

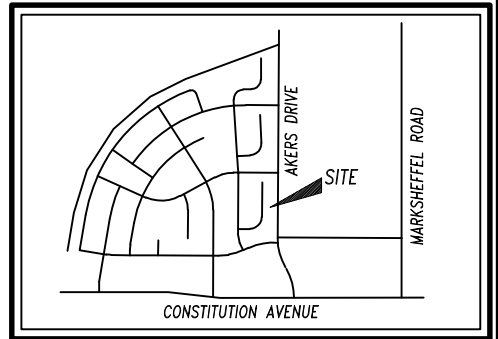
SUPERINTENDENT NOTES

1. MANAGER SIGNATURE _____
2. CURB DAMAGE _____
3. DIG START DATE _____
4. DIG FINISH DATE _____
5. SUPER/OPERATOR MEETING DATE _____
6. OPEN HOLE CALL DATE _____
7. FOUNDATION BRACED & WINDOW WELL
INSTALLATION DATE _____
8. SUPER INSPECTION OF BACKFILL DATE _____
9. GRADE OF BACKFILL _____

NOTE:
DECK HAS LESS THAN 6'-0" OF CLEARANCE UNDERNEATH, IS COVERED, AND IS INCLUDED IN LOT COVERAGE.

ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN LOT COVERAGE.

LOT COVERAGE MAXIMUM FOR 2-STORY HOME IS 40%.



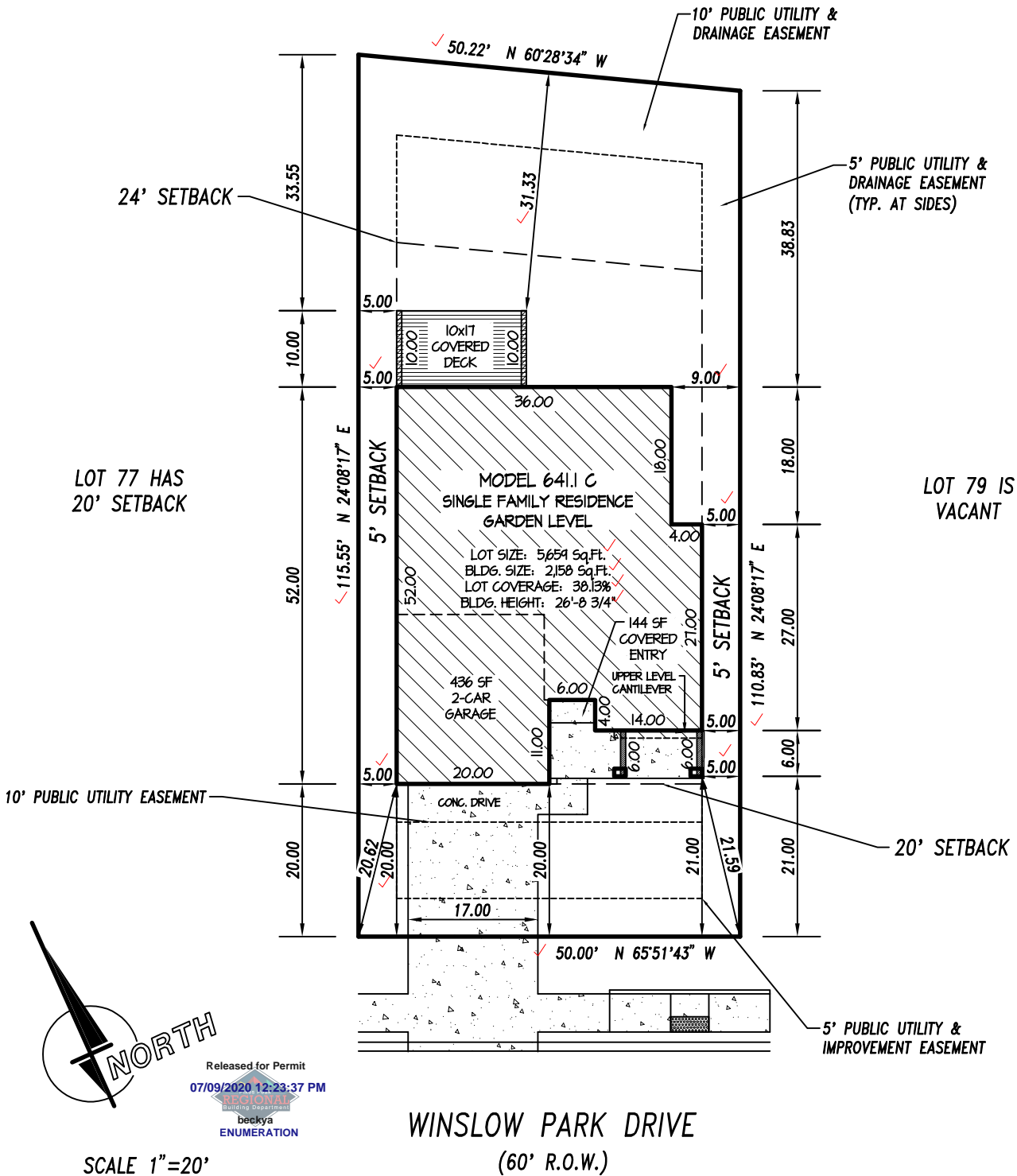
SFD20864

APPROVED
BESQCP
07/10/2020 9:52:19 AM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
07/10/2020 9:52:23 AM
dsdyounger
EPC Planning & Community
Development Department

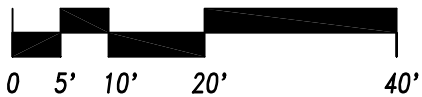
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plan. 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.



