

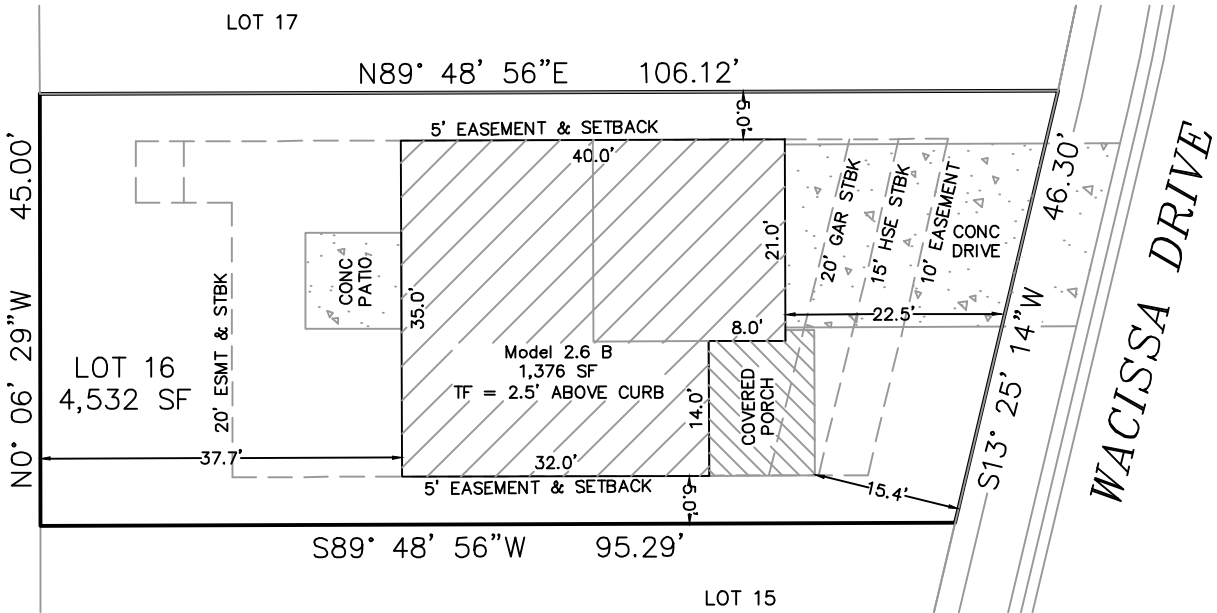


PLOT PLAN
(THIS IS NOT A PROPERTY SURVEY)
6204 WACISSA DRIVE

SFD22803
PLAT 14462
PUD

SCALE 1" = 20'

Released for Permit
05/16/2022 3:29 PM
El Paso County
REGIONAL
Building Department
Becky A
ENUMERATION



APPROVED
Plan Review

05/23/2022 3:58:48 PM
dsdrangel

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLVIATE 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

APPROVED
BESQCP

05/23/2022 3:58:57 PM
dsdrangel

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.

EASEMENTS AS RECORDED IN PLAT RECORDS AND
ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS,
& DRAINAGE PURPOSES Job# 210503

Top of Foundation = 2.5' ABOVE CURB / PLAN 2.6 B / B LOT

SETBACKS: FRONT=15'H/20'G SIDES=5'/10' REAR=15'	ADDRESS: 6204 WACISSA DRIVE COLORADO SPRINGS, CO TAX ID# 5513310016 LEGAL DESCRIPTION: LOT 16 LORSON RANCH EAST FILING NO. 2, EL PASO COUNTY, CO	LOT AREA: 4,532 SF HOUSE W/PORCH PRINT: 1,376 SF COVERAGE: 30.4%
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WINDSOR RIDGE
HOMES
(719)499-6136

SITE



2017 PPRBC

Address: 6204 WACISSA DR, COLORADO SPRINGS

Parcel: 5513310016

Plan Track #: 162244 

Received: 16-May-2022 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	432	
Lower Level 2	680	
Main Level	762	
Upper Level 1	1081	
	2955	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BECKYA</p> <p>5/16/2022 4:13:39 PM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>05/23/2022 3:59:14 PM</i></p> <p><i>dsdrangel</i></p> <p>EPC Planning & Community Development Department</p>
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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.