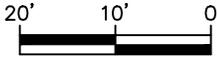




SCALE : 1" = 20'

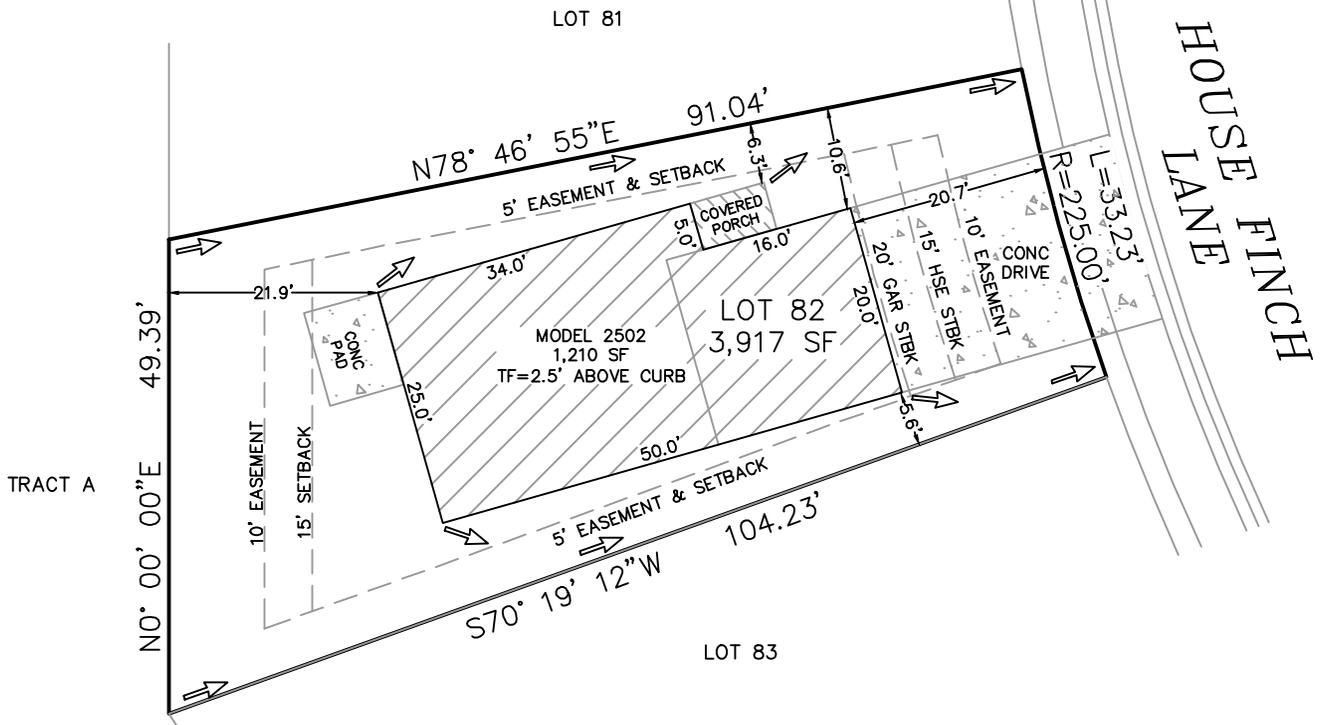


Released for Permit
01/26/2022 10:53:50 PM
REGIONAL Building Department
Becky A
ENUMERATION

PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)
11167 HOUSE FINCH LANE

SFD22174
PLAT 14880
PUD



APPROVED Plan Review

01/27/2022 10:53:22 AM
dsdrangel

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIVATE 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

Not Required BESQCP

01/27/2022 10:53:32 AM
dsdrangel

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.

Top of Foundation = 2.5' ABOVE CURB / 2502-ELEV B / A LOT

SETBACKS: FRONT=15'/20' SIDES=5'/10' REAR=15'	ADDRESS: 11167 HOUSE FINCH LANE COLORADO SPRINGS, CO TAX ID# 5513300004 LEGAL DESCRIPTION: LOT 82 THE HILLS AT LORSON RANCH FILING NO. 1, EL PASO COUNTY, CO	LOT AREA: 3,917 SF HOUSE W/PORCH PRINT: 1,210 SF COVERAGE: 30.9%
--------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------

EASEMENTS AS RECORDED IN PLAT RECORDS AND
ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS,
& DRAINAGE PURPOSES Job# 220101

TRALON HOMES

212 N Wahsatch Ave, Suite 305
Colorado Springs, Colorado, CO 80903
(719)434-4750 FAX (719)434-3418

Deborah Waugh

From: Joseph Marencik <JosephMarencik@elpasoco.com>
Sent: Monday, October 25, 2021 1:36 PM
To: John Chavez; Elizabeth Nijkamp
Cc: Marc Towne; Jeff Mark; Trevor Terrill; Ben Jones
Subject: RE: The Hills at Lorson Ranch ESQCP Transfer Request : **EGP20-005**

John,

The transfer of the ESQCP for The Hills at Lorson Ranch from Eagle Development to Tralon Homes has been approved. Tralon should use this ESQCP number when obtaining all building permits within this specific filing.

Best Regards,

-joe

Joseph Marencik
Stormwater Quality Coordinator
El Paso County Department of Public Works
3275 Akers Drive, Colorado Springs, CO 80922
(719) 330-4137

[Department of Public Works - Stormwater](#)



EL PASO COUNTY
PUBLIC WORKS

From: John Chavez <johnchavez@chavezconsultinginc.com>
Sent: Wednesday, October 13, 2021 11:20 AM
To: Joseph Marencik <JosephMarencik@elpasoco.com>; Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>
Cc: Marc Towne <mtowne@tralonhomes.com>; Jeff Mark <JMark@landhuisco.com>; Trevor Terrill <trevor@earthx.us>
Subject: The Hills at Lorson Ranch ESQCP Transfer Request : EGP20-005

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Joe and Elizabeth,

Vertical construction will begin soon at The Hills at Lorson Ranch. We transferred the CDPS permit for The Hills from Eagle Development to Tralon Homes LLC. Attached are certification documents.

We are requesting transfer of the attached Erosion and Stormwater Quality Control Permit (ESQCP) from Eagle Development Company to Tralon Homes. The transfer request includes all lots, roads, tracts within the project boundary. With this transfer there should not be a requirement for Tralon to obtain 514 BESQCPs for the lots. The fee associated with the transfer should be equivalent to a "Stand Alone ESQCP," since no additional plan review is required.

Please let me know if there are any questions. Our intent is to address this transfer more proactively than the recent transfer at Lorson Creekside South.

Thank you,

John B. Chavez, Owner



719 251 5580

SITE



2017 PPRBC

Address: 11167 HOUSE FINCH LN, COLORADO SPRINGS

Parcel: 5513300004

Plan Track #: 157364 

Received: 26-Jan-2022 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	379	
Lower Level 2	773	
Main Level	706	
Upper Level 1	1082	
	2940	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 1/26/2022 2:48:40 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>01/27/2022 10:53:53 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.