Released for Permit
07/09/2020 12:23:37 PM
REGIONAL
Building Department
beekya
ENUMERATION

WINSLOW PARK DRIVE
(60' R.O.W.)



PLAT 14422

TAX ID # 5332322014 ✓

LEGAL DESCRIPTION
ADDRESS: 1251 WINSLOW PARK DRIVE ✓
DESCRIPTION: FILING 7 - LOT 78 ✓
HANNAH RIDGE AT FEATHERGRASS ✓
COLORADO SPRINGS, COLORADO ✓
EL PASO COUNTY

CLASSIC HOMES
2138 Flying Horse Club Dr Colorado Springs, Colorado 80921 (719) 542-4333

PLOT PLAN
Drawn by: RC / MA
✓ PUD JULY 2, 2020

CAD-O

EL PASO COUNTY



ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2020

To use your credits to offset the Road Impact fee applied as part of the Site Plan Review process: ① Complete this form and send to RoadFee@elpasoco.com for an approval signature by a County Representative. ② The signed form will be returned to you via email. ③ Include this form with the Site Plan document package submitted for review. ④ The credits will be applied after the Site Plan Review approval and when you pay associated fees for building permits. **A separate form is required for each lot. *Credits are deducted when this form is signed *You cannot use credits without this signed form and a valid parcel and schedule number.*

**Site Plan document packages may be submitted either by using Regional's on-line Building Department Assistant program or by taking a paper copy of your Site Review document package to the Planning and Community Development front desk.*

7/2/2020
Date Submitted

Owner of Credits

Authorized Representative (if applicable)

Elite Properties of America
Company

Classic Homes
Company

Doug Stimple
Name

Michelle Armbrust
Name

(719) 592-9333
Phone number

(719) 785-3216
Phone number

dstimple@classichomes.com
Email address

marmbrust@classichomes.com
Email address

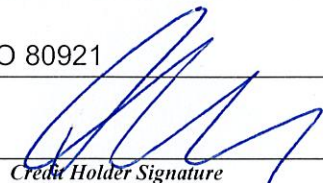
2138 Flying Horse Club Drive
Address

2138 Flying Horse Club Drive
Address

Colorado Springs, CO 80921
City State Zip

Colorado Springs, CO 80921
City State Zip

7/2/20
Signature Date


Credit Holder Signature

Property Information

Address: 7251 Winslow Park Drive

Parcel # 5332322014


Legal Description: Lot 78 Blk _____ Hannah Ridge at Feathergrass - Filing 7

Type of land use: Single family dwelling Other _____

Fee/Unit category In a PID: Yes No Mill Levy: 5 mills 10 mills

Credit amount to be used: \$ 584.00 Credit Balance: \$ 294,562.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP261</u>	Date Received <u> 07/10/2020 09:50:28 AM</u>
Date Approved <u>7/6/2020</u>	Received by <u>SFD20864</u>
Approved by <u>VC</u>	Other _____
Credit balance before use \$ <u>\$295,146.00</u>	
Credit use amount per lot \$ <u>584.00</u>	
Credit balance after use \$ <u>\$294,562.00</u>	

EL PASO COUNTY



Receipt for Fees Paid

Planning and Community Development Department
 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910
 Office (719) 520-6300

Date 7/8/20

Customer: Classic Homes
 2138 Flying Horse Club Drive
 CO Spgs, CO 80921

Receipt No. 522921

Processed by TL

Check No. 2304

Payment Method Ceck

Item	Description	Prefix	Type	Rate	Qty	Amount
H30	Road Impact Fee - Constitution Heights Metro District 7251 Winslow Park Drive			637.00		637.00

Total \$637.00

SITE



2017 PPRBC

Address: 7251 WINSLOW PARK DR, COLORADO SPRINGS

Parcel: 5332322014

Map #: 752G

Plan Track #: 130900 

Received: 09-Jul-2020 (BECKYA)

Description:

RESIDENCE

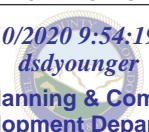
Type of Unit:

Garage	436	
Lower Level 2	1411	
Main Level	1407	
Upper Level 1	1728	
	4982	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 7/9/2020 12:24:38 PM	Floodplain (N/A) RBD GIS
---------------------------------------------------------------------------------------------------	-----------------------------------------------

Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>07/10/2020 9:54:19 AM</i>  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.