

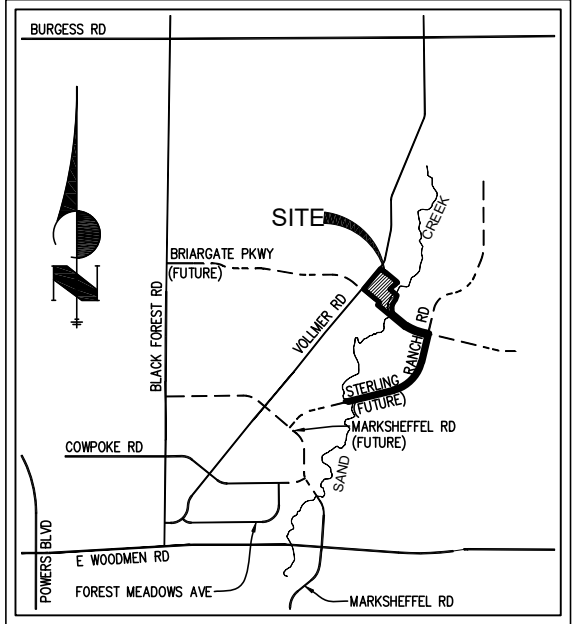
SUPERINTENDENT NOTES

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 _____

ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN BUILDING SIZE.

NOTES:

* LOT COVERAGE MAXIMUM IS 45%.



VICINITY MAP
N.T.S.

SFD241181
PLAT 15243
RS-6000

APPROVED Plan Review

12/30/2024 10:00:56 AM
dsdrangel
EPC Planning & Community Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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.

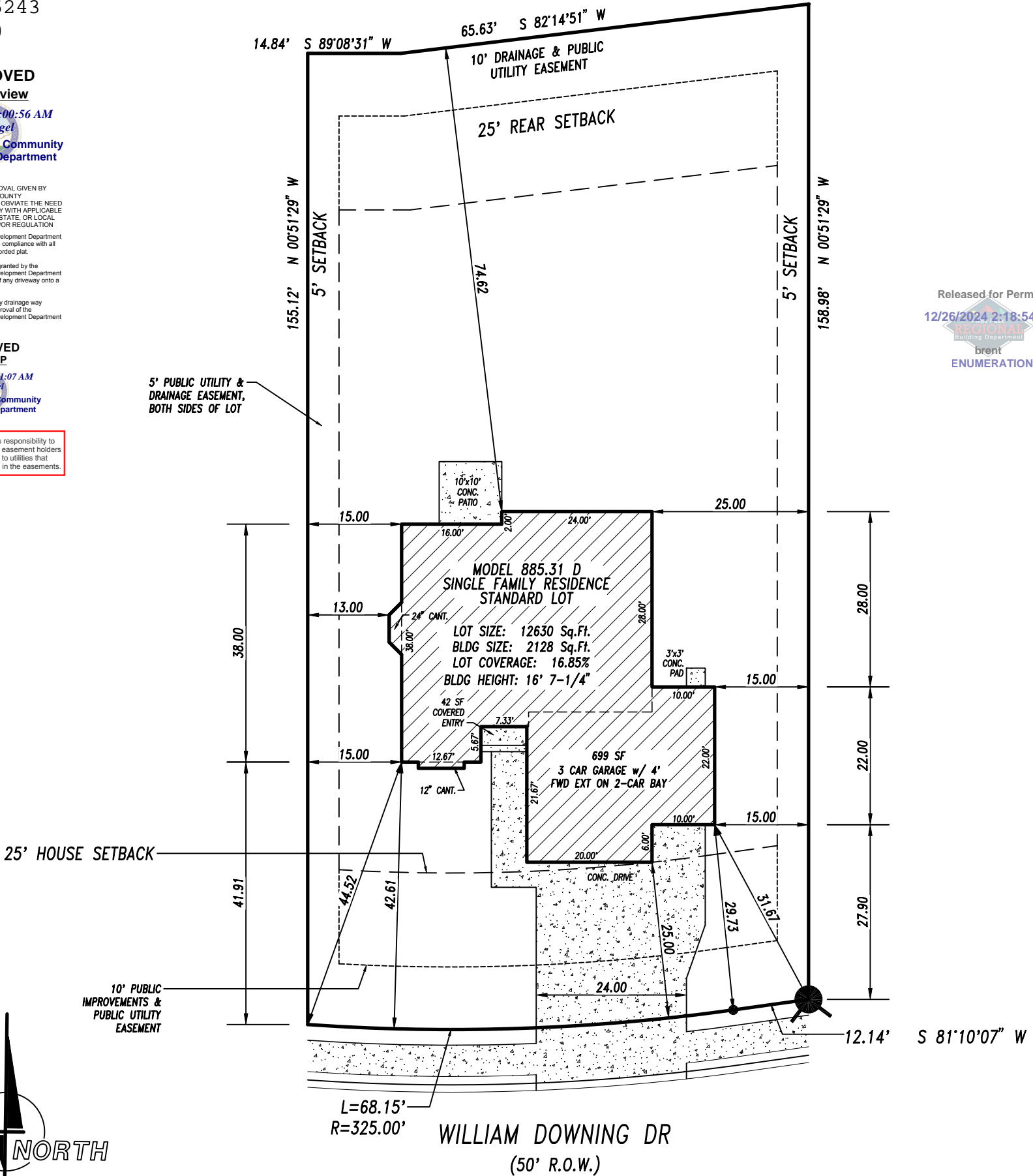
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

