



Released for Permit  
 05/08/2026 10:42:51 AM  
 REGIONAL Building Department  
 Becky A  
 ENUMERATION



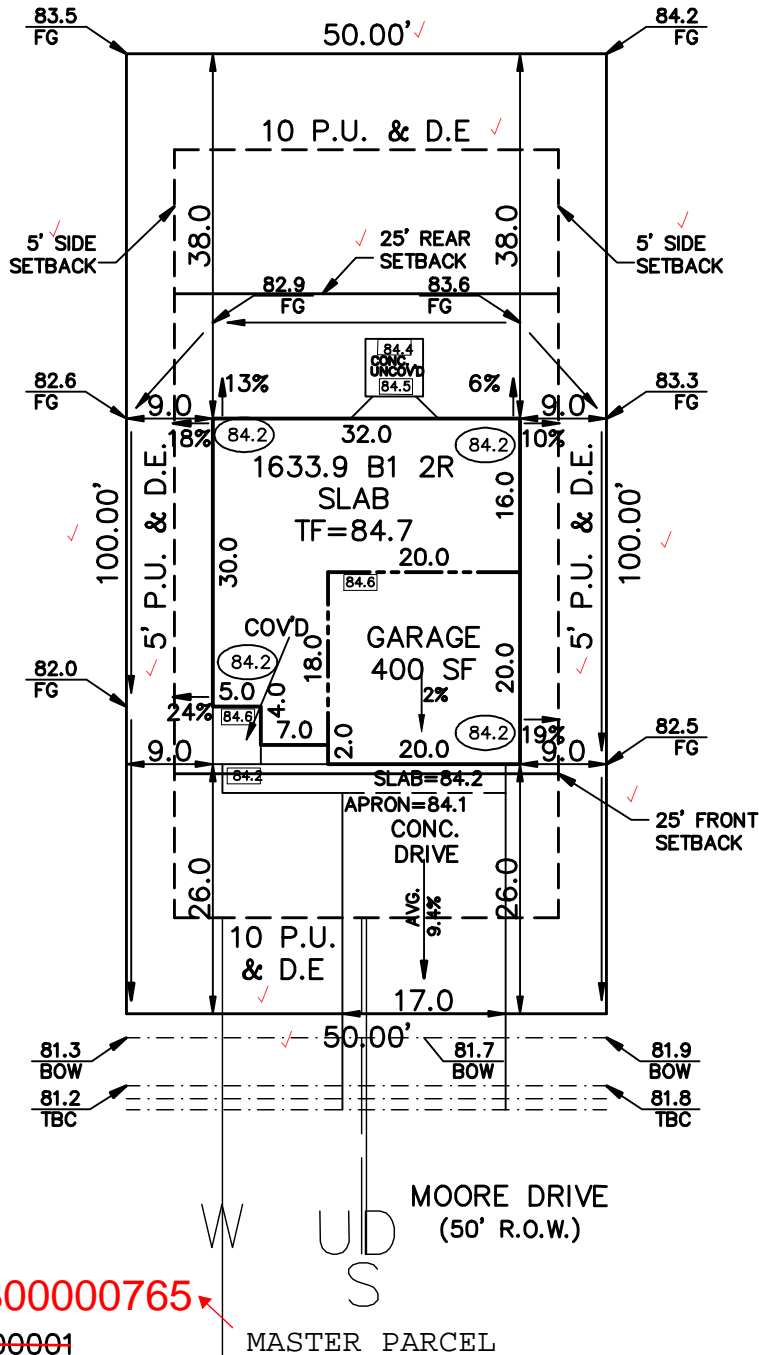
1633.9 B1 ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{(84.2)(4)}{4} = 84.2$   
 BUILDING HEIGHT = 20.2 + (TF - AFG) =  
 BUILDING HEIGHT = 20.2 + (84.7 - 84.2) = 20.7

SFD26418  
 ZONING RS-5000 CAD-O  
 ASQ261

APPROVED  
 Plan Review  
 05/15/2026 11:22:18 AM  
 dsdmas  
 EPC Planning & Community  
 Development Department

ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT OBLVATE 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 obtained by the  
 Planning & Community Development Department  
 prior to the establishment of any driveway onto a  
 County road.  
 Obstruction of drainage 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.



LOT 45

LOT 47

ZONING RS-5000 **5300000765**  
 SCHEDULE No. ~~5233300001~~

MASTER PARCEL

<b>WARNING!</b> 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION	<b>SITE DATA</b> LOT SQ. FT.= 5000 HOUSE SQ. FT.= 1154 COVERAGE = 23.1% ✓ BLDG. HEIGHT = 20.7	<b>LEGEND</b> (00.0) FINISH GRADE (00.0) CONC. GRADE	<b>FLAT WORK:</b> 4" DRIVEWAY 485 SF 6" DRIVEWAY SF 4" SIDEWALK 165 SF 6" SIDEWALK 85 SF PATIO 36 SF, WALK 38 SF, PORCH 36 SF
		SCALE: ...1"=20' DRAWN BY: TAP	

<b>CHALLENGER HOMES</b> 8605 EXPLOYER DRIVE COLORADO SPRINGS, COLORADO 80920  ( IN FEET ) 1 inch = 20 ft. 	<b>PLOT PLAN</b>		
	<b>LEGAL DESCRIPTION</b> LOT 46 ✓ STERLING RANCH FILING No.4 ✓ COLORADO SPRINGS, EL PASO COUNTY, COLORADO		
	<b>ADDRESS</b> 7840 MOORE DRIVE		
	<b>PREPARED FOR</b> CHALLENGER HOMES	<b>TITLE CO. FILE NO.</b>  <b>DRAWING NAME</b> SR4-46	<b>DATE</b> 05-07-26 <b>PROJECT NO.</b>

