

SFD25171



APPROVED BESQCP
02/26/2025 8:34:15 AM
dsdyounger
EPC Planning & Community Development Department

APPROVED Plan Review
02/26/2025 8:34:21 AM
dsdyounger
EPC Planning & Community Development Department

1891.1 ELEVATION (A CRAFTSMAN)
AVERAGE FINISH GRADE = (AFG)
AFG = (97.73+96.6+96.9)/(5) = 97.3
BUILDING HEIGHT = 16.4 + (TF - AFG) =
BUILDING HEIGHT = 16.4 + (98.4-97.3) = 17.5

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 OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

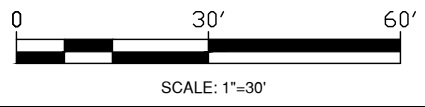
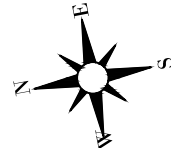
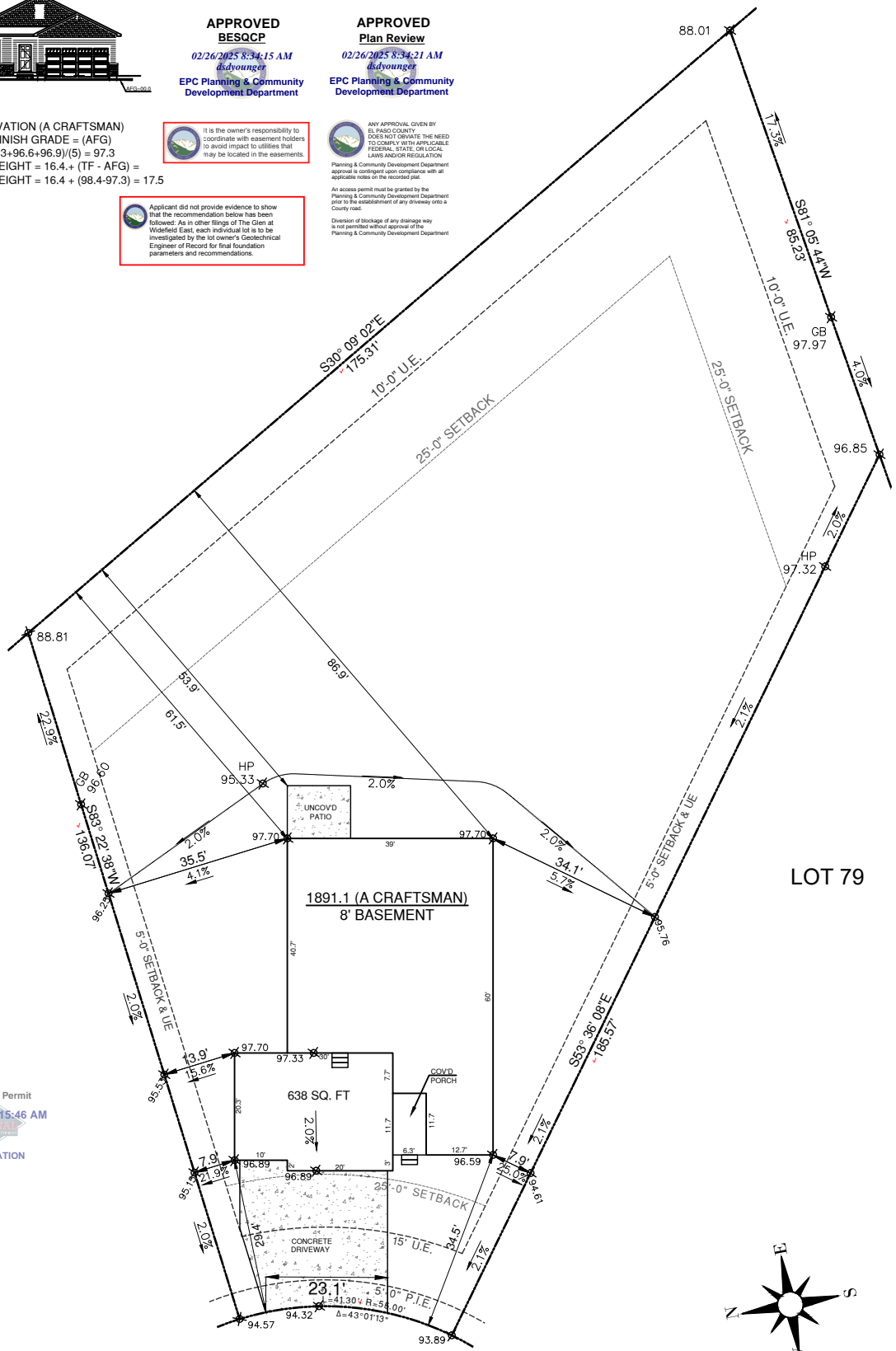
Applicant did not provide evidence to show that the recommendation below has been followed: As in other filings of The Glen at Wildfield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

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 signage of any driveway way is not permitted without approval of the Planning & Community Development Department.

LOT 77

LOT 79

Released for Permit
02/26/2025 6:15:46 AM
EPC Planning Department
brent ENUMERATION



PLAT 15196

MOUSE EAR PLACE
(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 - 10'
- FRONT P.I.E. - 5'
- SIDE - 5'
- REAR - 10'

TOP OF FOUNDATION	98.37
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	97.70
MAIN FLOOR FINISHED FLOOR	99.55
DRIVEWAY SLOPE	10.0%
FRONT GARAGE FLOOR	96.90
GARAGE FLOOR AT ENTRY DOOR	97.30
GRADE BEAM ELEVATION	96.40

SITE DATA

TAX SCHEDULE #: 55224-01-007 ✓

ZONING **RS-6000 CAD-O**

BUILDING HEIGHT: 17.5 ✓

HOUSE AND DRIVEWAY COVERAGE

LOT SQ. FT.:	21508 ✓	SETBACK SQ. FT.:	1275
HOUSE SQ. FT.:	2603 ✓	DRIVE SQ. FT.:	575
COVERAGE:	12% ✓	COVERAGE:	45%

PROVIDED FOR:

ASPEN VIEW HOMES

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

LEGAL DESCRIPTION

LOT 78 THE GLEN AT WILDFIELD FILING NO. 11 ✓
9357 MOUSE EAR PLACE ✓
COLORADO SPRINGS, COLORADO
EL PASO COUNTY
PLAN-ELEV: 1891.1 (A-CRAFTSMAN)

York Engineering

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

SITE



2023 PPRBC
2021 IECC Amended

Address: 9357 MOUSE EAR PL, COLORADO SPRINGS

Parcel: 5522401007

Plan Track #: 198897 

Received: 26-Feb-2025 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	638	
Lower Level 2	1767	
Main Level	1891	
	4296	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BRENT

2/26/2025 8:16:01 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

02/26/2025 8:36:10 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.