

# SITE PLAN

GRANDVIEW  
SUBDIVISION

Released for Permit  
04/22/2024 07:35 AM  
REGIONAL  
Building Department  
Becky A  
ENUMERATION



SCALE : 1" = 50'



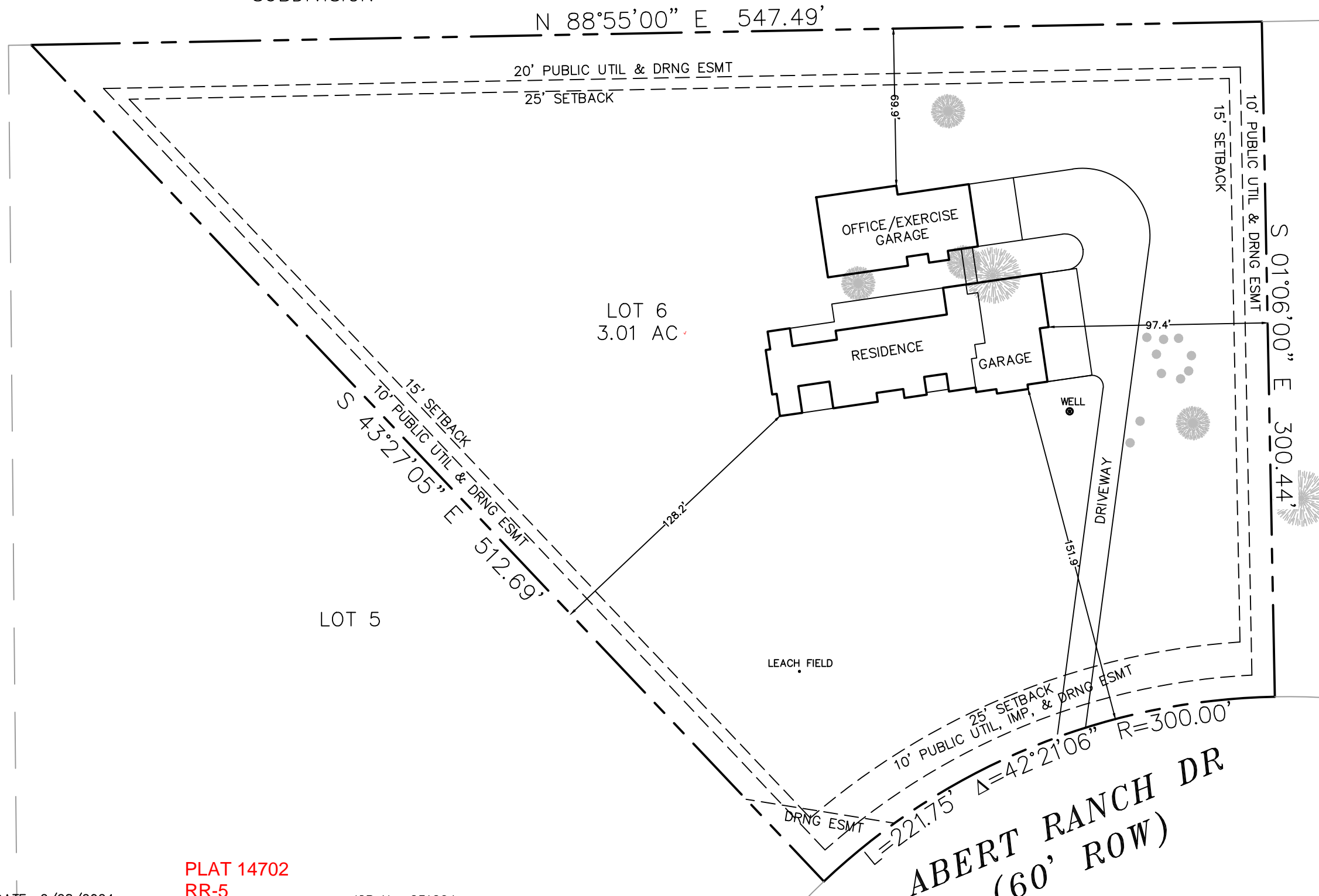
ADU2421  
SFD24416

APPROVED  
BESQCP  
05/01/2024 1:19:32 PM  
dsdyounger  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
05/01/2024 1:19:39 PM  
dsdyounger  
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 CREATE 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 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.  
Clearance of obstructions of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department.



DATE: 2/28/2024

PLAT 14702  
RR-5

JOB No. 231204

17274 ABERT RANCH DR  
COLORADO SPRINGS, COLORADO  
LEGAL DESCRIPTION: LOT 6  
ABERT RANCH SUBDIVISION  
EL PASO COUNTY, CO  
SCHEDULE NO. 6123008012

LOT AREA:  
131,105 SF  
HOUSE FOOT  
PRINT: 7,678 SF  
COVERAGE:  
5.9%

17274 ABERT RANCH DR

**POLARIS SURVEYING, INC.**

1903 Lelaray Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

**TIFFANY HOMES**

# RESIDENTIAL



2023 PPRBC  
2021 IECC

Address: 17274 ABERT RANCH DR, COLORADO SPRINGS

Parcel: 6123008012

Plan Track #: 188719

Received: 18-Apr-2024 (QUINTONW)

## Description:

**RESIDENCE & DETACHED GARAGE (2 PERMITS)**

Contractor: TIFFANY HOMES, LLC.

Type of Unit:

Garage	2488	
Lower Level 1	1908	
Lower Level 2	728	
Main Level	2896	
Upper Level 3	1296	
	9316	Total Square Feet

## Required PPRBD Departments (6)

**Enumeration**  
Released for Permit  
04/22/2024 7:47:40 AM  
  
Becky A  
ENUMERATION

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
Released for Permit  
04/23/2024 10:53 AM  
  
bpcpps  
CONSTRUCTION

**Electrical**  
Released for Permit  
04/24/2024 8:45:21 AM  
  
richg  
ELECTRICAL

**Mechanical**  
Released for Permit  
04/26/2024 2:48:28 PM  
  
tcrippen  
MECHANICAL

**Plumbing**  
Released for Permit  
04/26/2024 2:48:19 PM  
  
tcrippen  
PLUMBING

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.

# Required Outside Departments (1)

## County Zoning

**APPROVED**

**Plan Review**

*05/01/2024 1:23:53 PM*

*dsdyounger*

EPC Planning & Community  
Development Department