

**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 \_\_\_\_\_

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

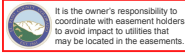
**SFD23444**

APPROVED  
BESQCP  
06/09/2023 10:41:41 AM  
dsdyounger

EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
06/09/2023 10:41:47 AM  
dsdyounger

EPC Planning & Community  
Development Department



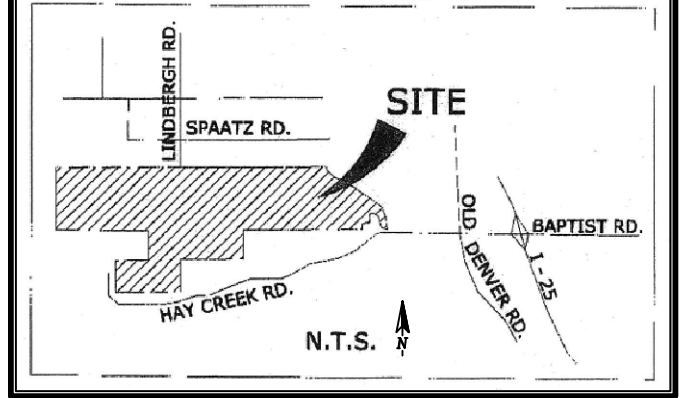
ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBLIVATE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION.

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.

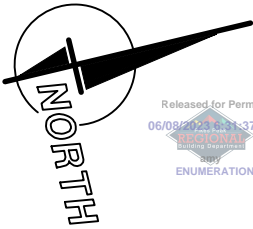
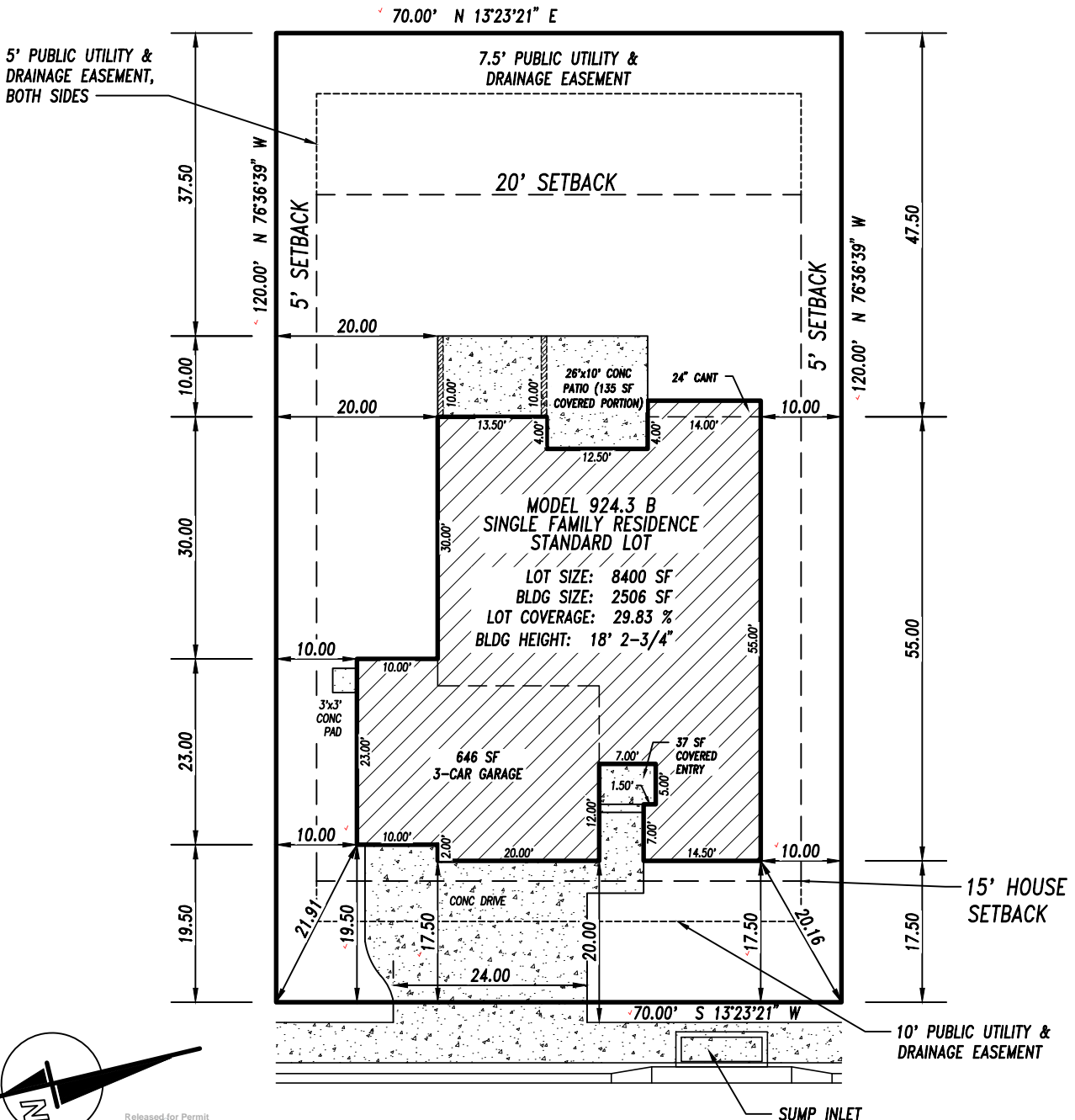
Diversion of blockage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department

