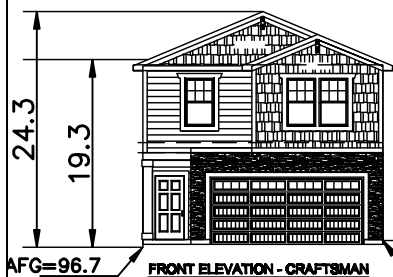


BUILDING HEIGHT = 18.8 + (SLAB - AFG) =
BUILDING HEIGHT = 18.8 + (97.2 - 96.7) = 19.3 N 49°38'29" W



APPROVED
Plan Review

11/26/2024 12:37:10 PM
dsdrangel

EPC Planning & Community



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBIVATE 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.

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

APPROVED
BESQCP

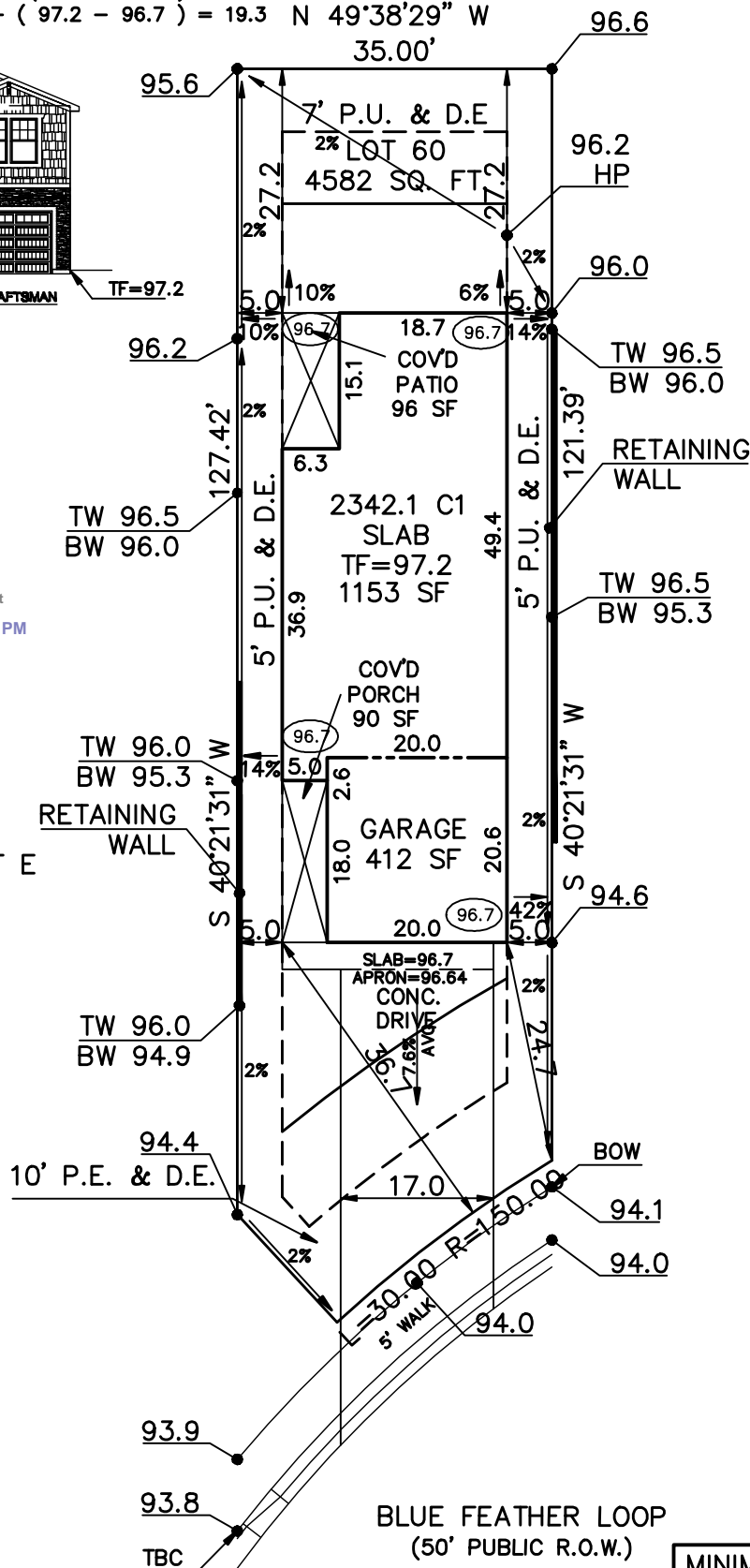
11/26/2024 12:37:21 PM
dsdrangel

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.

Released for Permit
11/25/2024 2:05:24 PM
REGIONAL
Building Department
brent
ENUMERATION



LEGEND
 FINISH GRADE
 CONC. GRADE

FLAT WORK:
4" DRIVEWAY 646 SF
6" DRIVEWAY SF
4" SIDEWALK 125 SF
6" SIDEWALK 111 SF
PATIO 96 SF,
WALK 19 SF,
PORCH 90 SF

ZONING PUD
SCHEDULE No. 5232410054

MINIMUM SETBACKS	
FRONT 20'	CORNER 15'
REAR 15'	SIDE 5'

WARNING!

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.= 4582
HOUSE SQ. FT.= 1750
COVERAGE = 38.2%
BLDG. HEIGHT = 19.3

SCALE: ...1"=20'
DRAWN BY: TAP

ASPEN LAND CONSULTANTS, LLC
11670 SILVER CHARM WAY
COLORADO SPRINGS, COLORADO 80921

(IN FEET)
1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION

LOT 60
COPPER CHASE AT STERLING RANCH FILING No. 1
EL PASO COUNTY, COLORADO

ADDRESS

8602 BLUE FEATHER LOOP

PREPARED FOR
CHALLENGER
HOMES

TITLE	CO.	FILE NO.
1. <u>1946-1947</u>		
2. <u>1948-1949</u>		
3. <u>1950-1951</u>		
4. <u>1952-1953</u>		
