



PLOT PLAN  
(THIS IS NOT A PROPERTY SURVEY)  
10831 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'

SFD191057  
PLAT 14288  
PUD

APPROVED  
Plan Review

08/21/2019 3:04:01 PM  
dsdarchuleta

EPC Planning & Community  
Development Department

APPROVED  
BESQCP

08/21/2019 3:04:09 PM  
dsdarchuleta

EPC Planning & Community  
Development Department



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

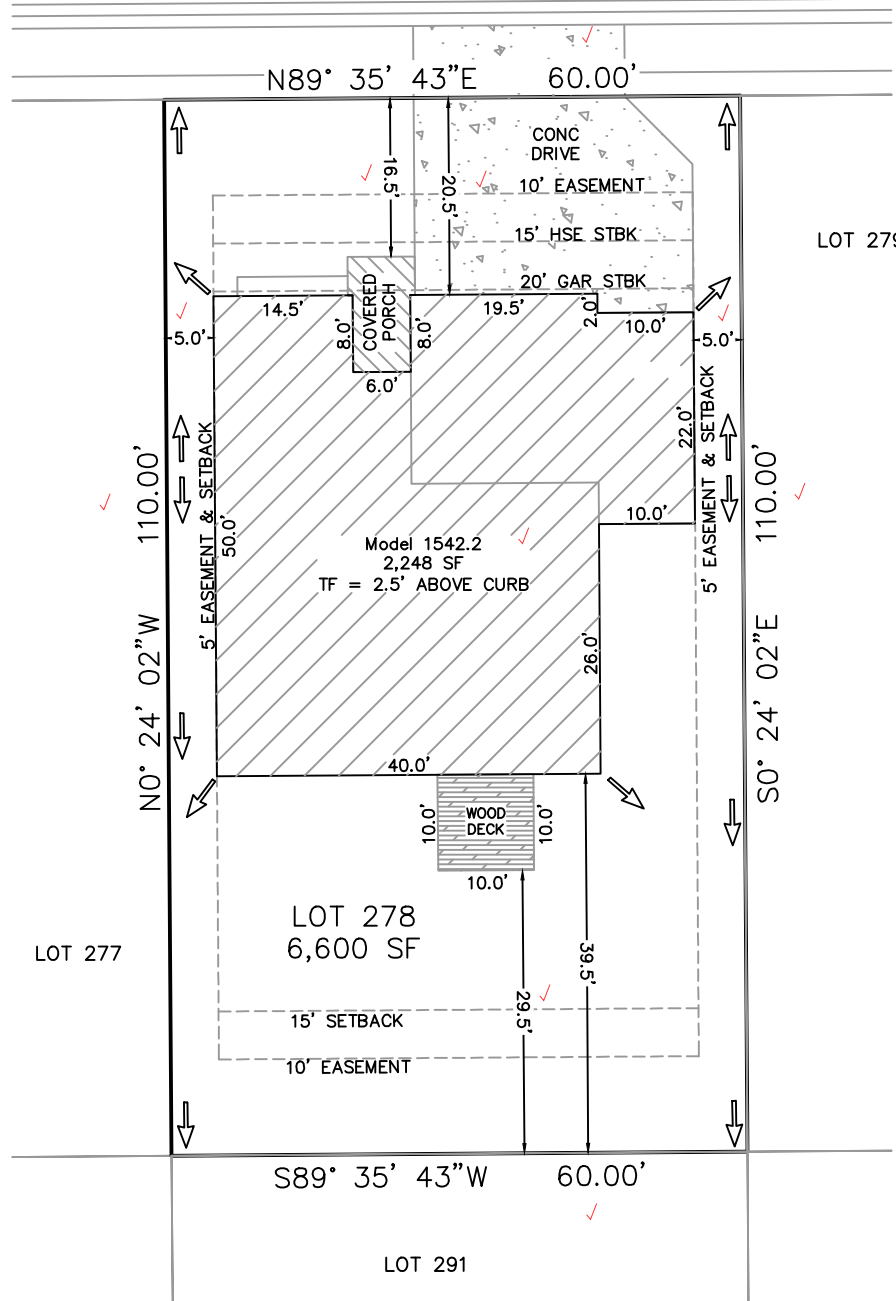
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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

Released for Permit  
08/19/2019 4:32:50 PM  
REGIONAL Building Department  
amy  
ENUMERATION

YUBA DRIVE



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

Top of Foundation = 2.5' ABOVE CURB / 1542.2-3 CAR / WALKOUT

SETBACKS: FRONT=15'H/20'G SIDES=5'/10' REAR=15'	ADDRESS: 10831 YUBA DRIVE ✓ COLORADO SPRINGS, CO TAX ID# 5524204002 ✓ LEGAL DESCRIPTION: LOT 278 ✓ LORSON RANCH EAST FILING NO. 1, EL PASO COUNTY, CO	LOT AREA: 6,600 SF ✓ HOUSE W/PORCH PRINT: 2,248 SF COVERAGE: 34.1% ✓
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✓ 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: 10831 YUBA DR, COLORADO SPRINGS

Parcel: 5524204002

Map #: 957G

Plan Track #: 119936 

Received: 19-Aug-2019 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	574	
Lower Level 2	1576	
Main Level	1583	
	3733	Total Square Feet

## Required PPRBD Departments (2)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>AMY</b></p> <p><b>8/19/2019 4:33:09 PM</b></p>	<p><b>Floodplain</b></p> <p><b>(N/A) RBD GIS</b></p>
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## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p><i>08/26/2019 10:35:49 AM</i></p> <p><i>dsdarchuleta</i></p> <p><b>EPC Planning &amp; Community Development Department</b></p>
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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.