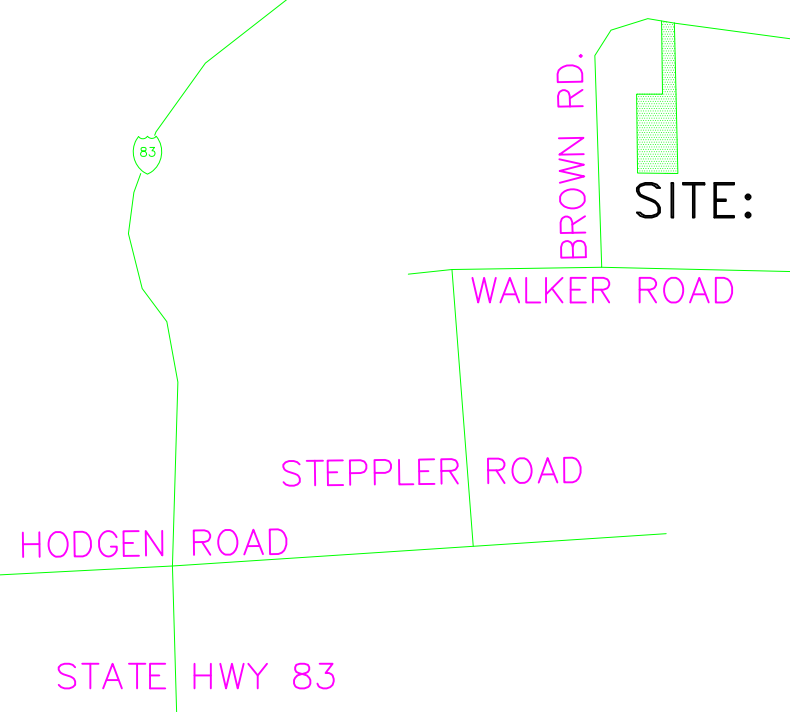


VICINITY MAP



plot plan

18575 BROWN ROAD
LOT 6, PRAIRIE RIDGE FILING NO. 1
EL PASO COUNTY, COLORADO

SFD25134

APPROVED
BESQCP
02/11/2025 11:49:51 AM
dsyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
02/11/2025 11:49:58 AM
dsyounger
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.

