SCALE : 1" = 20"

PLOT PLAN (THIS IS NOT A PROPERTY SURVEY) 11409 WHISTLING DUCK WAY

ADD24192 PLAT 14880 PUD



APPROVED
Plan Review
/25/2024 9:45:14 AM

04/25/2024 9:45:14 AM dsdrangel

EPC Planning & Community Development Department



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

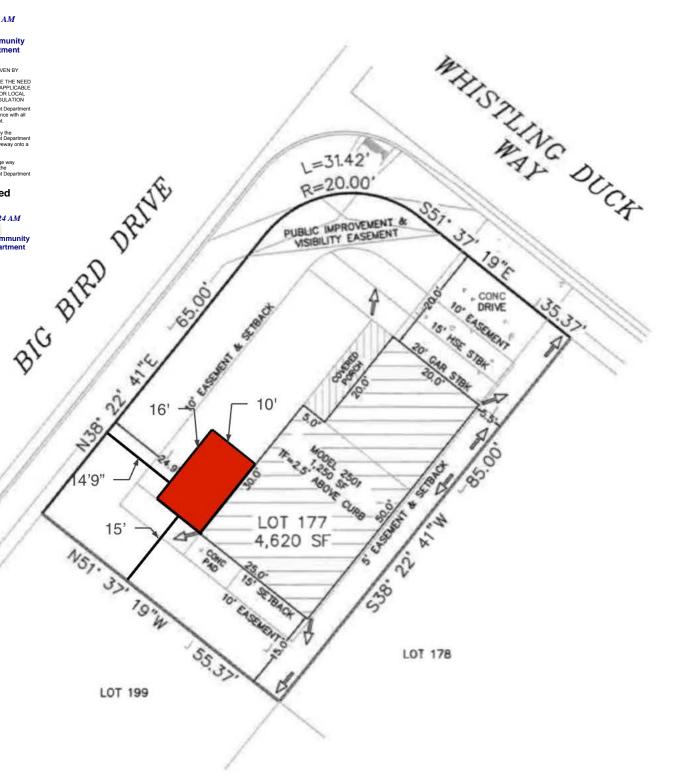
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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

Not Required BESQCP

04/25/2024 9:45:24 AM dsdrangel EPC Planning & Communit 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.



New deck 160 sq ft No cover Ht 4'

PUD PLAT 14880

Top of Foundation = 2.5' ABOVE CURB / 2501-ELEV C / B LOT

SETBACKS: FRONT=15'/20' SIDES=5'/10' REAR=15' ZONED: PUD DATE: 4/4/22

REV:

ADDRESS:
11409 WHISTLING DUCK WAY
COLORADO SPRINGS, CO
TAX ID# 5513407001
LEGAL DESCRIPTION: LOT 177,
THE HILLS AT LORSON RANCH
FILING NO. 1,

EL PASO COUNTY, CO

LOT AREA: 4,620 SF HOUSE W/PORCH PRINT: 1,250 SF / COVERAGE: 27.1% / EASEMENTS AS RECORDED IN PLAT RECORDS AND ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, & DRAINAGE PURPOSES Job# 220101

TRALON HOMES

212 N Wahsatch Ave, Suite 305 Colorado Springs, Colorado, CO 80903 (719)434-4750 FAX (719)434-3418

RESIDENTIAL



2023 PPRBC IECC: N/A

Parcel: 5513407001

Address: 11409 WHISTLING DUCK WAY, COLORADO SPRINGS

Description:

DECK - NEW

Contractor: T. ANTHONY CONSTRUCTION LLC

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction Released for Permit 04/25/2024 8:28:41 AM dann CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/25/2024 9:45:43 AM dsdrangel

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.