

SFD26810
Not within WUI

DESERT ASPEN HORIZON
**VIEW
HOMES**

LOT 10
BLOCK 6

SCHEDULE NUMBER 5515412010 ✓

APPROVED
Plan Review

10/01/2026 9:12:11 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.



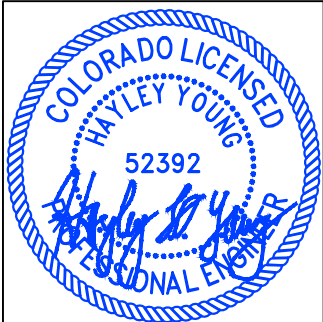
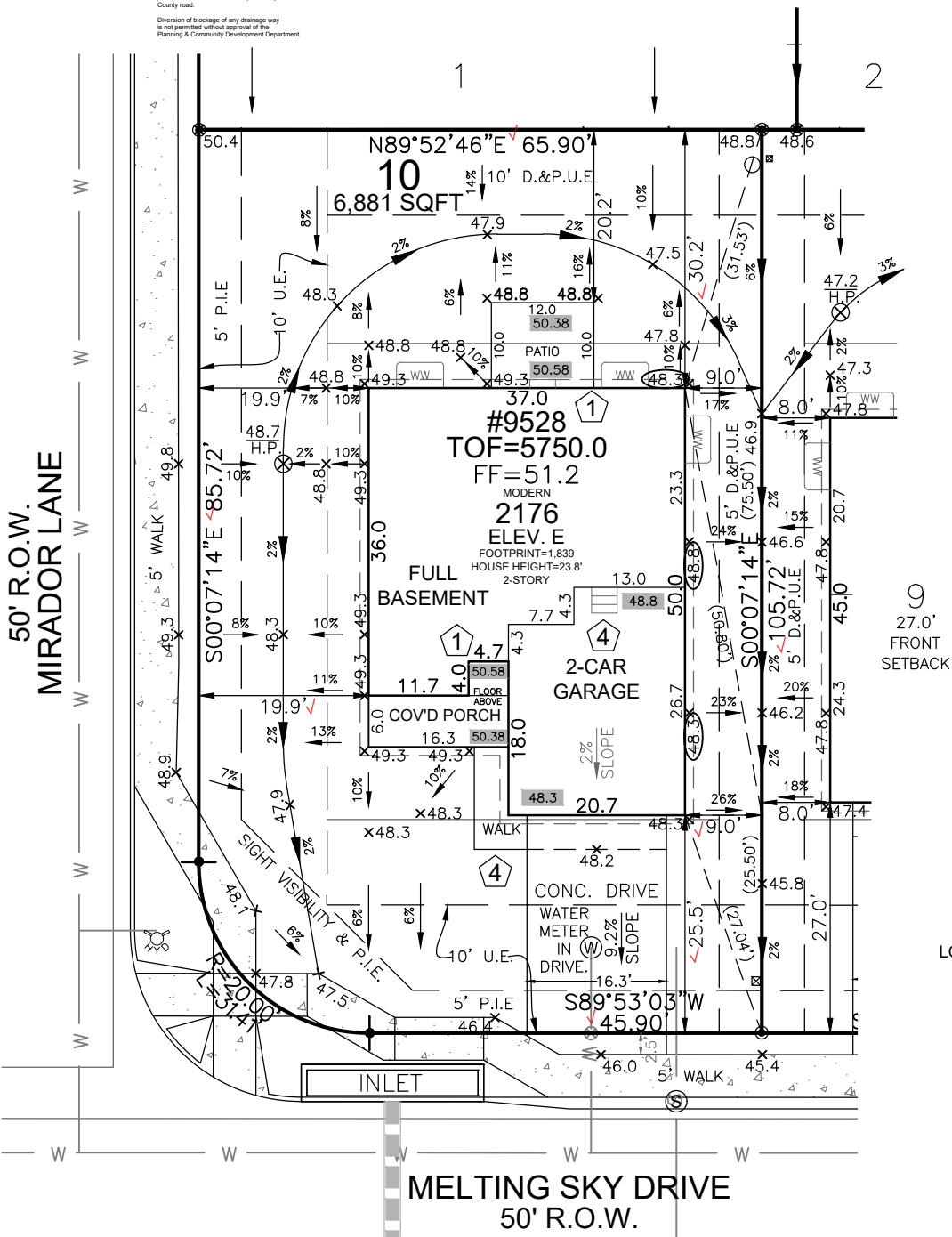
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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

PLOT PLAN



HAYLEY YOUNG, P.E.
DATE: 09.16.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 09.16.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 50.0

GARAGE SLAB = 48.3

GRADE BEAM = 24"
(50.0 - 48.3 = 01.7' * 12 = 20" + 4" = 24")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

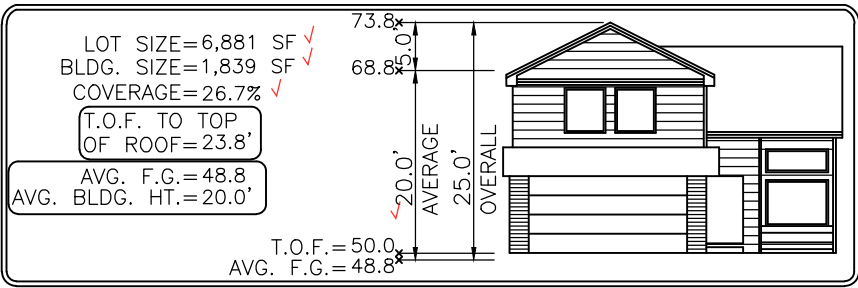
LOWERED FINISH GRADE AT PATIO

LEGEND

LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- [XX.X] GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,570 SF
DRIVE COVERAGE IN
FRONT SETBACK= 408 SF
COVERAGE=25.9 %



Released for Permit

09/30/2026 12:56:33 PM

REGIONAL
Building Department
amy
ENUMERATION



0 20 40
SCALE: 1"=20'

RS-6000
PLAT 12619

Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 2176-E/MODERN/2-CAR/FULL BASEMENT/8' WALLS

SUBDIVISION: PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION ✓

COUNTY: EL PASO

ADDRESS: 9528 MELTING SKY DRIVE ✓

09.16.26 / RIGHT / NAIL TO NAIL=70.00'
Front 10': N=4797.6353 E=4422.6449
Rear 10': N=4867.6352 E=4422.4978

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 08.27.26

MINIMUM SETBACKS:

FRONT: 25'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: DEV

DATE: 09.16.26



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.net

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 9528 MELTING SKY DR, COLORADO SPRINGS

Parcel: 5515412010

Plan Track #: 217299  **Received: 30-Sep-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	517	
Lower Level 2	1973	
Main Level	1086	
Upper Level 1	1090	
	4666	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

9/30/2026 12:56:49 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

09/30/2026 2:39:29 PM



Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

10/01/2026 9:13:53 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.**