



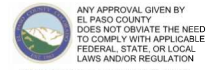
2066.1 C1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(52.2)(4)}{4} = 52.2$
 BUILDING HEIGHT = 18.8 + (SLAB - AFG) =
 BUILDING HEIGHT = 18.8 + (52.7 - 52.2) = 19.3

Released for Permit
 05/13/2024 10:11:44 AM
 Brent
 ENUMERATION

SFD24469
 PLAT 15087
 ZONE PUD

APPROVED
 Plan Review
 05/14/2024 TT:49:53 AM
 dsdarchuleta
 EPC Planning & Community
 Development Department

APPROVED
 BESQCP
 05/14/2024 TT:49:59 AM
 dsdarchuleta
 EPC Planning & Community
 Development Department

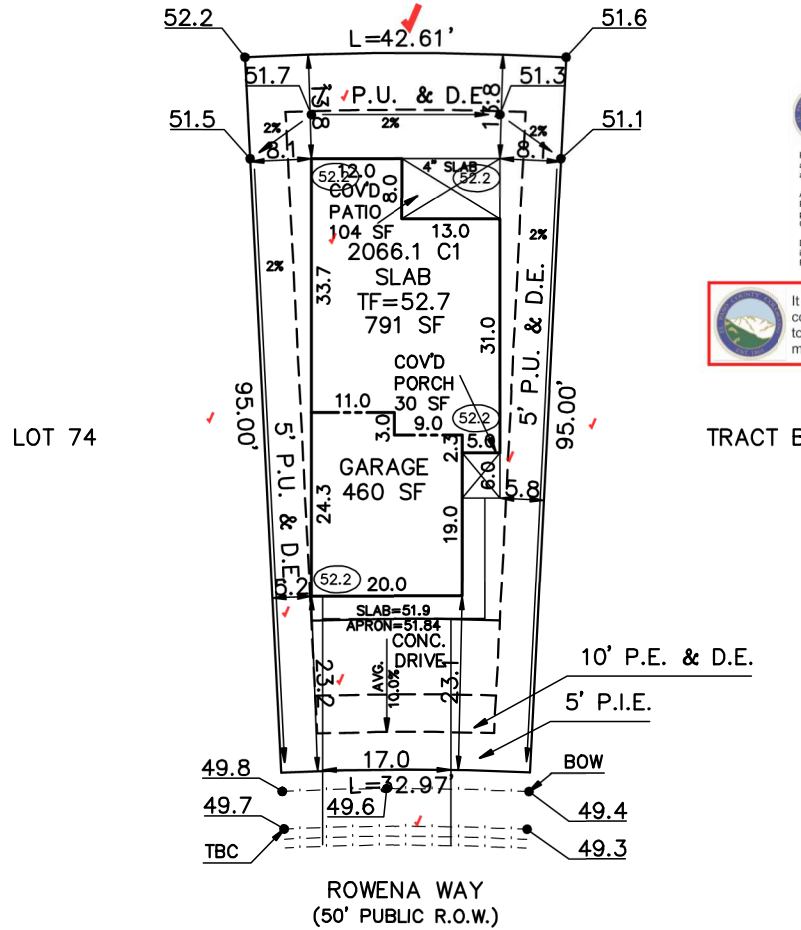


Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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

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.



ZONING PUD
 SCHEDULE No. 5301306008

<p>WARNING!</p> <ol style="list-style-type: none"> LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION 	<p>SITE DATA</p> <p>LOT SQ. FT. = 3590 ✓ HOUSE SQ. FT. = 1385 ✓ COVERAGE = 38.6% ✓ BLDG. HEIGHT = 19.3 ✓</p>	<p>SCALE: ...1"=20' DRAWN BY: TAP</p>
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<p>ASPEN LAND CONSULTANTS, LLC 4883 JAMESPORT DRIVE COLORADO SPRINGS, COLORADO 80918</p> <p>(IN FEET) 1 inch = 20 ft.</p>	<p>PLOT PLAN</p>	
	<p>LEGAL DESCRIPTION</p> <p>LOT 75 ✓ FALCON MEADOWS AT BENT GRASS FILING NO.2 ✓ EL PASO COUNTY, COLORADO ✓</p>	
<p>ADDRESS</p> <p>10974 ROWENA WAY</p>		
<p>PREPARED FOR</p> <p>CHALLENGER HOMES</p>	<p>TITLE CO. FILE NO.</p> <p>DRAWING NAME</p> <p>FMBG2-075</p>	<p>DATE</p> <p>04-26-24</p> <p>PROJECT NO.</p>

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5301306008

Address: 10974 ROWENA WAY, PEYTON

Plan Track #: 189659 

Received: 13-May-2024 (BRENT)

Description:

Required PPRBD Departments (2)

RESIDENCE

Type of Unit:

Garage	430	
Main Level	825	
Upper Level 1	1241	
	2496	Total Square Feet

Enumeration
APPROVED
BRENT
5/13/2024 10:12:00 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
05/14/2024 11:50:21 AM
dsdarchuleta
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.

Woodmen Road Metropolitan District
614 N. Tejon St
Colorado Springs, CO 80903
7194471777

INVOICE



Invoice #: 90160
Invoice Date: 05/01/24
Amount Due: \$9,350.00

Challenger Homes
Challenger Colorado LLC
8605 Explorer Drive Ste 250
Colorado Springs, CO 80920
UNITED STATES

Item	Description	Price	Amount
Fees	LOT 1 - 10975 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 2 - 10957 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 3 - 10939 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 4 - 10921 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 5 - 10903 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 6 - 10885 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 7 - 10867 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 8 - 10849 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 9 - 10831 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 68 - 10848 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 69 - 10864 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 70 - 10884 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 71 - 10902 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 72 - 10920 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 73 - 10930 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 74 - 10956 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 75 - 10974 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00

Total: \$9,350.00
Payments: \$0.00
Amount Due: \$9,350.00