

FILE - ADD25316  
ZONING - PUD  
PLAT - 10854  
APPROVED DETACHED GARAGE  
(CONDITIONED)

TAX SCHEDULE No.:  
6126006012

PROPERTY OWNER:  
SCOTT MOORE

ADDRESS:  
4601 HIGH FOREST RD  
COLORADO SPRINGS CO,  
80908-3025

ZONE:  
PUD

LEGAL DESCRIPTION:  
LOT 44 HIGH FOREST RANCH  
FIL NO 1

LOT SIZE:  
5.63 ACRES

SETBACKS:  
FRONT = 90'-0"  
SIDE = 35'-0"  
REAR = 50'-0"

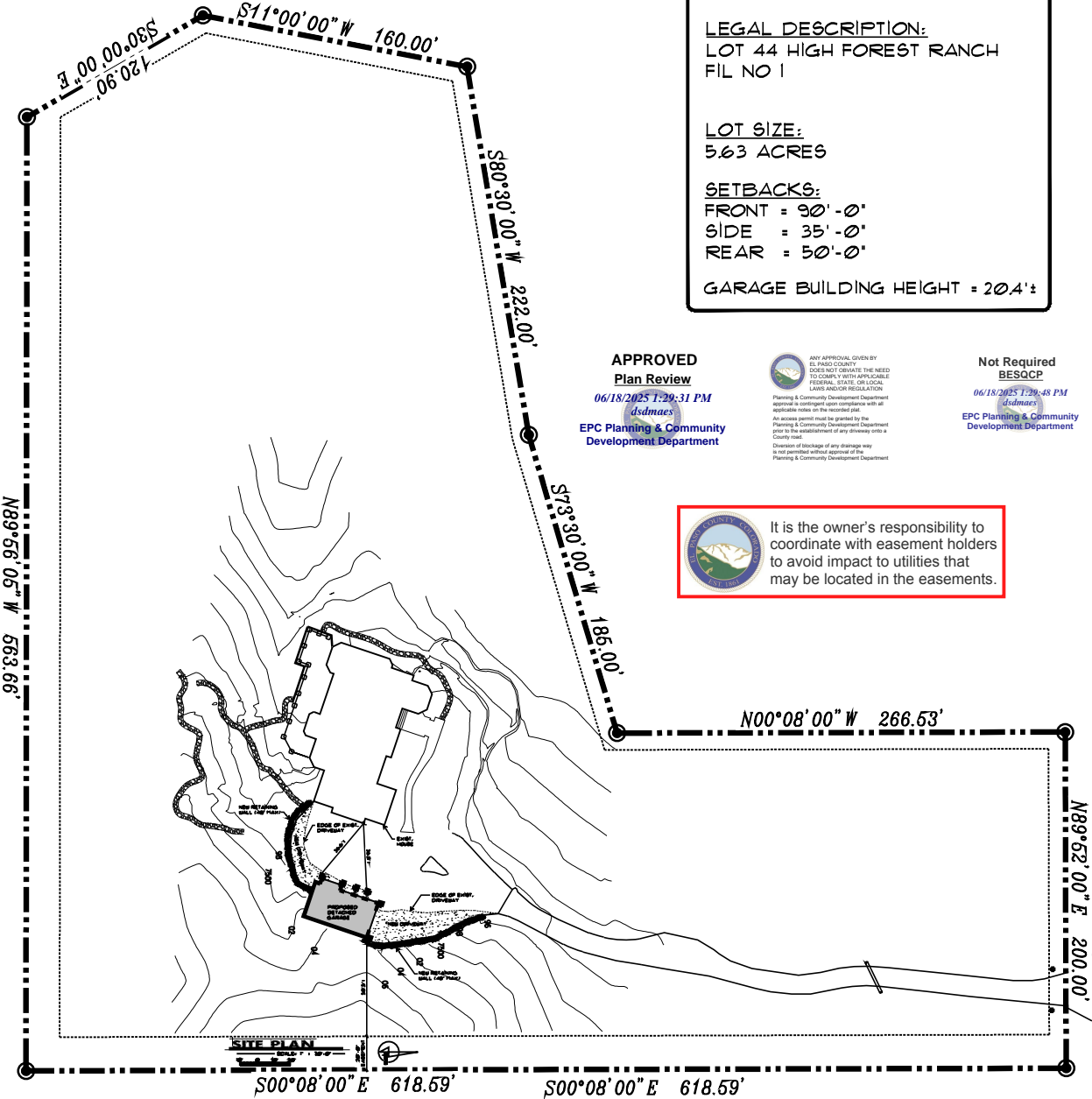
GARAGE BUILDING HEIGHT = 20.4'

