



Released for Permit
06/11/2026 2:28:27 PM
REGIONAL Building Department
amy
ENUMERATION



1633.9 C1 ELEVATION
AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(85.0)(4)}{4} = 85.0$
BUILDING HEIGHT = 19.2 + (TF - AFG) =
BUILDING HEIGHT = 19.2 + (85.5 - 85.0) = 19.7

SFD26547
PLAT - 15653
RS-6000

APPROVED
Plan Review

06/12/2026 4:03:14 PM

dsdhills

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.

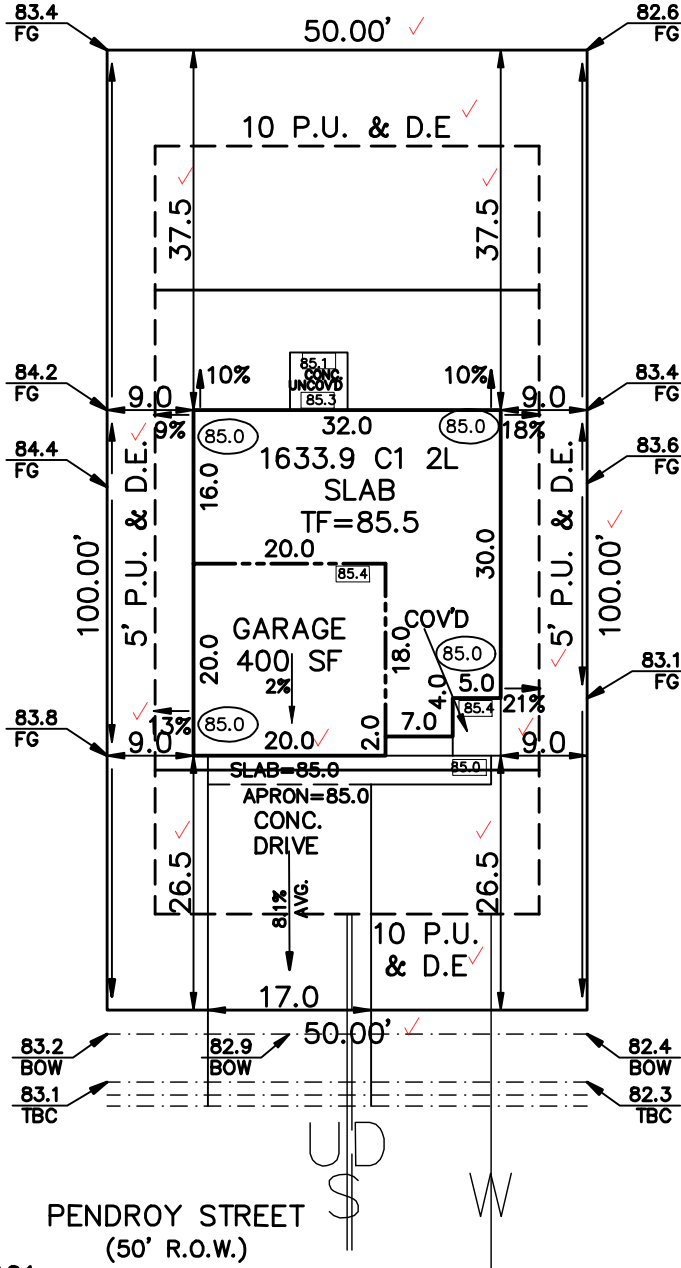
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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.

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

LOT 41



LOT 43

ZONING RS-5000
SCHEDULE No. ~~523330001~~

WARNING! 5300000765 ✓
1. LOCATE UNDERGROUND **MASTER PARCEL** UTILITIES PRIOR TO EXCAVATION.
2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION

SITE DATA
LOT SQ. FT. = 5000 ✓
HOUSE SQ. FT. = 1138 ✓
COVERAGE = 22.8% ✓
BLDG. HEIGHT = 19.7 ✓

LEGEND
○○○ FINISH GRADE
□□□ CONC. GRADE

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

FLAT WORK:
4" DRIVEWAY 493 SF
6" DRIVEWAY SF
4" SIDEWALK 165 SF
6" SIDEWALK 85 SF
PATIO 36 SF,
WALK 38 SF,
PORCH 36 SF

CHALLENGER HOMES
8605 EMPLOYER DRIVE
COLORADO SPRINGS, COLORADO 80920

(IN FEET)
1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION
LOT 42 ✓
STERLING RANCH FILING No.4 ✓
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

ADDRESS
7819 PENDROY STREET ✓

PREPARED FOR
CHALLENGER HOMES

TITLE CO. FILE NO.
DRAWING NAME
SR4-42

DATE
06-07-26
PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Address: 7819 PENDROY ST, COLORADO SPRINGS

Parcel: 5300000765

Plan Track #: 214192 

Received: 11-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	382	
Lower Level 2	728	
Main Level	725	
Upper Level 1	908	
	2743	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/11/2026 2:29:08 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/12/2026 7:48:27 AM

REGIONAL
Building Department
shelley

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/12/2026 4:04:37 PM

dsdhills

**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.