

SFD26758  
PLAT-14880  
PUD



LOT 267✓

SCHEDULE NUMBER 5524105002✓

APPROVED  
Plan Review

08/28/2026 9:41:32 AM

dsdhills

EPC Planning & Community  
Development Department



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.



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



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

PLOT PLAN

REVISIONS:

08.12.26 - ADDED NORTH ORIENTATION ARROW/DEGREES PER BUILDER REQUEST. MM



HAYLEY YOUNG, P.E.  
DATE: 07.22.26

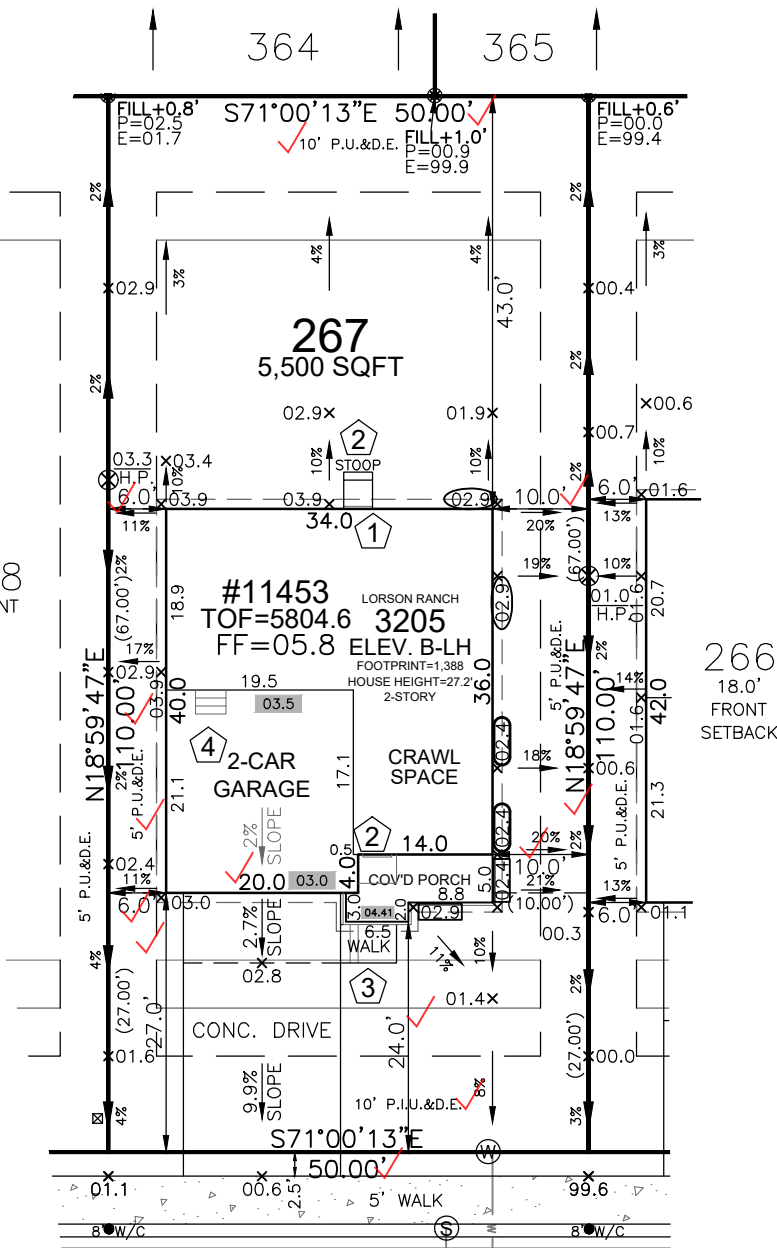
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



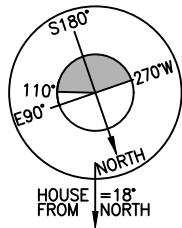
T. CHRIS MADRID, P.L.S.  
DATE: 07.22.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

268  
VACANT



SHADBUSH LANE  
50' R.O.W.



Released for Permit

08/27/2026 1:47:49 PM

REGIONAL  
Building Department

Becky A

ENUMERATION



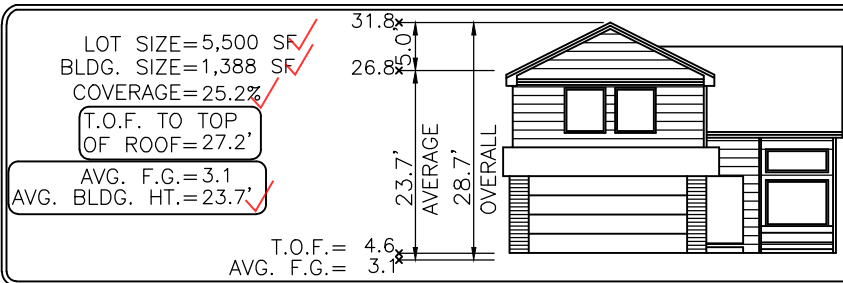
SCALE: 1"=20'

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,000 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 327 SF  
COVERAGE=32.7 %

LEGEND

LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- (XX.X) GRADING PLAN ELEVATION



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 3205-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

07.22.26 / LEFT / NAIL TO NAIL=60.00'

Front 10': N=22185.1204 E=29206.1466

Rear 10': N=22128.3881 E=29186.6161

ADDRESS: 11453 SHADBUSH LANE

MINIMUM SETBACKS:

FRONT: 15'✓ SIDE: 5'✓  
GARAGE: 20'✓  
REAR: 15'✓  
CORNER: 10'✓

DRAWN BY: KM

DATE: 07.22.26



6841 South Yosemite Street #100  
Centennial, CO 80112 USA  
Phone: (303) 850-0559  
Fax: (303) 850-0711  
E-mail: info@bjsurvey.net

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 04.02.24

# SITE



**2023 PPRBC**  
**2024 IECC and CO MERSRC**

**Address: 11453 SHADBUSH LN, COLORADO SPRINGS**

**Parcel: 5524105002**

**Plan Track #: 216382**  **Received: 27-Aug-2026 (BECKYA)**

## Description:

### RESIDENCE

#### Type of Unit:

|               |      |                   |
|---------------|------|-------------------|
| Garage        | 419  |                   |
| Lower Level 2 | 886  |                   |
| Main Level    | 909  |                   |
| Upper Level 1 | 1172 |                   |
|               | 3386 | Total Square Feet |

## Required PPRBD Departments (3)

### Enumeration

**APPROVED**

**BECKYA**

**8/27/2026 1:48:06 PM**

### Floodplain

**(N/A) RBD GIS**

### Construction

Released for Permit

**08/27/2026 3:28:17 PM**



## Required Outside Departments (2)

### County Zoning

**APPROVED**

**Plan Review**

**08/28/2026 9:43:33 AM**



### Security Fire

**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.**