



1840.1 C1 ELEVATION  
AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{(12.7)(4)}{(4)} = 12.7$   
BUILDING HEIGHT = 21.5 + (SLAB - AFG) =  
BUILDING HEIGHT = 21.5 + (13.2 - 12.7) = 22.0

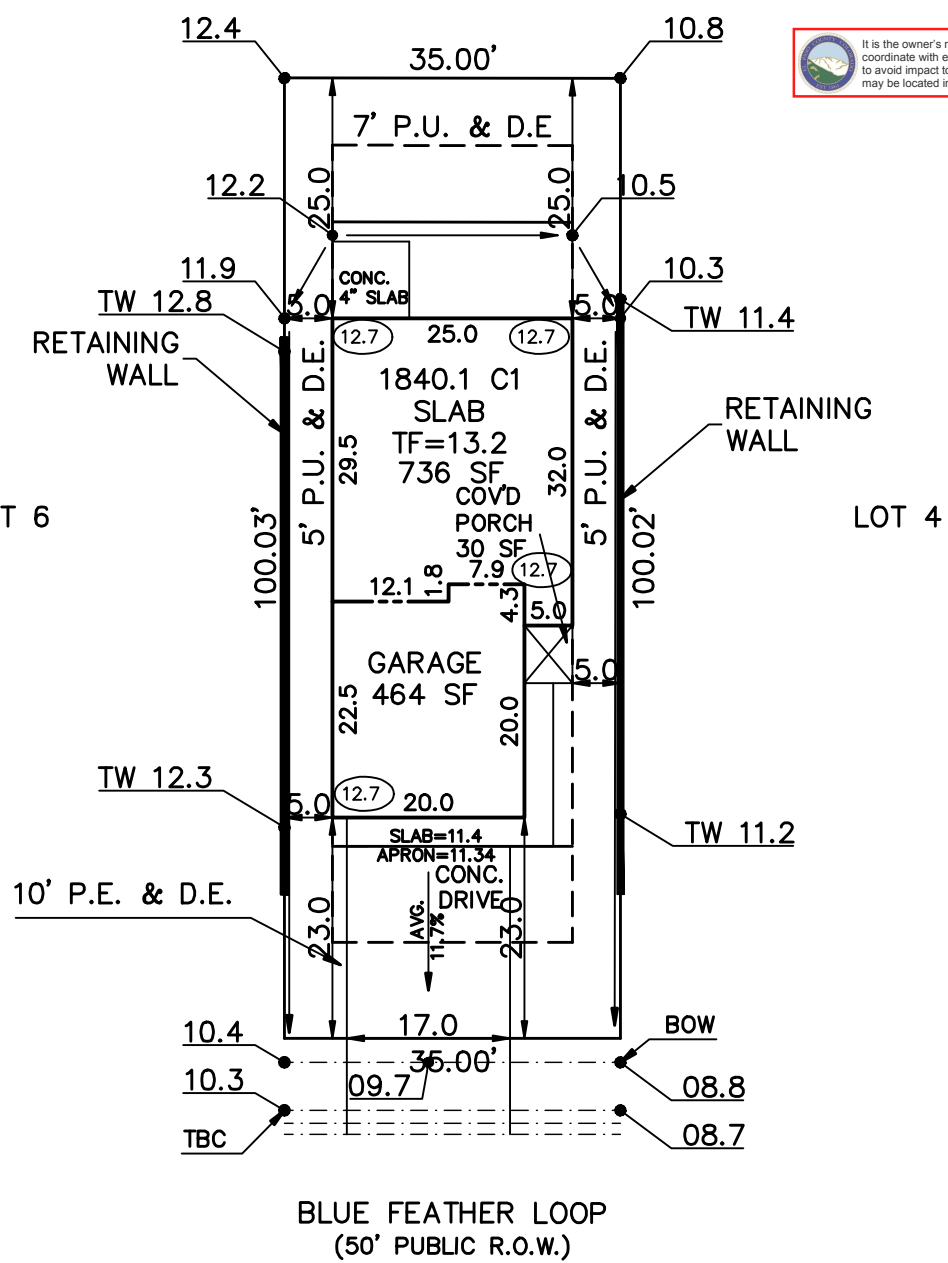
Released for Permit  
07/02/2024 12:16 PM  
REGIONAL Building Department  
Becky A  
ENUMERATION

SFD24661  
PLAT 15342  
PUD CAD-O

APPROVED  
Plan Review  
07/09/2024 12:45:25 PM  
dsdrangel  
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 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  
07/09/2024 12:45:38 PM  
dsdrangel  
EPC Planning & Community  
Development Department

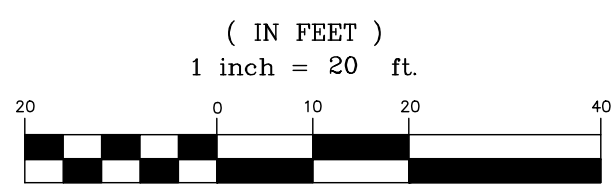


It is the owner's responsibility to  
coordinate with easement holders  
to avoid impact to utilities that  
may be located in the easements.

ZONING PUD  
SCHEDULE No. 5232410003

<b>WARNING!</b> 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION	<b>SITE DATA</b> LOT SQ. FT.= 3501 HOUSE SQ. FT.= 1230 COVERAGE = 35.1% BLDG. HEIGHT = 22.0	<b>SCALE: ...1"=20'</b> DRAWN BY: TAP
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ASPEN LAND CONSULTANTS, LLC  
11670 SILVER CHARM WAY  
COLORADO SPRINGS, COLORADO 80921



PLOT PLAN

<b>LEGAL DESCRIPTION</b> LOT 5 COPPER CHASE AT STERLING RANCH FILING No. 1 EL PASO COUNTY, COLORADO		
<b>ADDRESS</b> 8450 BLUE FEATHER LOOP		
<b>PREPARED FOR</b> CHALLENGER HOMES	<b>TITLE CO. FILE NO.</b>	<b>DATE</b> 06-26-24
	<b>DRAWING NAME</b> CC1-005	<b>PROJECT NO.</b>

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5232410003

Address: 8450 BLUE FEATHER LOOP, COLORADO SPRINGS

Plan Track #: 191563 

Received: 02-Jul-2024 (BECKYA)

## Description:

### RESIDENCE


Type of Unit:

Garage	431	
Main Level	739	
Upper Level 1	1101	
	2271	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED BECKYA 7/2/2024 2:40:45 PM	(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning
APPROVED Plan Review 07/09/2024 12:45:53 PM  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.