

AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{68.9+68.7(2)+68.5+68.2+67.8(2)+67.1}{8} = 68.2$
BUILDING HEIGHT = 13.5 + (TS - AFG) =
BUILDING HEIGHT = 13.5 + (69.4 - 68.2) = 14.7

SFD267874
PLAT-15459
RS-5000

APPROVED
Plan Review

09/11/2026 8:39:44 AM
dsdhills

EPC Planning & Community
Development Department



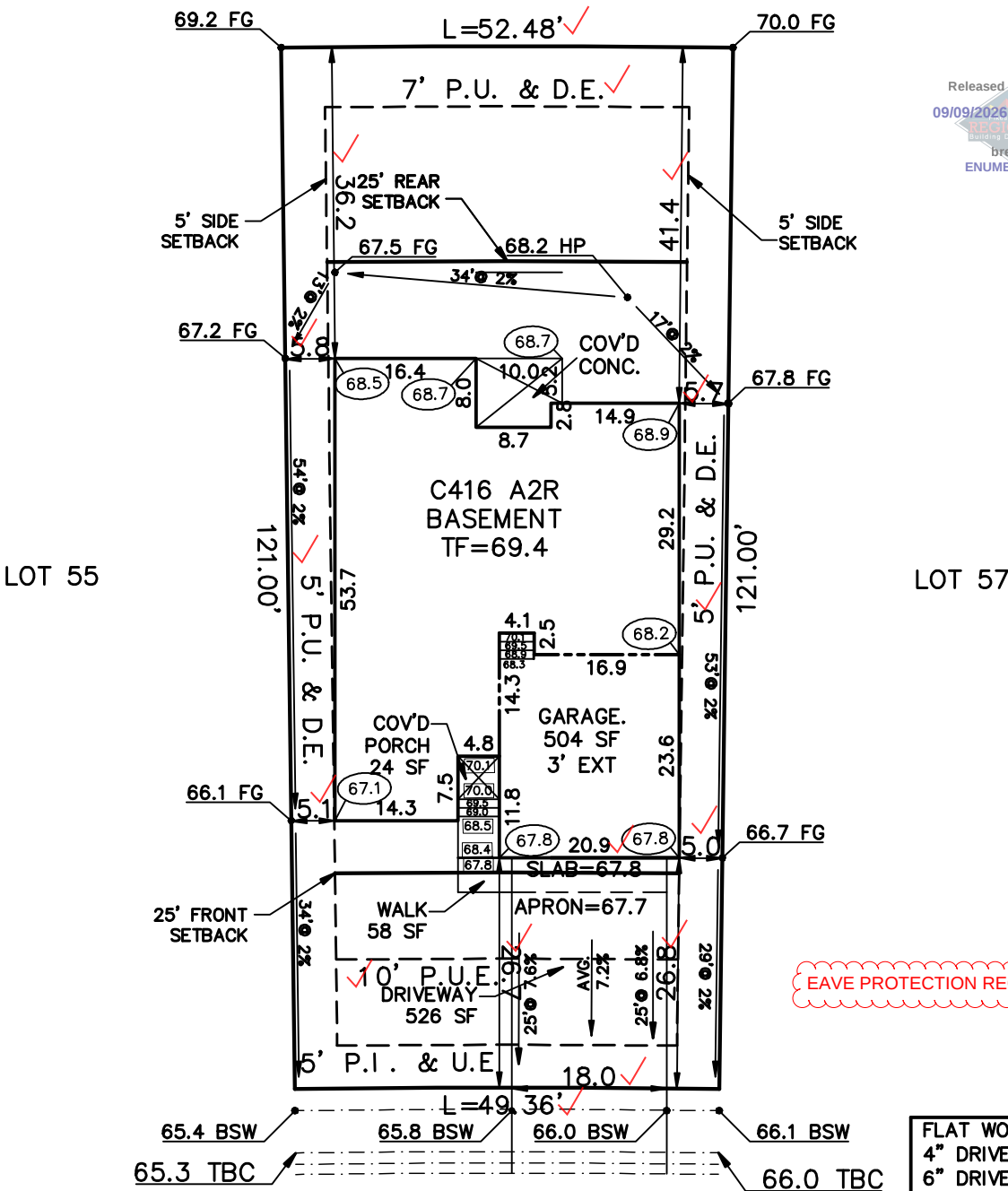
ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIVATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.
An access permit must be granted 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.

NOT IN WUI

Released for Permit
09/09/2026 3:11:05 PM
BRENT
ENUMERATION



FLAT WORK:
4" DRIVEWAY 526 SF
6" DRIVEWAY SF
4" SIDEWALK 151 SF
6" SIDEWALK 90 SF
PATIO 76 SF,
WALK 58 SF,
PORCH 24 SF

SCHEDULE No. 5233404018 ✓
SAN DIEGO 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. = 6161 ✓
HOUSE SQ. FT. = 2155 ✓
COVERAGE = 35.0% ✓
BLDG. HEIGHT = 14.7 ✓

PLOT PLAN

LEGAL DESCRIPTION

LOT 56 ✓
STERLING RANCH EAST FILING NO. 1 ✓
EL PASO COUNTY, COLORADO

ADDRESS

8944 SAN DIEGO WAY ✓

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

TITLE CO. FILE NO.
SRE1-056

DRAWING NAME

DATE
09-08-26

PROJECT NO.

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

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 8944 SAN DIEGO WAY, COLORADO SPRINGS

Parcel: 5233404018

Plan Track #: 216732  **Received: 09-Sep-2026 (BRENT)**

Description:

RESIDENCE

Type of Unit:

Garage	435	
Main Level	1510	
	1945	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

9/9/2026 3:11:30 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

09/10/2026 9:43:41 AM



CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

09/11/2026 8:46:36 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.**