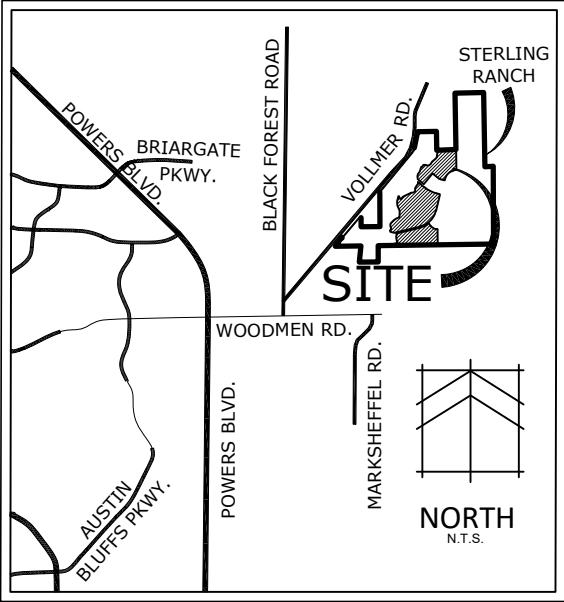


SUPERINTENDENT NOTES

1. MANAGER SIGNATURE
2. CURB DAMAGE
3. DIG START DATE
4. DIG FINISH DATE
5. SUPER/OPERATOR MEETING DATE
6. OPEN HOLE CALL DATE
7. FOUNDATION BRACED & WINDOW WELL INSTALLATION DATE
8. SUPER INSPECTION OF BACKFILL DATE
9. GRADE OF BACKFILL

SFD25656
PLAT 15459
RS-6000



VICINITY MAP
N.T.S.

APPROVED
Plan Review

07/02/2025 3:13:03 PM
dsdrangel

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.



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN 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.

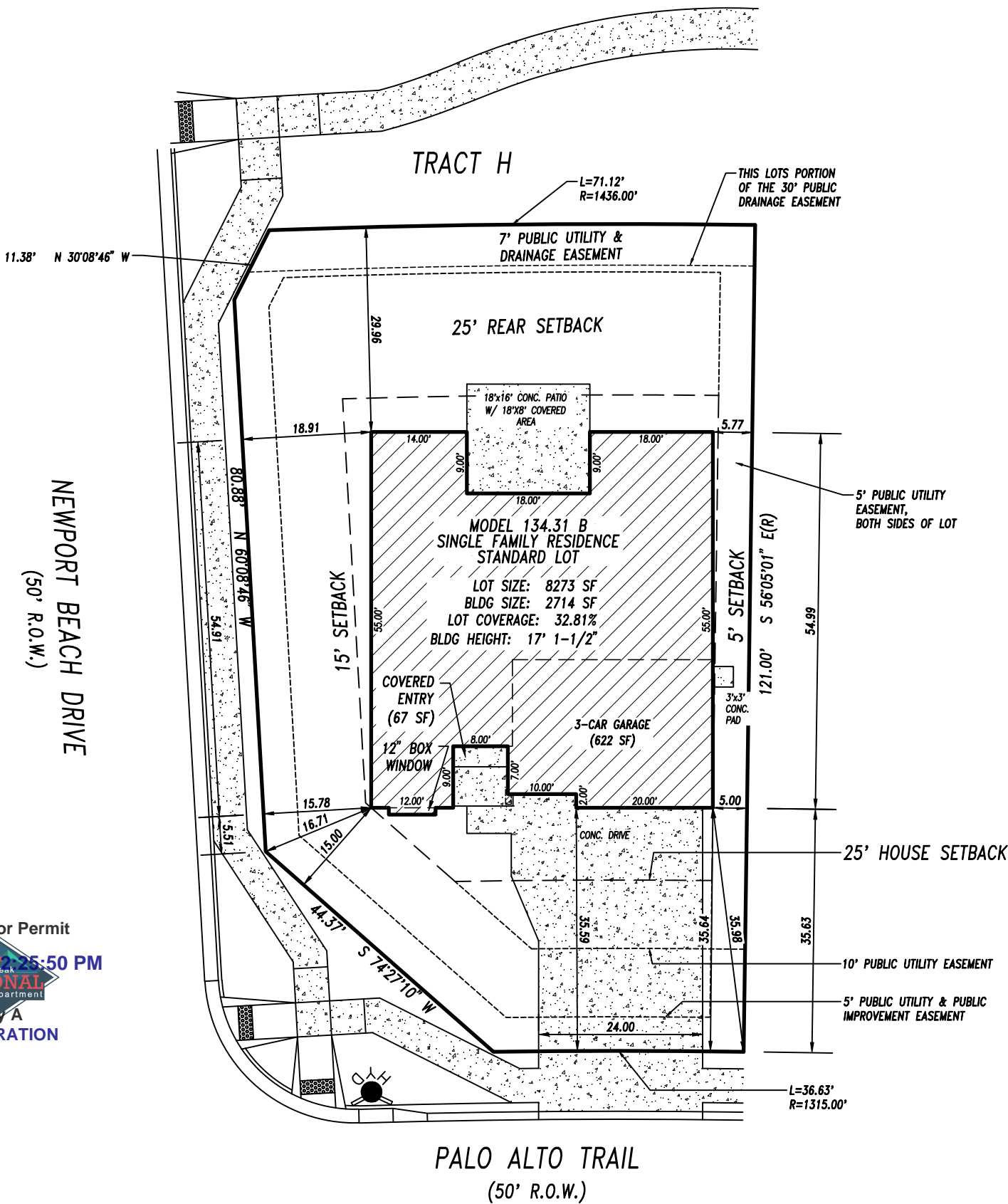
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

