

Released for Permit
09/29/2026 9:56:40 AM
REGIONAL
Building Department
any
ENUMERATION



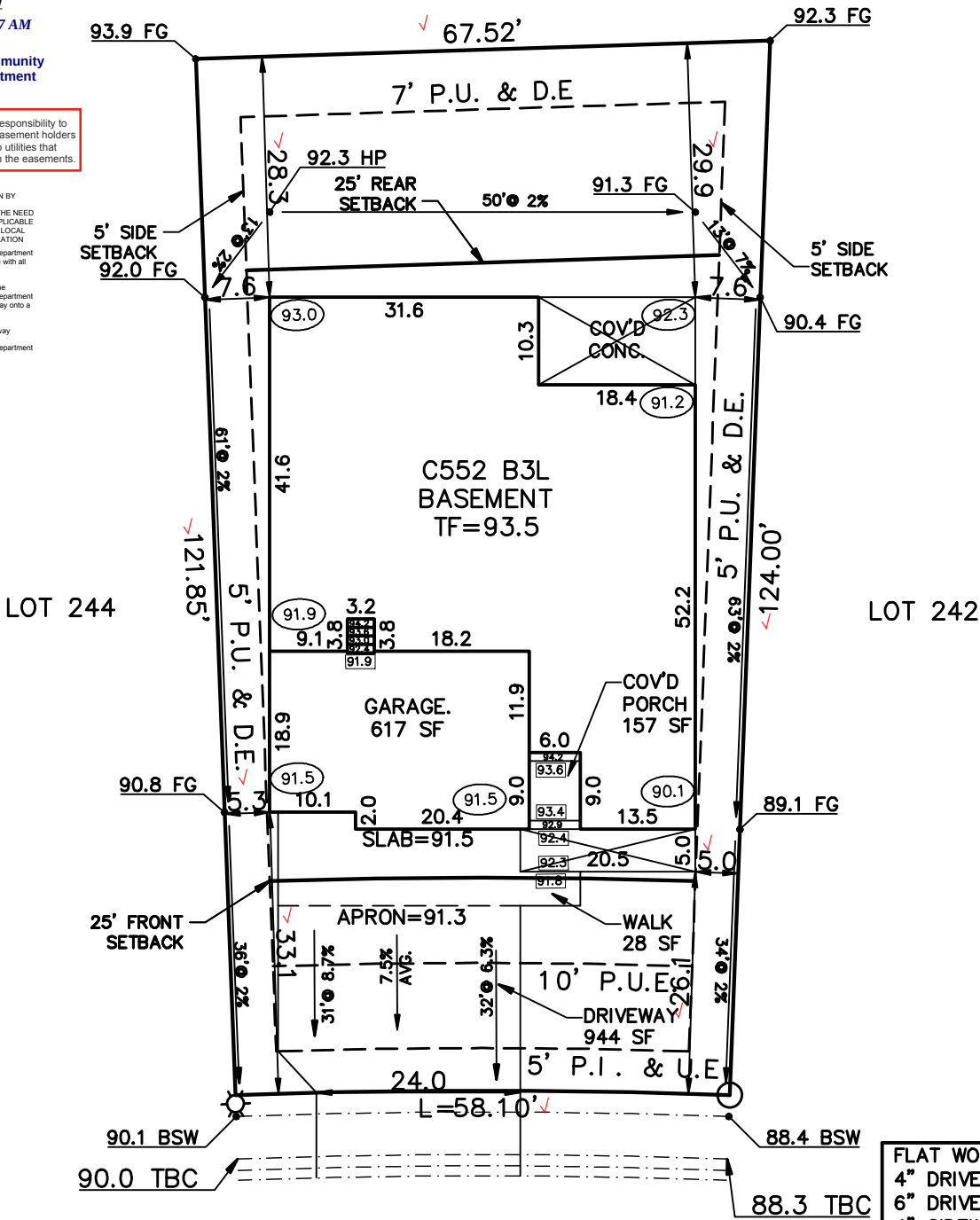
AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{93.0+92.3+91.9+91.5(2)+91.2+90.1}{7} = 91.6$
BUILDING HEIGHT = $20.3 + (TS - AFG) =$
BUILDING HEIGHT = $20.3 + (93.5 - 91.6) = 22.2$

SFD26807
Not within WUI

APPROVED
Plan Review
09/29/2026 11:54:17 AM
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 OBTAIN 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



FLAT WORK:
4" DRIVEWAY 944 SF
6" DRIVEWAY SF
4" SIDEWALK 169 SF
6" SIDEWALK 120 SF
PATIO 190 SF
WALK 28 SF
PORCH 157 SF

RS-5000
PLAT 15459

SCHEDULE No. 5233112020 ✓

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

WARNING!

1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.

SITE DATA

LOT SQ. FT. = 7691 ✓
HOUSE SQ. FT. = 3208 ✓
COVERAGE = 41.7% ✓
BLDG. HEIGHT = 22.2 ✓

PLOT PLAN

LEGAL DESCRIPTION

LOT 243 ✓
STERLING RANCH EAST FILING NO. 1 ✓
EL PASO COUNTY, COLORADO

ADDRESS

8813 POCATELLO TRAIL ✓

AMERICAN LEGEND HOMES
1635 GARDEN OF THE GODS ROAD STE 2130
COLORADO SPRINGS, COLORADO 80907
719-884-0088

SCALE: ...1"=20'
DRAWN BY: TAP

TITLE CO. FILE NO.

SRE1-243

DATE

09-24-26

DRAWING NAME

PROJECT NO.

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 8813 POCATELLO TRL, COLORADO SPRINGS

Parcel: 5233112020

Plan Track #: 217259  **Received: 29-Sep-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	642	
Lower Level 2	2238	
Main Level	2155	
	5035	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

9/29/2026 9:57:38 AM

Floodplain

(N/A) RBD GIS

Construction

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09/29/2026 11:32:20 AM



Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

09/29/2026 11:55:33 AM

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**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.**