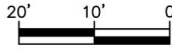




PLOT PLAN
 (THIS IS NOT A PROPERTY SURVEY)
 11712 CODY RIDGE DRIVE

SCALE : 1" = 20'



Released for Permit
 09/25/2023 11:39:54 AM
 EL PASO COUNTY
 Building Department
 SFD
 ENUMERATION

SFD23742
PLAT 15152
ZONE PUD

APPROVED
Plan Review

09/25/2023 3:00:40 PM
 dsdarchuleta
 EPC Planning & Community
 Development Department

APPROVED
BESQCP

09/25/2023 3:00:54 PM
 dsdarchuleta
 EPC Planning & Community
 Development Department



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

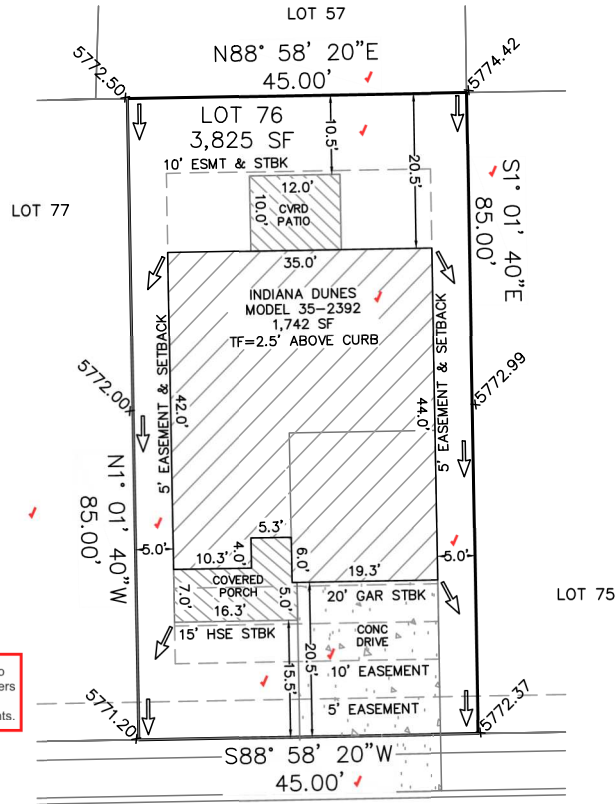
Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable notes on the recorded plat.

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



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



CODY RIDGE DRIVE

EASEMENTS AS RECORDED IN PLAT RECORDS AND
 ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS,
 & DRAINAGE PURPOSES Job# 2205012

TOF = 2.5' ABOVE CURB / 35-2392 (INDIANA DUNES) CRAWL	
SETBACKS:	ADDRESS:
FRNT=15'/20' GAR	11712 CODY RIDGE DRIVE
SIDES=5'	COLORADO SPRINGS, CO
REAR=10'	TAX ID# 5513411028
ZONED: PUD	LEGAL DESCRIPTION: LOT 76
DATE: 9/15/23	THE RIDGE AT LORSON RANCH
REV:	FILING NO. 3,
	EL PASO COUNTY, CO
LOT AREA:	HOUSE W/PORCH
3,825 SF	PRINT:
	1,742 SF
	COVERAGE:
	45.5%

AMH DEVELOPMENT
 3131 S VAUGHN WAY, SUITE 220
 AURORA, COLORADO, CO 80014
 (303)435-1815

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5513411028

Address: 11712 CODY RIDGE DR, COLORADO SPRINGS

Plan Track #: 181435  Received: 25-Sep-2023 (AMY)

Description: RESIDENCE Required PPRBD Departments (2)

Type of Unit:

Garage	380
Lower Level 2	1107
Main Level	1107
Upper Level 1	1396
Total Square Feet	
	3990

Enumeration
APPROVED
 AMY
 9/25/2023 11:40:11 AM

Floodplain
 (N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
 Plan Review
 09/25/2023 3:16:44 PM
dsdarchuleta
 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.