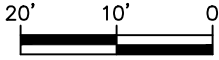




SCALE : 1" = 20'



PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)
11197 HOUSE FINCH LANE

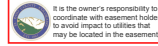
SFD22182

Not Required
BESQCP

01/27/2022 10:16:31 AM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review

01/27/2022 10:16:35 AM
dsdyounger
EPC Planning & Community
Development Department

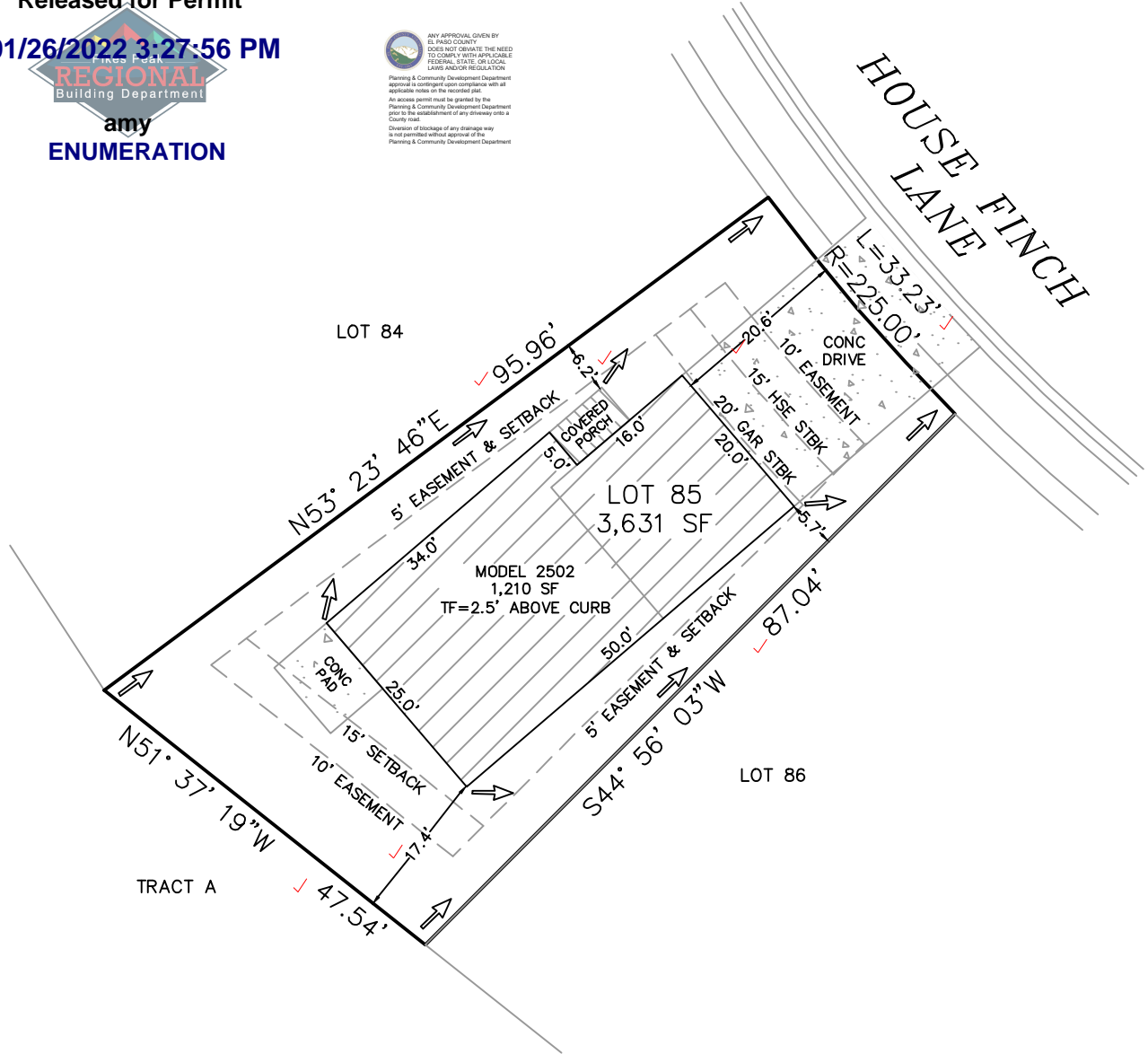


Released for Permit

01/26/2022 3:27:56 PM



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.
Planning & Community Development Department approval is contingent upon compliance with all applicable codes on the recorded plat.
An access permit must be granted by the Planning & Community Development Department prior to the installation of any driveway onto a County road.
Division of discharge of any drainage may not be permitted without approval of the Planning & Community Development Department.



PUD
PLAT 14880

EASEMENTS AS RECORDED IN PLAT RECORDS AND ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, & DRAINAGE PURPOSES Job# 220101

Top of Foundation = 2.5' ABOVE CURB / 2502--ELEV B / A LOT

SETBACKS: FRONT=15'/20' SIDES=5'/10' REAR=15'	ADDRESS: 11197 HOUSE FINCH LANE ✓ COLORADO SPRINGS, CO TAX ID# 5513300004 LEGAL DESCRIPTION: LOT 85 THE HILLS AT LORSON RANCH ✓ FILING NO. 1, EL PASO COUNTY, CO	LOT AREA: 3,631 SF ✓ HOUSE W/PORCH PRINT: 1,210 SF ✓ COVERAGE: 33.3% ✓
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TRALON HOMES
212 N Wahsatch Ave, Suite 305
Colorado Springs, Colorado, CO 80903
(719)434-4750 FAX (719)434-3418

SITE

2017 PPRBC

Address: 11197 HOUSE FINCH LN, COLORADO SPRINGS

Parcel: 5513300004

Plan Track #: 157372

Received: 26-Jan-2022 (AMY)

Map #: 976G

Description:

RESIDENCE


Type of Unit:

Garage	379	
Lower Level 2	773	
Main Level	706	
Upper Level 1	1082	
	2940	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED AMY 1/26/2022 3:28:31 PM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning APPROVED Plan Review 01/27/2022 10:17:11 AM  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.