

SFD26363
 PLAT 14995
 RS-5000

APPROVED
 BESQCP
 04/24/2022 8:48:01 AM
 dsdhills
 EPC Planning & Community
 Development Department

APPROVED
 Plan Review
 04/24/2022 8:47:51 AM
 dsdhills
 EPC Planning & Community
 Development Department

Released for Permit

04/21/2022 11:14:19 AM

REGIONAL
 Building Department

Becky A
 ENUMERATION

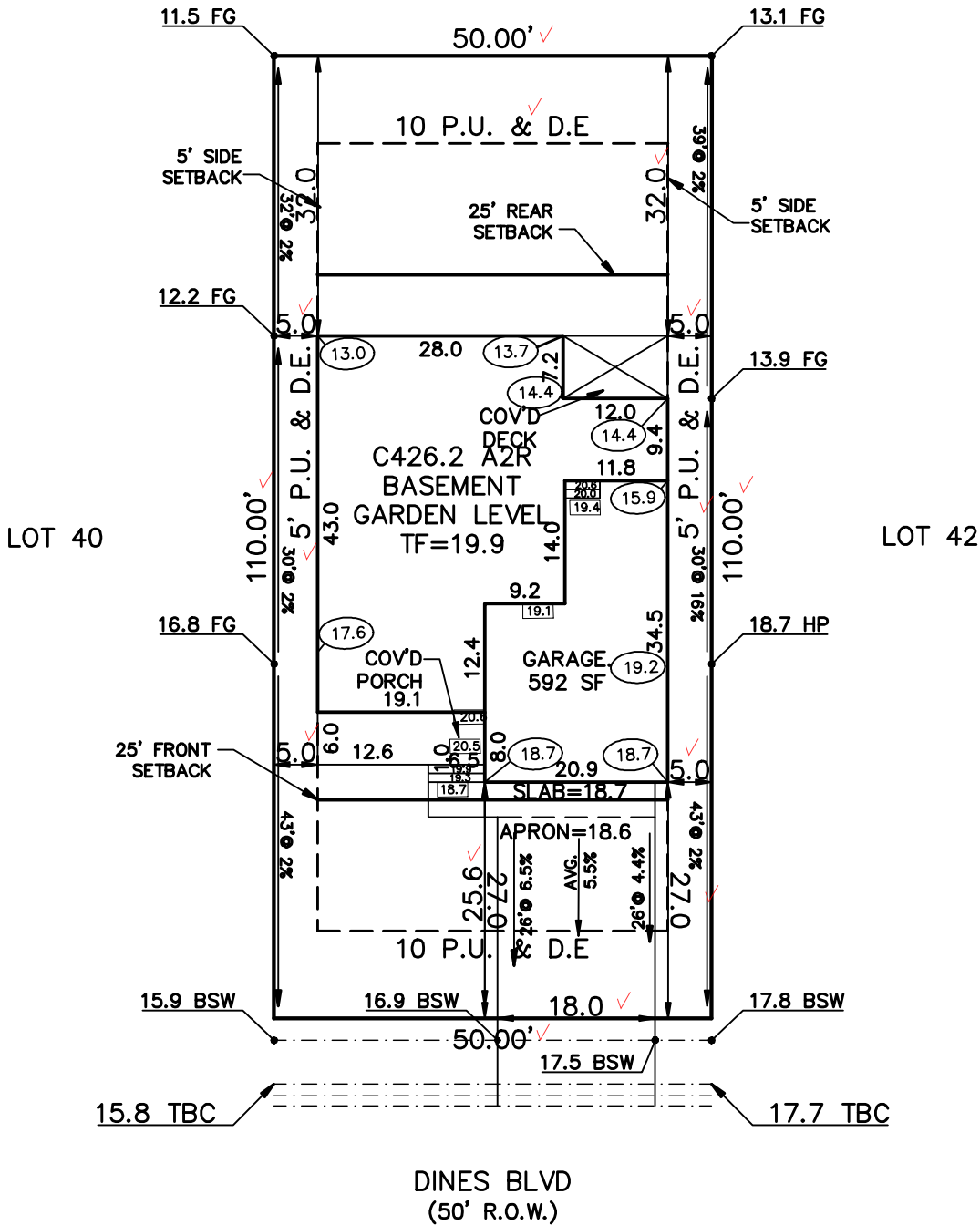
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT 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

AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{19.2 + 18.7(2) + 17.6 + 14.4(2) + 13.7 + 13.0}{8} = 16.2$
 BUILDING HEIGHT = 23.8 + (TS - AFG) =
 BUILDING HEIGHT = 23.8 + (19.7 - 16.2) = 27.3



SCHEDULE No. 5233310020 ✓

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. = 5500 ✓ HOUSE SQ. FT. = 2008 ✓ COVERAGE = 36.5% ✓ BLDG. HEIGHT = 27.3 ✓	PLOT PLAN	
	LEGAL DESCRIPTION LOT 41 ✓ STERLING RANCH FILING No. 3 ✓ EL PASO COUNTY, COLORADO ✓		
AMERICAN LEGEND HOMES 1635 GARDEN OF THE GODS ROAD STE 2130 COLORADO SPRINGS, COLORADO 80907 719-884-0088		ADDRESS 8472 DINES BLVD ✓	
		SCALE: ...1"=20' DRAWN BY: TAP	TITLE CO. FILE NO. SR3-41

SITE



2023 PPRBC
2021 IECC Amended

Address: 8472 DINES BLVD, COLORADO SPRINGS

Parcel: 5233310020

Plan Track #: 212357 

Received: 21-Apr-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	591	
Lower Level 2	973	
Main Level	1116	
Upper Level 1	2122	
	4802	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

4/21/2026 11:44:32 AM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/24/2026 8:55:11 AM



**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.