

**Department of Public Works**

**Department of Public Works**  
719-520-6460  
Public Works  
3275 Akers Dr.  
Colorado Springs, CO 80922  
www.ElPasoCo.com

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

**Construction Permit: Four Square at Sterling Ranch East Filing No. 1 SF-2236**

Name of Development/Subdivision: Four Square at Sterling Ranch East Filing no.1  
Location of Construction: Four Square at Sterling Ranch East Filing no.1  
Description of Construction / Fee: Construction Permit- Final Plat, 100-249 Lots \$11,842.00  
Development/Subdivision DSD File Number: Four Square at Sterling Ranch East Filing no.1  
Date of Plan Approval and / or Dev. Agreement:09/17/2024  
Value of Construction: \$6,043,758.70  
Date / Type of Surety / Provider:

Responsible Person/Company: Classic Homes  
Responsible Party Street Address: 2138 Flying Horse Club Drive  
Responsible Party City / State / Zip: Colorado Springs, CO 80921

**Responsible Party Phone / Email: 719-592-9333**

Land Development Code and Engineering Criteria Manual Compliance Guideline Checklist:

- Preliminary Plan Approval Early Grading or  Development / Subdivision Construction Plan
- Preliminary Drainage Report Approval or  Final Drainage Letter / Report
- All County permits obtained  
(may include but not limited to ESQCP, Grading, Access, etc.)
- Copies of Other Agency / Entity Permits  
(may include but not limited to Colorado Discharge, Construction Activity, Corp of Engineers, Floodplain, Endangered Species, US Fish and Wildlife, etc.)
- Surety Estimate and appropriate surety posted
- Initial BMP inspection. Must be completed by the Stormwater team before any work on the site can be performed.
- Pre-construction Meeting / Construction permit fee \$11,842.00

This is to advise that the person or company responsible for construction of all public and common development improvements, as authorized by this Construction Permit and in accordance with the above referenced development or subdivision improvements agreement agrees to construct the required improvements in full conformance of all County rules, regulations, codes, standards, and ordinances, approved plans, applicable development or subdivision improvements agreement, and development permits or approvals. It is understood and agreed that, upon completion of construction and at the time of any request for release of surety, preliminary or final acceptance, the project's engineer shall certify that the work has been entirely completed, and that it conforms in all respects, with all County rules, regulations, codes, standards, and ordinances, approved plans, applicable development or subdivision improvements agreement, and development permits or approvals; and to all specifications required by the laws and regulations of the State of Colorado.

Applicant signature

County Representative signature

Notice-to-Proceed at "Your Own Risk" is given on this day 10/30/24 Permit Expires 10/31/26  
Install initial BMP's and call for inspection prior to any additional land disturbance.

\*Section 1 of FAE will be collected at this time

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**PRE-CONSTRUCTION MEETING FILE# SF-22-36 DATE:09/19/2024**

**Development:** Click or tap here to enter text. **Four Square at Sterling Ranch East Filing no.1**

**Developer:** Classic Homes

**Engineer/Firm:** Classic consulting

**Developer Contact:** 719-592-9333

**Inspector Contact:** Joseph Jackman 719-238-8637 josephjackman@elpasoco.com

**Stormwater Contact:** TBD

**APPROVAL CHECKLIST:**

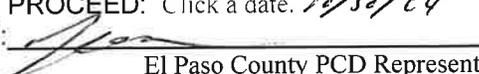
REQUIREMENT	APPROVED	FORTHCOMING / NOTE	N/A
<input type="checkbox"/> Early Grading <input checked="" type="checkbox"/> Construction Plans	9/17/2024	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final Drainage Report	9/17/2024	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Financial Assurance Estimate	9/17/2024	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Surety Posted	date.	<input checked="" type="checkbox"/> Collect At Pre-Con	<input type="checkbox"/>
<input type="checkbox"/> CDPHE Construction Permit (APEN)	date.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> EPC Health Dept. Air Quality Permit	date.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> SWMP	9/12/2024	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Colorado Discharge Permit	date.	<input checked="" type="checkbox"/> Collect Before NTP	<input type="checkbox"/>
<input type="checkbox"/> Initial BMP Installation / Inspection SW	date.	<input checked="" type="checkbox"/> Must be completed first.	<input type="checkbox"/>
<input type="checkbox"/> EPC DPW Right-of-Way Permit	date.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> ESQCP	7/9/2024	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Construction Schedule	date.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Construction Permit Fee*	\$11,842.00	<input type="checkbox"/>	<input type="checkbox"/>

**ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS, INSURANCE AND BONDING ARE TO BE OBTAINED PRIOR TO START OF CONSTRUCTION.**

**WHEN ALL ITEMS (Subdivision Improvements) HAVE BEEN COMPLETED:**

- 1) Submit written request for inspection punch list from EPC PCD.
- 2) Provide letters of acceptance for perpetual maintenance from all utility's providers.
- 3) Provide design engineer's signed and stamped certification letter of substantial compliance.
- 4) Upon satisfactory completion of punch list items and posting of applicable Defect Warranty surety a request for EPC DPW maintenance acceptance may be submitted to EPC.
- 5) Warranty period commences on date of preliminary acceptance by EPC BoCC.

**NOTICE TO PROCEED:** Click a date. *10/30/24*

**SIGNED BY:**   
 El Paso County PCD Representative

\*Construction permit fees cover all inspections and fees through final acceptance.