

BUILDER'S NOTES

MANAGER SIGNATURE _____
CURB DAMAGE _____
SPOILS PILE LOCATION _____
TRUCKS NEEDED _____

T.O.W. = _____
B.O.H. = _____
FOOTER = _____
FLOOR = _____
TOTAL = _____
WALK OUT = _____
DRIVE SLOPE = _____
GARAGE = _____
PORCH = _____

45% LOT COVERAGE

ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN BUILDING SIZE.

SFD26812
Not within WUI

APPROVED
Plan Review

10/01/2026 2:49:25 PM
dsdyounger

EPC Planning & Community
Development Department

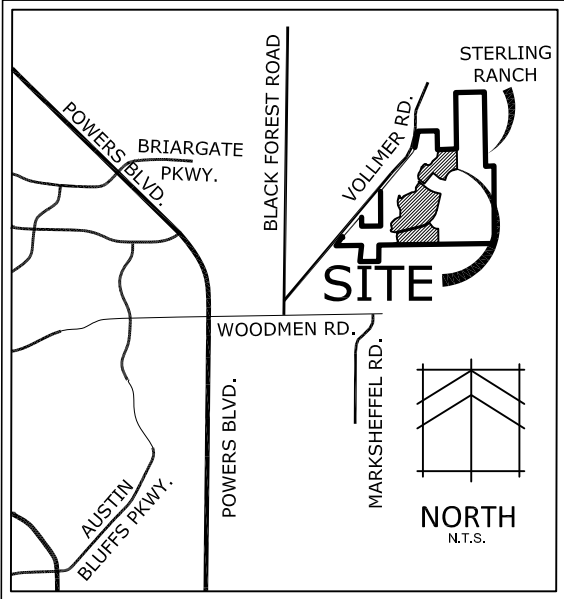
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

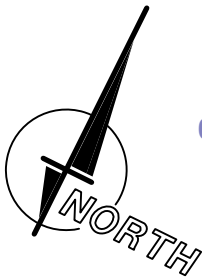
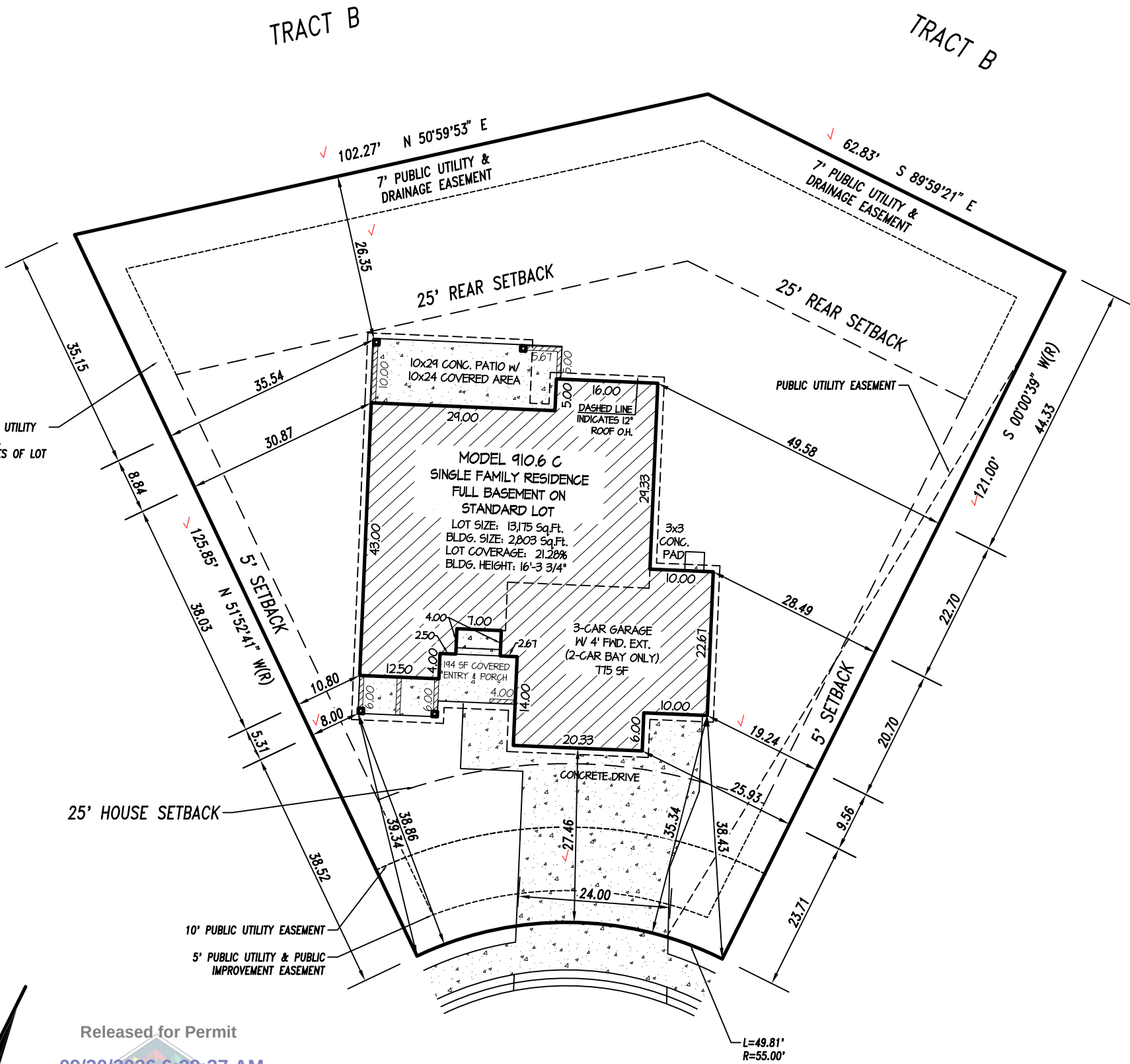
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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



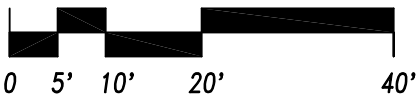
VICINITY MAP
N.T.S.



Released for Permit
09/30/2026 6:29:37 AM
REGIONAL
Building Department
amy
ENUMERATION

8896 POCATELLO TRAIL
(50' PUBLIC R.O.W.)

SCALE 1"=20'



LEGAL DESCRIPTION

ADDRESS: 8896 POCATELLO TRAIL ✓
DESCRIPTION: FILING 1, LOT 250 ✓
STERLING RANCH EAST ✓
COLORADO SPRINGS, COLORADO ✓
EL PASO COUNTY

PLAT 15459

CLASSIC
HOMES

2138 Flying Horse Club Dr.

Colorado Springs, Colorado 80921

(719) 542-4333

TAX ID #523312027 ✓

PLOT PLAN

Drawn by: NH, JA

R55000 ✓

SEPT 29, 2026

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 8896 POCATELLO TRL, COLORADO SPRINGS

Parcel: 5233112027

Plan Track #: 217284  **Received: 30-Sep-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	467	
Lower Level 2	1594	
Main Level	1594	
	3655	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

9/30/2026 6:30:14 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

09/30/2026 2:31:52 PM



CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

10/01/2026 2:51:06 PM

dsdyounger

**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.**