APPROVED BESQCP

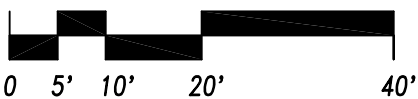
12/30/2024 10:01:07 AM
dsdrangel
EPC Planning & Community Development Department

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

Released for Permit
12/26/2024 2:18:54 PM
BRENT ENUMERATION



SCALE 1"=20'



LEGAL DESCRIPTION

ADDRESS: 8412 WILLIAM DOWNING DRIVE
DESCRIPTION: LOT 49, FILING 3
HOMESTEAD NORTH AT STERLING RANCH
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC HOMES

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

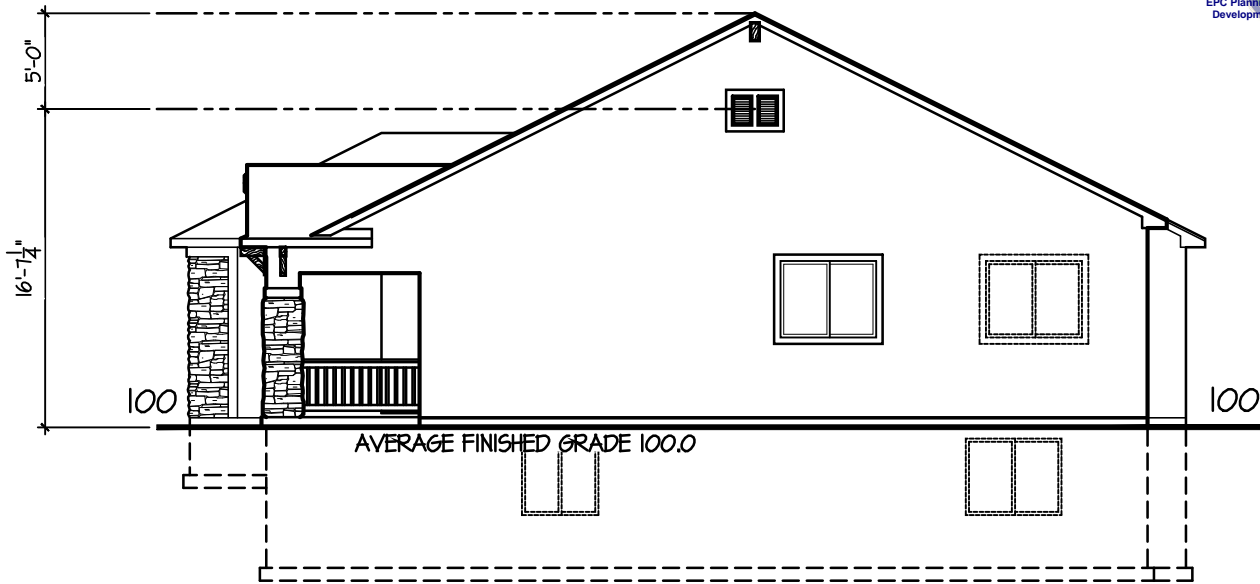
TAX ID #5228407030

PLOT PLAN

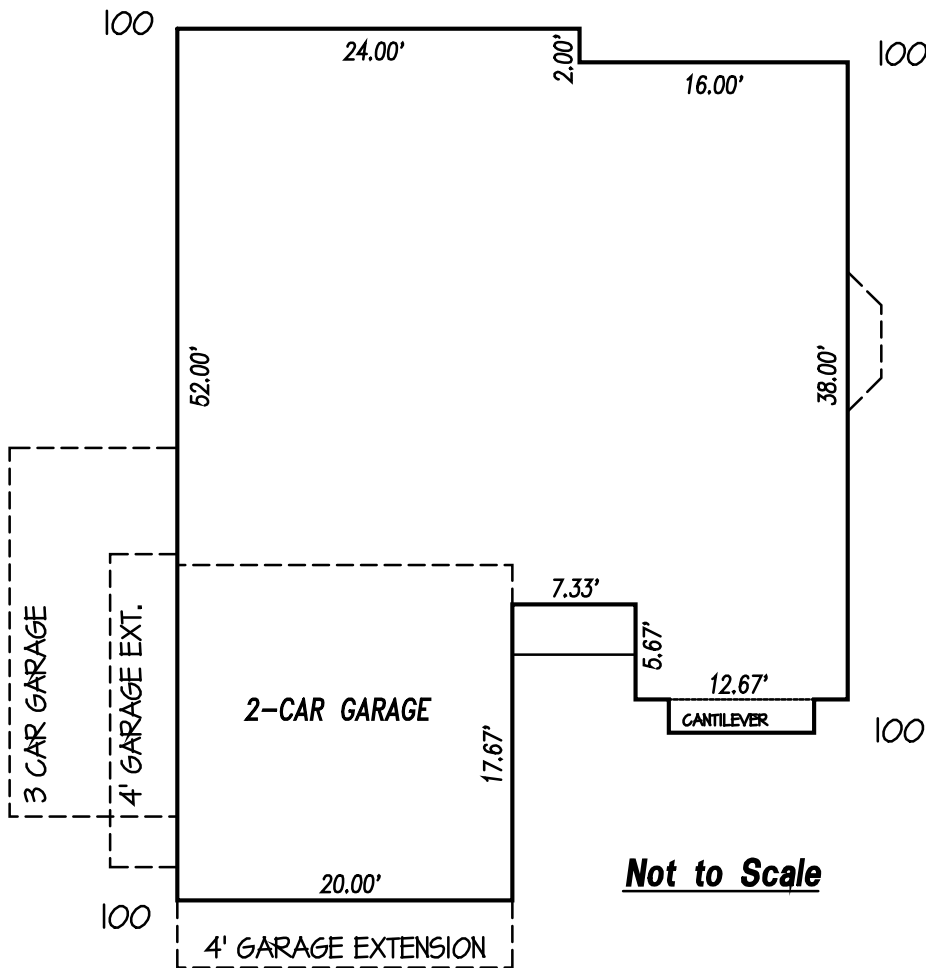
Drawn by: NAH

RS-6000

12-23-2024



Side Elevation
 1/4" = 1'-0"



Not to Scale

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

ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2025

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.*

12-23-2024

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

719-785-3316

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

1-1-2025

Signature Date


Credit Holder Signature

Property Information

Address: 8412 William Downing Dr

Parcel # 5228407030


Legal Description: Lot 49 Blk _____ HOMESTEAD NORTH AT STERLING RANCH FIL. NO. 3

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: \$ 194447.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP823</u>	Date Received <u>12/30/2024</u>
Date Approved <u>12/23/2024</u>	Received by  <u>12/30/2024 10:59:04 AM</u>
Approved by <u>TL</u>	SFD <u>SFD241181</u>
Credit balance before use \$ <u>195,668.00</u>	Other _____
Credit use amount per lot \$ <u>1,221.00</u>	
Credit balance after use \$ <u>194,447.00</u>	

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5228407030

Address: 8412 WILLIAM DOWNING DR, COLORADO SPRINGS

Plan Track #: 197240  Received: 26-Dec-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	399	
Lower Level 2	1368	
Main Level	1375	
	3142	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 12/26/2024 2:19:05 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>12/30/2024 10:01:46 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.