



2782.4 B1 ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{(88.4)(4)}{(4)} = 88.4$   
 BUILDING HEIGHT = 23.7 + (TF - AFG) =  
 BUILDING HEIGHT = 23.7 + (88.9 - 88.4) = 24.2

Released for Permit

06/11/2026 2:42:39 PM

REGIONAL Building Department

amy

ENUMERATION



SFD26540

APPROVED

Plan Review

06/12/2026 10:50:59 AM

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.

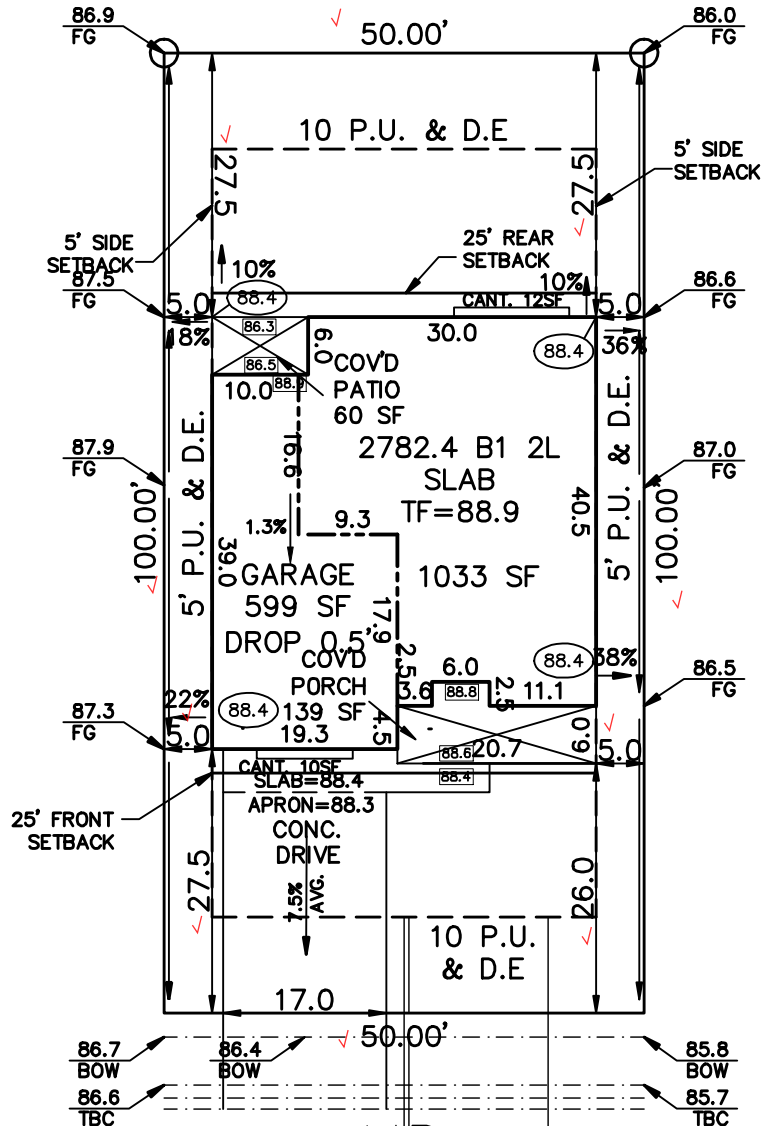


ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

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.

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



LOT 37

LOT 39

PLAT 15653

ZONING RS-5000 CAD-O

SCHEDULE No. 5233300001

PENDROY STREET (50' R.O.W.)

WARNING! 5300000765

1. LOCATE UNDERGROUND 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. = 1853 ✓  
 COVERAGE = 37.1% ✓  
 BLDG. HEIGHT = 24.2 ✓

LEGEND

○ FINISH GRADE  
 □ CONC. GRADE

SCALE: ...1"=20'

DRAWN BY: TAP

FLAT WORK:

4" DRIVEWAY 510 SF  
 6" DRIVEWAY SF  
 4" SIDEWALK 165 SF  
 6" SIDEWALK 85 SF  
 PATIO 36 SF,  
 WALK 17 SF,  
 PORCH 84 SF

CHALLENGER HOMES

8605 EXPLOYER DRIVE  
 COLORADO SPRINGS, COLORADO 80920

( IN FEET )

1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION

LOT 38 ✓  
 STERLING RANCH FILING No.4 ✓  
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO

ADDRESS

7859 PENDROY STREET ✓

PREPARED FOR  
 CHALLENGER HOMES

TITLE CO. FILE NO.

DRAWING NAME

SR4-38

DATE

06-07-26

PROJECT NO.

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 7859 PENDROY ST, COLORADO SPRINGS

Parcel: 5300000765

Plan Track #: 214196 

Received: 11-Jun-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	557	
Lower Level 2	1045	
Main Level	1041	
Upper Level 1	1741	
	4384	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**


**6/11/2026 2:42:55 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

Released for Permit  
06/12/2026 7:51:03 AM



**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

06/12/2026 10:49:26 AM  
dsyounger

**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.