APPROVED
BESQCP

07/02/2025 3:13:12 PM
dsdrangel

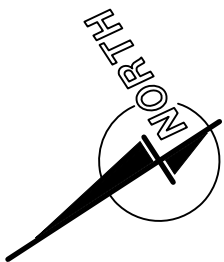
EPC Planning & Community
Development Department



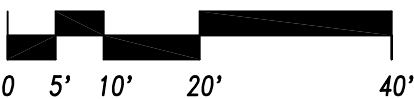
Released for Permit

07/02/2025 12:25:50 PM

REGIONAL
Building Department
Becky A
ENUMERATION



SCALE 1"=20'



LEGAL DESCRIPTION

ADDRESS: 8765 PALO ALTO TRAIL
DESCRIPTION: FILING 1: LOT #1
STERLING RANCH EAST
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC
HOMES

2138 Flying Horse Club Dr.

Colorado Springs, Colorado 80921

(719) 542-4333

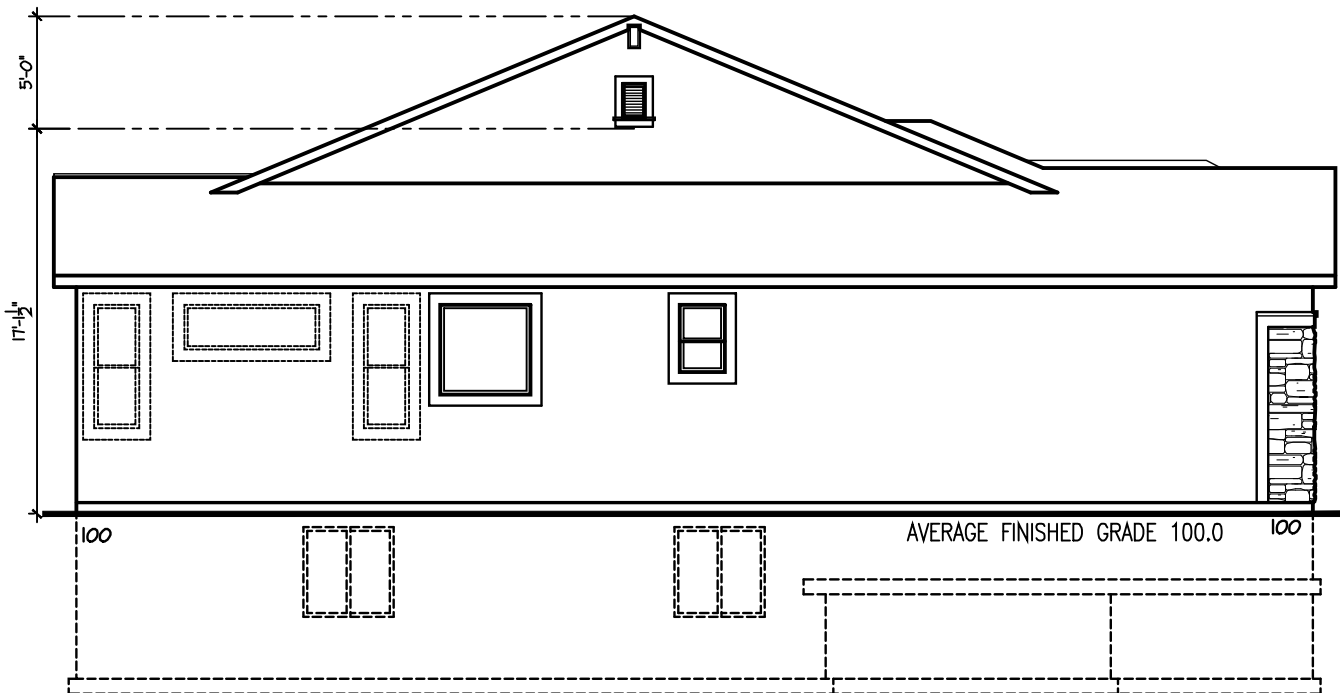
TAX ID # 523340|00|

PLOT PLAN

Drawn by: NH

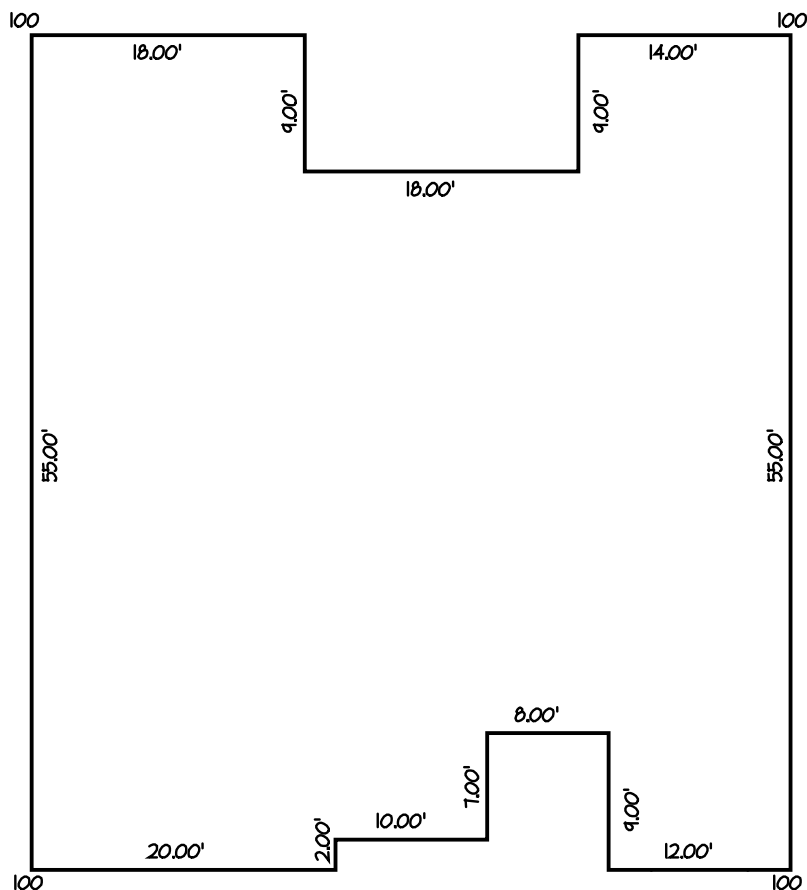
RS-6000

DATE: 7/1/25



'C' ELEVATION SHOWN

APPROVED
Plan Review
 07/02/2025 3:08:14 PM
 dsdrangel
 EPC Planning & Community
 Development Department



HEIGHT CALCULATIONS

4 CORNERS @ 100 = 400
 TOTAL: 400

$400 \div 4 = 100.0$
 (AVERAGE FINISHED GRADE)

HEIGHT CALCULATIONS
 STANDARD BUILDING SITE
 2019 MARCH 25

CLASSIC
 HOMES

6385 Corporate Drive
 Suite 200
 Colorado Springs, Colorado 80919
 (719) 592-9333

MODEL 134 B&C
 C ELEVATION SHOWN

DRAWN BY: ELIZABETH DICKSON



ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2025

To use your credits to offset the Road Impact fee applied as part of the Site Plan Review process: ① Complete this form and send to RoadFee@elpasoco.com for an approval signature by a County Representative. ② The signed form will be returned to you via email. ③ Include this form with the Site Plan document package submitted for review. ④ The credits will be applied after the Site Plan Review approval and when you pay associated fees for building permits. **A separate form is required for each lot. *Credits are deducted when this form is signed *You cannot use credits without this signed form and a valid parcel and schedule number.*

