

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.

LOT COVERAGE MAXIMUM FOR RANCH HOMES IS 45%.

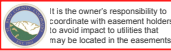
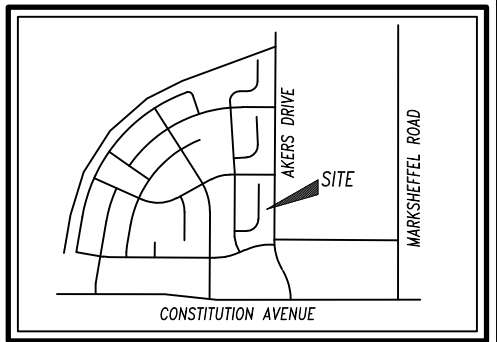
**SFD20975**

APPROVED  
BESQCP

07/31/2020 10:50:39 AM  
dsdyounger  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review

07/31/2020 10:50:46 AM  
dsdyounger  
EPC Planning & Community  
Development Department

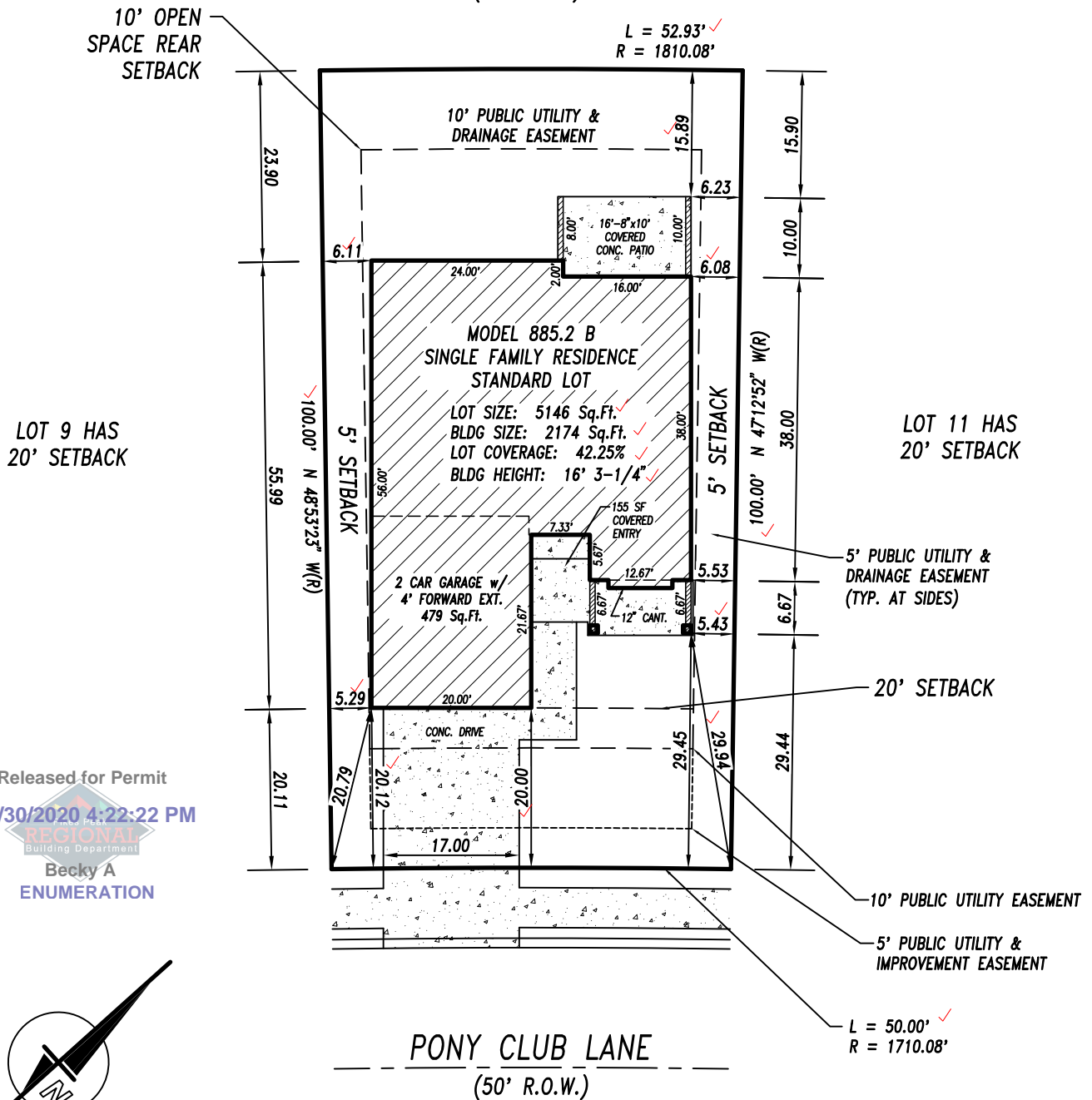


It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

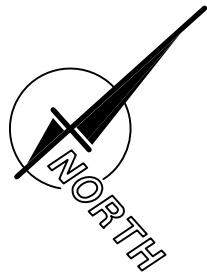


ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION  
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.  
An access permit must be granted 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.

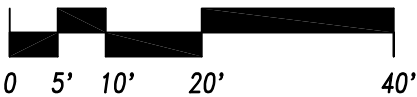
CHICAGO, ROCK ISLAND  
AND PACIFIC RAILROAD ROW  
(200' ROW)



Released for Permit  
07/30/2020 4:22:22 PM  
REGIONAL Building Department  
Becky A  
ENUMERATION



SCALE 1"=20'



PLAT 14422

TAX ID # 5332319021 ✓

LEGAL DESCRIPTION

ADDRESS: 2142 PONY CLUB LANE ✓  
DESCRIPTION: FILING 7 - LOT 10 ✓  
HANNAH RIDGE AT FEATHERGRASS ✓  
COLORADO SPRINGS, COLORADO ✓  
EL PASO COUNTY

**CLASSIC**  
HOMES

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

PLOT PLAN

Drawn by: RC / MA

PUD

JULY 27, 2020

CAD-0

# EL PASO COUNTY



## ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2020

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.*

7/24/2020

Date Submitted

### Owner of Credits

### Authorized Representative (if applicable)

Elite Properties of America

Company

Classic Homes

Company

Doug Stimple

Name

Michelle Armbrust

Name

(719) 592-9333

Phone number

(719) 785-3216

Phone number

dstimple@classichomes.com

Email address

marmbrust@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

7/24/2020

Signature Date

Credit Holder Signature

