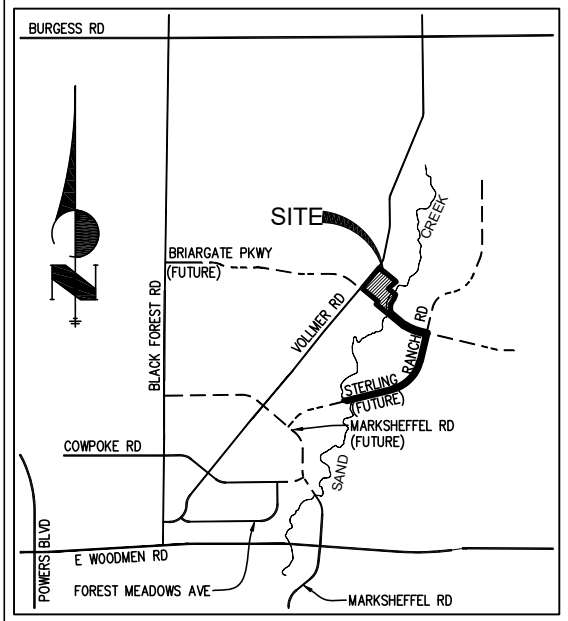


SUPERINTENDENT NOTES

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

SFD25660  
PLAT 15218  
RS-6000



VICINITY MAP  
N.T.S.

APPROVED  
Plan Review  
07/03/2025 8:50:08 AM  
dsdrangel  
EPC Planning & Community  
Development Department

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

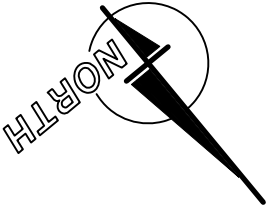
APPROVED  
BSQCP  
07/03/2025 8:50:19 AM  
dsdrangel  
EPC Planning & Community  
Development Department

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

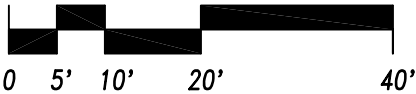
5' PUBLIC UTILITY  
EASEMENT, & DRAINAGE  
BOTH SIDES OF LOT

10' PUBLIC IMPROVEMENTS AND  
PUBLIC UTILITY EASEMENT

25' HOUSE SETBACK



SCALE 1"=20'



Released for Permit

07/02/2025 3:04:54 PM



Becky A  
ENUMERATION

WILLEY PICKET DR.  
(50' R.O.W.)

LEGAL DESCRIPTION

ADDRESS: 8265 WILLEY PICKET DRIVE  
DESCRIPTION: LOT 03, FILING 2  
HOMESTEAD NORTH AT STERLING RANCH  
COLORADO SPRINGS, COLORADO  
EL PASO COUNTY

CLASSIC  
HOMES

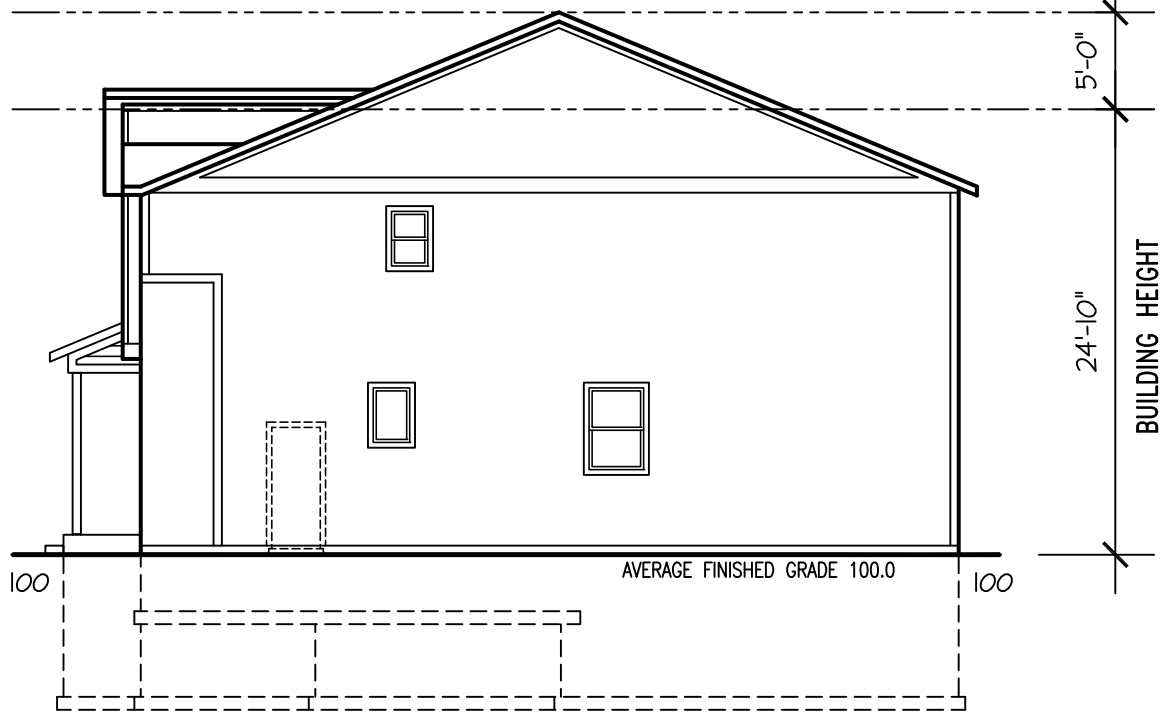
2130 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 542-4333

