

AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{72.8+72.6+72.2(2)+71.8+71.5+70.5}{7} = 71.9$
BUILDING HEIGHT = 21.8 + (TS - AFG) =
BUILDING HEIGHT = 21.8 + (73.3 - 71.9) = 23.2



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09/22/2026 3:45:24 PM



EAVE PROTECTION REQUIRED

SFD26799
RS-5000
PLAT - 15459
"NOT IN WUI"

APPROVED
Plan Review

09/24/2026 1:31:42 PM

dsdmaes

EPC Planning & Community
Development Department



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

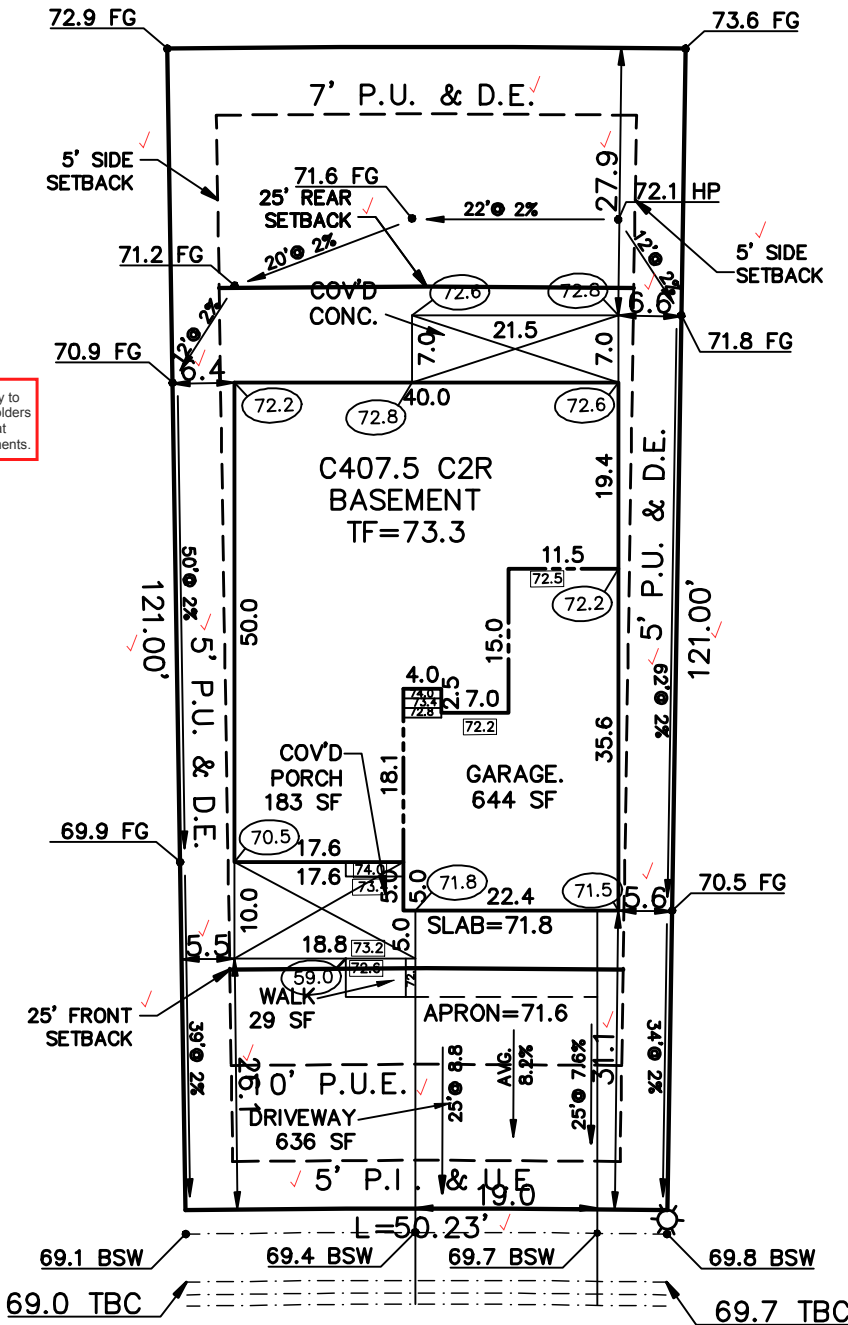
Planning & Community Development Department
approval is contingent upon compliance with all
applicable rules on the recorded plat.

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



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



LOT 121

LOT 119

SCHEDULE No. 5233406010

LONG BEACH TERRACE
(50' R.O.W.)

FLAT WORK:
4" DRIVEWAY 636 SF
6" DRIVEWAY 95 SF
4" SIDEWALK 155 SF
6" SIDEWALK 155 SF
PATIO 151 SF,
WALK 29 SF,
PORCH 183 SF

WARNING!

1. LOCATE UNDERGROUND
UTILITIES PRIOR TO EXCAVATION.
2. THIS PLOT PLAN SHOWS
IMPROVEMENTS AT GRADE ONLY.
SEE FOUNDATION PLANS FOR
STRUCTURAL INFORMATION.

SITE DATA

LOT SQ. FT.= 6305
HOUSE SQ. FT.= 2445
COVERAGE = 38.8%
BLDG. HEIGHT = 23.2

PLOT PLAN

LEGAL DESCRIPTION

LOT 120
STERLING RANCH EAST FILING NO. 1
EL PASO COUNTY, COLORADO

ADDRESS

8940 LONG BEACH TERRACE

AMERICAN LEGEND HOMES
1635 GARDEN OF THE GODS ROAD STE 2130
COLORADO SPRINGS, COLORADO 80907
719-884-0088

SCALE: ...1"=20'
DRAWN BY: TAP

TITLE CO. FILE NO.
SRE1-239

DRAWING NAME

DATE
06-10-26

PROJECT NO.

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 8940 LONG BEACH TER, COLORADO SPRINGS

Parcel: 5233406010

Plan Track #: 217084  **Received: 22-Sep-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	636	
Lower Level 2	1480	
Main Level	1404	
Upper Level 1	1338	
	4858	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

9/22/2026 3:45:57 PM

Floodplain

(N/A) RBD GIS

Construction

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09/24/2026 10:18:52 AM



Required Outside Departments (2)

County Zoning

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09/24/2026 1:35:23 PM

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**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.**