



SITE PLAN

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

SFD25467
 APPROVED BESQCP
 06/05/2025 9:00:40 AM
 duvoange
 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.

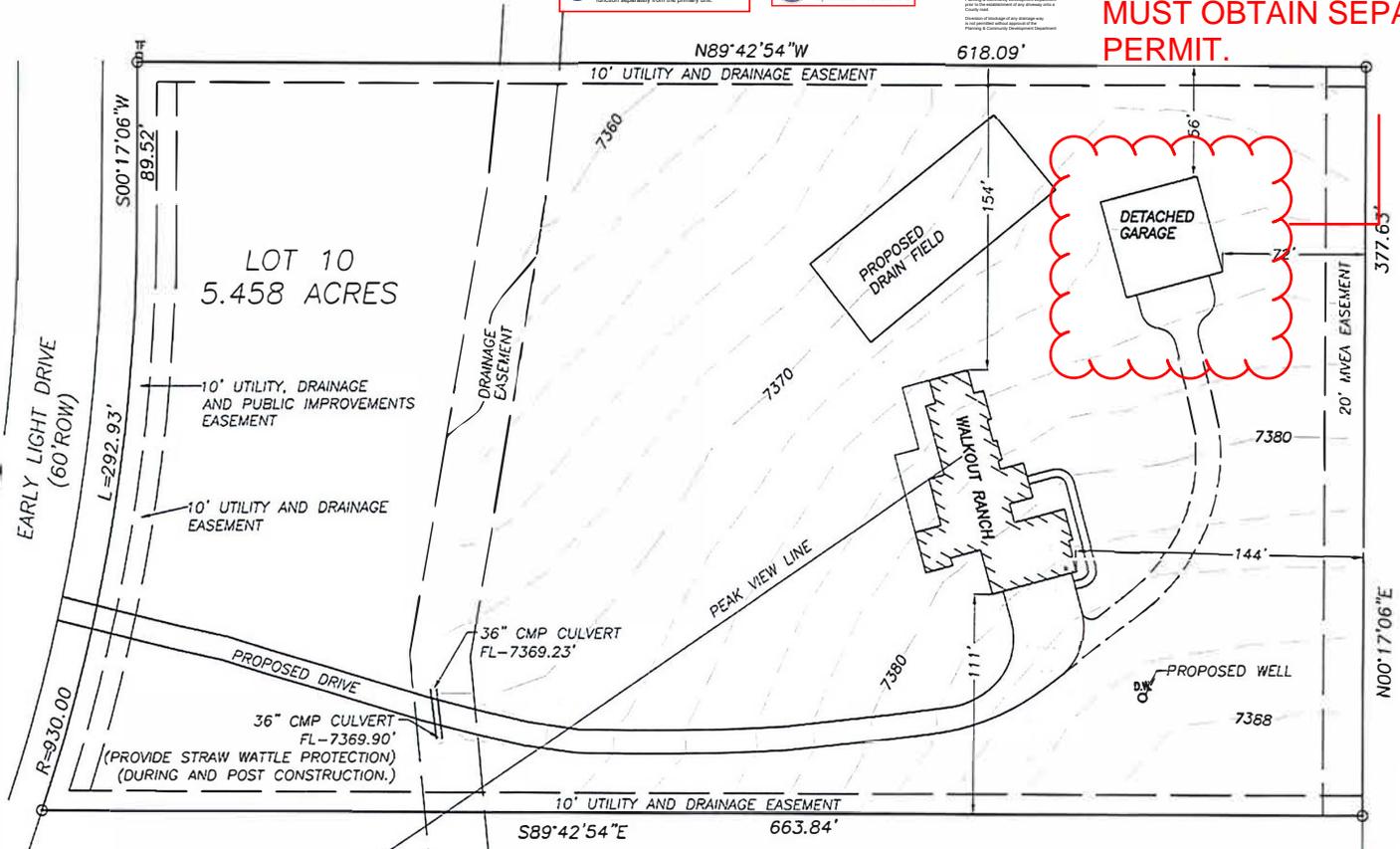
Approval of this permit does not allow for the space indicated on the plan, either attached or detached from the primary structure, to be isolated, vented or function separately from the primary unit.

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

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

LOT CONTAINS 5.458 ACRES MORE OR LESS.
**NOT INCLUDED IN APPROVAL.
 MUST OBTAIN SEPARATE BUILDING PERMIT.**

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%



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**

APPROVED

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

Released for Permit
 06/03/2025 11:47 AM
 REGIONAL Building Department
 Becky A
 ENUMERATION



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



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**