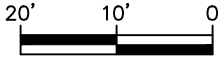




SCALE : 1" = 20'



# PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)  
11207 HOUSE FINCH LANE

## SFD22183

Not Required  
**BESQCP**  
01/27/2022 10:25:12 AM  
duyongee  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
01/27/2022 10:25:17 AM  
duyongee  
EPC Planning & Community  
Development Department

Released for Permit

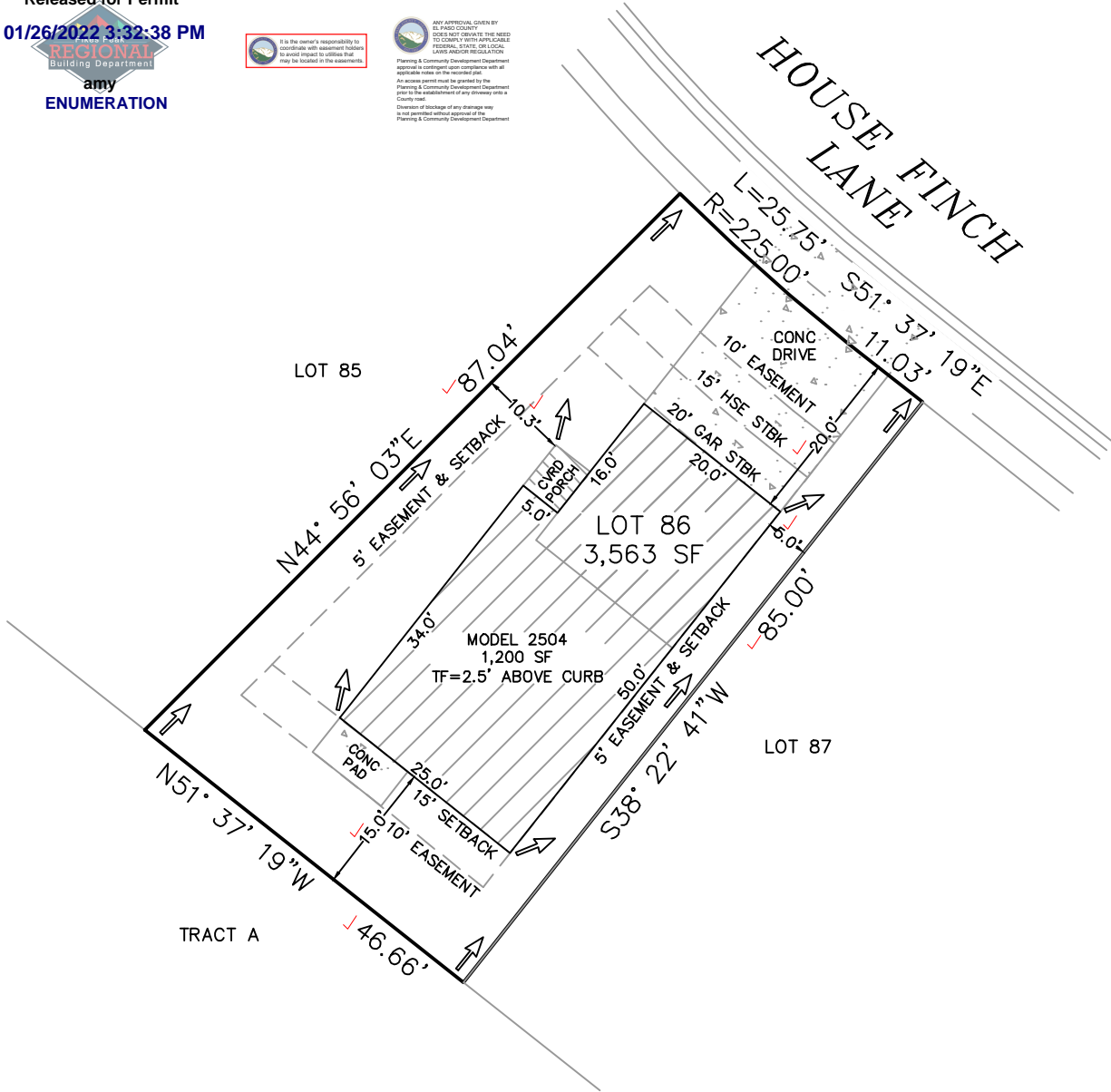
01/26/2022 3:32:38 PM  
**REGIONAL**  
Building Department  
amy  
ENUMERATION



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 IMPLY THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plan. An easement holder must be notified by Planning & Community Development Department prior to the abandonment of any driveway on a County road. Disposition of discharge of any drainage water is not permitted without approval of the Planning & Community Development Department.



PUD  
PLAT 14880

EASEMENTS AS RECORDED IN PLAT RECORDS AND ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, & DRAINAGE PURPOSES Job# 220101

Top of Foundation = 2.5' ABOVE CURB / 2504--ELEV A / A LOT

SETBACKS: FRONT=15'/20' SIDES=5'/10' REAR=15' ZONED: PUD DATE: 1/25/22 REV:	ADDRESS: 11207 HOUSE FINCH LANE ✓ COLORADO SPRINGS, CO TAX ID# 5513300004 ✓ LEGAL DESCRIPTION: LOT 86 ✓ THE HILLS AT LORSON RANCH FILING NO. 1, EL PASO COUNTY, CO	LOT AREA: 3,563 SF ✓ HOUSE W/PORCH PRINT: 1,200 SF ✓ COVERAGE: 33.7% ✓
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**TRALON HOMES**  
212 N Wahsatch Ave, Suite 305  
Colorado Springs, Colorado, CO 80903  
(719)434-4750 FAX (719)434-3418


# SITE



2017 PPRBC

Address: 11207 HOUSE FINCH LN, COLORADO SPRINGS

Parcel: 5513300004

Plan Track #: 157373 

Received: 26-Jan-2022 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	379	
Lower Level 2	773	
Main Level	728	
Upper Level 1	1151	
	3031	Total Square Feet

## Required PPRBD Departments (2)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>AMY</b></p> <p><b>1/26/2022 3:33:05 PM</b></p>	<p><b>Floodplain</b></p> <p><b>(N/A) RBD GIS</b></p>
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## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p><i>01/27/2022 10:25:38 AM</i></p> <p><i>dsdyounger</i></p> <p><b>EPC Planning &amp; Community Development Department</b></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.