APPROVED  
Plan Review  
06/18/2025 1:29:31 PM  
dsdmaes  
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.  
An access permit must be granted by the  
Planning & Community Development Department  
prior to the establishment of any driveway onto a  
County road.  
Division of discharge of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department

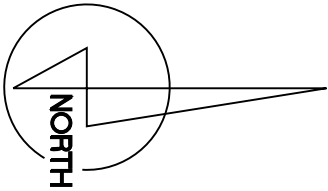
Not Required  
BESQCP  
06/18/2025 1:28:45 PM  
dsdmaes  
EPC Planning & Community  
Development Department

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



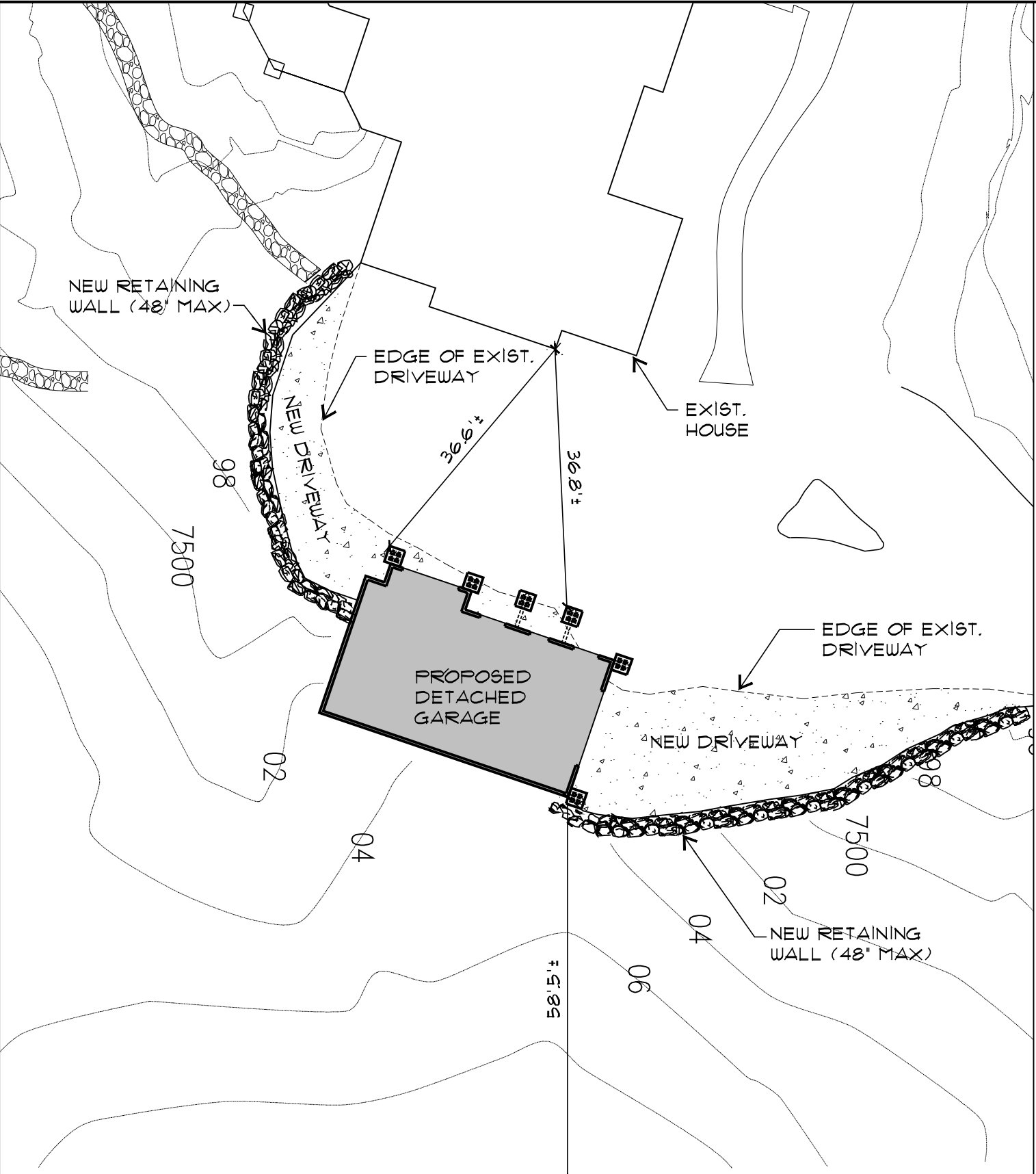
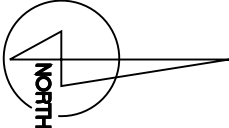
**SITE PLAN**

