

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

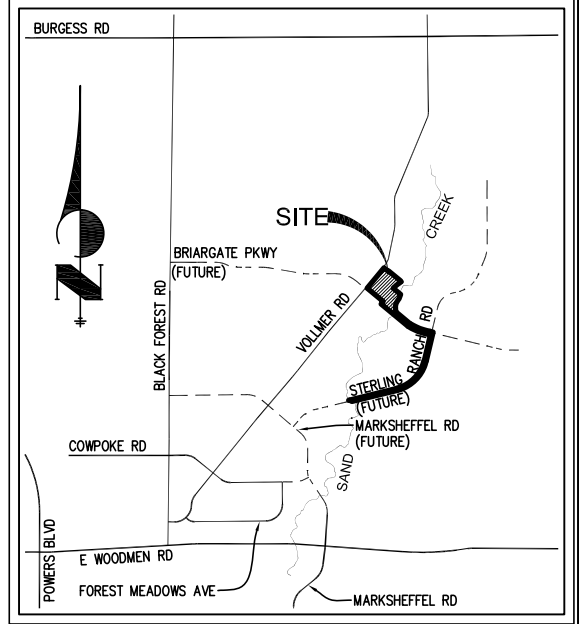
SFD24387
 PLAT 15150
 RS-6000

APPROVED
Plan Review
 04/26/2024 8:53:14 AM
 dsdrangel
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBTAIN 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

APPROVED
BESQCP
 04/26/2024 8:53:21 AM
 dsdrangel
 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.



