APPROVED</b></p> <p>AMY</p> <p>12/18/2024 10:33:05 AM</p>	<p>(N/A) RBD GIS</p>

## Required Outside Departments (1)

County Zoning
<p><b>APPROVED</b></p> <p><u>Plan Review</u></p> <p>12/20/2024 10:18:01 AM</p> <p><i>dsdrangel</i></p> <p>EPC Planning &amp; 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.