



**PLOT PLAN**  
(THIS IS NOT A PROPERTY SURVEY)  
6924 WINNICUT DRIVE

S130859  
SFD20867  
PLAT 14514  
ZONE PUD  
DIST 4

SCALE 1" = 20' ✓

APPROVED  
Plan Review  
07/13/2020 8:35:13 AM  
dsdespinova  
EPC Planning & Community  
Development Department

APPROVED  
BESQCP  
07/13/2020 8:35:55 AM  
dsdespinova  
EPC Planning & Community  
Development Department

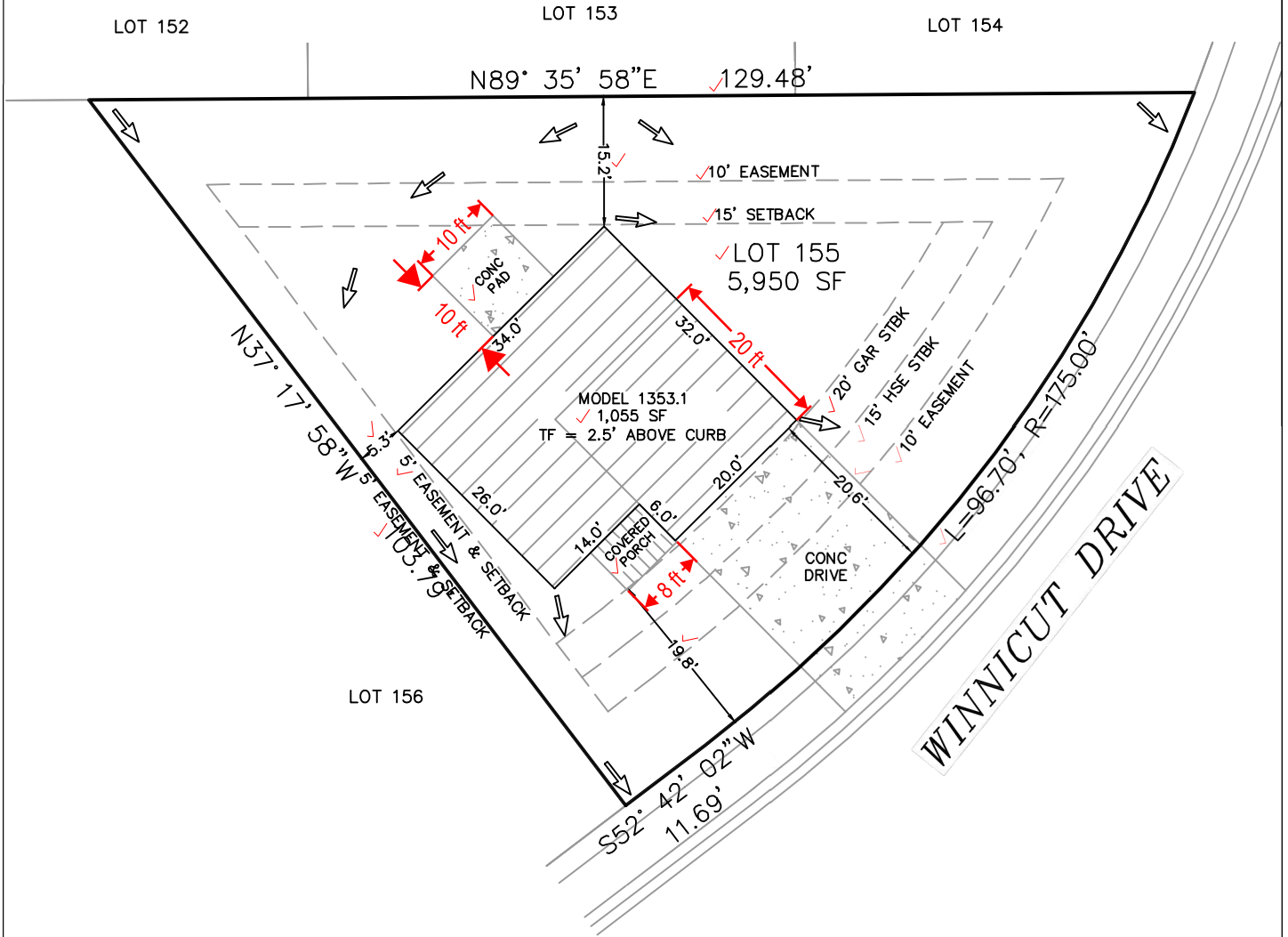


ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBLIVATE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION.  
Planning & Community Development Department  
approval is contingent upon compliance with all  
applicable notes on the recorded plat.  
An access permit 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.



It is the owner's responsibility to  
coordinate with easement holders  
to avoid impact to utilities that  
may be located in the easements.

Released for Permit  
07/09/2020 8:36:03 AM  
Building Department  
beckya  
ENUMERATION



EASEMENTS AS RECORDED IN PLAT RECORDS AND  
ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS,  
& DRAINAGE PURPOSES Job# 200412

Top of Foundation = 2.5' ABOVE CURB / 1353.1 / A LOT		
SETBACKS: ✓ FRONT=15'H/20'G ✓ SIDES=5' ✓ REAR=15' ✓ ZONED: PUD DATE: 7/7/20 REV:	ADDRESS: 6924 WINNICUT DRIVE ✓ COLORADO SPRINGS, CO TAX ID# 5500000423 ✓ LEGAL DESCRIPTION: LOT 155 ✓ CREEKSIDE AT LORSON RANCH FILING NO. 1, EL PASO COUNTY, CO	LOT AREA: 5,950 SF ✓ HOUSE W/PORCH PRINT: 1,055 SF COVERAGE: 17.7% ✓

✓ **SAINT AUBYN HOMES**  
212 N Wahsatch Ave, Suite 305  
Colorado Springs, Colorado, CO 80903  
(719)434-4750 FAX (719)434-3418

# SITE




2017 PPRBC

Address: 6924 WINNICUT DR, COLORADO SPRINGS

Parcel: 5500000423

Map #: 957G

Plan Track #: 130859 

Received: 09-Jul-2020 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	400	
Lower Level 2	613	
Main Level	560	
Upper Level 1	806	
	2379	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**BECKYA**

**7/9/2020 8:36:38 AM**

**Floodplain**

**N/A**

**07/09/2020 8:37:42 AM**

Pikes Peak REGIONAL Building Department

**beckya**

**FLOODPLAIN**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**07/13/2020 8:43:22 AM**

**dsdespinoza**

**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.