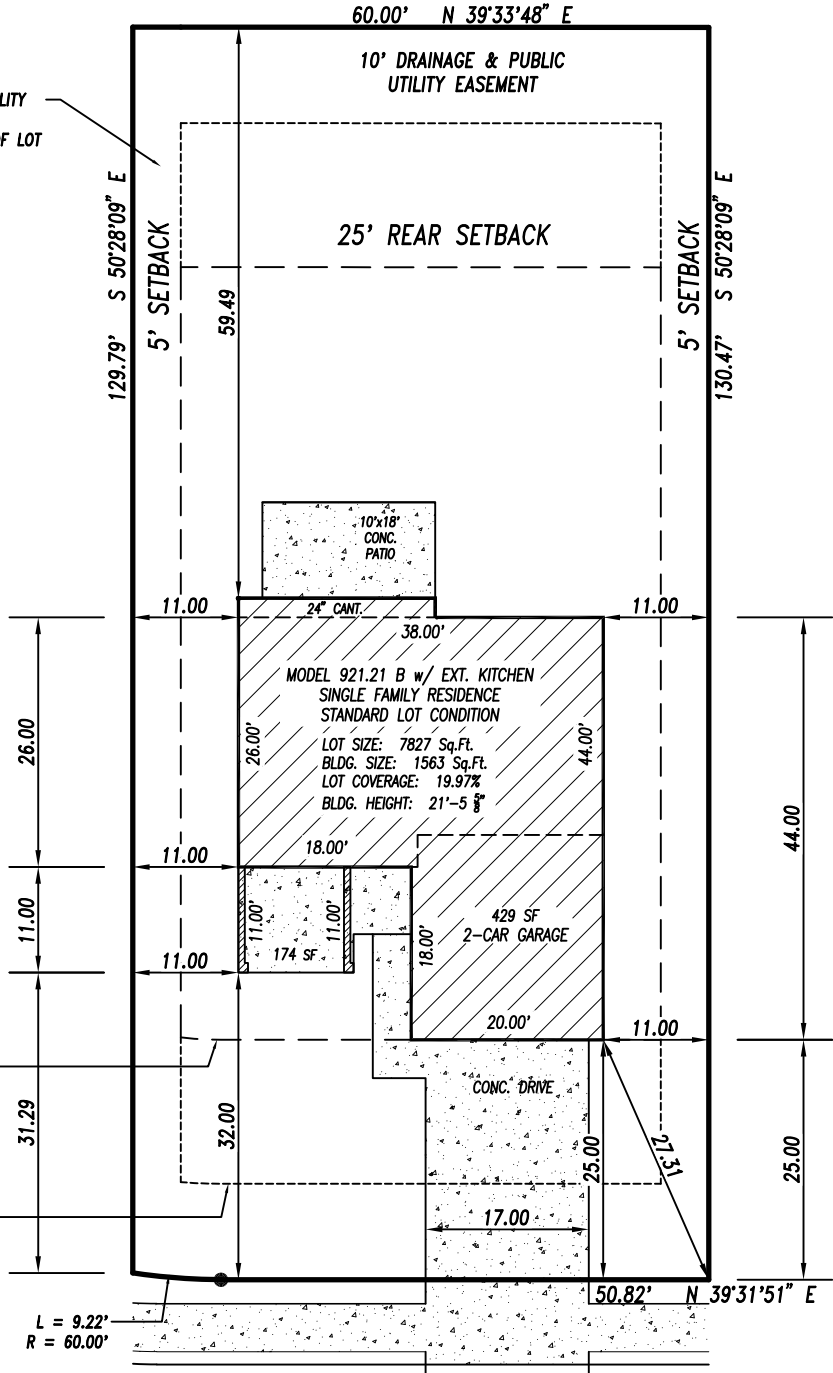
VICINITY MAP

40% LOT COVERAGE
 ALL AREAS COVERED BY ROOF ARE ALWAYS
 INCLUDED IN BUILDING SIZE.

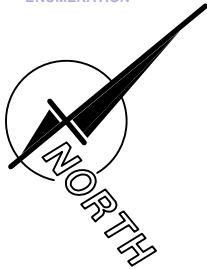
TRACT A

N.T.S.

5' PUBLIC UTILITY
 EASEMENT,
 BOTH SIDES OF LOT



Released for Permit
 04/24/2024 8:53:34 AM
 REGIONAL
 Building Department
 ENUMERATION

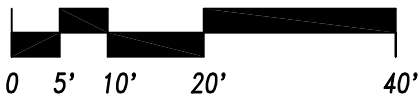


25' HOUSE SETBACK

10' PUBLIC UTILITY &
 DRAINAGE EASEMENT

TEXAS JACK DR.
 (50' PUBLIC R.O.W.)

SCALE 1"=20'



TAX ID #5228401009

LEGAL DESCRIPTION

ADDRESS: 4516 TEXAS JACK DR
 DESCRIPTION: FILING 1, LOT 13
 HOMESTEAD NORTH AT STERLING RANCH
 COLORADO SPRINGS, COLORADO
 EL PASO COUNTY



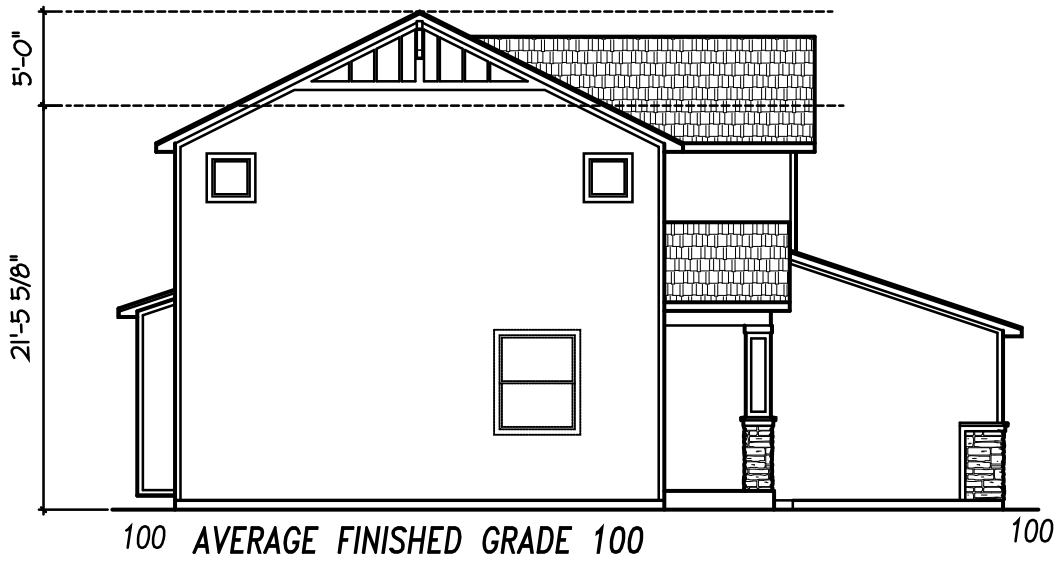
2138 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 542-4333