5. <u>1954-1955</u>		
6. <u>1956-1957</u>		
7. <u>1958-1959</u>		
8. <u>1960-1961</u>		
9. <u>1962-1963</u>		
10. <u>1964-1965</u>		
11. <u>1966-1967</u>		
12. <u>1968-1969</u>		
13. <u>1970-1971</u>		
14. <u>1972-1973</u>		
15. <u>1974-1975</u>		
16. <u>1976-1977</u>		
17. <u>1978-1979</u>		
18. <u>1980-1981</u>		
19. <u>1982-1983</u>		
20. <u>1984-1985</u>		
21. <u>1986-1987</u>		
22. <u>1988-1989</u>		
23. <u>1990-1991</u>		
24. <u>1992-1993</u>		
25. <u>1994-1995</u>		
26. <u>1996-1997</u>		
27. <u>1998-1999</u>		
28. <u>2000-2001</u>		
29. <u>2002-2003</u>		
30. <u>2004-2005</u>		
31. <u>2006-2007</u>		
32. <u>2008-2009</u>		
33. <u>2010-2011</u>		
34. <u>2012-2013</u>		
35. <u>2014-2015</u>		
36. <u>2016-2017</u>		
37. <u>2018-2019</u>		
38. <u>2020-2021</u>		
39. <u>2022-2023</u>		
40. <u>2024-2025</u>		

DRAWING NAME

CC1-060

DATE _____

11-21-24

PROJECT NO.	11 21 2
-------------	---------

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5232410054

Address: 8602 BLUE FEATHER LOOP, COLORADO SPRINGS

Plan Track #: 196464  **Received: 25-Nov-2024 (BRENT)**

Description:

RESIDENCE

Type of Unit:

Garage	381	
Main Level	1154	
Upper Level 1	1188	
	2723	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED BRENT 11/25/2024 2:06:10 PM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED <u>Plan Review</u> <i>11/26/2024 12:37:39 PM</i> <i>dsdrangel</i> 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.