SCALE: 1" = 100'-0"



**SITE PLAN**

SCALE: 1" = 20'-0"



3rd Dimension Graphics liability concerning anything presented on these drawings is limited to correction of the drawings and nothing more. All construction, craftsmanship and/or installation is the sole responsibility of the owner / contractor.

DRAWINGS PREPARED BY:  
  
3rd Dimension  
UNIQUE REPRESENTATIVES  
4720 Sellers Ranch Rd \* Colo. Spgs. CO, 80908 \* (719) 590-1234

CONTRACTOR:  
  
ECHO  
CONSTRUCTION  
(719) 243-1484  
2510 Mesa Road \* Colorado Springs, CO \* 80904

CLIENT:  
Detached Garage  
4601 High Forest Road  
Colorado Springs, CO  
80908

DRAWN BY:  
Brett A. Stilla

DATE:  
6-8-25

JOB NO:  
2024-95

SHEET:  
1  
OF  
7

**High Forest Ranch Homeowners Association  
RowCal  
PO Box 421150  
Minneapolis, MN  
(719) 471-1703  
www.RowCal.com**

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**NOTICE OF APPROVAL**

June 16 2025

J. Scott Moore  
Sherri F. Moore  
4601 High Forest Rd.  
Colorado Springs, CO 80908

RE: Design Request Approved  
4601 High Forest Rd.

Dear J. Scott Moore & Sherri F. Moore:

Your Request has been approved. Specifically, you have approval to proceed with the following:

Garage

We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted and any conditions as noted in this approval or submit an additional Request form if you cannot follow the original plan or any conditions set forth by the ACC Committee. You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. Please locate any easements and do not construct any improvements in an easement.

Our approval is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. This approval does not convey approval by any outside Federal, State, County, or other local authority. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting the Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

Sincerely,

Ashley Dring-Hill

**Community Manager**

**High Forest Ranch Homeowners Association**

cc: Architectural Control Committee

# RESIDENTIAL



**2023 PPRBC**  
2021 IECC Amended

**Address: 4601 HIGH FOREST RD, COLORADO SPRINGS**

**Parcel: 6126006012**

**Plan Track #: 202569**  **Received: 11-Jun-2025 (QUINTONW)**

## Description:

### **DETACHED GARAGE (CONDITIONED)**

Contractor: ECHO CONSTRUCTION AND REMODELING INC.

Type of Unit:

## Required PPRBD Departments (3)

### **Floodplain**

(N/A) RBD GIS

### **Construction**

Released for Permit

06/13/2025 11:07:11 AM



CONSTRUCTION

### **Mechanical**

Released for Permit

06/13/2025 1:59:43 PM



MECHANICAL

## Required Outside Departments (1)

### **County Zoning**

**APPROVED**

Plan Review

06/18/2025 1:42:24 PM

*dsdmaes*

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.