

What is required for a residential building permit within the HS-O Hillside Overlay?

The predominant development type in hillside areas is single family detached housing. The following documents/drawings are required for Zoning review at time of permit submittal through Regional Building Department for any new single-family home, attached residential addition or detached structure within the HS-O Hillside Overlay:

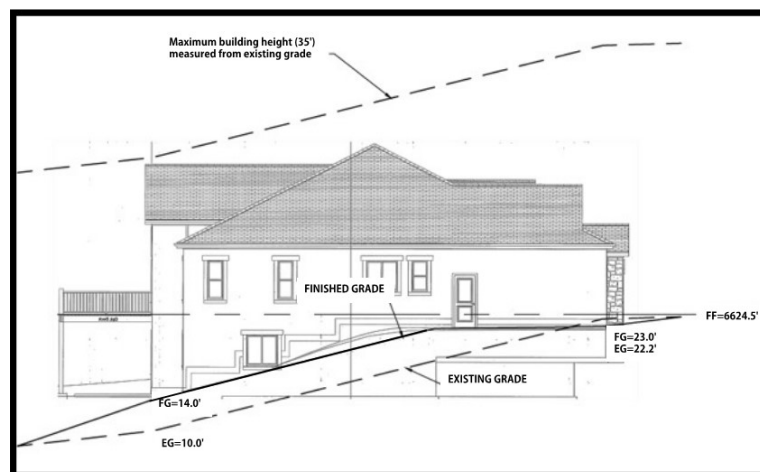
1. Hillside Site Plan stamped by a Professional Engineer

The following are a few key elements to be included on a Hillside Site Plan. Please refer to the “Hillside Site Plan Checklist” for *all* site plan requirements found on City Planning website [Hillside Overlay | City of Colorado Springs](#)

- Existing & proposed finished grade lines with values at corners of proposed structure.
- Limit of disturbance boundary at least 15’ from structure (includes stockpile location)
- Identify existing vegetation to be *retained* and to be *removed* (including scrub oak clusters and mature trees 12” in diameter)

2. Hillside Elevation Drawings

Each Hillside elevation drawing must show the maximum allowable height envelope measured from the *EXISTING* grade lines. Grade values at corners should be shown and must match what is shown on the Hillside Site Plan. Height allowance for new single-family home or attached addition is 35’ for pitched roof unless otherwise specified on approved development plan. Detached structures are allowed up to 16’ or 20’ depending on roof pitch.



3. Approved Geologic Hazard

Any new single-family home, detached structure or attached residential addition within the HS-O Hillside Overlay, requires a lot specific geologic hazard report or waiver. These are reviewed by City Engineering and/or CGS (Colorado Geologic Survey) separately from the permit review. Reviews and submissions are handled through City Engineering and review fees will apply to any lot specific geologic hazard report. A City approved geologic hazard report or waiver is required for any building permit approval. Please visit the City Engineering website below for geologic hazard applications or contact the City Engineering Department directly with questions regarding the geologic review process and requirements at 719-385-5918 or Development.Review@coloradosprings.gov.

4. Hillside Inspections

Fire Vegetation Inspection: *Prior to a building permit approval*, it is required to have the corners of the proposed building staked in the field with a 5-foot offset as well as preserved vegetation clearly marked. Fire vegetation inspection will occur during the permit review process to ensure that any existing vegetation to be retained is meeting all Fire code requirements and are accurately identified on the Hillside Site Plan. This inspection is not scheduled but applicant must contact csfdwildfiremitigationsectionsmb@coloradosprings.gov when ready for inspection.

Hillside Review & Construction Inspections: *Prior to a building permit approval*, the applicant must correctly delineate the limit of disturbance boundary with a 4-foot construction fence with any appropriate erosion control measures as well as mark preservation easement areas onsite and contact Hillside Inspector (719-385-5178 or DREPlaninfoSMB@coloradosprings.gov) for an inspection. This inspection is not scheduled but will occur within five days of request. Additional hillside inspections will continue at random throughout the permit review and construction process to ensure compliance with an approved Hillside Site Plan permit.

It is important to note that NO land disturbance (this includes grading, vegetation removal, excavation) is allowed prior to a complete permit approval through the Regional Building Department. Any disturbance not in compliance is subject to code enforcement action and/or financial assurances collected prior to Certificate of Occupancy.