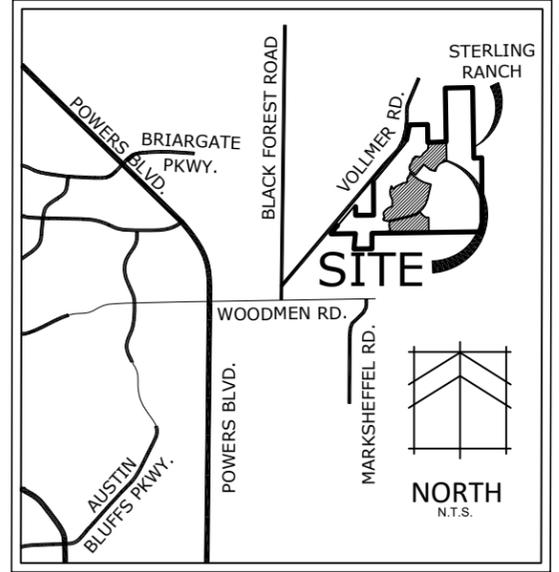


**SUPERINTENDENT NOTES**

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 OVIATE 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.

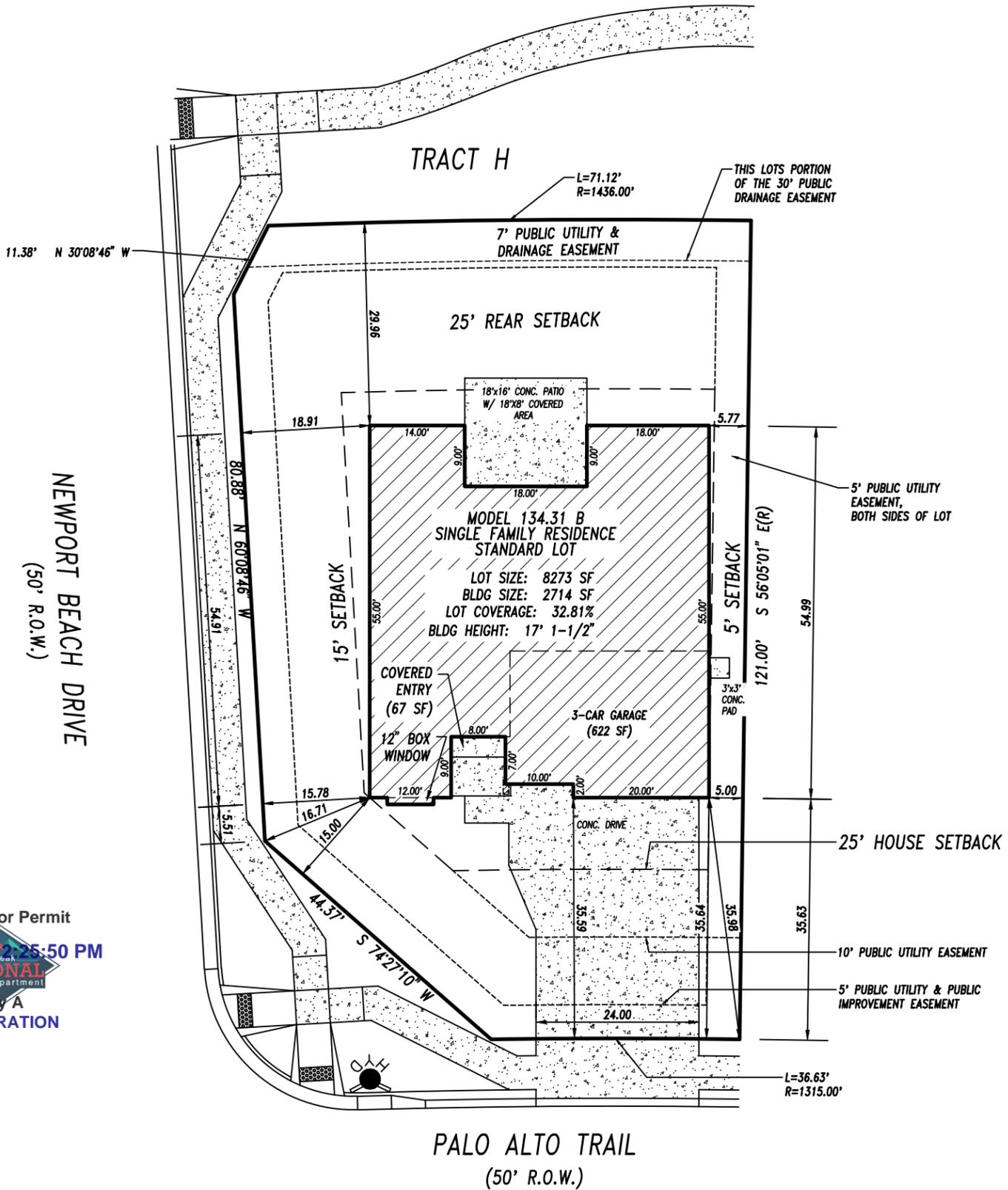
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

