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 =

SFD26844
RS-5000
PLAT - 15459
"NOT IN WUI"

APPROVED
Plan Review
11/02/2026 8:27:14 AM
dsilmser
EPC Planning & Community Development Department

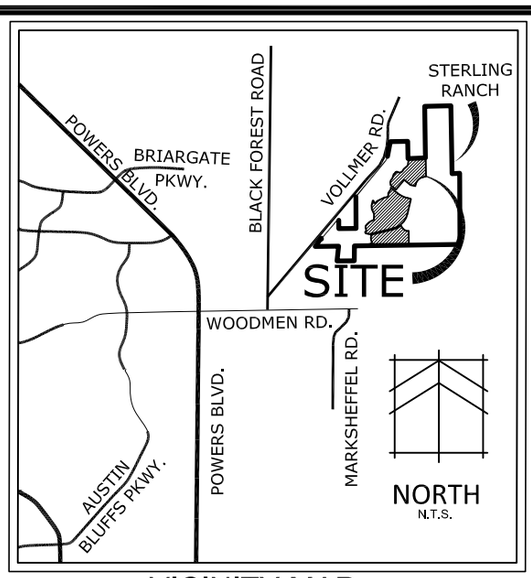
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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

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

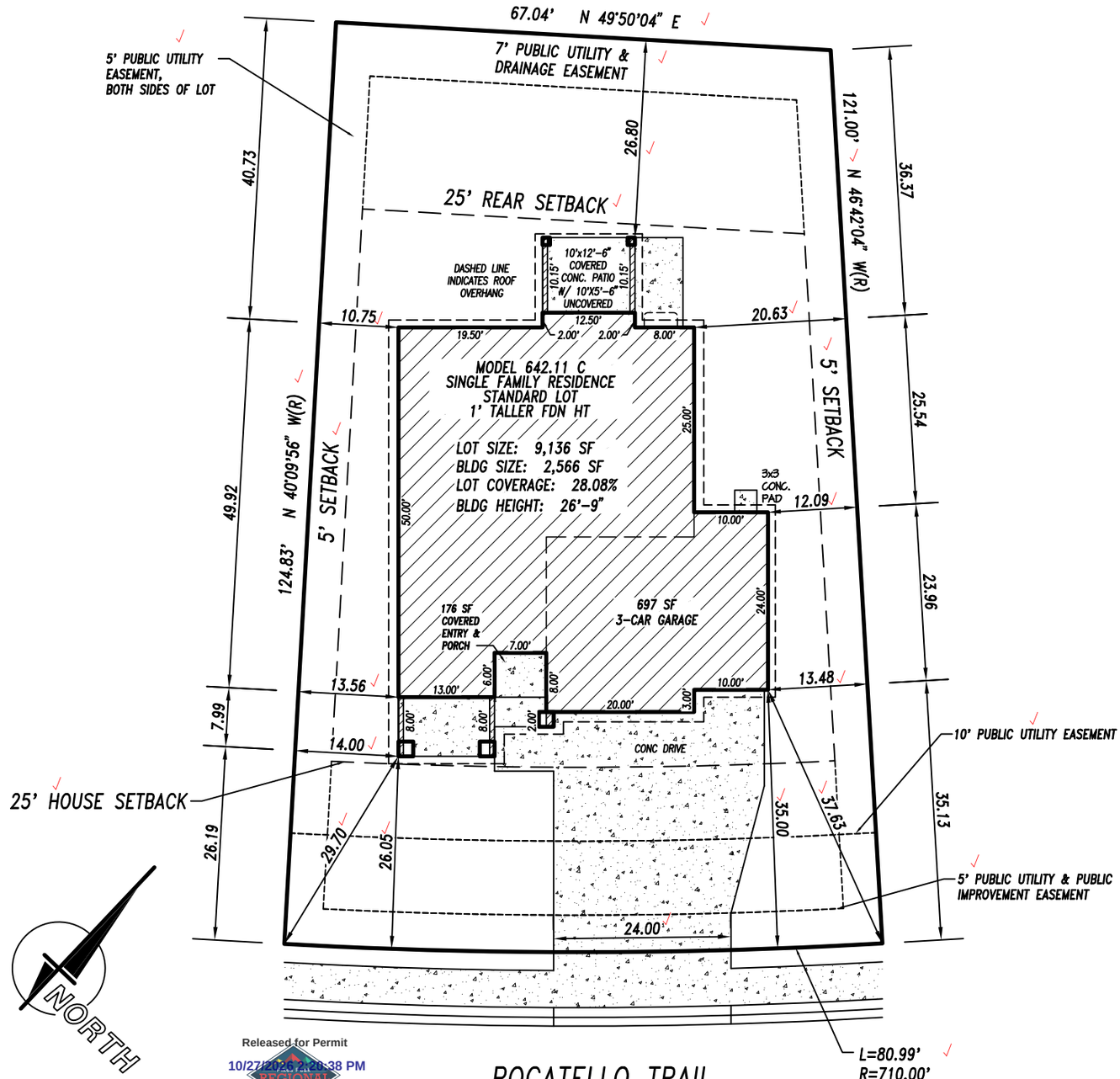


VICINITY MAP
N.T.S.

40% LOT COVERAGE

ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN BUILDING SIZE.

TRACT B



Released for Permit
10/27/2026 2:26:38 PM
REGIONAL Building Department
Becky A
ENUMERATION

TAX ID #5233112032

LEGAL DESCRIPTION

ADDRESS: 8710 POCATELLO TRAIL
DESCRIPTION: FILING 1, LOT 255
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: JA
RS-5000
OCT 23, 2026

SITE

2023 PPRBC
2024 IECC and CO MERSRC

Address: 8770 POCATELLO TRL, COLORADO SPRINGS **Parcel: 5233112032**

Plan Track #: 218104 **Received: 27-Oct-2026** **(BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	457	
Lower Level 2	1573	
Main Level	1565	
Upper Level 1	1878	
	5473	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

10/27/2026 2:21:14 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
10/28/2026 10:46:56 AM
Pikes Peak REGIONAL Building Department
MelissaF
CONSTRUCTION

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review
11/02/2026 8:31:53 AM
dsdmaes
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.