

SFD26633  
PUD  
PLAT 15216  
  
ASQ 262

DESERT ASPEN HORIZON  
**VIEW HOMES**

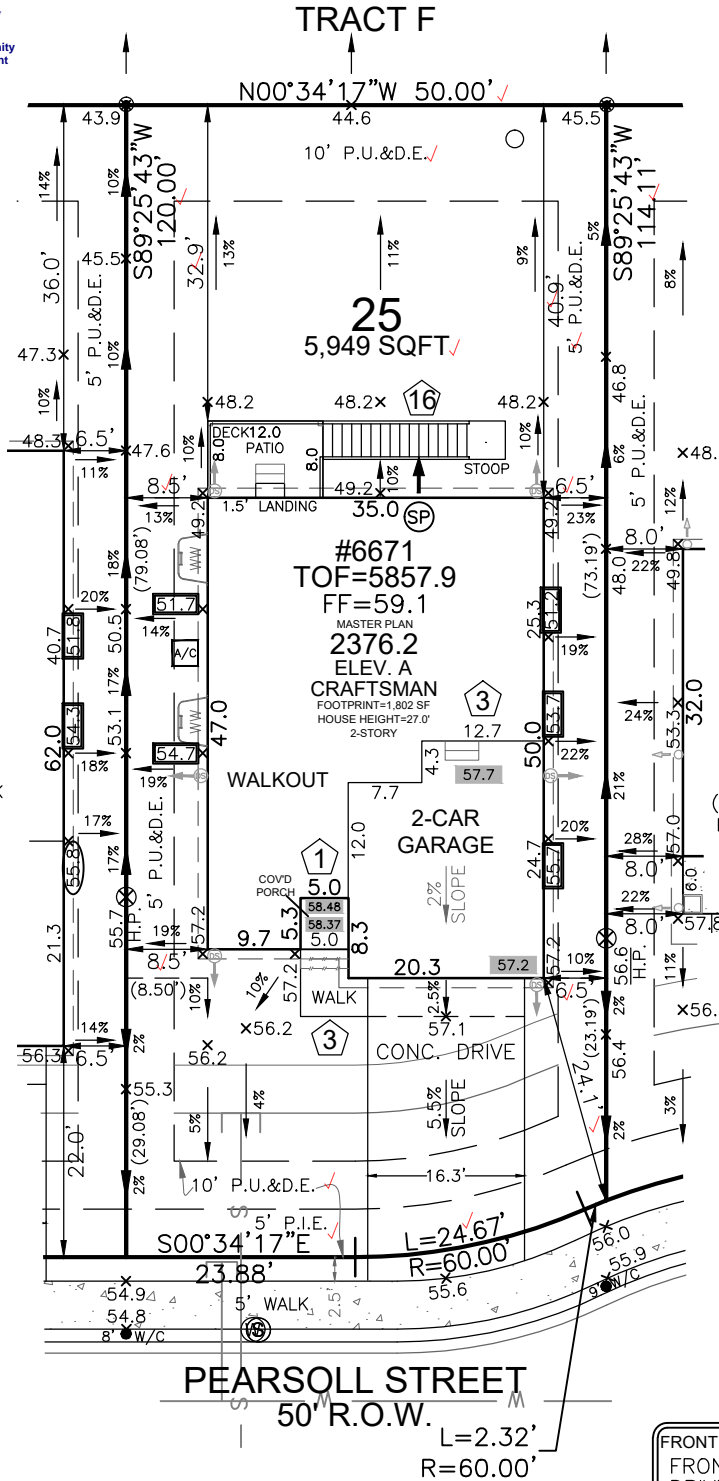
LOT 25  
SCHEDULE NUMBER 5524110025

PLOT PLAN

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

APPROVED  
Plan Review  
07/02/2026 8:09:42 AM  
dsdmas  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT DEVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAND-ANCHOR REGULATIONS.  
Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat.  
An access permit must be granted for the Planning & Community Development Department prior to the establishment of any driveway onto a County Road.  
Division of Highways of any drainage way is not permitted without approval of the Planning & Community Development Department.



HAYLEY YOUNG, P.E.  
DATE: 06.23.26  
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: 06.23.26  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

N/A  
06/30/2026 1:41:25 PM  
JESUIT CONSTRUCTION

(GRADING CERTIFICATION PASSED ON 08.29.25.)

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 57.9
- GARAGE SLAB = 57.2
- GRADE BEAM = 12"
- (57.9 - 57.2 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- STEP FOUNDATION AT LOCATIONS INDICATED

LEGEND

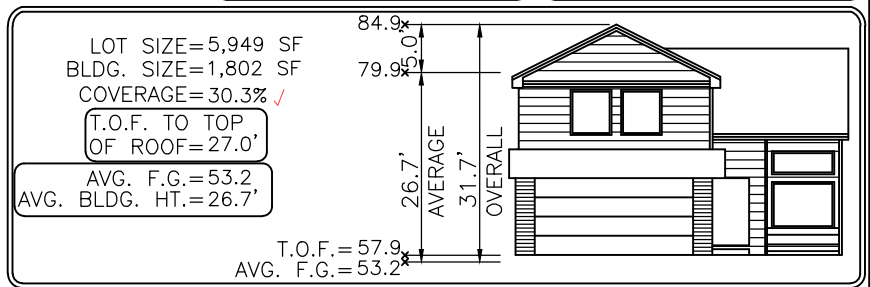
LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(X)	CONCRETE
(X)	RISER COUNT
(XX.X)	CONCRETE ELEVATION
(XX.X)	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,016 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 335 SF  
COVERAGE=32.9 %

Released for Permit  
06/30/2026 8:32:47 AM  
Regional Building Department  
amy  
ENUMERATION



0 20 40  
SCALE: 1"=20'



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

MODEL OPTIONS: 2376.2-A/CRAFTSMAN/2-CAR/WALKOUT/8' WALLS

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

06.23.26 / RIGHT / NAIL TO NAIL=80.00'  
Front 15': N=21663.8908 E=31371.4130  
Rear 15': N=21664.6885 E=31451.4090

ADDRESS: 6671 PEARSOLL STREET

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: 11.29.23

MINIMUM SETBACKS:  
FRONT: 15' SIDE: 5'  
GARAGE: 20'  
REAR: 10'  
CORNER: 10'

DRAWN BY: DEV

DATE: 06.23.26



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

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 6671 PEARSOLL ST, COLORADO SPRINGS

Parcel: 5524110025

Plan Track #: 214783 

Received: 30-Jun-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	463	
Lower Level 2	1596	
Main Level	1222	
Upper Level 1	1154	
	4435	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**6/30/2026 8:33:17 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/30/2026 1:41:28 PM**

**justinl**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**07/02/2026 8:11:47 AM**

**dsdmaes**

**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.