**Site Plan document packages may be submitted either by using Regional's on-line Building Department Assistant program or by taking a paper copy of your Site Review document package to the Planning and Community Development front desk.*

6-30-2025

Date Submitted

Owner of Credits

Elite Properties of America

Company

Doug Stimple

Name

719-592-9333

Phone number

dstimple@classichomes.com

Email address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

1-1-2025

Signature Date

Credit Holder Signature

Authorized Representative (if applicable)

Classic Homes

Company

NICHOLAS HANSEN

Name

719-785-3316

Phone number

NHANSEN@CLASSICHOMES.COM

Email address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

Property Information

Address: 8765 PALO ALTO TRL

Parcel # 5233401001

Legal Description: Lot 1 Blk STERLING RANCH EAST FIL. NO. 1

Type of land use: ☒ Single family dwelling ☐ Other

Fee/Unit category In a PID: ☒ Yes ☐ No Mill Levy: ☒ 5 mills ☐ 10 mills

Credit amount to be used: \$ 1974.00 Credit Balance: \$ 140478.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval

Authorization tracking # EP865

Date Approved 6/30/2025

Approved by TL

Credit balance before use \$ 142,452.00

Credit use amount per lot \$ 1974.00

Credit balance after use \$ 140,478.00

Site Plan Review

Date Received 7 / 2 / 2025

Received by dsdrangel 07/02/2025 1:06:04 PM

SFD SFD25656

Other

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5233401001

Address: 8765 PALO ALTO TRL, COLORADO SPRINGS

Plan Track #: 203358  **Received: 02-Jul-2025 (BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	622	
Lower Level 2	31	
Main Level	1843	
Upper Level 1	1874	
	4370	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

7/2/2025 2:27:27 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/02/2025 3:13:29 PM

dsdrangel

**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.**