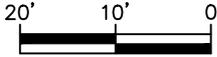




SCALE : 1" = 20'



PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)
5994 WALLEYE DRIVE

FILE - SF23813
ZONED - PUD
PLAT - 15152
AREA - 4250 SQ FT



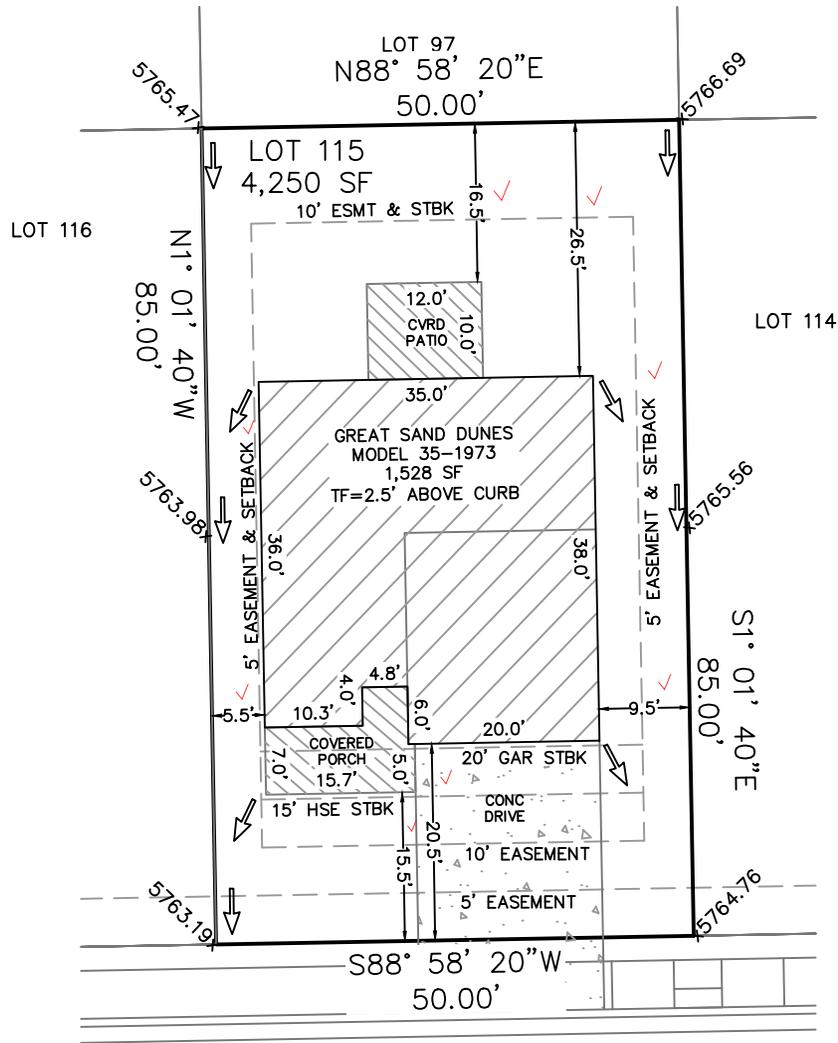
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Released for Permit
10/03/2023 10:15:08 AM
REGIONAL Building Department
ENUMERATION

APPROVED
Plan Review
10/04/2023 10:14:44 AM
dsdmas
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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 rules for the recordation process.
As access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
Division of storage of any drainage way is not permitted without approval of the Planning & Community Development Department

APPROVED
BESQCP
10/04/2023 10:15:01 AM
dsdmas
EPC Planning & Community Development Department



WALLEYE DRIVE

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

TOF = 2.5' ABOVE CURB/35-1973 (GREAT SAND DUNES) / CRAWL

SETBACKS:	ADDRESS:	LOT AREA:
FRNT=15'/20' GAR	5994 WALLEYE DRIVE	4,250 SF
SIDES=5'	COLORADO SPRINGS, CO	HOUSE W/PORCH
REAR=10'	TAX ID# 5513412029	PRINT:
ZONED: PUD	LEGAL DESCRIPTION: LOT 115	1,528 SF
DATE: 9/15/23	THE RIDGE AT LORSON RANCH	COVERAGE:
REV:	FILING NO. 3,	35.9%
	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: 5513412029

Address: 5994 WALLEYE DR, COLORADO SPRINGS

Plan Track #: 181809  Received: 03-Oct-2023 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	426	
Lower Level 2	855	
Main Level	855	
Upper Level 1	1150	
	3286	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 10/3/2023 8:15:34 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>10/04/2023 10:15:57 AM</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.