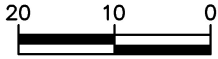




**PLOT PLAN**  
(THIS IS NOT A PROPERTY SURVEY)  
10734 ROLLING RANCH DRIVE

SCALE : 1" = 20'



Released for Permit

04/22/2024 3:08:29 PM



ENUMERATION

**FILE - SFD24372**  
**ZONING - PUD**  
**PLAT - 14831**  
**AREA - 6918 SQ FT**

**APPROVED**  
**Plan Review**

04/23/2024 9:35:02 AM

*dsdmaes*

EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBLIGATE 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

**APPROVED**  
**BESQCP**

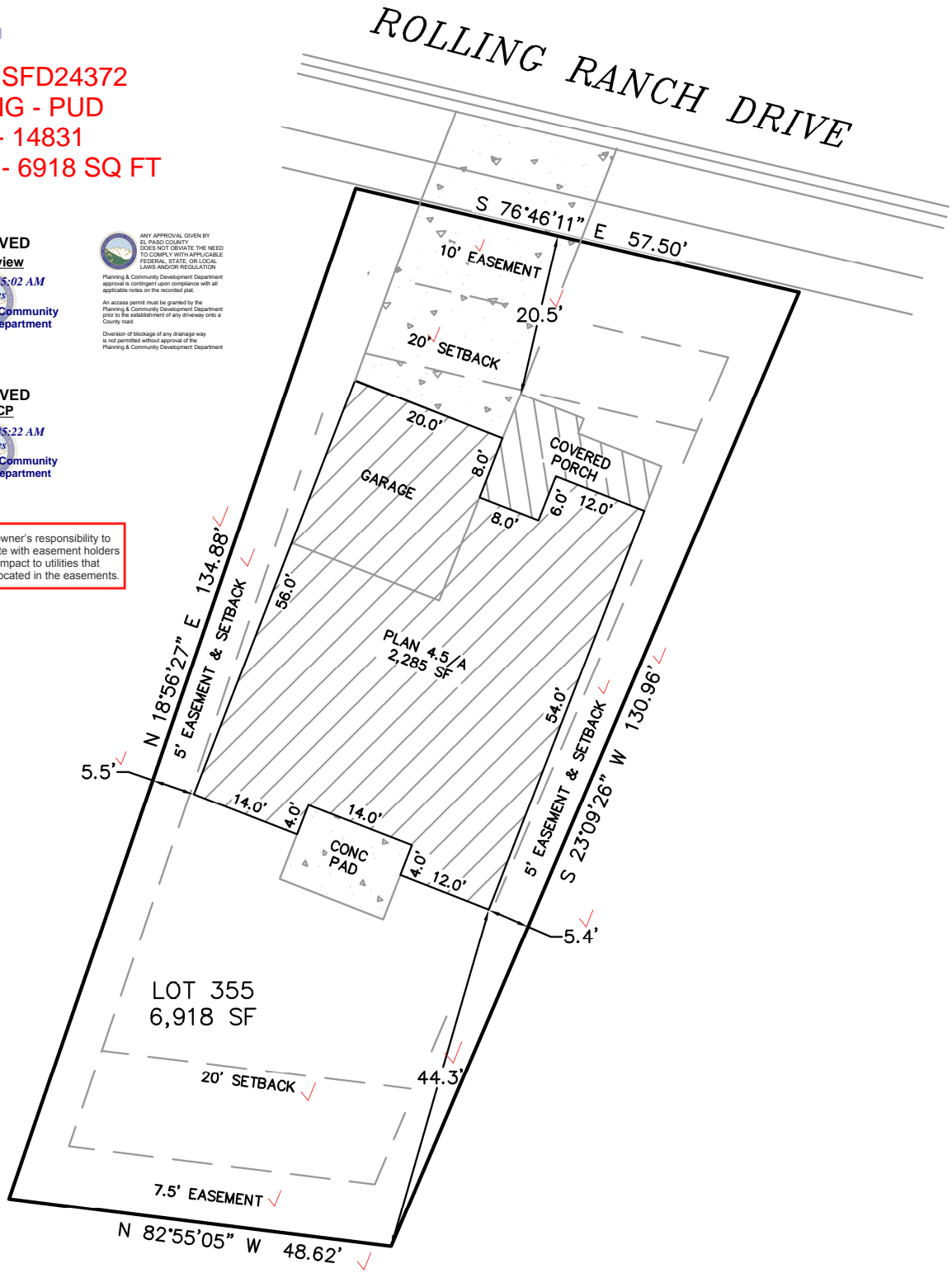
04/23/2024 9:35:22 AM

*dsdmaes*

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.



