## BUILDER'S NOTES

MANAGER SIGNATURE
CURB DAMAGE
SPOILS PILE LOCATION
TRUCKS NEEDED

T.O.W. =
B.O.H. =
FOOTER =
FLOOR =
TOTAL =
WALK OUT =
DRIVE SLOPE =
GARAGE =
PORCH =

EAVE PROTECTION REQUIRED

"NOT IN WUI"

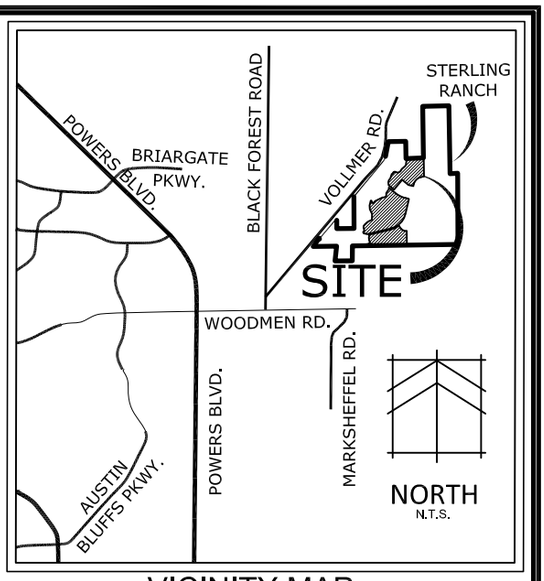
APPROVED
Plan Review
11/05/2026 11:16:57 AM
dsdmaes
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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



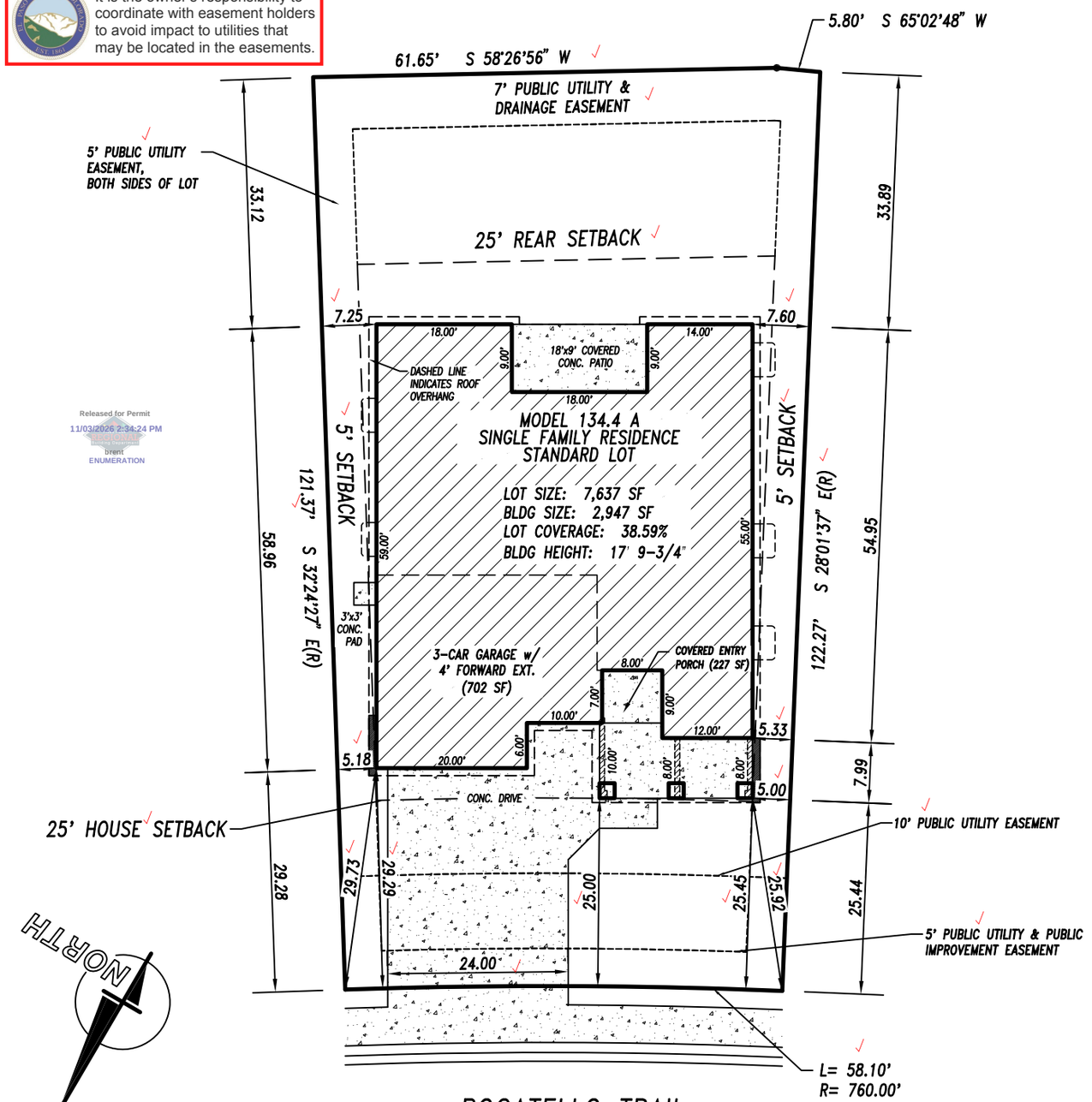

VICINITY MAP
N.T.S.

## 45% LOT COVERAGE

ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN BUILDING SIZE.

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

TRACT J




Released for Permit
11/03/2026 2:34:24 PM
brent
ENUMERATION

TAX ID #5233112014

## LEGAL DESCRIPTION

ADDRESS: 8729 POCATELLO TRAIL
DESCRIPTION: FILING 1, LOT 237
STERLING RANCH EAST
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC HOMES
2138 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 592-9333

# PLOT PLAN

Drawn by: JA

RS-5000 | NOV 2, 2026

# SITE

**2023 PPRBC**
**2024 IECC and CO MERSRC**

## Address: 8729 POCATELLO TRL, COLORADO SPRINGS

**Parcel: 5233112014**

## Plan Track #: 218271

## Received: 03-Nov-2026 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

| | | |
|---|---|---|
| Garage | 835 | |
| Lower Level 2 | 1874 | |
| Main Level | 1874 | |
| | 4583 | Total Square Feet |

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**BRENT**

**11/3/2026 2:34:53 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

Released for Permit
11/04/2026 9:10:15 AM
Pikes Peak REGIONAL Building Department
MelissaF
CONSTRUCTION

## Required Outside Departments (2)

**County Zoning**

**APPROVED**
**Plan Review**
*11/05/2026 11:19:03 AM*
*dsdmaes*
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.**