### Property Information

Address: 2742 Pony Club Lane

Parcel # 5332319027

Legal Description: Lot 10 Blk \_\_\_\_\_ Hannah Ridge at Feathergrass - Filing 7

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: \$ 584.00 Credit Balance: \$ 291,642.00

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

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP267</u>	Date Received <u> dsdyounger</u>
Date Approved <u>7/27/2020</u>	Received by <u>07/31/2020 11:48:16 AM</u>
Approved by <u>VC</u>	SFD <u>SFD20975</u>
Credit balance before use \$ <u>\$291,642.00</u>	Other _____
Credit use amount per lot \$ <u>584.00</u>	
Credit balance after use \$ <u>\$257,080.00</u>	

# EL PASO COUNTY



## Receipt for Fees Paid

Planning and Community Development Department  
 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910  
 Office (719) 520-6300

Date 7/29/20

Receipt No. 522942

Processed by JE

Customer: Classic Homes  
 A Division of Elite Properties  
 2138 Flying Horse Club Dr  
 Colorado Springs, CO 80921

Check No. 2311

Payment Method Check

Item	Description	Prefix	Type	Rate	Qty	Amount
H30 2	Road Impact Fee - Constitution Heights Metro District PROJECT NAME: Hannah Ridge At Feathergrass Fil No 7 7275 Electronic Drive 2742 Pony Club Lane 2807 GrandPrix Court			637.00	3	1,911.00 0.00
1	CUSTOMER NAME: Classic Homes					0.00

**Total \$1,911.00**

# SITE



2017 PPRBC

Address: 2742 PONY CLUB LN, COLORADO SPRINGS

Parcel: 5332319027  
Map #: 752G

Plan Track #: 131912  Received: 30-Jul-2020 (BECKYA)

## Description:

### RESIDENCE


Type of Unit:

Garage	399	
Lower Level 2	1368	
Main Level	1375	
	3142	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BECKYA</b>  <b>7/30/2020 4:22:40 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>07/31/2020 10:53:01 AM</i>  <b>EPC Planning &amp; Community 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.