



Released for Permit
 06/11/2026 2:34:31 PM
 REGIONAL Building Department
 amy
 ENUMERATION



1884 C1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(86.8)(4)}{4} = 86.8$
 BUILDING HEIGHT = 22.5 + (TF - AFG) =
 BUILDING HEIGHT = 22.5 + (87.3 - 86.8) = 23.0

SFD26538

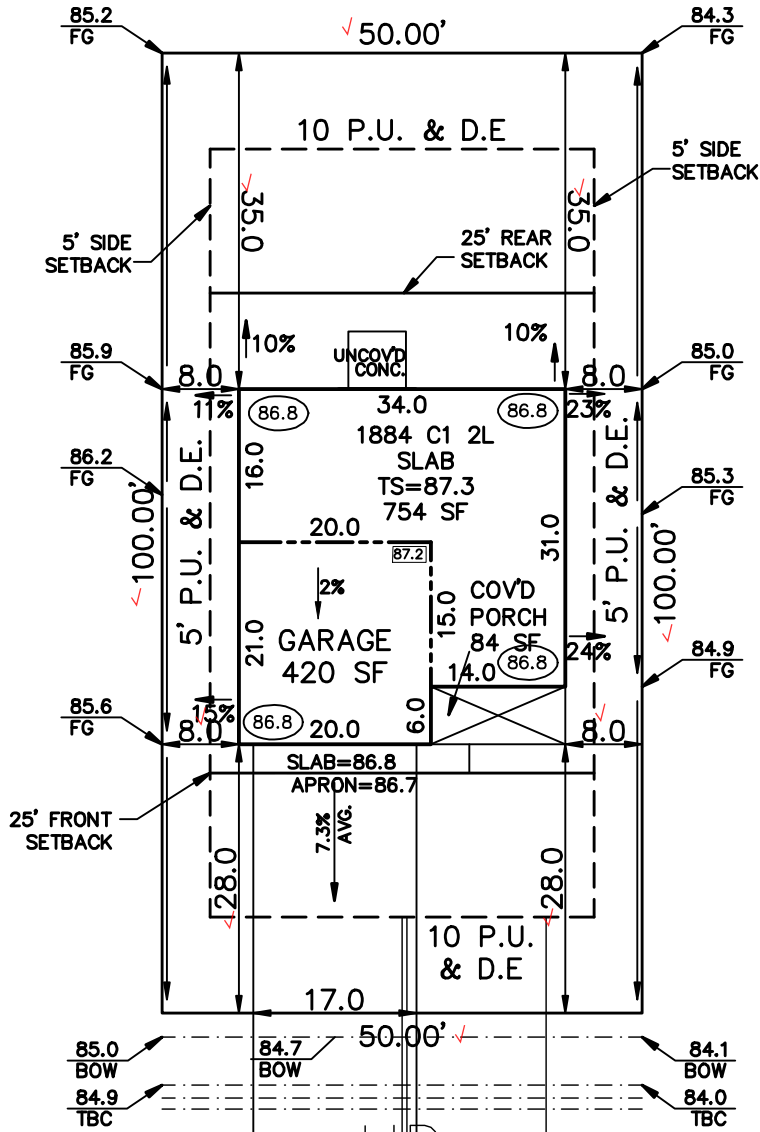
APPROVED
 Plan Review

06/12/2026 10:32:21 AM
 dsdyounger

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 OVIWATE 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 plan.
 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



LOT 39

LOT 41

PLAT 15653

ZONING RS-5000 CAD-O
 SCHEDULE No. ~~5233300001~~

PENDROY STREET
 (50' R.O.W.)

WARNING! 5300000765

- LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION

SITE DATA

LOT SQ. FT. = 5000
 HOUSE SQ. FT. = 1258
 COVERAGE = 25.2%
 BLDG. HEIGHT = 23.0

LEGEND

○ FINISH GRADE
 □ CONC. GRADE

SCALE: ...1"=20'

DRAWN BY: TAP

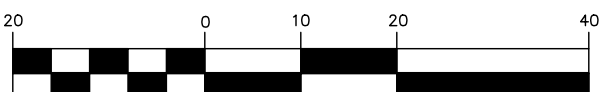
FLAT WORK:

4" DRIVEWAY 519 SF
 6" DRIVEWAY SF
 4" SIDEWALK 165 SF
 6" SIDEWALK 85 SF
 PATIO 36 SF,
 WALK 17 SF,
 PORCH 84 SF

CHALLENGER HOMES

8605 EMPLOYER DRIVE
 COLORADO SPRINGS, COLORADO 80920

(IN FEET)
 1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION

LOT 40
 STERLING RANCH FILING No.4
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO

ADDRESS

7839 PENDROY STREET

PREPARED FOR
 CHALLENGER
 HOMES

TITLE CO. FILE NO.

DRAWING NAME

SR4-40

DATE

06-07-26

PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Address: 7839 PENDROY ST, COLORADO SPRINGS

Parcel: 5300000765

Plan Track #: 214194 

Received: 11-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	580	
Lower Level 2	760	
Main Level	760	
Upper Level 1	1124	
	3224	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/11/2026 2:34:52 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/12/2026 7:49:48 AM

REGIONAL Building Department

shelley

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/12/2026 10:31:23 AM

dsdyounger

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.