



2659.6 B ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(89.5)(4)}{4} = 89.5$
 BUILDING HEIGHT = 20.3 + (SLAB - AFG) =
 BUILDING HEIGHT = 20.3 + (90.0 - 89.5) = 20.8

Released for Permit
 06/11/2026 2:47:10 PM
 REGIONAL Building Department
 amy
 ENUMERATION

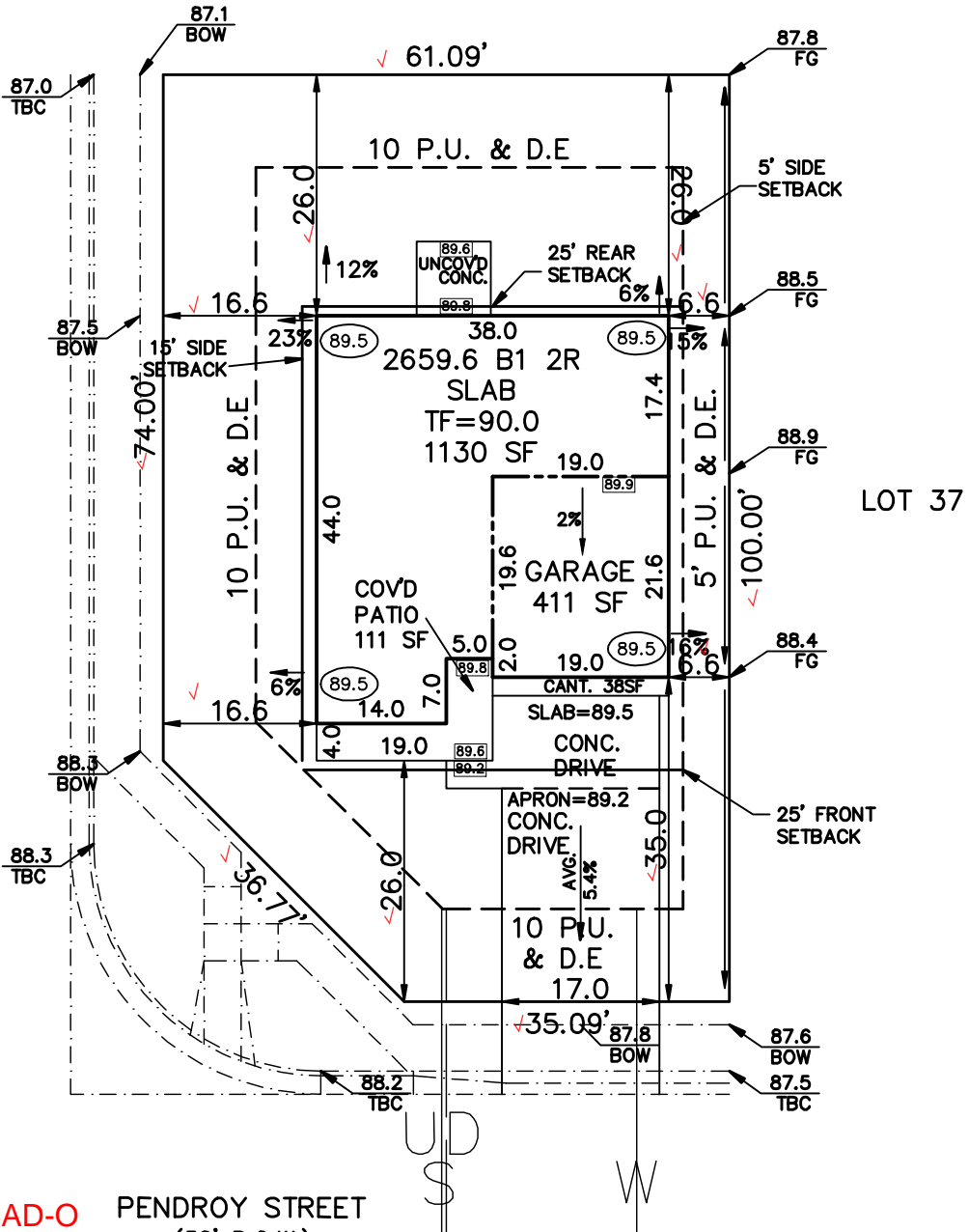
SFD26541

APPROVED
 Plan Review
 06/12/2026 11:04:44 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 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 discharge of any drainage way is not permitted without approval of the Planning & Community Development Department

HAZZETT DRIVE
 (50' R.O.W.)



PLAT 15653

ZONING RS-5000 CAD-O PENDROY STREET
 SCHEDULE No. 5233300001- (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.= 5771 ✓ HOUSE SQ. FT.= 1690 ✓ COVERAGE = 29.3% ✓ BLDG. HEIGHT = 20.8 ✓	LEGEND (00.0) FINISH GRADE (00.0) CONC. GRADE SCALE: ...1"=20' DRAWN BY: TAP	FLAT WORK: 4" DRIVEWAY 638 SF 6" DRIVEWAY SF 4" SIDEWALK 693 SF 6" SIDEWALK 85 SF PATIO 64 SF, WALK 27 SF, PORCH 111 SF

CHALLENGER HOMES
 8605 EXPLOYER DRIVE
 COLORADO SPRINGS, COLORADO 80920

(IN FEET)
 1 inch = 20 ft.

PLOT PLAN		
LEGAL DESCRIPTION LOT 36 ✓ STERLING RANCH FILING No.4 ✓ COLORADO SPRINGS, EL PASO COUNTY, COLORADO		
ADDRESS 7879 PENDROY STREET ✓		
PREPARED FOR CHALLENGER HOMES	TITLE CO. FILE NO.	DATE 06-07-26
	DRAWING NAME SR4-36	PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Address: 7879 PENDROY ST, COLORADO SPRINGS

Parcel: 5300000765

Plan Track #: 214198 

Received: 11-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	744	
Lower Level 2	1152	
Main Level	1148	
Upper Level 1	1511	
	4555	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/11/2026 2:47:51 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/12/2026 7:54:49 AM

REGIONAL Building Department

shelley

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/12/2026 11:03:58 AM

dsdyounger

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.