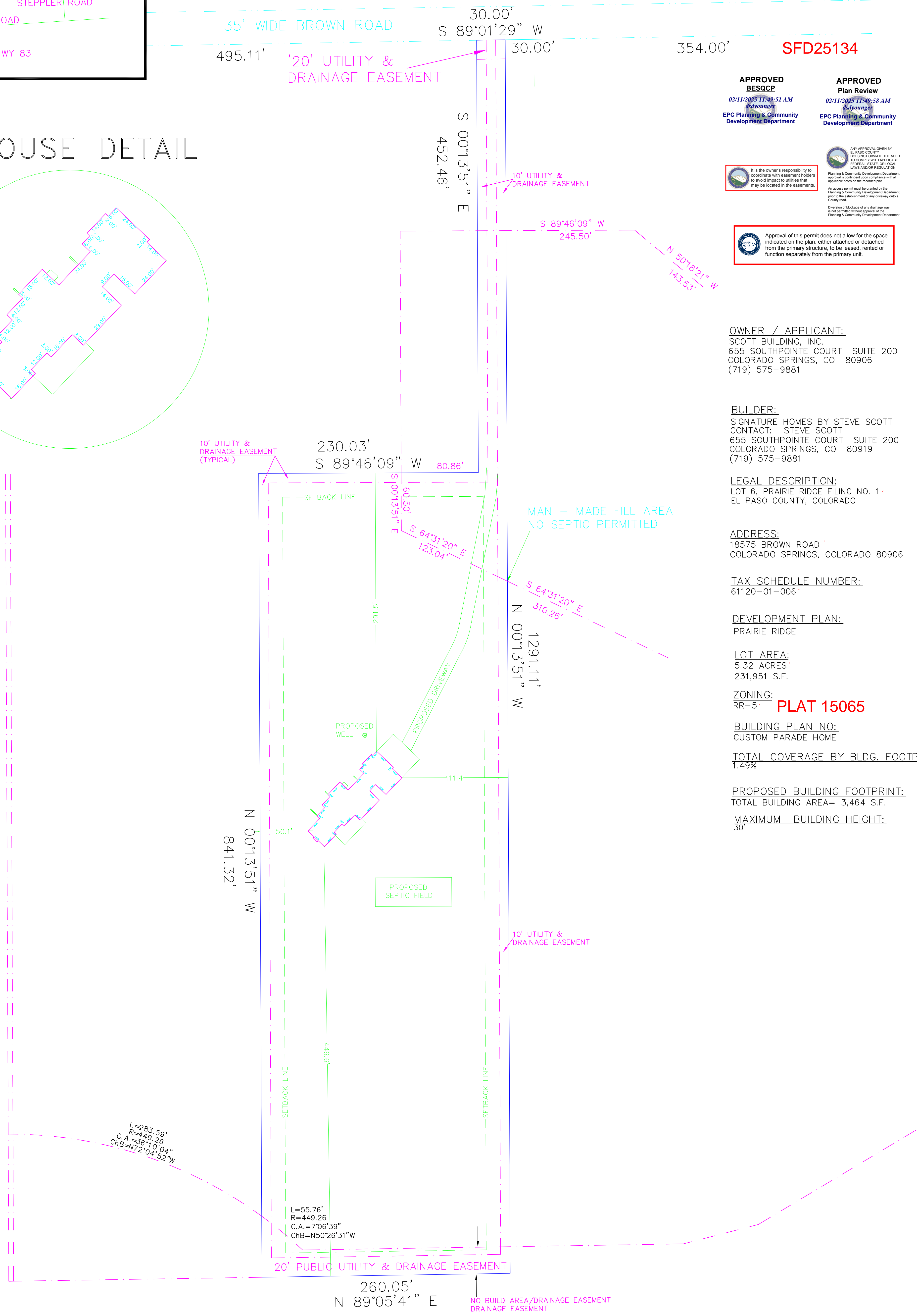
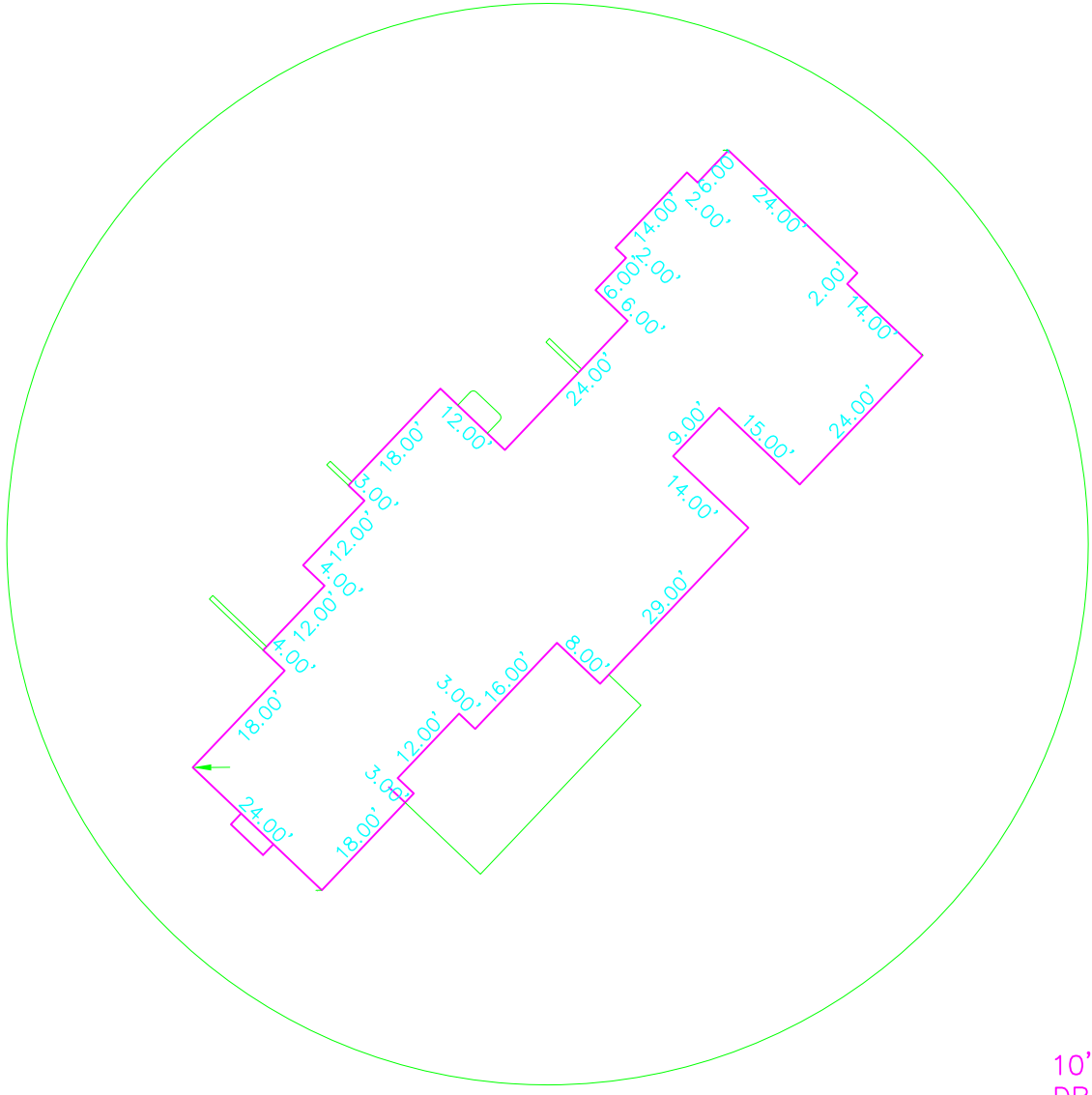
ANY APPROVAL GIVEN BY EL PASO COUNTY IS THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the member plan.

