

Released for Permit

06/11/2026 2:38:02 PM



1633.9 B1 ELEVATION

AVERAGE FINISH GRADE = (AFG)

$AFG = \frac{(87.6)(4)}{(4)} = 87.6$

BUILDING HEIGHT = 20.2 + (TF - AFG) =

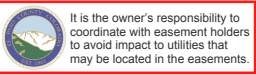
BUILDING HEIGHT = 20.2 + (88.1 - 87.6) = 20.7

SFD26539

APPROVED Plan Review

06/12/2026 10:40:06 AM dsdyounger

EPC Planning & Community Development Department



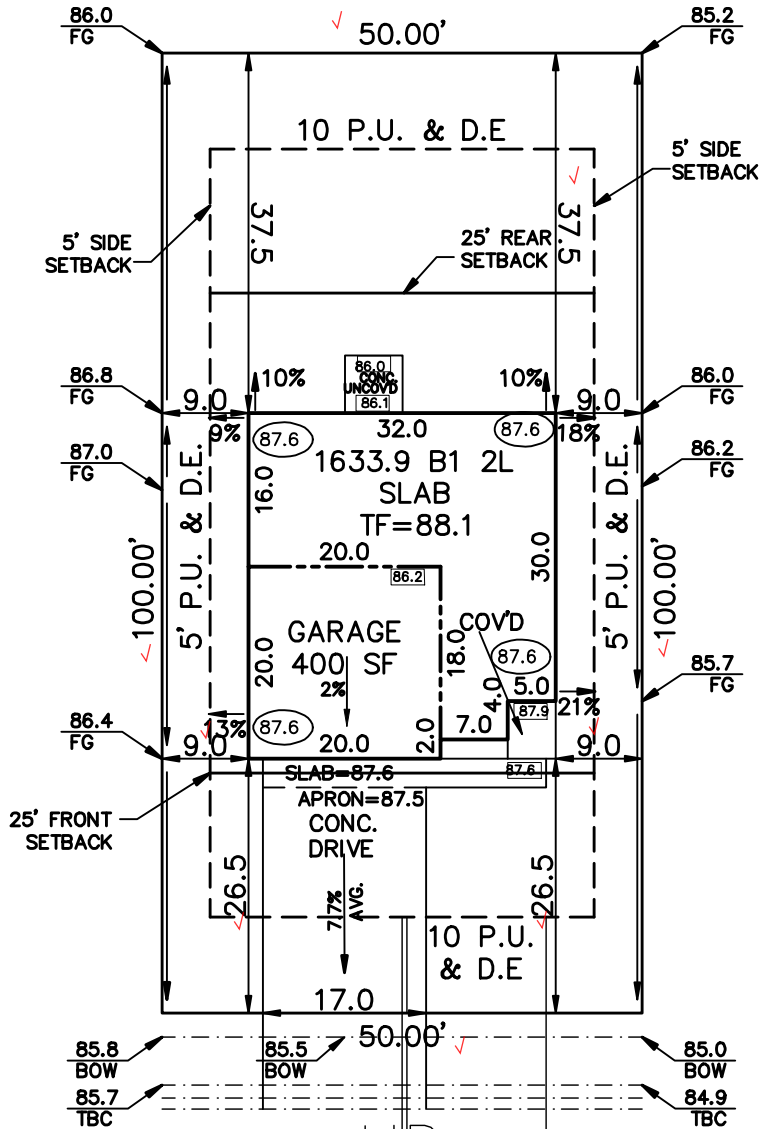
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIWATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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

LOT 38

LOT 40



PLAT 15653

ZONING RS-5000 CAD-O PENDROY STREET (50' R.O.W.) SCHEDULE No. ~~5233300001~~

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. = 1138
COVERAGE = 22.8%
BLDG. HEIGHT = 20.7

LEGEND

FINISH GRADE
CONC. GRADE

SCALE: ...1"=20'

DRAWN BY: TAP

FLAT WORK:

- 4" DRIVEWAY 493 SF
6" DRIVEWAY SF
4" SIDEWALK 165 SF
6" SIDEWALK 85 SF
PATIO 36 SF, WALK 38 SF, PORCH 36 SF

CHALLENGER HOMES

8605 EXPLOYER DRIVE COLORADO SPRINGS, COLORADO 80920

( IN FEET )

1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION

LOT 39
STERLING RANCH FILING No.4
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

ADDRESS

7849 PENDROY STREET

PREPARED FOR CHALLENGER HOMES

TITLE CO. FILE NO.

DRAWING NAME

SR4-39

DATE

06-07-26

PROJECT NO.

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 7849 PENDROY ST, COLORADO SPRINGS

Parcel: 5300000765

Plan Track #: 214195 

Received: 11-Jun-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	382	
Lower Level 2	728	
Main Level	725	
Upper Level 1	908	
	2743	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**6/11/2026 2:38:20 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

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**CONSTRUCTION**

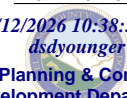
## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

06/12/2026 10:38:55 AM



**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.