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

**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



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

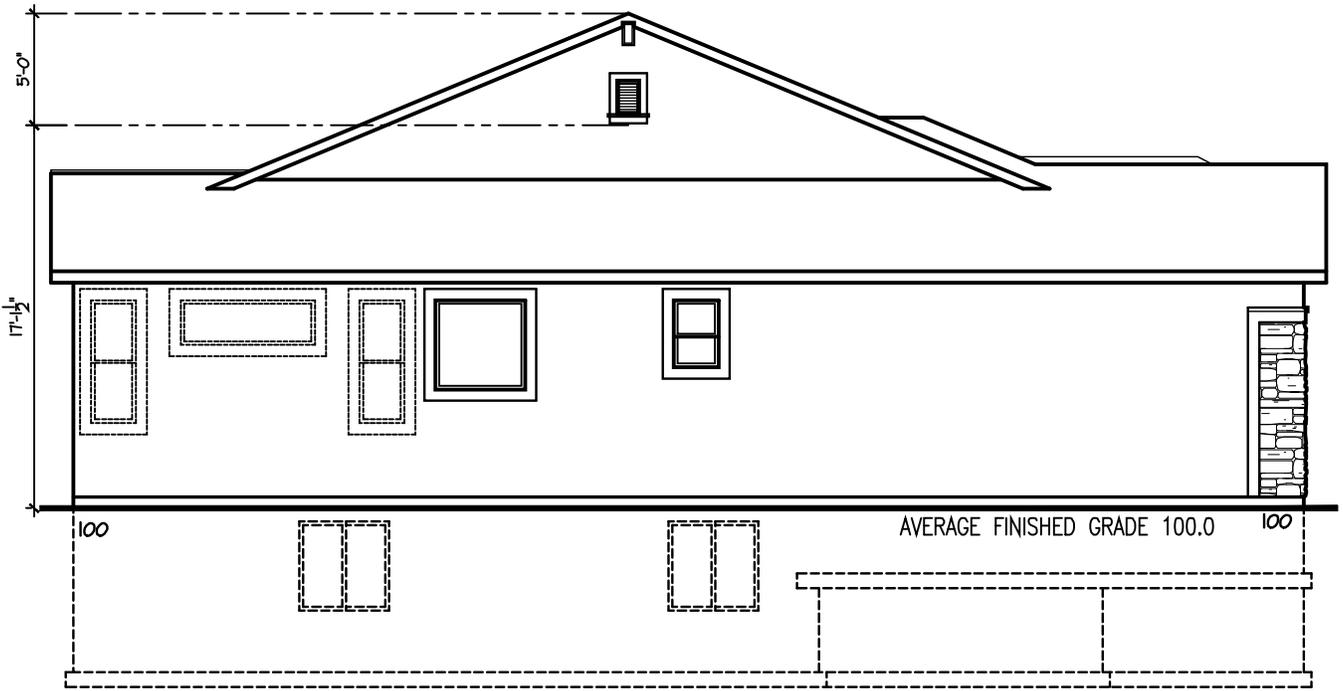
TAX ID # 5233401001

**PLOT PLAN**

Drawn by: NH

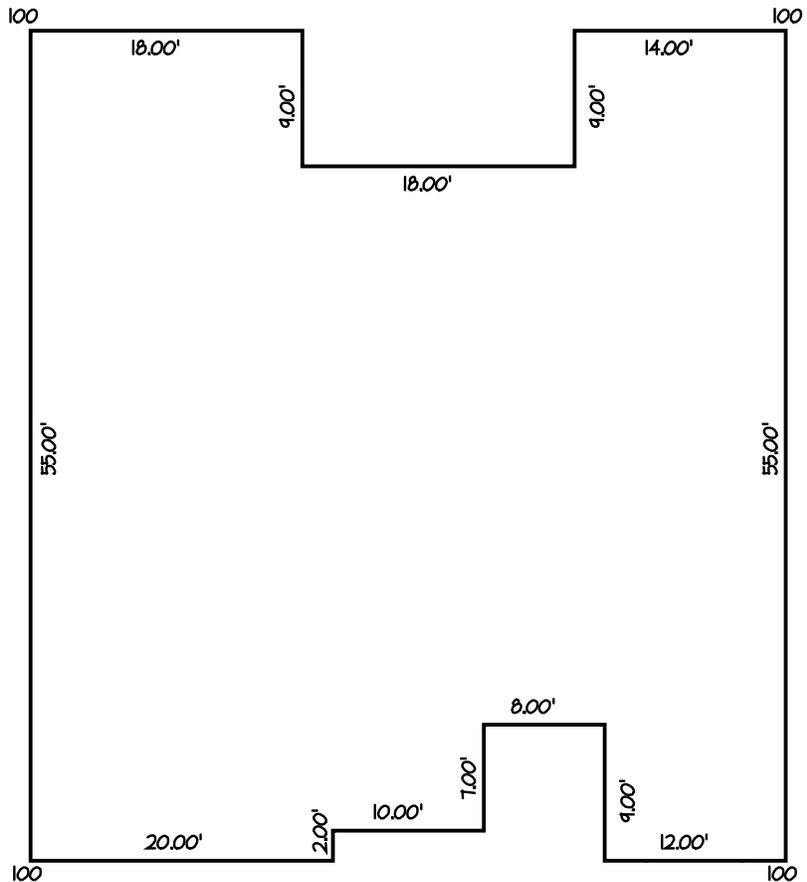
RS-6000

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



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](mailto: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

### Authorized Representative (if applicable)

Elite Properties of America

Company

Classic Homes

Company

Doug Stimple

Name

NICHOLAS HANSEN

Name

719-592-9333

Phone number

719-785-3316

Phone number

dstimple@classichomes.com

Email address

NHANSEN@CLASSICHOMES.COM

Email address

2138 Flying Horse Club Drive

Address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

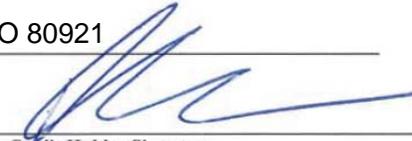
City State Zip

Colorado Springs, CO 80921

City State Zip

1-1-2025

Signature Date

  
Credit Holder Signature

### 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	Site Plan Review
Authorization tracking # <u>EP865</u>	Date Received <u>7/2/2025</u>
Date Approved <u>6/30/2025</u>	Received by  <u>SFD</u>
Approved by <u>TL</u>	<u>SFD25656</u>
Credit balance before use \$ <u>142,452.00</u>	Other _____
Credit use amount per lot \$ <u>1974.00</u>	
Credit balance after use \$ <u>140,478.00</u>	

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 8765 PALO ALTO TRL, COLORADO SPRINGS

Parcel: 5233401001

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.