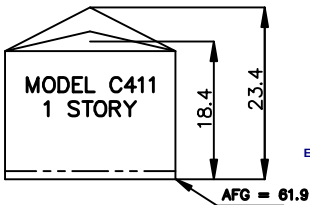
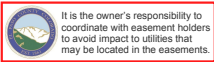


SFD26798
Not within WUI



APPROVED
Plan Review
09/24/2026 11:37:26 AM
dsdyounger
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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.
As access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

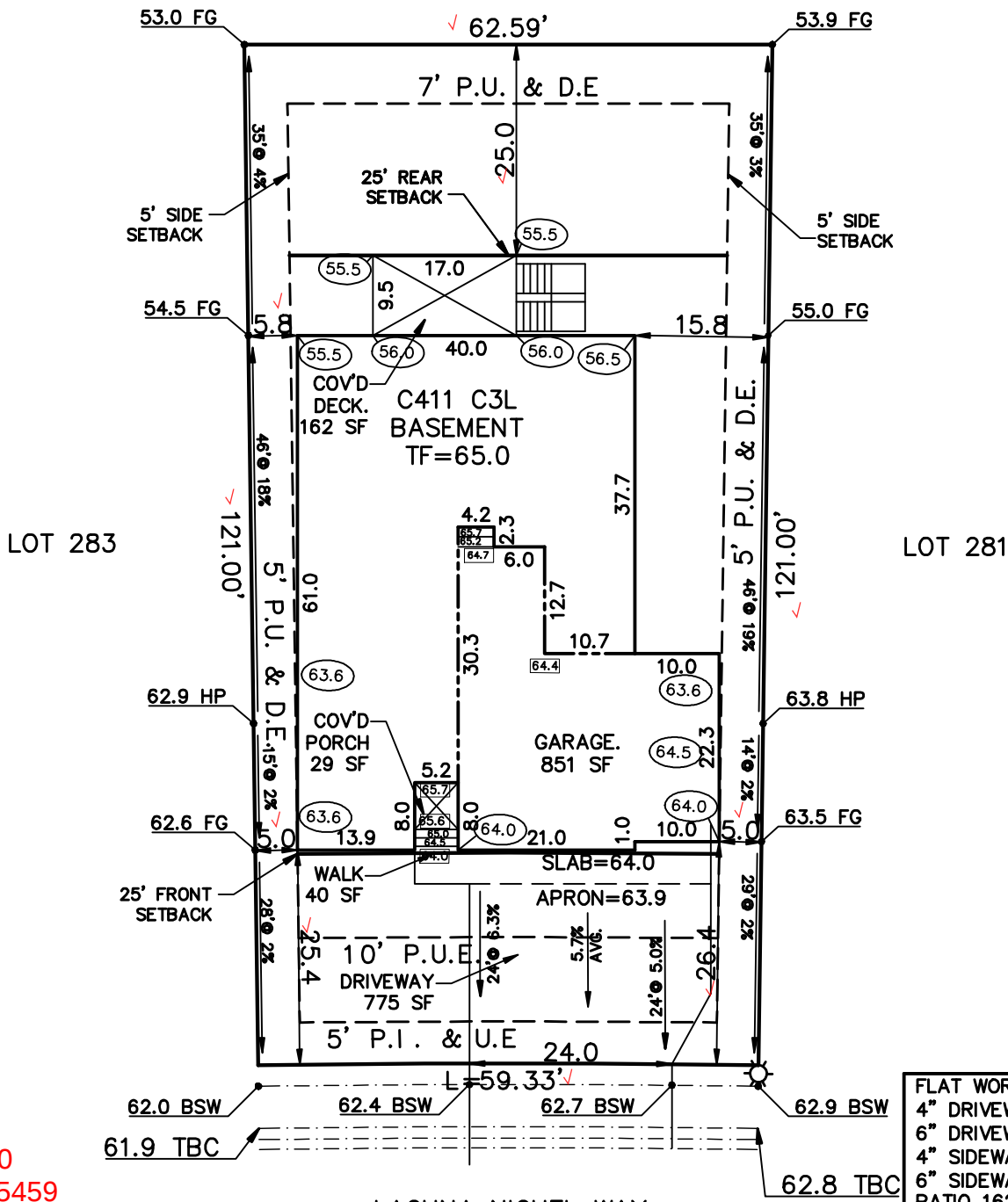
Released for Permit

09/22/2026 3:50:17 PM



ENUMERATION

AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{64.5+64.0(2)+63.6(3)+56.5+55.5}{(8)} = 61.9$
BUILDING HEIGHT = 15.3 + (TS - AFG) =
BUILDING HEIGHT = 15.3 + (65.0 - 61.9) = 18.4



FLAT WORK:
4" DRIVEWAY 775 SF
6" DRIVEWAY SF
4" SIDEWALK 176 SF
6" SIDEWALK 120 SF
PATIO 162 SF
WALK 40 SF
PORCH 29 SF

RS-5000
PLAT 15459

SCHEDULE No. 5233410009 ✓

LAGUNA NIGUEL WAY
(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.= 7367 ✓
HOUSE SQ. FT.= 2812 ✓
COVERAGE = 38.2% ✓
BLDG. HEIGHT = 18.4 ✓

PLOT PLAN

LEGAL DESCRIPTION

LOT 282 ✓
STERLING RANCH EAST FILING NO. 1 ✓
EL PASO COUNTY, COLORADO

ADDRESS

8948 LAGUNA NIGUEL WAY ✓

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.

SRE1-282

DATE

09-15-26

DRAWING NAME

PROJECT NO.

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 8948 LAGUNA NIGUEL WAY, COLORADO SPRINGS

Parcel: 5233410009

Plan Track #: 217085  **Received: 22-Sep-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	576	
Lower Level 2	1751	
Main Level	1698	
Upper Level 1	29	
	4054	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

9/22/2026 3:50:39 PM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

09/24/2026 11:37:59 AM

dsdyounger

**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.**