



2176 ELEVATION (E-MODERN)  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = (96.17(2) + 95.66(2)) / (4) = 96.36$   
 BUILDING HEIGHT = 25.6 + (TF - AFG) =  
 BUILDING HEIGHT = 25.6 + (97.22 - 96.36) = 26.46

LOT 56

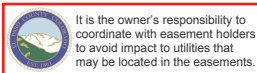
LOT 54

SFD26494

APPROVED  
 Plan Review

06/02/2026 9:32:42 AM  
 dsyounger

EPC Planning & Community  
 Development Department

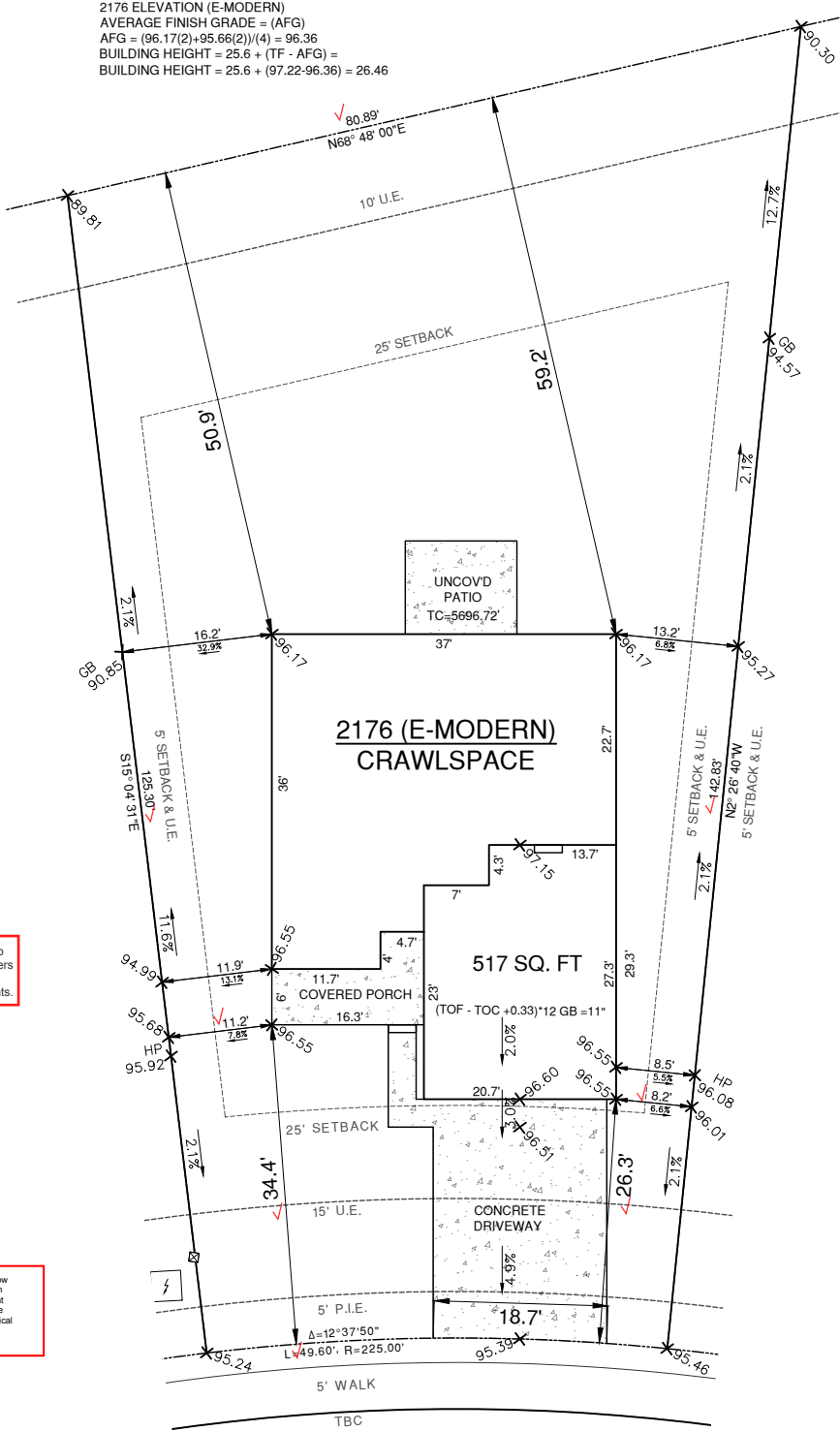
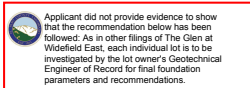


ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT DERIVE THE NEED  
 TO COMPLY WITH APPLICABLE  
 FEDERAL, STATE, OR LOCAL  
 LAWS AND/OR REGULATION

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.

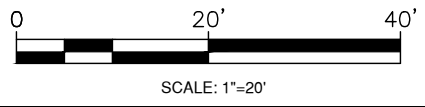
Division of blockage of any drainage way  
 is not permitted without approval of the  
 Planning & Community Development Department



Released for Permit  
 06/01/2026 1:35:56 PM  
 REGIONAL Building Department  
 amy  
 ENUMERATION

Released for Permit  
 06/02/2026 8:56:25 AM  
 mattwewa  
 CONSTRUCTION

LANCELEAF DRIVE  
 (ROW 50')



SITE & GRADING PLAN

ELEVATIONS TABLE

- LEGEND:
- SWALE:
  - PROPERTY LINE:
  - SETBACK:
  - EASEMENT:
  - DRAINAGE DIRECTION:
  - ELECTRIC PEDESTAL:
  - RISER:

- SETBACK:
- FRONT - 25'
  - SIDE - 5'
  - REAR - 25'
  - CORNER SIDE - 15'
- P.U.E.:
- FRONT - 15'
  - FRONT P.I.E. - 5'
  - SIDE - 5'
  - REAR - 10'

PLAT 15518

TOP OF FOUNDATION	97.22
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	96.55
MAIN FLOOR FINISHED FLOOR	98.39
DRIVEWAY SLOPE	4.9/3%
FRONT GARAGE FLOOR	96.60
GARAGE FLOOR AT ENTRY DOOR	97.15
GRADE BEAM ELEVATION	96.27

<b>SITE DATA</b>
TAX SCHEDULE #: 55223-07-079 ✓
ZONING: <del>PUB</del> RS-6000
BUILDING HEIGHT: 26.46 ✓

<b>HOUSE AND DRIVEWAY COVERAGE</b>	
LOT SQ. FT.: 8508 ✓	SETBACK SQ. FT.: 1308
HOUSE SQ. FT.: 1720 ✓	DRIVE SQ. FT.: 478
COVERAGE: 20% ✓	COVERAGE: 37% ✓

PROVIDED FOR:  
**ASPEN VIEW HOMES**  
 ASPEN VIEW HOMES  
 555 MIDDLE CREEK PKWY STE. 380  
 COLORADO SPRINGS, CO  
 719-659-0859

**LEGAL DESCRIPTION**  
 LOT 55 THE GLEN AT WIDEFIELD FILING NO. 12 ✓  
 9131 LANCELEAF DRIVE ✓  
 COLORADO SPRINGS, COLORADO  
 EL PASO COUNTY  
 PLAN-ELEV.: 2176 (E-MODERN)

**York Engineering**  
 7208 S. TUCSON WAY #225  
 CENTENNIAL, CO 80112  
 720-990-5900

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 9131 LANCELEAF DR, COLORADO SPRINGS

Parcel: 5522307079

Plan Track #: 213767 

Received: 01-Jun-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	517	
Lower Level 2	1973	
Main Level	1086	
Upper Level 1	1090	
	4666	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**6/1/2026 1:36:24 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**  
Released for Permit

**06/02/2026 8:56:35 AM**

Pikes Peak  
**REGIONAL**  
Building Department

**matthewa**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*06/02/2026 9:33:58 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.