EASEMENTS AS RECORDED IN PLAT RECORDS AND  
ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS,  
& DRAINAGE PURPOSES Job# 240301

SETBACKS:  
FRONT= 20'  
SIDES= 5'  
REAR= 20'  
ZONED: PUD  
DATE: 3/5/24

ADDRESS:  
10734 ROLLING RANCH DRIVE  
PEYTON, CO  
TAX ID# 4220402018  
LEGAL DESCRIPTION: LOT 355  
ROLLING HILLS RANCH FILING  
NO. 2 AT MERIDIAN RANCH, EL  
PASO COUNTY, CO

LOT AREA:  
6,918 SF  
HOUSE W/PORCH  
PRINT:  
2,285 SF  
COVERAGE:  
33% ✓

**WINDSOR RIDGE HOMES**  
7689 Bigtooth Maple Dr,  
Colorado Springs, CO 80925  
(719)499-6136

WINDSOR RIDGE HOMES, LLC  
CONSTRUCTION DRAW  
4164 AUSTIN BLUFFS PKWY STE 361  
COLORADO SPRINGS, CO 80918

KIRKPATRICK BANK  
COLORADO SPRINGS, CO 80903



82-688/1070

03/28/2024

Woodmen Road Metropolitan District

\$

\*\*1,650.00

One thousand six hundred fifty and 00/100\*\*\*\*\*

PAY TO THE ORDER OF Woodmen Road Metropolitan District  
614 N. Tejon St  
Colorado Springs, CO 80903



*James Paul Steg*  
AUTHORIZED SIGNATURE

⑈0 18059⑈ ⑆107006884⑆ 2015206304⑈


WINDSOR RIDGE HOMES, LLC

18059

03/28/2024 Woodmen Road Metropolitan District

Date	Type	Reference	Original Amount	Balance Due	Payment
03/18/2024	Bill	9007	1,650.00	1,650.00	1,650.00
			Check Amount		1,650.00

*3/18/24  
Paid in person by  
Tara*



Kirkpatrick Bank - Dr.

1,650.00

WINDSOR RIDGE HOMES, LLC

18059

03/28/2024 Woodmen Road Metropolitan District

Date	Type	Reference	Original Amount	Balance Due	Payment
03/18/2024	Bill	9007	1,650.00	1,650.00	1,650.00
			Check Amount		1,650.00

Kirkpatrick Bank - Dr.

1,650.00

To Jamie



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

# INVOICE

<b>Invoice #:</b>	9007
<b>Invoice Date:</b>	03/18/24
<b>Amount Due:</b>	\$1,650.00

Windsor Ridge Homes  
Windsor Ridge Homes  
4164 Austin Bluffs Pkwy #143  
Colorado Springs, CO 80918

Item	Description	Price	Amount
Fees	LOT 353 - 10714 Rolling Ranch Road - Rolling Hills Ranch Ril 2 at Meridian Ranch	\$550.00	\$550.00
Fees	LOT 354 - 10724 Rolling Ranch Road - Rolling Hills Ranch Ril 2 at Meridian Ranch	\$550.00	\$550.00
Fees	LOT 355 - 10734 Rolling Ranch Road - Rolling Hills Ranch Ril 2 at Meridian Ranch	\$550.00	\$550.00

<b>Total:</b>	\$1,650.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	\$1,650.00

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

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



**MERIDIAN SERVICE METROPOLITAN DISTRICT**  
*Water, Wastewater, Parks and Recreation*  
 11886 Stapleton Dr, Falcon, CO 80831  
 719-495-6567, Fax 719-495-3349

## TAP FEE RECEIPT

March 28, 2024                      Receipt Issued/                      3852  
 (Date)                                      Start of Activation Period                      Receipt Number

March 27, 2025                      Meter Set Date/Expiration of Activation Period  
 (Date)

Service Address:                      10734 Rolling Ranch Drive, Peyton, CO 80831

Subdivision/Filing/Lot #: Lot 355, Rolling Hills Ranch Filing No. 2 @ Meridian Ranch

Purchaser Name:                      Windsor Ridge Homes, LLC

Purchaser Address:                      4164 Austin Bluffs Parkway, Suite 361, Colorado Springs, CO 80918

Tap Fee Received: \$ 23,150.00                      Meter Set Fee Received: \$ 750.00

Total Amount Received: \$23,900.00                      Payment Method/#: CK. # 18054

<input checked="" type="checkbox"/> Single Family Water & Sewer	<input checked="" type="checkbox"/> ¾"
<input type="checkbox"/> Single Family Water Only	<input type="checkbox"/> 1"
<input type="checkbox"/> Multi-Family	<input type="checkbox"/> 1 ½"
<input type="checkbox"/> Non-Residential	<input type="checkbox"/> 2"
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Other: _____

**MERIDIAN SERVICE METROPOLITAN DISTRICT**

By: Jennith Coe

- Taps are sold for connection to the District system. This Tap Fee Receipt is valid for the specific property address noted above. Tap Fees are not transferrable and will remain linked to the property address.
- All Tap Fees paid have an "Activation Period" of 1-year from the date tap is purchased through the meter set date. Taps not connected in the Activation Period are not valid.
- If the meter set request date is outside of the 1-year Activation Period, the difference between the tap fee originally paid and the tap fee rate on the current MSMD Fee Schedule will be payable to MSMD to validate the tap and honor meter set request.
- The original of this Tap Fee Receipt is your documentation of tap purchase and must be retained for your records.


# SITE



2023 PPRBC  
2021 IECC

Address: 10734 ROLLING RANCH DR, PEYTON

Parcel: 4220402018

Plan Track #: 188852 

Received: 22-Apr-2024 (AMY)

## Description:

### RESIDENCE


Type of Unit:

Garage	701	
Lower Level 2	1668	
Main Level	1658	
	4027	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>4/22/2024 3:03:43 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>04/23/2024 9:35:57 AM</i>  <b>EPC Planning &amp; Community Development Department</b>
--

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.