



PLOT PLAN  
(THIS IS NOT A PROPERTY SURVEY)  
10821 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'

← 20'-0" →

Released for Permit

08/19/2019 4:28:19 PM



SFD191056  
PLAT 14288  
PUD

APPROVED  
Plan Review

08/21/2019 2:40:44 PM  
dsdarchuleta

EPC Planning & Community  
Development Department

APPROVED  
BESQCP

08/21/2019 2:40:52 PM  
dsdarchuleta

EPC Planning & Community  
Development Department



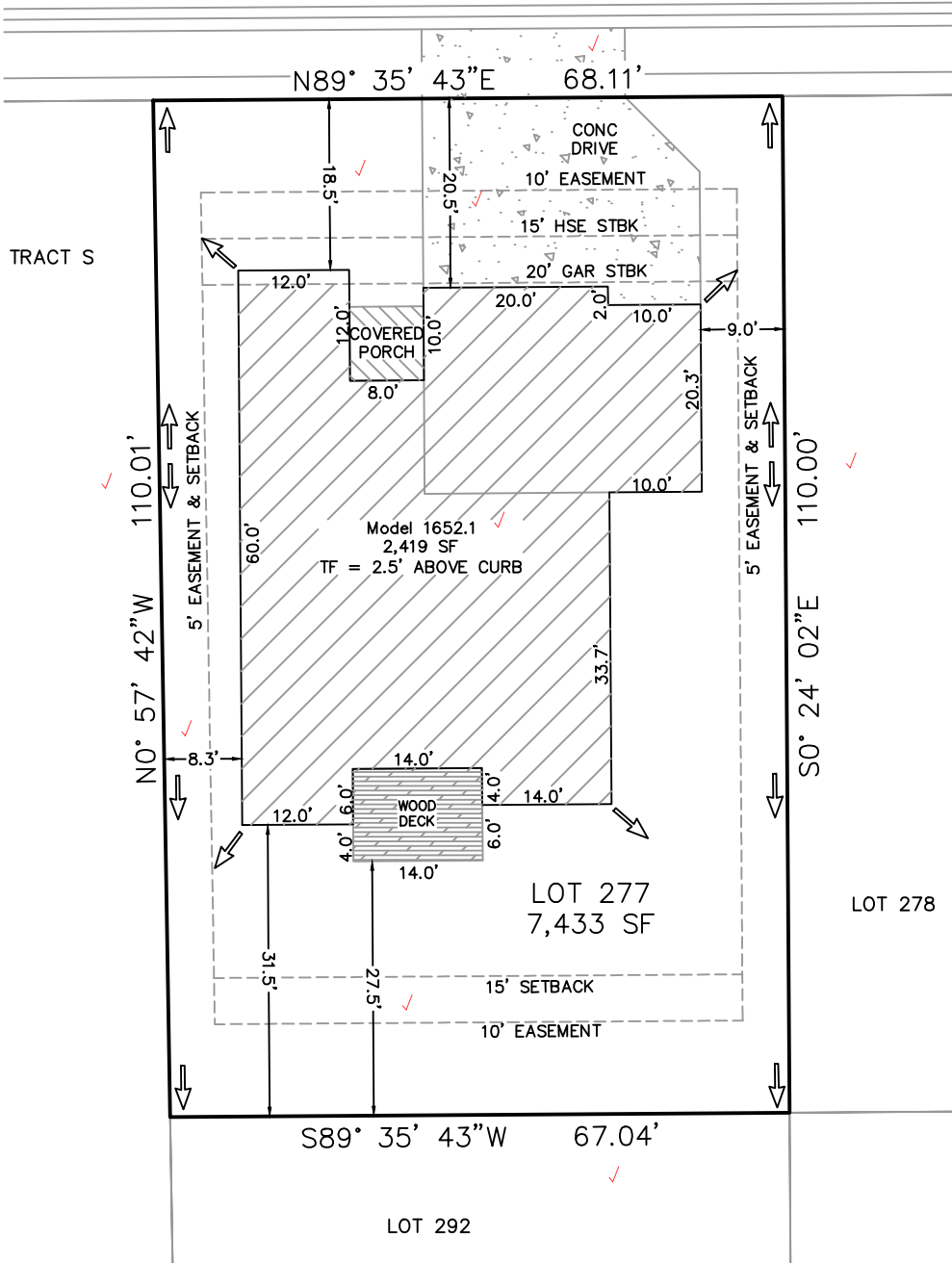
ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBLIATE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION

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

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 / 1652.1-3 CAR / WALKOUT

SETBACKS: FRONT=15'H/20'G SIDES=5'/10' REAR=15' ZONED: PUD DATE: 8/12/19 REV:	ADDRESS: 10821 YUBA DRIVE ✓ COLORADO SPRINGS, CO TAX ID# 5524204001 ✓ LEGAL DESCRIPTION: LOT 277 ✓ LORSON RANCH EAST FILING NO. 1, EL PASO COUNTY, CO	LOT AREA: 7,433 SF ✓ HOUSE W/PORCH PRINT: 2,419 SF COVERAGE: 32.5% ✓
---	---	--

**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: 10821 YUBA DR, COLORADO SPRINGS

Parcel: 5524204001  
Map #: 957G

Plan Track #: 119935 

Received: 19-Aug-2019 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	605	
Lower Level 2	1797	
Main Level	1652	
	4054	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
<p><b>APPROVED</b></p> <p>AMY</p> <p>8/19/2019 4:28:50 PM</p>	<p>(N/A) RBD GIS</p>

## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p><i>08/28/2019 1:20:11 PM</i></p> <p><i>dsdarchuleta</i></p> <p>EPC Planning &amp; Community Development Department</p>
--

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.