



**SITE PLAN**  
LOT 10, WINSOME FILING NO.2  
16931 EARLY LIGHT DRIVE  
SHEET 1 OF 1

**SFD25467**

APPROVED  
BESQCP  
06/05/2025 9:06:47 AM  
Subsponse  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
06/05/2025 9:06:47 AM  
duyongse  
EPC Planning & Community  
Development Department

**LEGAL DESCRIPTION:**

LOT 10, WINSOME FILING NO.2, RECORDED RECEPTION NO. 222714900 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN SOUTH 1/2 OF SECTION 24, IN T11S R65W OF THE 6TH P.M., EL PASO COUNTY COLORADO.

LOT CONTAINS 5.458 ACRES MORE OR LESS.

**NOT INCLUDED IN APPROVAL.  
MUST OBTAIN SEPARATE BUILDING  
PERMIT.**

Approval of this permit does not allow for the space indicated on the plan, either attached or detached from the primary structure, to be leased, rented or function separately from the primary unit.

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

USE ARTIFICIAL IRRIGATION  
FOR ALL IRRIGATION SYSTEMS  
WITHIN THE PLANNED DEVELOPMENT  
AREA. THE PLANNED DEVELOPMENT  
AREA SHALL BE IRRIGATED BY  
A PERMANENT IRRIGATION SYSTEM  
DESIGNED BY A LICENSED IRRIGATION  
ENGINEER. THE PLANNED DEVELOPMENT  
AREA SHALL BE IRRIGATED BY A  
PERMANENT IRRIGATION SYSTEM  
DESIGNED BY A LICENSED IRRIGATION  
ENGINEER. THE PLANNED DEVELOPMENT  
AREA SHALL BE IRRIGATED BY A  
PERMANENT IRRIGATION SYSTEM  
DESIGNED BY A LICENSED IRRIGATION  
ENGINEER.

**SITE INFO**

**SITE ADDRESS:** 16931 EARLY LIGHT DRIVE  
COLORADO SPRINGS, CO 80908

**OWNER/APPLICANT:**  
VERN AND MELINDA REISING

**FLOODPLAIN STATEMENT:**  
ACCORDING TO NATIONAL FLOOD INSURANCE  
PROGRAM FLOOD INSURANCE RATE MAP  
PANEL 08041C0350G (EFFECTIVE DATE  
DECEMBER 7, 2018), THIS PARCEL IS  
LOCATED IN AN AREA OF MINIMAL  
FLOOD HAZARDS (ZONE X).

**LOT AREA:** 5.458 ACRES

**SCHEDULE #:** 4119008005

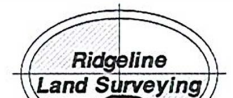
**ZONING:** RR-5 PLAT 14900

**SETBACKS:**  
FRONT 50'  
REAR 25'  
SIDE 20'

**MAX BUILDING HEIGHT = 30'**

**BUILDING AREA:**  
HOUSE 4,500 S.F.  
DETACHED GARAGE 2,500 S.F.  
TOTAL 7,000 S.F.

**LOT COVERAGE:**  
BUILDING 2.9%  
DRIVEWAY 3.3%  
PREVIOUS AREA 93.8%  
TOTAL 100%



575 VALLEY STREET, SUITE 3  
COLORADO SPRINGS, CO 80915  
TEL: 719.238.2917

SCALE 1"=60'  
DATE: 5/21/25



APPROVED  
Engineering Department  
06/04/2025 4:24:15 PM  
dotschoenheit  
EPC Department of Public  
Works

Falcon Fire Protection District

Approved/Disapproved

Signed *[Signature]*

Date 5/23/2025

7030 Old Meridian Road  
Falcon, CO. 80831  
719-495-4050

Released for Permit  
06/03/2025 4:47 AM  
REGIONAL  
Building Department  
Becky A  
ENUMERATION

**APPROVED**

# RESIDENTIAL



2023 PPRBC  
2021 IECC Amended

Address: 16931 EARLY LIGHT DR, COLORADO SPRINGS

Parcel: 4119008005

Plan Track #: 201343 

Received: 06-May-2025 (QUINTONW)

## Description:

### RESIDENCE

Contractor: WHEELER INVESTMENTS, LLC

Type of Unit:

Garage	1296	
Lower Level 1	2062	
Lower Level 2	1142	
Main Level	2988	
Upper Level 3	2111	
	9599	Total Square Feet

## Required PPRBD Departments (6)

### Enumeration

Released for Permit

05/07/2025 7:58:24 AM



Becky A

ENUMERATION

### Floodplain

(N/A) RBD GIS

### Construction

Released for Permit

06/04/2025 2:13:19 PM



justinl

CONSTRUCTION

### Electrical

Released for Permit

05/07/2025 2:36:43 PM



richg

ELECTRICAL

### Mechanical

### Plumbing

Released for Permit

05/09/2025 7:32:20 AM



shanen

PLUMBING

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.

## Required Outside Departments (1)

### County Zoning

**APPROVED**

**Plan Review**

*06/05/2025 9:02:07 AM*

*dsdyounger*

**EPC Planning & Community  
Development Department**