**VICINITY MAP**



LOT COVERAGE MAXIMUM ON THIS LOT IS 55%.

**NOTE:**  
PATIO IS PARTIALLY COVERED,  
THE COVERED PORTION IS  
INCLUDED IN LOT COVERAGE.



Released for Permit  
06/08/2023 8:31:37 AM  
ENUMERATION

SCALE 1"=20'



TIMBER TREK WAY  
(50' R.O.W.)

TAX ID # 7129404013

PLAT 14770

**PLOT PLAN**

Drawn by: LW

PUD

JUNE 6, 2023



2138 Flying Horse Club Drive Colorado Springs, Colorado 80921 (719) 542-4333

**LEGAL DESCRIPTION**

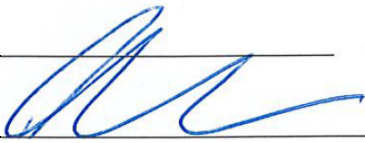
ADDRESS: 15156 TIMBER TREK WAY  
DESCRIPTION: FILING 6 LOT 56  
FOREST LAKES  
MONUMENT, COLORADO  
EL PASO COUNTY

## ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2023

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.*

Date Submitted	<b>Owner of Credits</b>	<b>Authorized Representative (if applicable)</b>
Company		Company
Name		Name
Phone number		Phone number
Email address		Email address
Address		Address
City State Zip		City State Zip
Signature Date	 Credit Holder Signature	

### Property Information

Address: \_\_\_\_\_

Parcel # \_\_\_\_\_


Legal Description: Lot \_\_\_\_\_ Blk \_\_\_\_\_

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: \$ \_\_\_\_\_ Credit Balance: \$ \_\_\_\_\_

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

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP662</u>	Date Received <u></u>
Date Approved <u>6/6/2023</u>	Received by <u>06/09/2023 10:32:18 AM</u>
Approved by <u>TL</u>	SFD <u>SFD23444</u>
Credit balance before use \$ <u>184,102.00</u>	Other _____
Credit use amount per lot \$ <u>2,527.00</u>	
Credit balance after use \$ <u>181,575.00</u>	

# SITE



2017 PPRBC

Address: 15756 TIMBER TREK WAY, COLORADO SPRINGS

Parcel: 7129404013

Plan Track #: 177130 

Received: 08-Jun-2023 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	416	
Lower Level 2	1609	
Main Level	1607	
	3632	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>6/8/2023 6:31:53 AM</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>06/09/2023 10:42:41 AM</i> <i>dsdyounger</i> <b>EPC Planning &amp; Community</b> <b>Development Department</b>
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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.