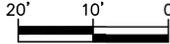




SCALE : 1" = 20'



# PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)  
10141 LUNETH DRIVE

Released for Permit  
07/29/2021 12:42 PM  
REGIONAL  
BASIC A  
ENUMERATION

**SFD211252**  
**PLAT**  
**ZONE PUD**

**APPROVED**  
**Plan Review**

07/30/2021 12:55:25 PM  
ddarchuleta

EPC Planning & Community  
Development Department



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.



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

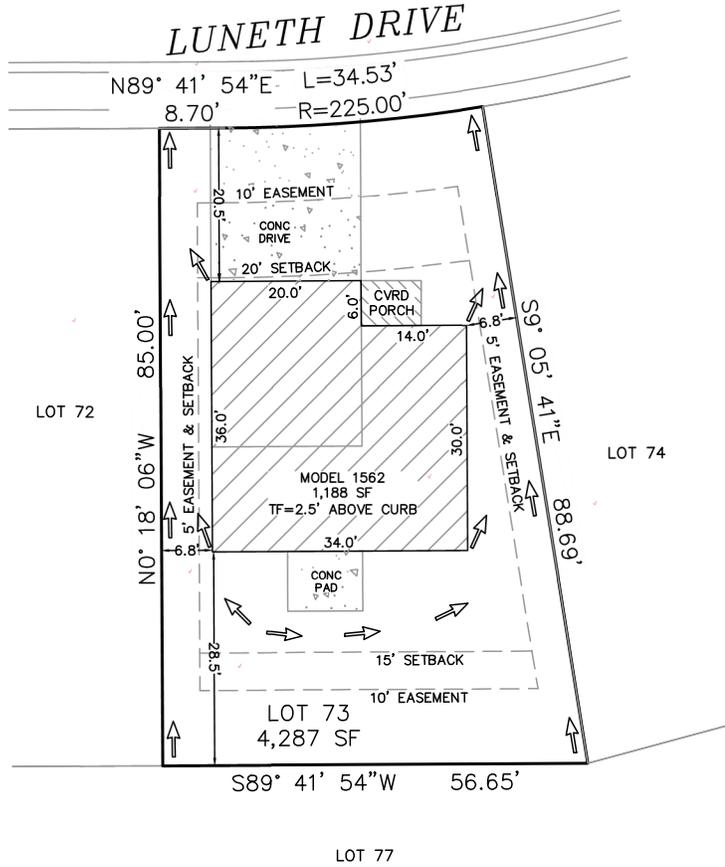
**APPROVED**  
**BESQCP**

07/30/2021 12:55:31 PM  
ddarchuleta

EPC Planning & Community  
Development Department

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



Top of Foundation = 2.5' ABOVE CURB / 1562-ELEVATION B / A LOT

SETBACKS:  
FRONT=20'  
SIDES=5'  
REAR=15'  
ZONED: PUD  
DATE: 7/27/21  
REV:

ADDRESS:  
10141 LUNETH DRIVE  
COLORADO SPRINGS, CO  
TAX ID# 5523213103  
LEGAL DESCRIPTION: LOT 73  
CREEKSIDE SOUTH AT LORSON  
RANCH FILING NO. 1,  
EL PASO COUNTY, CO

LOT AREA:  
4,287 SF  
HOUSE W/PORCH  
PRINT:  
1,188 SF  
COVERAGE:  
27.7%

EASEMENTS AS RECORDED IN PLAT RECORDS AND  
ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS,  
& DRAINAGE PURPOSES Job# 210301

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

# SITE

2017 PPRBC



Parcel: 5500000435

Address: 10141 LUNETTH DR, COLORADO SPRINGS

Plan Track #: 149382  Received: 29-Jul-2021 (BECKYA)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	418
Lower Level 2	711
Main Level	705
Upper Level 1	911
Total Square Feet	
	2745

Required PPRBD Departments (2)

Enumeration  
**APPROVED**  
BECKYA  
7/29/2021 4:18:38 PM

Floodplain

Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
07/30/2021 12:56:17 PM  
*dsdarchuleta*  
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.