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

Approval of this permit does not allow for the space indicated on the plan, either attached or detached from the primary structure, to be leased, rented or function separately from the primary unit.

HOUSE DETAIL



OWNER / APPLICANT:
SCOTT BUILDING, INC.
655 SOUTHPOINTE COURT SUITE 200
COLORADO SPRINGS, CO 80906
(719) 575-9881

BUILDER:
SIGNATURE HOMES BY STEVE SCOTT
CONTACT: STEVE SCOTT
655 SOUTHPOINTE COURT SUITE 200
COLORADO SPRINGS, CO 80919
(719) 575-9881

LEGAL DESCRIPTION:
LOT 6, PRAIRIE RIDGE FILING NO. 1
EL PASO COUNTY, COLORADO

ADDRESS:
18575 BROWN ROAD
COLORADO SPRINGS, COLORADO 80906

TAX SCHEDULE NUMBER:
61120-01-006

DEVELOPMENT PLAN:
PRAIRIE RIDGE

LOT AREA:
5.32 ACRES
231,951 S.F.

ZONING:
RR-5 **PLAT 15065**

BUILDING PLAN NO:
CUSTOM PARADE HOME

TOTAL COVERAGE BY BLDG. FOOTPRINT:
1.49%

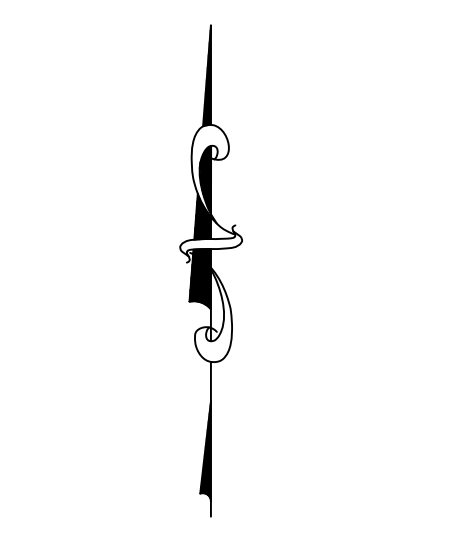
PROPOSED BUILDING FOOTPRINT:
TOTAL BUILDING AREA= 3,464 S.F.

MAXIMUM BUILDING HEIGHT:
30'

L=283.59'
R=449.26'
C.A.=36°10'04"
ChB=N72°04'52"W

L=55.76'
R=449.26'
C.A.=7°06'59"
ChB=N50°26'31"W

Released for Permit
02/04/2025 2:26:41 PM
REGIONAL Building Department
any ENUMERATION



0' 50' 100'
SCALE: 1" = 50'
JOB NO.: 45401
DECEMBER 10, 2024

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

RESIDENTIAL



2023 PPRBC
2021 IECC

Address: 18575 BROWN RD, COLORADO SPRINGS

Parcel: 6112001006

Plan Track #: 198270 

Received: 04-Feb-2025 (BRIANNAM)

Description:

RESIDENCE

Contractor: SCOTT BUILDING, INC

Type of Unit:

Garage	980	
Lower Level 1	2503	
Main Level	2496	
	5979	Total Square Feet

Required PPRBD Departments (6)

Enumeration
Released for Permit
02/04/2025 2:29:06 PM

amy
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction
Released for Permit
02/11/2025 10:09:52 AM

Christineh
CONSTRUCTION

Electrical

Mechanical

Plumbing
Released for Permit
02/10/2025 11:27:50 AM

shanen
PLUMBING

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.

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

02/11/2025 11:52:57 AM
dsdyounger

**EPC Planning & Community
Development Department**