



**PLOT PLAN**  
(THIS IS NOT A PROPERTY SURVEY)  
6196 WACISSA DRIVE

SFD22802  
PLAT 14462  
PUD

Released for Permit

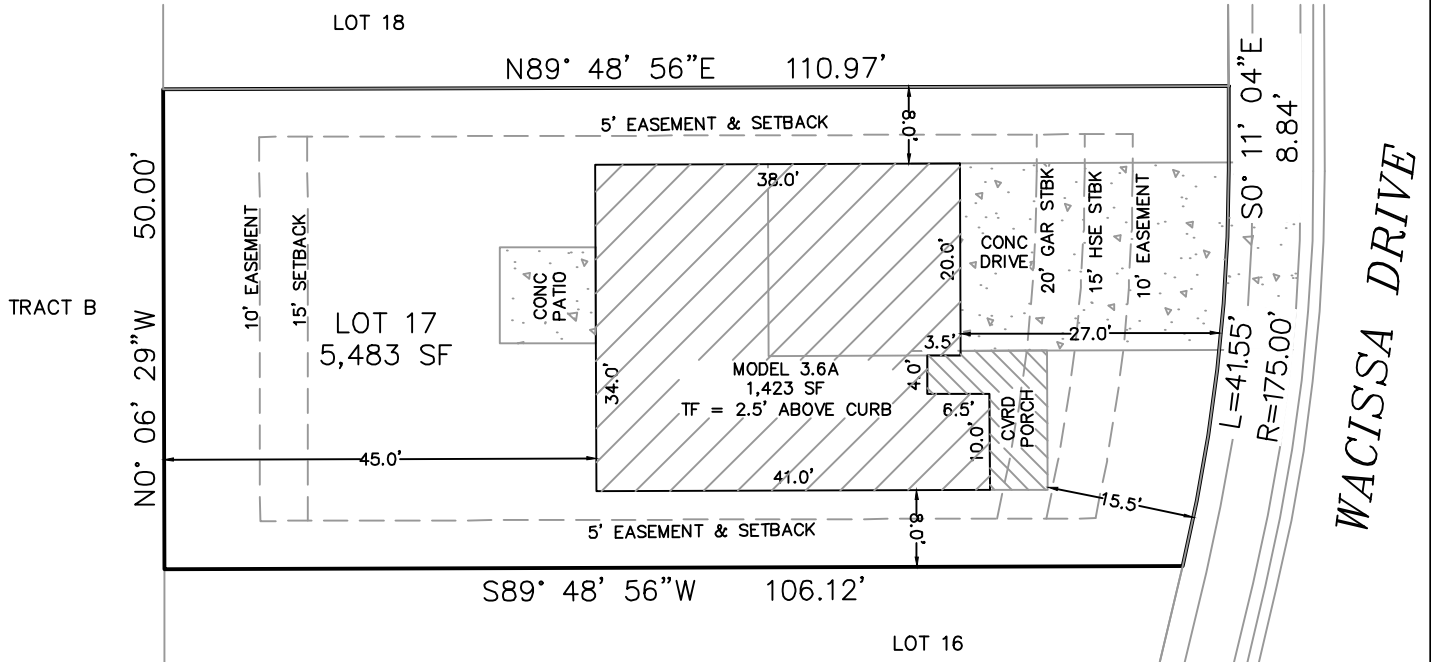
05/16/2022 11:50 PM



Becky A

ENUMERATION

SCALE 1" = 20'



**APPROVED  
Plan Review**

05/23/2022 3:43:29 PM

*dsdrangel*

EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBLVIATE 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**

05/23/2022 3:43:39 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.

EASEMENTS AS RECORDED IN PLAT RECORDS AND  
ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS,  
& DRAINAGE PURPOSES Job# 210503

Top of Foundation = 2.5' ABOVE CURB / PLAN 3.6A / B LOT

SETBACKS: ADDRESS:  
FRONT=15'H/20'G 6196 WACISSA DRIVE  
SIDES=5'/10' COLORADO SPRINGS, CO  
REAR=15' TAX ID# 5513310017  
ZONED: PUD LEGAL DESCRIPTION: LOT 17  
DATE: 3/2/22 LORSON RANCH EAST FILING  
REV1: 4/13/22 NO. 2, EL PASO COUNTY, CO

LOT AREA:  
5,483 SF  
HOUSE W/PORCH  
PRINT:  
1,423 SF  
COVERAGE:  
26.0%

**WINDSOR RIDGE  
HOMES**  
(719)499-6136


# SITE



2017 PPRBC

Address: 6196 WACISSA DR, COLORADO SPRINGS

Parcel: 5513310017

Plan Track #: 162243 

Received: 16-May-2022 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	412	
Lower Level 2	782	
Main Level	876	
Upper Level 1	1109	
	3179	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BECKYA</b>  <b>5/16/2022 4:12:01 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u>  <i>05/23/2022 3:43:56 PM</i> <i>dsdrangel</i> <b>EPC Planning &amp; Community</b> <b>Development Department</b>
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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.