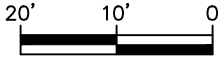




SCALE : 1" = 20'



Released for Permit  
07/29/21 12:05 PM  
REGIONAL Building Department  
Becky A  
ENUMERATION

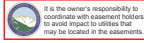
# PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)  
10177 LUNETH DRIVE

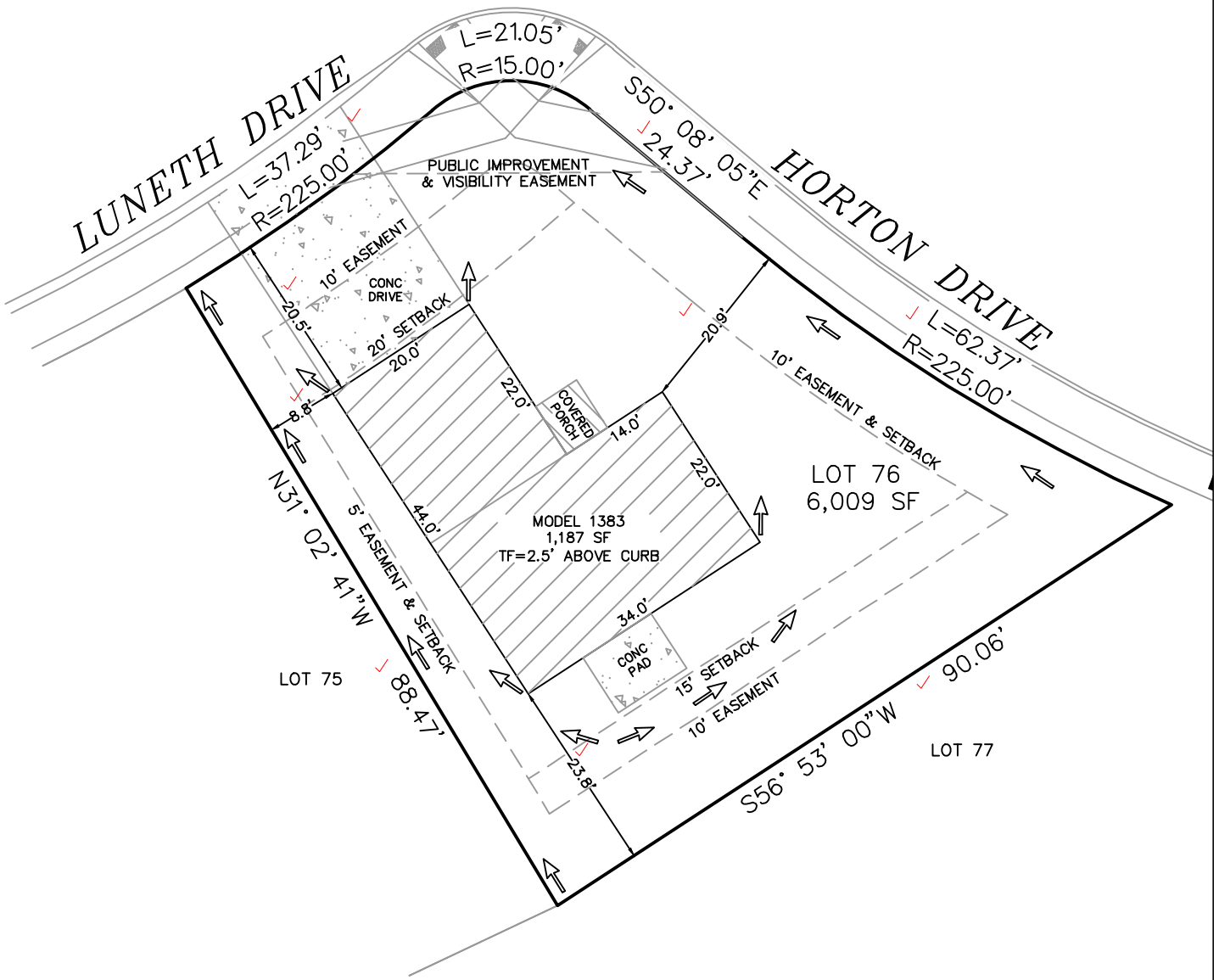
SFD211259

APPROVED  
BESQCP  
07/30/2021 12:37:02 PM  
dufounger  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
07/30/2021 12:37:05 PM  
dufounger  
EPC Planning & Community  
Development Department



ANY APPROVAL COVERED BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS.  
Planning & Community Development Department approval is contingent upon compliance with all applicable codes 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 City road.  
Division of discharge of any drainage way is not permitted without approval of the Planning & Community Development Department.



Top of Foundation = 2.5' ABOVE CURB / 1383-ELEVATION B / A LOT		
SETBACKS: FRONT=20' SIDES=5'/10' REAR=15'	ADDRESS: 10177 LUNETH DRIVE ✓ COLORADO SPRINGS, CO TAX ID# 5523213106 ✓ LEGAL DESCRIPTION: LOT 76 ✓ CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1, EL PASO COUNTY, CO	LOT AREA: 6,009 SF ✓ HOUSE W/PORCH PRINT: 1,187 SF ✓ COVERAGE: 19.8% ✓

EASEMENTS AS RECORDED IN PLAT RECORDS AND ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, & DRAINAGE PURPOSES Job# 210301

**TRALON HOMES, LLC**  
212 N Wahsatch Ave, Suite 305  
Colorado Springs, Colorado, CO 80903  
(719)434-4750 FAX (719)434-3418

# SITE



2017 PPRBC

Address: 10177 LUNETH DR, COLORADO SPRINGS

Parcel: 5500000435

Plan Track #: 149386 

Received: 29-Jul-2021 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	418	
Lower Level 2	748	
Main Level	748	
Upper Level 1	695	
	2609	Total Square Feet

## Required PPRBD Departments (2)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>BECKYA</b></p> <p>7/29/2021 4:24:50 PM</p>	<p><b>Floodplain</b></p>
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## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p>07/30/2021 12:28:38 PM</p> <p><i>dsdyounger</i></p> <p>EPC Planning &amp; Community Development Department</p>
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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.