



PLOT PLAN
(THIS IS NOT A PROPERTY SURVEY)
10882 YUBA DRIVE ✓

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

SCALE 1" = 20'

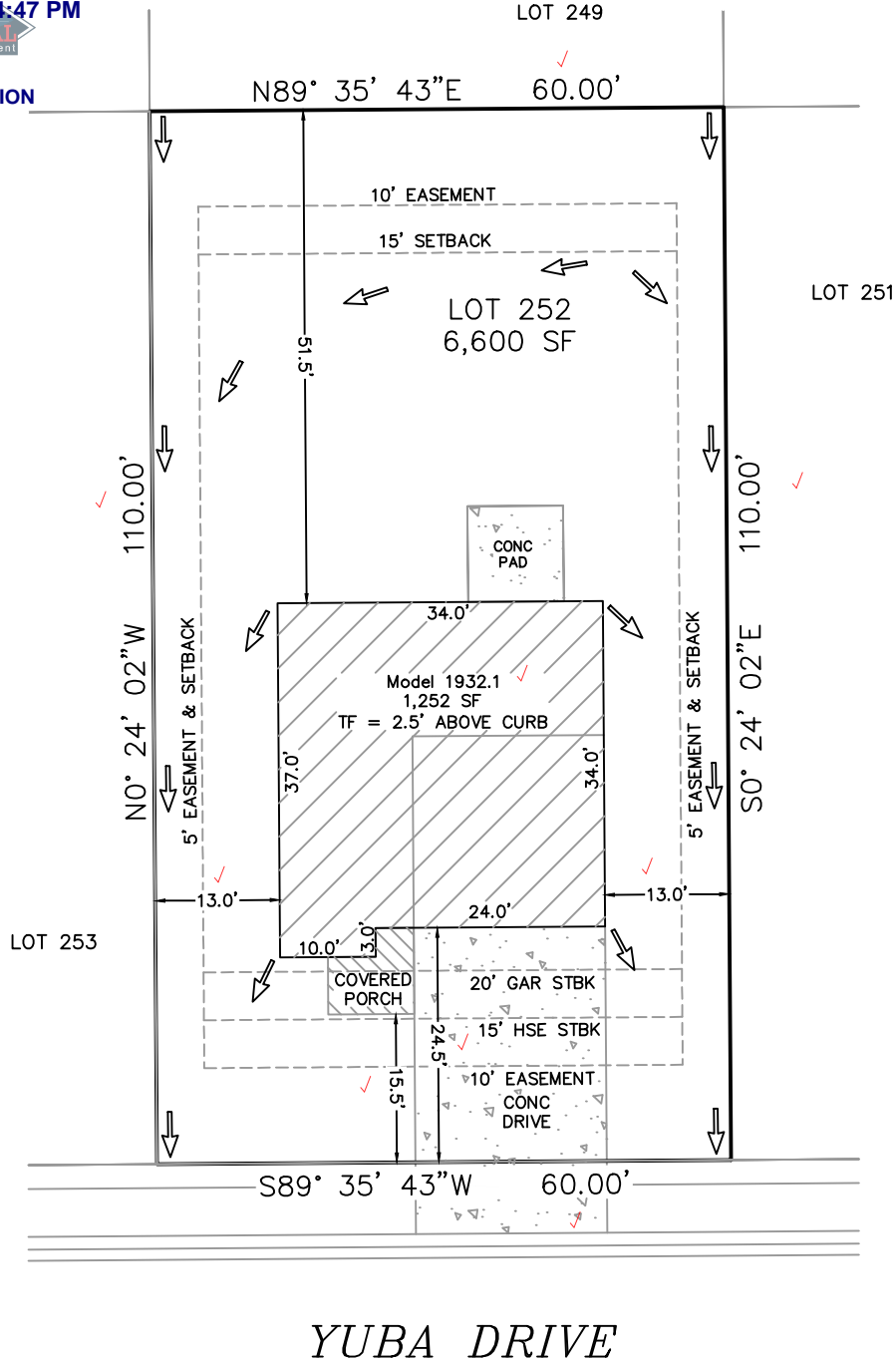
SFD191059
PLAT 14288
PUD

APPROVED
Plan Review
08/21/2019 4:14:48 PM
dsdarchuleta
EPC Planning & Community
Development Department

APPROVED
BESQCP
08/21/2019 4:14:54 PM
dsdarchuleta
EPC Planning & Community
Development Department

Released for Permit
08/20/2019 3:54:47 PM
REGIONAL
Building Department
amy
ENUMERATION

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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



YUBA DRIVE

Top of Foundation = 2.5' ABOVE CURB / 1932.1 / A LOT		
SETBACKS: FRONT=15'H/20'G SIDES=5'/10' REAR=15'	ADDRESS: 10882 YUBA DRIVE ✓ COLORADO SPRINGS, CO TAX ID# 5524203011 ✓ LEGAL DESCRIPTION: LOT 252 ✓ LORSON RANCH EAST FILING ✓ NO. 1, EL PASO COUNTY, CO ✓	LOT AREA: 6,600 SF ✓ HOUSE W/PORCH PRINT: 1,252 SF COVERAGE: 19.0% ✓

EASEMENTS AS RECORDED IN PLAT RECORDS AND ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, & DRAINAGE PURPOSES
Job# 190211

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

SITE



2017 PPRBC

Address: 10882 YUBA DR, COLORADO SPRINGS

Parcel: 5524203011
Map #: 957G

Plan Track #: 119972  Received: 20-Aug-2019 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	400	
Main Level	795	
Upper Level 1	1154	
	2349	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 8/20/2019 3:55:04 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>08/26/2019 4:14:47 PM</i> <i>dsdarchuleta</i> EPC Planning & Community Development Department
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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.