



2342 T1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(64.0)(4)}{4} = 64.0$
 BUILDING HEIGHT = 23.4 + (SLAB - AFG) =
 BUILDING HEIGHT = 23.4 + (64.7 - 64.0) = 24.1



Released for Permit
 06/08/2023 6:51:41 AM
 REGIONAL Building Department
 ENUMERATION

SFD23438
 PLAT 15087
 ZONE PUD

APPROVED
 Plan Review
 06/09/2023 3:35:17 AM
 dsarchulda
 EPC Planning & Community
 Development Department

APPROVED
 BESQCP
 06/09/2023 3:25:22 AM
 dsarchulda
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT CREATE THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, OR LOCAL
 LAWS AND/OR REGULATION

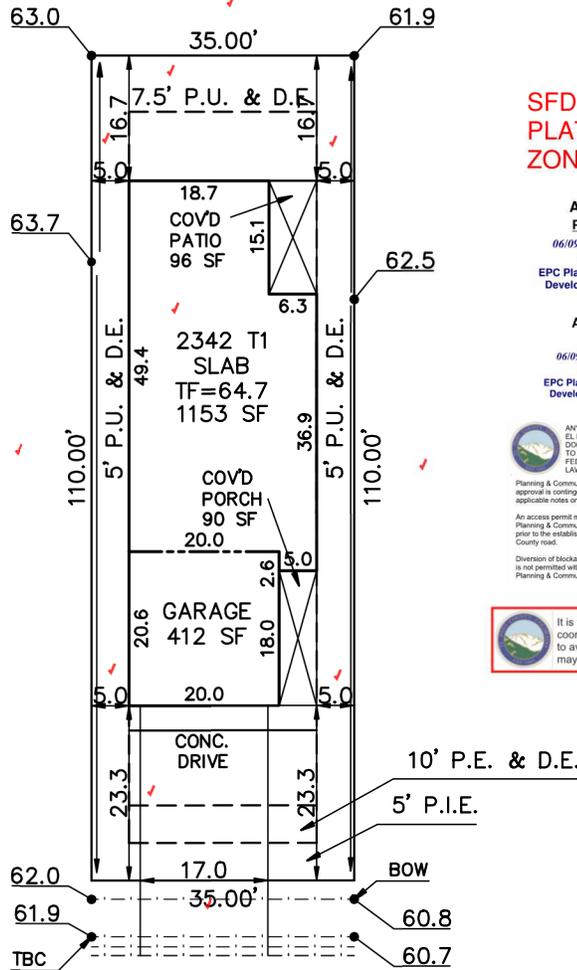
Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable notes on the recorded plat.

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

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

LOT 107



KITTRICK PLACE
 (50' PUBLIC R.O.W.)

ZONING PUD
 SCHEDULE No. 5301214012

WARNING!

1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION

SITE DATA

LOT SQ. FT.= 3850
 HOUSE SQ. FT.= 1750
 COVERAGE = 45.5%
 BLDG. HEIGHT = 24.1

SCALE: ...1"=20'
 DRAWN BY: TAP

ASPEN LAND CONSULTANTS, LLC
 4883 JAMESPORT DRIVE
 COLORADO SPRINGS, COLORADO 80918

(IN FEET)
 1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION

LOT 106
 FALCON MEADOWS AT BENT GRASS FILING NO.2
 EL PASO COUNTY, COLORADO

ADDRESS

8167 KITTRICK PLACE

PREPARED FOR
 CHALLENGER
 HOMES

TITLE CO. FILE NO.

DRAWING NAME

FMBG2-106

DATE

04-25-23

PROJECT NO.

SITE

2017 PPRBC



Parcel: 5301214012

Address: 8167 KITTRICK PL, PEYTON

Plan Track #: 177135 

Received: 08-Jun-2023 (AMY)

Description:

Required PPRBD Departments (2)

RESIDENCE

Type of Unit:

Garage	381	
Main Level	1154	
Upper Level 1	1188	
	2723	Total Square Feet

Enumeration

APPROVED

AMY

6/8/2023 6:51:54 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/09/2023 8:26:03 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 #:	1145
Invoice Date:	06/05/23
Amount Due:	\$3,850.00

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

Terms

Due upon receipt

Item	Description	Price	Amount
Fees	LOT 105 - 8163 Kittrick Place - Falcon Meadows at Bent Grass Fil No 2	\$550.00	\$550.00
Fees	LOT 106 - 8167 Kittrick Place - Falcon Meadows at Bent Grass Fil No 2	\$550.00	\$550.00
Fees	LOT 107 - 8171 Kittrick Place - Falcon Meadows at Bent Grass Fil No 2	\$550.00	\$550.00
Fees	LOT 108 - 8175 Kittrick Place - Falcon Meadows at Bent Grass Fil No 2	\$550.00	\$550.00
Fees	LOT 76 - 8176 Kittrick Place - Falcon Meadows at Bent Grass Fil No 2	\$550.00	\$550.00
Fees	LOT 77 - 8172 Kittrick Place - Falcon Meadows at Bent Grass Fil No 2	\$550.00	\$550.00
Fees	LOT 78 - 8168 Kittrick Place - Falcon Meadows at Bent Grass Fil No 2	\$550.00	\$550.00
		Total:	\$3,850.00
		Payments:	\$0.00
		Amount Due:	\$3,850.00

Thank you! If you have questions please call 719-447-1777.

To pay online, go to <https://app02.us.bill.com/p/woodmenroadmetrodistrict>