

- 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

NOTE: DECK HAS LESS THAN 6"-0" OF CLEARANCE UNDERNEATH, IS PARTIALLY COVERED AND THE ENTIRE DECK IS INCLUDED IN LOT COVERAGE.

LOT COVERAGE ON THIS LOT IS 45%.

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

SFD25110

APPROVED BESQCP

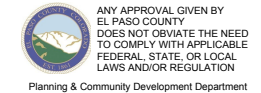
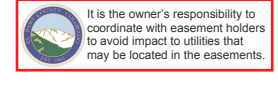
01/30/2025 12:00-43 PM
dsdyounger

EPC Planning & Community Development Department

APPROVED Plan Review

01/30/2025 12:00-48 PM
dsdyounger

EPC Planning & Community Development Department



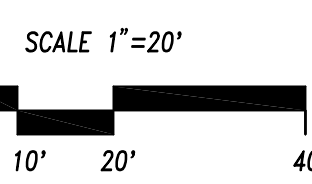
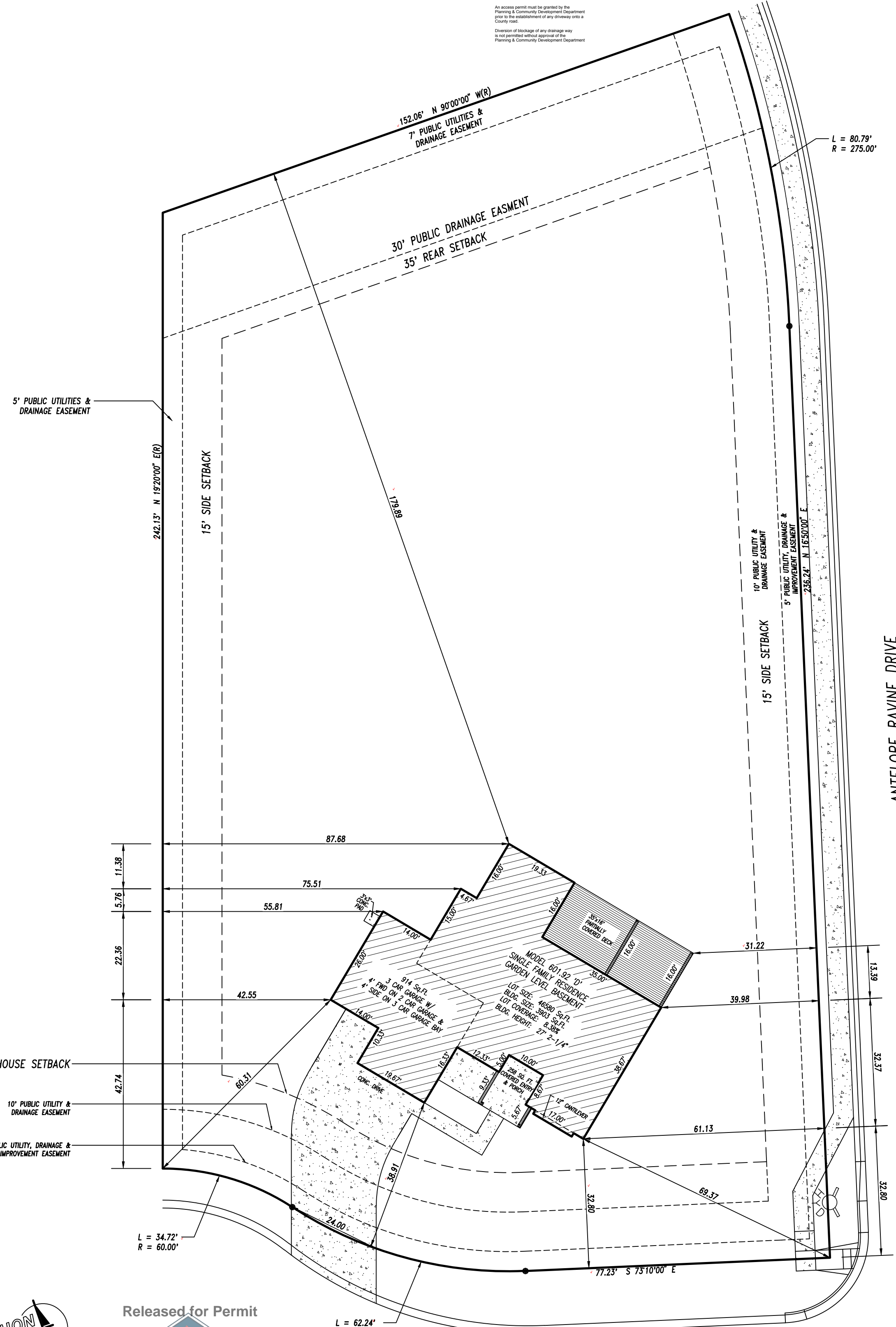
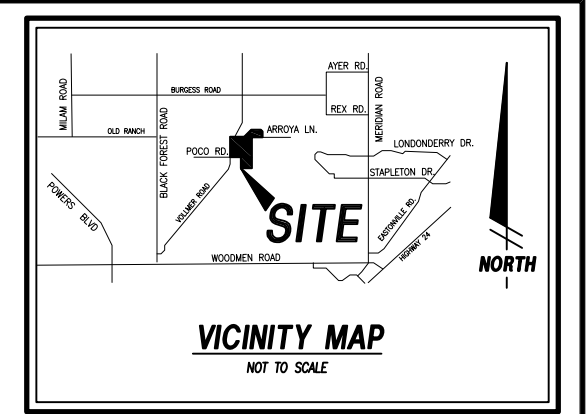
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

