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 =

SFD26857
Not within WUI

APPROVED
Plan Review
11/13/2026 4:13:04 PM
dsdyounger
EPC Planning & Community Development Department

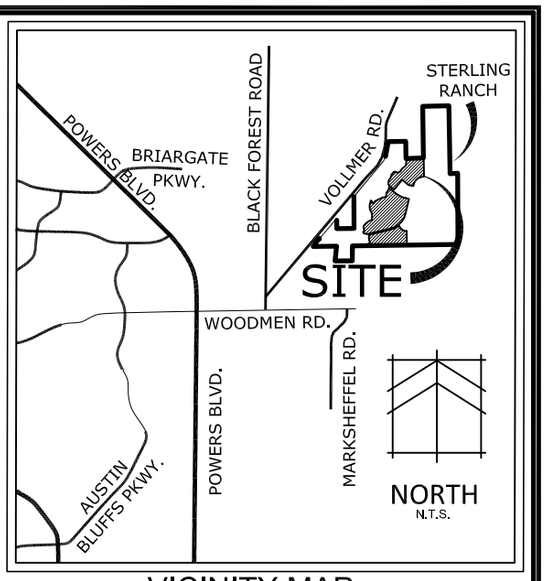
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

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

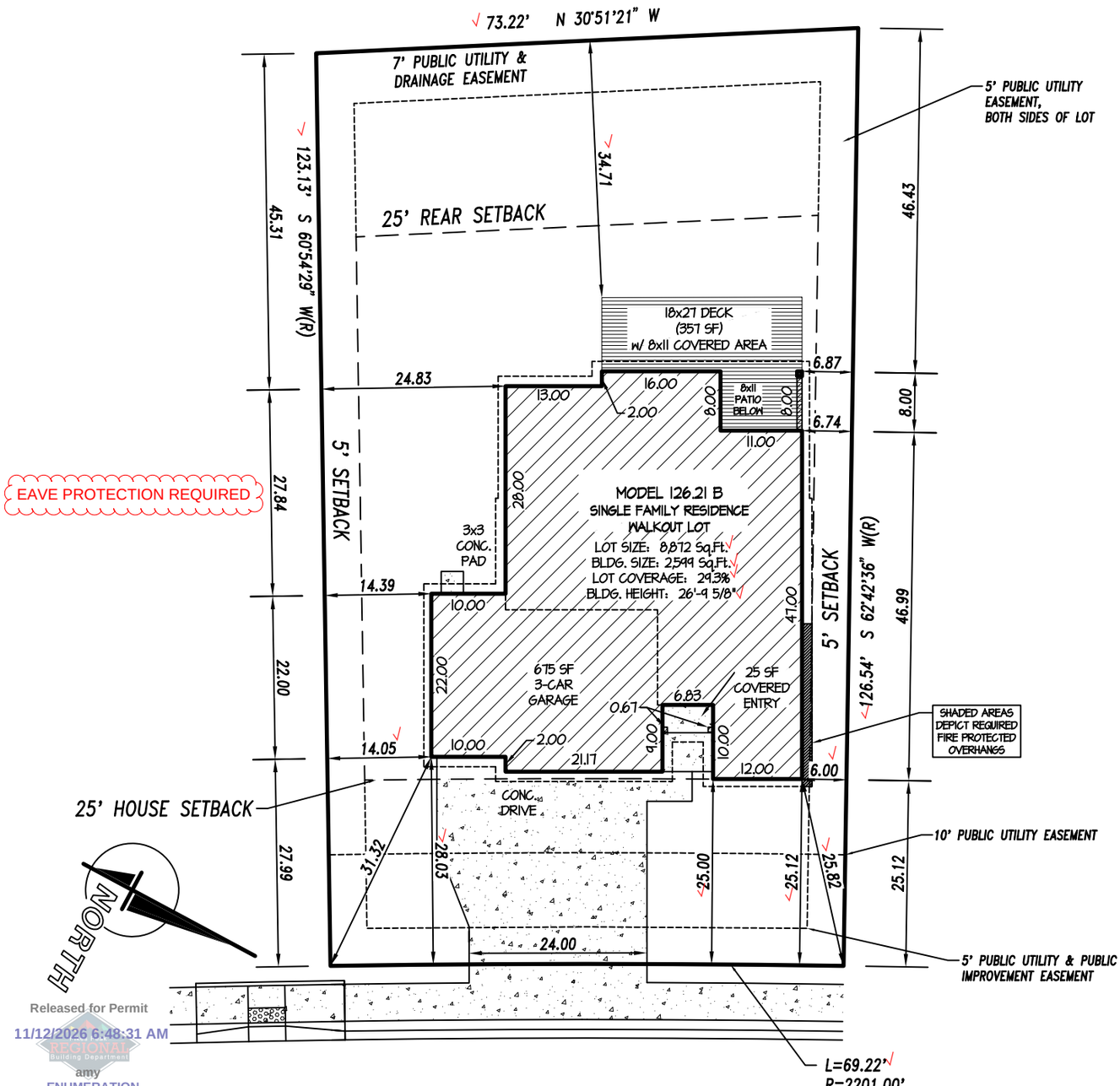


VICINITY MAP
N.T.S.

40% LOT COVERAGE

THE DECK & ALL AREAS COVERED BY ROOF ARE INCLUDED IN BUILDING SIZE.

TRACT B



Released for Permit
11/12/2026 6:48:31 AM
REGIONAL Building Department
amy
ENUMERATION

SCALE 1"=20'

0 5' 10' 20' 40'

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

TAX ID #5233410004

PLAT 15459

LEGAL DESCRIPTION

ADDRESS: 9038 LAGUNA NIGUEL WAY
DESCRIPTION: LOT 277, FILING 1
STERLING RANCH EAST
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC HOMES
2138 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 592-9333

PLOT PLAN

Drawn by: NH, JA, SC

RS-5000 | NOV 11, 2026

SITE

2023 PPRBC
2024 IECC and CO MERSRC

Address: 9038 LAGUNA NIGUEL WAY, COLORADO SPRINGS **Parcel: 5233410004**

Plan Track #: 218503 **Received: 12-Nov-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	456	
Lower Level 2	1543	
Main Level	1541	
Upper Level 1	973	
	4513	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

11/12/2026 6:48:51 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
11/13/2026 2:40:20 PM
Pikes Peak REGIONAL Building Department
shelley
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
11/13/2026 4:13:30 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.