

SFD26836

APPROVED
Plan Review
10/26/2026 3:25:33 PM
dsdyounger
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT CONSTITUTE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, LOCAL,
LAND USE REGULATION.
Planning & Community Development Department
Approval is contingent upon compliance with all
applicable rules 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.
Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

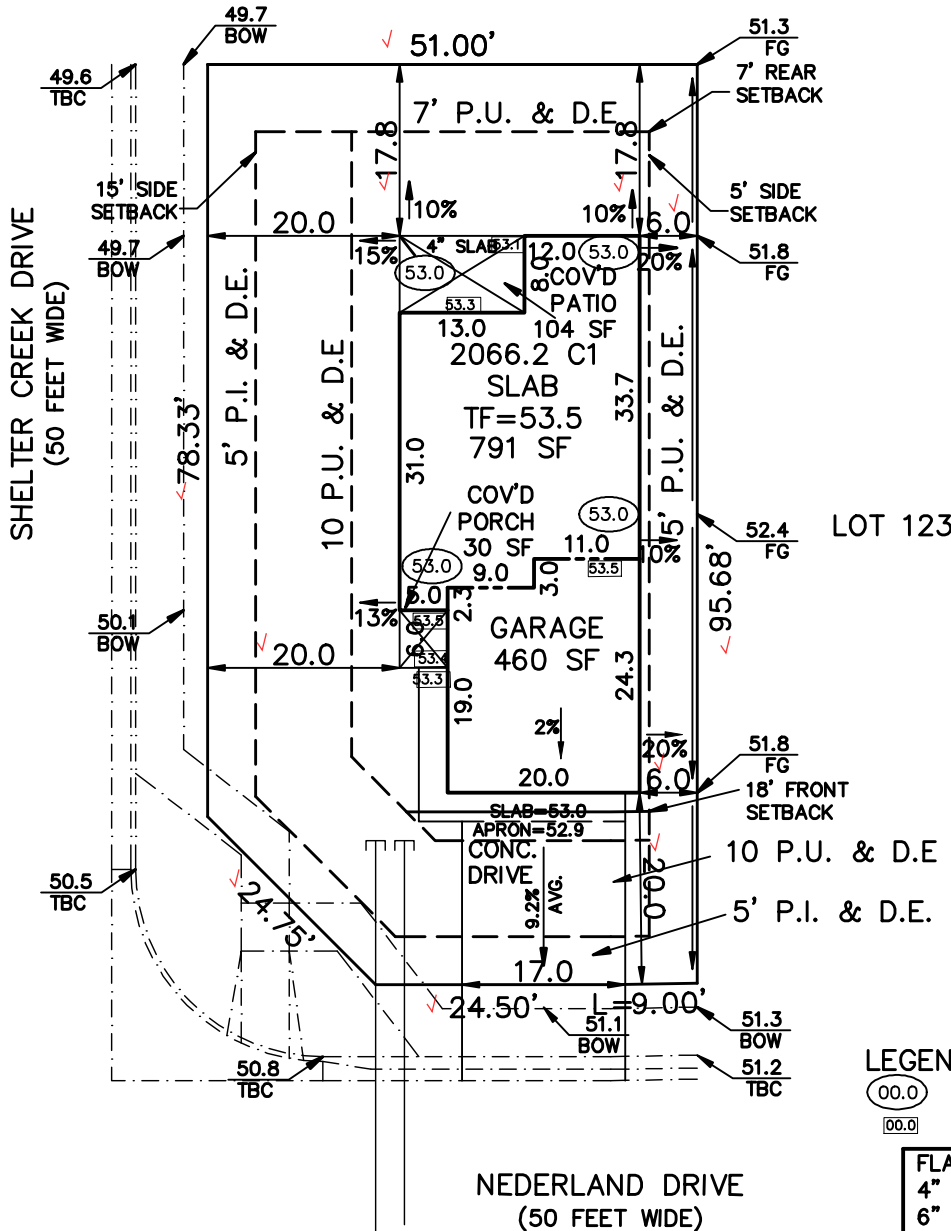
This parcel is in a low/moderate/high intensity fire
risk area. Please reach out to the local fire district
regarding recommendations for compliance with the
WRC code.
It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

Released for Permit

10/22/2026 4:06:36 PM
REGIONAL
Building Department
Becky A
ENUMERATION



2066.2 C1 ELEVATION
AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{(53.0)(5)}{(5)} = 53.0$
BUILDING HEIGHT = 18.8 + (SLAB - AFG) =
BUILDING HEIGHT = 18.8 + (53.5 - 53.0) = 19.3



PLAT 15140

ZONING PUD ✓
SCHEDULE No. 4220407001 ✓

SITE DATA

LOT SQ. FT. = 4734 ✓
HOUSE SQ. FT. = 1385 ✓
COVERAGE = 29.3% ✓
BLDG. HEIGHT = 19.3 ✓

MINIMUM SETBACKS

FRONT HOME 18' CORNER 15'
REAR 7' SIDE 5'

SCALE: ...1"=20'
DRAWN BY: TAP

WARNING!

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

ASPEN LAND CONSULTANTS, LLC
11670 SILVER CHARM WAY
COLORADO SPRINGS, COLORADO 80921

(IN FEET)
1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION

LOT 122 ✓
The Sanctuary Filing No. 1 at Meridian Ranch ✓
EL PASO COUNTY, COLORADO

ADDRESS

13795 NEDERLAND DRIVE ✓

PREPARED FOR
CHALLENGER
HOMES

TITLE CO. FILE NO.
DRAWING NAME
SMR1-122

DATE
10-19-26
PROJECT NO.

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 13795 NEDERLAND DR, PEYTON

Parcel: 4220407001

Plan Track #: 217978

Received: 22-Oct-2026 (BECKYA)

CRC Reviewed
justin
10/28/2026 11:48:22 AM

Description:

RESIDENCE

Type of Unit:

Garage	430	
Main Level	825	
Upper Level 1	1241	
	2496	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

10/22/2026 4:06:54 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
10/26/2026 10:40:01 AM

Released
REGIONAL
Building Department
MelissaF
CONSTRUCTION

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

10/26/2026 3:31:37 PM
dsdyounger

**EPC Planning & Community
Development Department**

Falcon Fire (CSFD)

**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.**