PLOT PLAN

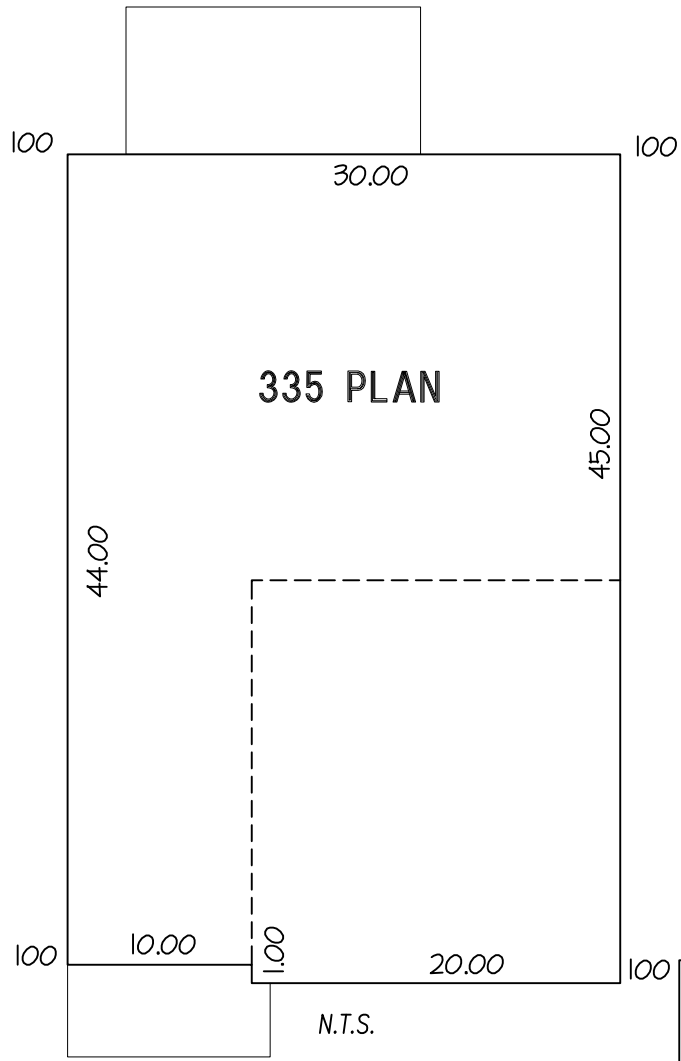
Drawn by: SC

RS-6000

DATE: 6/30/25



APPROVED  
Plan Review  
07/03/2025 8:44:45 AM  
dsdrangel  
EPC Planning & Community  
Development Department



### HEIGHT CALCULATIONS

2 CORNERS @ 100 = 200

2 CORNERS @ 100 = 200

TOTAL: 400

$400 \div 4 = 100.0$

(AVERAGE FINISHED GRADE)

'B' ELEVATION SHOWN; OTHER  
335 ELEVATIONS ARE SAME  
OR LESSER HEIGHT

HEIGHT CALCULATIONS  
STANDARD BUILDING SITE  
MARCH 13, 2024

**CLASSIC**  
HOMES

2138 Flying Horse Club Drive  
Colorado Springs, Colorado 80921  
(719) 592-9333

**MODEL 335 ABC**

DRAWN BY: CDV



## ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2025

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](mailto: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.*

6-30-2025

Date Submitted

### Owner of Credits

Elite Properties of America

Company

Doug Stimple

Name

719-592-9333

Phone number

dstimple@classichomes.com

Email address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

1-1-2025

Signature Date

Credit Holder Signature

### Authorized Representative (if applicable)

Classic Homes

Company

NICHOLAS HANSEN

Name

719-785-3316

Phone number

NHANSEN@CLASSICHOMES.COM

Email address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

### Property Information

Address: 8265 Willey Picket Dr

Parcel # 5228403013

Legal Description: Lot 3 Blk HOMESTEAD NORTH AT STERLING RANCH FIL. NO. 2

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: \$ 293.00 Credit Balance: \$ 138211.00

\*\*\*COUNTY USE ONLY BELOW THIS LINE\*\*\*

#### Credit Use Approval

Authorization tracking # EP867

Date Approved 6/30/2025

Approved by TL

Credit balance before use \$ 138,504.00

Credit use amount per lot \$ 293.00

Credit balance after use \$ 138,211.00

#### Site Plan Review

Date Received 7/3/2025

Received by dsdrangel

SFD SFD25660

Other

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 8265 WILLEY PICKET DR, COLORADO SPRINGS

Parcel: 5228403013

Plan Track #: 203364 

Received: 02-Jul-2025 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	428
Lower Level 2	920
Main Level	912
Upper Level 1	1204
3464	Total Square Feet

## Required PPRBD Departments (2)

### Enumeration

APPROVED

BECKYA

7/2/2025 3:05:18 PM

### Floodplain

(N/A) RBD GIS

## Required Outside Departments (1)

### County Zoning

APPROVED

Plan Review

07/03/2025 8:50:39 AM

*dsdrangel*

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.