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 7840 MOORE DR, COLORADO SPRINGS

Parcel: 5300000765

Plan Track #: 212982 

Received: 08-May-2026 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	382	
Lower Level 2	728	
Main Level	725	
Upper Level 1	908	
	2743	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**BECKYA**

**5/8/2026 10:46:19 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**05/08/2026 12:07:20 PM**

**REGIONAL Building Department**

**brianb**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**05/15/2026 11:25:09 AM**

**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.



2880 International Circle, Suite 110  
 Colorado Springs, CO 80910  
 Phone: 719-520-6300  
 Email: Stormwater@elpasoco.com  
[publicworks.elpasoco.com/stormwater/](http://publicworks.elpasoco.com/stormwater/)

EPC STORMWATER APPROVAL:

<p><b>APPROVED</b></p> <p>05/07/2026 4:20:17 PM</p> <p><i>Erica Rylander</i></p> <p>EPC Department of Public Works</p>
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**EL PASO COUNTY**  
**STORMWATER PERMIT FORM**  
**Associate Erosion and Stormwater Quality Control Permit (AESQCP)**

**Stormwater Permit Number:** ASQ 261

This form initially acts as the permit application. Only once this form has been signed & approved, all other required documents have been submitted & approved, and the Notice to Proceed has been issued, does this form become an active permit. The AESQCP is for single-family residential home construction within a Larger Common Plan of Development (see ECM Appendix I.3).

<b>Part I. Home Builder/Operator (Permit Holder)</b>	
Company	Challenger Building, LLC
Name of Responsible Individual	Jason Trynoski
Title	Area Manager (COS/Northern CO)
Physical Address (not PO Box)	
Street Number and Street Name	8605 Explorer Drive, Suite 250
City, State, Zip Code	Colorado Springs, CO 80920
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	(719) 598-5192
Phone Number - Cell	(303) 210-0327
Email Address	Jason@challengerhomes.com

<b>Part II. Property Owner</b>
<i>Check the box next to the applicable Property Owner statement.</i>
<input checked="" type="checkbox"/> The Property Owner is the same entity as listed in Part I. Home Builder/Operator <input type="checkbox"/> The Property Owner is a different entity than listed in Part I. Home Builder/Operator <i>If the Home Builder/Operator is not the Property Owner of one or more lots, please provide the Property Owner's information in Table 1 on Page 5 of this application.</i>

<b>Part III. Qualified Stormwater Manager (QSM)*</b>	
Company/Organization	Challenger Building, LLC
Name	Jason Trynoski
Phone Number - Office	(719) 598-5192
Phone Number - Cell	(303) 210-0327
Email Address	Jason@challengerhomes.com

\*This section can be left blank through Stormwater Permit Application review but must be filled in no later than at the Pre-Construction Meeting.



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<b>Part IV. Project Information</b>	
Subdivision Name and Filing Number	Sterling Ranch Filing 4
Street Address and Lot Number*	East of Sterling Ranch Road and North of Marksheffel Road, Lots 1-96
Schedule <i>input estimated month (or season) and year</i>	Start of Construction: 5/11/2026 Completion of Construction: 3/31/2029

\*Following issuance of this AESQCP, additional lots purchased by the Permit Holder, within the Subdivision and Filing identified above, may be added to this AESQCP by submitting an AESQCP Modification Request Form.



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**REQUIRED SUBMISSIONS**

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

**RESPONSIBILITY FOR DAMAGE**

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, or persons acting on behalf of the Permit Holder, from any cause. The Permit Holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, and persons acting on behalf of the Permit Holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The Permit Holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the Board of County Commissioners (BoCC) and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, persons acting in behalf of the Permit Holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The Permit Holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the Permit Holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the Permit Holder, persons employed by the Permit Holder, or persons acting in behalf of the Permit Holder.



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**APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDER**

We, as the Permit Holder, hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder, have read and will comply with all of the requirements of the submitted Stormwater Management Plan (SWMP), Grading & Erosion Control (GEC) Plan, and any other documents specifying construction control measures to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the approved plans are an enforceable part of the Stormwater Permit. We further understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We understand that the permitted area is that which is shown as the Limits of Disturbance on the approved GEC Plans and any subsequently approved AESQCP Modification Request Form. We further understand all necessary construction control measures are to be installed in accordance with the SWMP, GEC Plan, ECM, and DCM Volume 2 before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We understand that the construction control measures are to be maintained on the site and be modified as necessary to protect stormwater quality as the project progresses. We understand that, prior to the sale or transfer of control of the lot to a private homeowner, we are responsible for installing adequate construction control measures and informing the private homeowner of their responsibility to maintain the construction control measures until Final Stabilization is achieved, in accordance with ECM Section I.4.7 and ECM Section I.4.8. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BoCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Responsibility for Damage section above.

Signed by:  
  
39BFE9EED7EA480...  
\_\_\_\_\_  
Signature of Home Builder/Operator (Permit Holder)

5/7/2026  
\_\_\_\_\_  
Date

Jason Trynoski  
\_\_\_\_\_  
Print Name of Home Builder/Operator (Permit Holder)



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For all lots to be covered by the AESQCP that are not owned by the Home Builder/Operator, provide the Property Owner's information in Table 1 below.

**Table 1. Property Owner Information**

<b>Lot Number</b>	<b>Property Owner Name</b>	<b>Current Mailing Address</b>	<b>Phone Number</b>	<b>Email Address</b>