

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 =

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

45% LOT COVERAGE

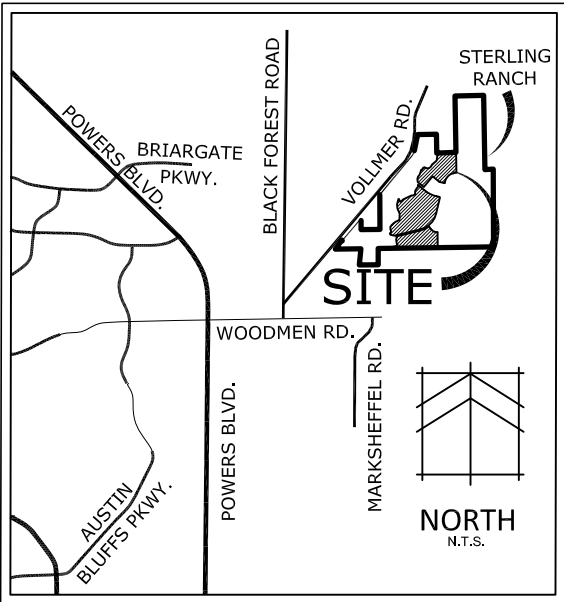
NOTES:

* DECK IS PARTIALLY COVERED, THE ENTIRE DECK IS INCLUDED IN BUILDING SIZE.

1. WINDOW WELLS & DECK LANDING SHOWN ONLY WHEN ENCROACHING INTO A SETBACK.
2. EACH WINDOW WELL IS PROVIDED & INSTALLED ONLY AS REQUIRED BY GRADE.

SFD26789
PLAT 15459

"NOT IN THE WUI"



VICINITY MAP
N.T.S.

APPROVED
Plan Review

09/15/2026 12:45:49 PM
dsdmaes

EPC Planning & Community
Development Department



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

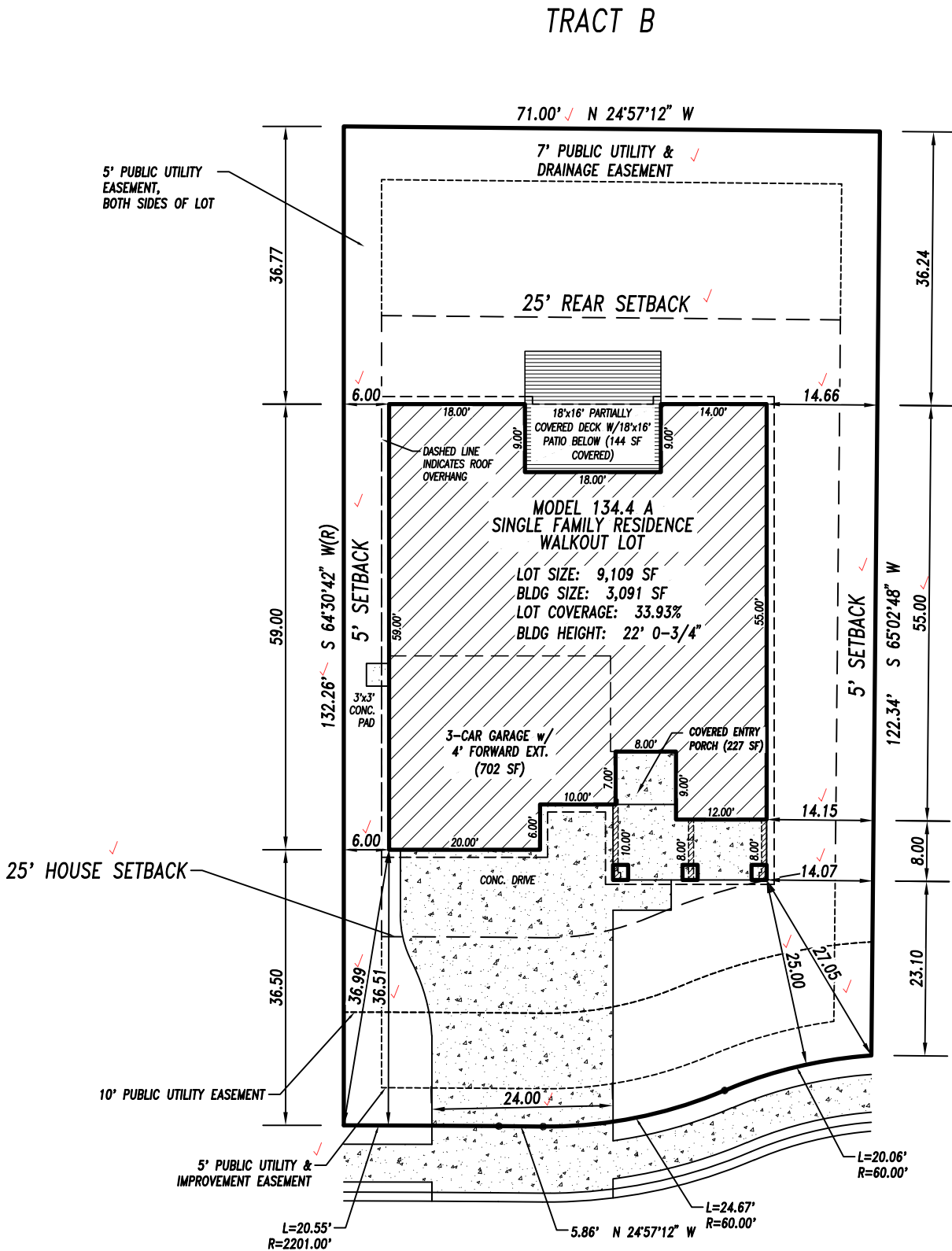
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

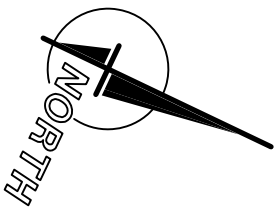
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



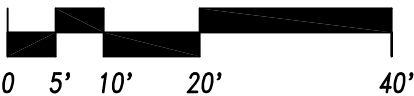
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



LAGUNA NIGUEL WAY
(50' PUBLIC R.O.W.)



SCALE 1"=20'



Released for Permit

09/14/2026 3:59:43 PM

Becky A
ENUMERATION

LEGAL DESCRIPTION

ADDRESS: 9074 LAGUNA NIGUEL WAY
DESCRIPTION: LOT 275, FILING I
STERLING RANCH EAST
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC
HOMES

2138 Flying Horse Club Dr.

Colorado Springs, Colorado 80921

(719) 542-4333

TAX ID #52334|0002

PLOT PLAN

Drawn by: NH, JA

RS-5000

SEPT 14, 2026

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 9074 LAGUNA NIGUEL WAY, COLORADO SPRINGS

Parcel: 5233410002

Plan Track #: 216854

Received: 14-Sep-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	835	
Lower Level 2	1874	
Main Level	1874	
	4583	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

9/14/2026 4:00:15 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

09/15/2026 7:59:32 AM



CONSTRUCTION

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

09/15/2026 12:49:06 PM

dsdmaes
**EPC Planning & Community
Development Department**

Black Forest Fire (CSFD)

**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.**