

# EL PASO COUNTY COLORADO

COMMISSIONERS:  
STAN VANDERWERF (CHAIR)  
CAMI BREMER (VICE-CHAIR)

COLORADO

LONGINOS GONZALEZ, JR.  
HOLLY WILLIAMS  
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

## Construction Permit: CON223

Name of Development/Subdivision: Ridge At Lorson Ranch  
Location of Construction: East Of Fontaine Boulevard And Walleye Drive  
Description of Construction / Fee: \$4,911.00  
Development/Subdivision DSD File Number: PUDSP216  
Date of Plan Approval and / or Dev. Agreement: 1/12/2022  
Value of Construction: \$1,327,406.30  
Date / Type of Surety / Provider: LOC

Responsible Person/Company: Jeff Mark  
Responsible Party Street Address: 212 N. Wahsatch Ave.  
Responsible Party City / State / Zip: Colorado Springs, CO. 80903  
Responsible Party Phone / Email: Jeff Mark 303-210-7747 JMark@landibuisco.com

\*This permit is issued with the approval of Craig Dossey, prior to full approval of the Construction drawings. Jeff Mark assumes liability to continue site work at his own risk, with the understanding that upon final approval of the CD plans, any changes that need to be made on site, those changes will be at the expense of the Developer. (Jeff Mark)

Land Development Code and Engineering Criteria Manual Compliance Guideline Checklist:

- Preliminary Plan Approval Early Grading or  Development / Subdivision Construction Plan Approval - TBD
- Preliminary Drainage Report Approval or  Final Drainage Letter / Report Approval - TBD
- 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
- Pre-construction Meeting / Construction permit fee paid

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

\_\_\_\_\_  
Lisa Wick  
County Representative signature

Notice-to-Proceed at "Your Own Risk" is given on **1/26/2022**  
Install initial BMP's and call for inspection prior to any additional land disturbance.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)