



Released for Permit

04/22/2026 07:52:52 AM



Becky A
ENUMERATION
SFD26367
PLAT 14559
PUD

APPROVED
Plan Review

04/24/2026 10:22:36 AM
dsdhills
EPC Planning & Community
Development Department

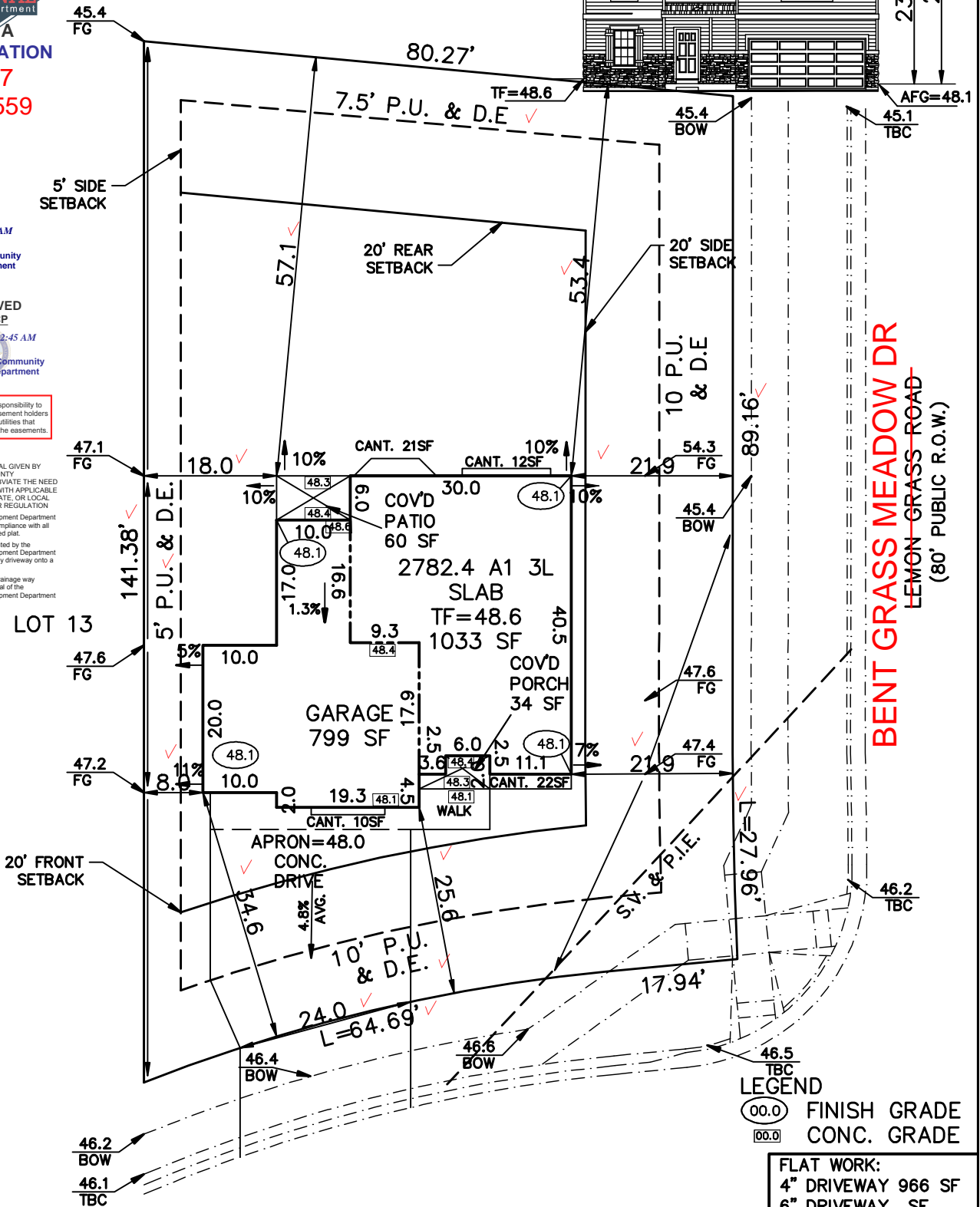
APPROVED
BESQCP

04/24/2026 10:22:45 AM
dsdhills
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.
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

2782.4 A1 ELEVATION
AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{(48.1)(4)}{4} = 48.1$
BUILDING HEIGHT = 22.5 + (TF - AFG) =
BUILDING HEIGHT = 22.5 + (48.6 - 48.1) = 23.0



BENT GRASS MEADOW DR
~~LEMON GRASS ROAD~~
(80' PUBLIC R.O.W.)

LEGEND
00.0 FINISH GRADE
00.0 CONC. GRADE

FLAT WORK:
4" DRIVEWAY 966 SF
6" DRIVEWAY SF
4" SIDEWALK 120 SF
6" SIDEWALK 997 SF
PATIO 60 SF
WALK 56 SF
PORCH 34 SF

ZONING PUD
SCHEDULE No. 5301204001

LEMON GRASS ROAD
(50' PUBLIC R.O.W.)

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. = 10155
HOUSE SQ. FT. = 1991
COVERAGE = 19.6%
BLDG. HEIGHT = 23.0'

MINIMUM SETBACKS

FRONT HOME 20' ✓ CORNER 20'
REAR 7' SIDE 5' ✓ CORNER 10'
REAR 20' ✓

SCALE: ...1"=20'

DRAWN BY: TAP

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

(IN FEET)
1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION

LOT 12 ✓
BENT GRASS RESIDENTIAL FILING No, 2 ✓
EL PASO COUNTY, COLORADO

ADDRESS

8198 LEMON GRASS ROAD

PREPARED FOR
CHALLENGER
HOMES

TITLE CO. FILE NO.

DRAWING NAME
BG2-012

DATE

04-21-26

PROJECT NO.


SITE



2023 PPRBC
2021 IECC Amended

Address: 8198 LEMON GRASS RD, PEYTON

Parcel: 5301204001

Plan Track #: 212379 

Received: 22-Apr-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	557	
Lower Level 2	1045	
Main Level	1041	
Upper Level 1	1741	
	4384	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

4/22/2026 7:53:47 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/23/2026 11:32:14 AM

REGIONAL Building Department

shelley

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/24/2026 10:25:17 AM

dsdhills

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.