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

Planning & Community Development Department approval is contingent upon compliance with all applicable rules 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.

Division of storage of any drainage way is not permitted without approval of the Planning & Community Development Department.



Released for Permit
01/29/2025 3:21:23 PM
REGIONAL Building Department
beckya
ENUMERATION

HAWKS HILL COURT
(60' PUBLIC R.O.W.)

PUD PLAT 15418

LEGAL DESCRIPTION
ADDRESS: 10346 HAWKS HILL COURT
DESCRIPTION: LOT II, FILING 3
RETREAT AT TIMBERIDGE
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC HOMES
2308 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 542-4333

PLOT PLAN
Drawn by: NAH
RS-6000 1-28-2025

TAX ID #5221200007

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 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.*

1-28-2025

Date Submitted

Owner of Credits

Authorized Representative (if applicable)

Elite Properties of America

Company

Classic Homes

Company

Doug Stimple

Name

NICHOLAS HANSEN

Name

719-592-9333

Phone number

719-785-3316

Phone number

dstimple@classichomes.com

Email address

NHANSEN@CLASSICHOMES.COM

Email address

2138 Flying Horse Club Drive

Address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

Colorado Springs, CO 80921

City State Zip

1-1-2025

Signature Date


Credit Holder Signature

Property Information

Address: 10346 Hawks Hill Ct

Parcel # 5227200007


Legal Description: Lot 11 Blk RETREAT AT TIMBERRIDGE FIL NO 3

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: \$ 2527.00 Credit Balance: \$ 181897.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP829</u>	Date Received <u></u>
Date Approved <u>1/28/2025</u>	Received by <u>01/30/2025 10:39:50 AM</u>
Approved by <u>TL</u>	SFD <u>SFD25110</u>
Credit balance before use \$ <u>184,424.00</u>	Other _____
Credit use amount per lot \$ <u>2527.00</u>	
Credit balance after use \$ <u>181,897.00</u>	

SITE



2023 PPRBC
2021 IECC Amended

Address: 10346 HAWKS HILL CT, COLORADO SPRINGS

Parcel: 5227200007

Plan Track #: 198145 

Received: 29-Jan-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	471	
Lower Level 2	2146	
Main Level	2169	
Upper Level 1	811	
	5597	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

1/29/2025 3:22:04 PM

Floodplain

N/A

01/30/2025 7:25:57 AM

Pikes Peak

REGIONAL

Building Department

keith

FLOODPLAIN

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

01/30/2025 12:11:44 PM

dsdyounger

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.