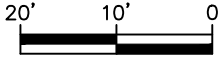




SCALE : 1" = 20'



PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)
11719 CODY RIDGE DRIVE

FILE - SFD23802
ZONING - PUD
PLAT - 15152
AREA - 5500 SQ FT

APPROVED
Plan Review

09/28/2023 8:42:13 AM

dsdmaes

EPC Planning & Community
Development Department



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

APPROVED
BESQCP

09/28/2023 8:42:30 AM

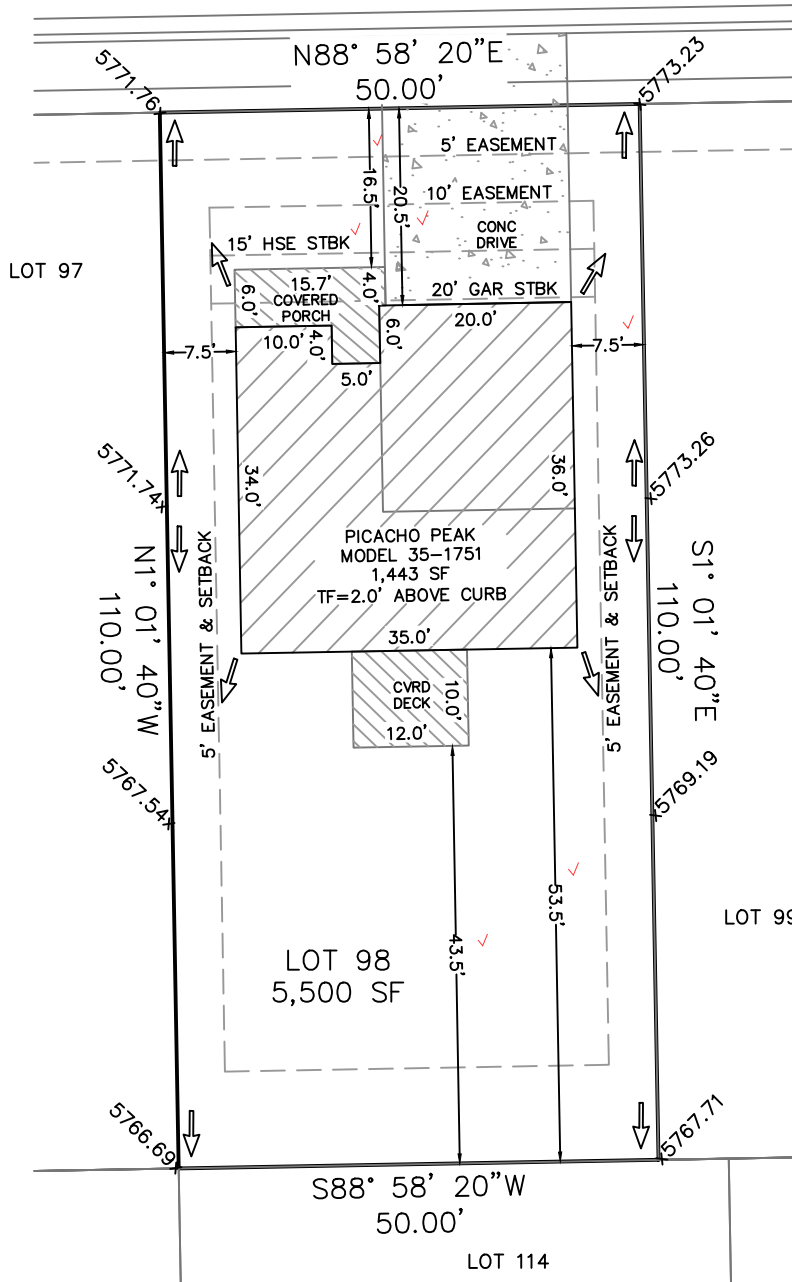
dsdmaes

EPC Planning & Community
Development Department

Released for Permit
09/25/2023 3:45:27 PM
REGIONAL
Building Department
CITY
ENUMERATION

It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

CODY RIDGE DRIVE



EASEMENTS AS RECORDED IN PLAT RECORDS AND
ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS,
& DRAINAGE PURPOSES Job# 2205012

TOF = 2.0' ABOVE CURB / 35-1751(PICACHO PEAK) / GARDEN BSMT		
SETBACKS:	ADDRESS:	LOT AREA:
FRNT=15'/20' GAR	11719 CODY RIDGE DRIVE	5,500 SF
SIDES=5'	COLORADO SPRINGS, CO	HOUSE W/PORCH
REAR=10'	TAX ID# 5513412012	PRINT:
ZONED: PUD	LEGAL DESCRIPTION: LOT 98	1,443 SF
DATE: 9/15/23	THE RIDGE AT LORSON RANCH	COVERAGE:
REV:	FILING NO. 3,	26.2%
	EL PASO COUNTY, CO	

AMH DEVELOPMENT
3131 S VAUGHN WAY, SUITE 220
AURORA, COLORADO, CO 80014
(303)435-1815

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5513412012

Address: 11719 CODY RIDGE DR, COLORADO SPRINGS

Plan Track #: 181465  Received: 25-Sep-2023 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	427	
Lower Level 2	783	
Main Level	783	
Upper Level 1	1013	
	3006	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 9/25/2023 3:48:47 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>09/28/2023 8:43:20 AM</i>  EPC Planning & Community Development Department
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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.