PLOT PLAN

Drawn by: NH

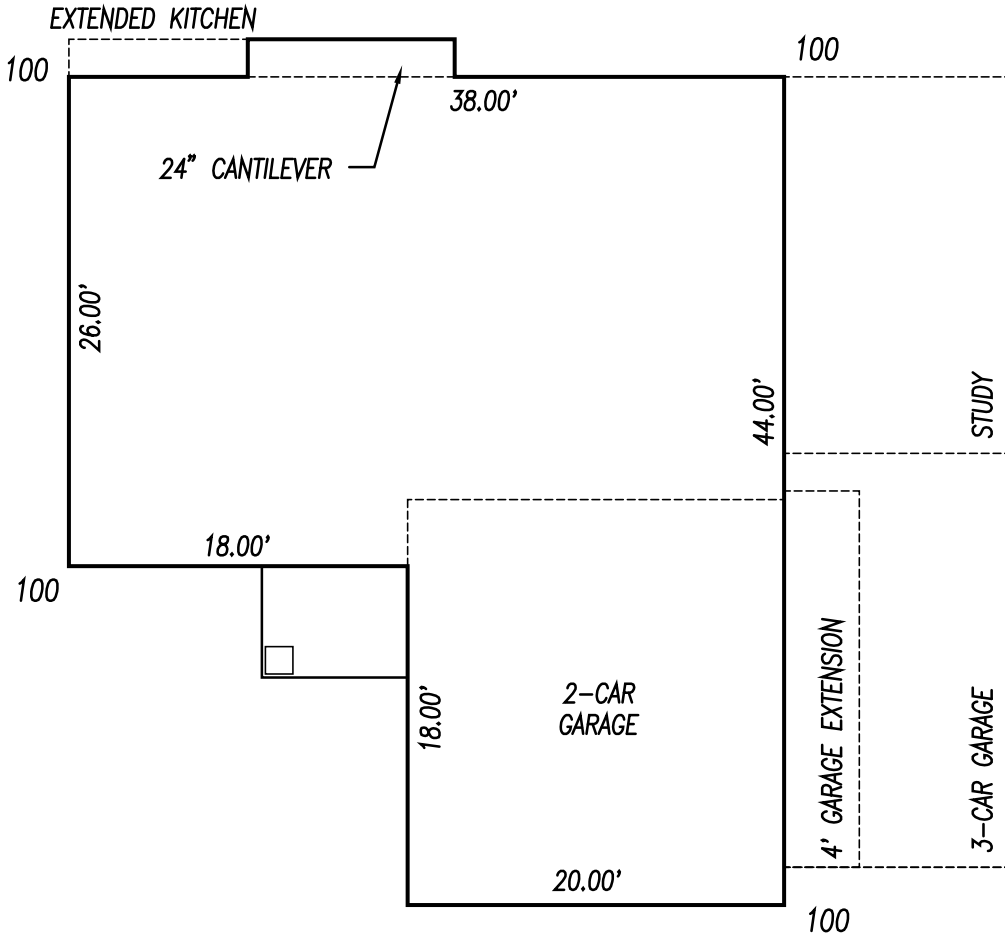
RS-6000

4-22-2024



Side Elevation

APPROVED
 Plan Review
 04/26/2014 8:52:18 AM
 dsdrangel
 EPC Planning & Community
 Development Department



HEIGHT CALCULATIONS
 4 CORNERS @ 100 = 400
 TOTAL: 400
 400 ÷ 4 = 100
 (AVERAGE FINISHED GRADE)

HEIGHT CALCULATIONS
 STANDARD BUILDING SITE
 JANUARY 4, 2013

CLASSIC HOMES
 6385 CORPORATE DRIVE
 Colorado Springs, Colorado 80919
 (719) 592-9333

921 A & B
 DRAWN BY: Deborah Walton

EL PASO COUNTY

ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2024

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.*

4-22-2024

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

7197853316

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

01/01/2024

Signature Date


Credit Holder Signature

Property Information

Address: 9516 Texas Jack Dr

Parcel # 5228401009


Legal Description: Lot 13 Blk _____ HOMESTEAD NORTH AT STERLING RANCH FIL NO 1

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: \$ 1221.00 Credit Balance: \$ 308819.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP-755</u>	Date Received <u>4/26/2024</u>
Date Approved <u>4/22/2024</u>	Received by  <u>04/26/2024 10:51:15 AM</u>
Approved by <u>TL</u>	SFD <u>SFD24387</u>
Credit balance before use \$ <u>310,040.00</u>	Other _____
Credit use amount per lot \$ <u>1,221.00</u>	
Credit balance after use \$ <u>308,819.00</u>	

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5228401009

Address: 9516 TEXAS JACK DR, COLORADO SPRINGS

Plan Track #: 188927  Received: 24-Apr-2024 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	429	
Lower Level 2	923	
Main Level	940	
Upper Level 1	1128	
	3420	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 4/24/2024 8:54:11 AM	Floodplain (N/A) RBD GIS
------------------------------------------------------------------------------------------------	-----------------------------------------------

Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>04/26/2024 8:53:50 AM</i>  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.