

SFD24463  
 PLAT 15087  
 PUD

APPROVED  
 Plan Review

05/13/2024 2:34:55 PM  
 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.

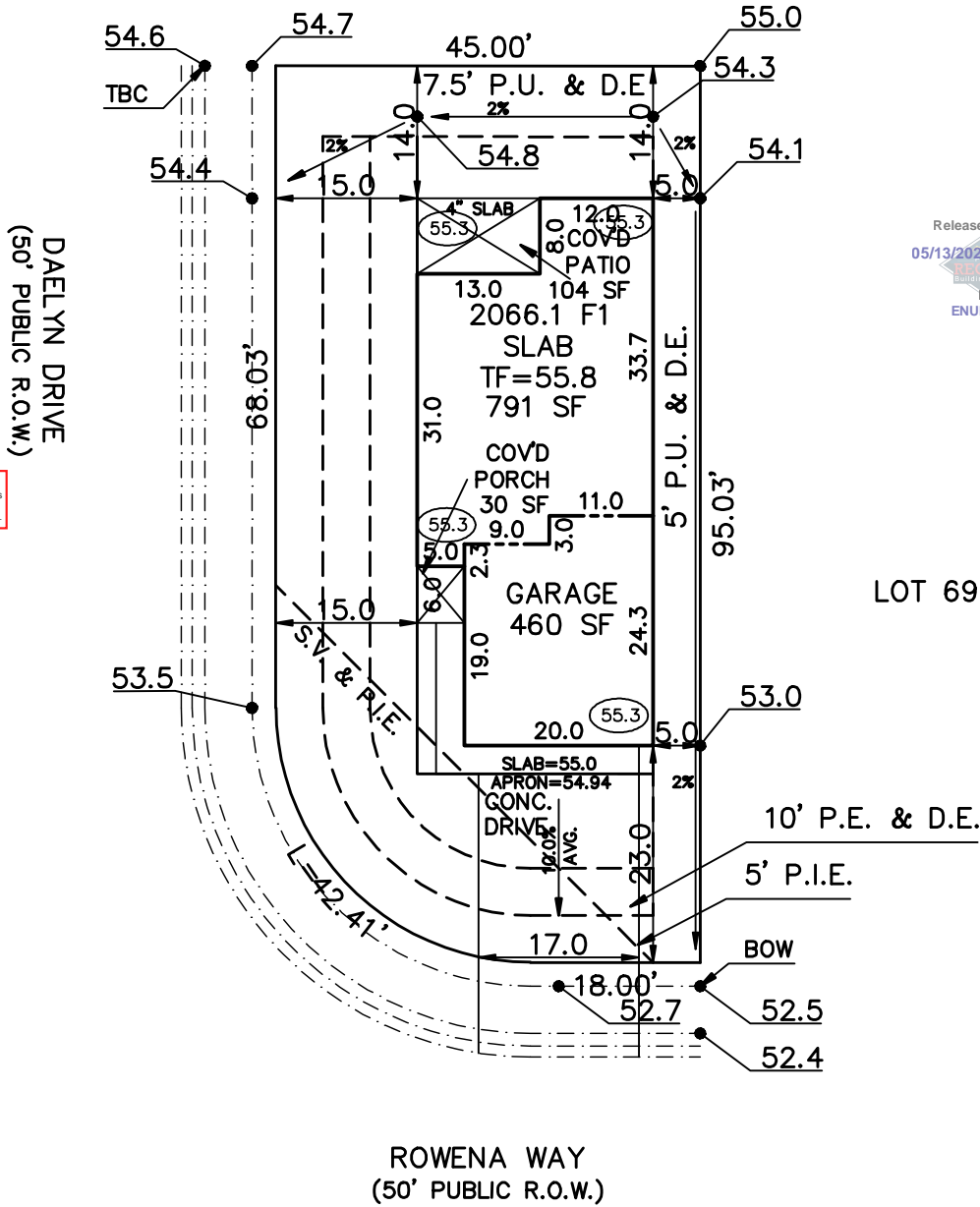
Division of blockage of any drainage way  
 is not permitted without approval of the  
 Planning & Community Development Department

APPROVED  
 BESQCP

05/13/2024 2:35:05 PM  
 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  
 05/13/2024 10:47:27 AM  
 REGIONAL  
 Building Department  
 brent  
 ENUMERATION

ZONING PUD  
 SCHEDULE No. 5301306001

<p><b>WARNING!</b></p> <ol style="list-style-type: none"> <li>LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.</li> <li>THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION</li> </ol>	<p><b>SITE DATA</b></p> <p>LOT SQ. FT.= 4120          HOUSE SQ. FT.= 1385          COVERAGE = 33.6%          BLDG. HEIGHT = 22.5</p>	<p><b>SCALE: ...1"=20'</b>          DRAWN BY: TAP</p>
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<p>ASPEN LAND CONSULTANTS, LLC          4883 JAMESPORT DRIVE          COLORADO SPRINGS, COLORADO 80918</p> <p>( IN FEET )          1 inch = 20 ft.</p>	<p><b>PLOT PLAN</b></p>	
<p><b>LEGAL DESCRIPTION</b></p> <p>LOT 68          FALCON MEADOWS AT BENT GRASS FILING NO.2          EL PASO COUNTY, COLORADO</p>		<p><b>ADDRESS</b></p> <p>10848 ROWENA WAY</p>
<p><b>PREPARED FOR</b></p> <p>CHALLENGER          HOMES</p>	<p><b>TITLE CO. FILE NO.</b></p> <p><b>DRAWING NAME</b></p> <p>FMBG2-068</p>	<p><b>DATE</b></p> <p>04-26-24</p> <p><b>PROJECT NO.</b></p>

Woodmen Road Metropolitan District  
 614 N. Tejon St  
 Colorado Springs, CO 80903  
 7194471777

# INVOICE



<b>Invoice #:</b>	90160
<b>Invoice Date:</b>	05/01/24
<b>Amount Due:</b>	\$9,350.00

Challenger Homes  
 Challenger Colorado LLC  
 8605 Explorer Drive Ste 250  
 Colorado Springs, CO 80920  
 UNITED STATES

Item	Description	Price	Amount
Fees	LOT 1 - 10975 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 2 - 10957 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 3 - 10939 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 4 - 10921 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 5 - 10903 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 6 - 10885 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 7 - 10867 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 8 - 10849 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 9 - 10831 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 68 - 10848 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 69 - 10864 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 70 - 10884 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 71 - 10902 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 72 - 10920 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 73 - 10930 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 74 - 10956 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 75 - 10974 ROWENA WAY - FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00

<b>Total:</b>	\$9,350.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	\$9,350.00

Thank you! If you have questions please call 719-447-1777.

To pay online, go to <https://app02.us.bill.com/p/woodmenroadmetrodistrict>

Hi Challenger Homes,

This payment to Woodmen Road Metropolitan District will be made from your Bank Account Challenger Colorado LLC \*\*\*\*\*9756 on 05/14/24.

Pay To	Invoice #	Invoice Amount	Amount Paid	Pay On
Woodmen Road Metropolitan District	90160	\$9,350.00	\$9,350.00	05/14/24
<b>Total:</b>			<b>\$9,350.00</b>	

Since BILL processes payments on behalf of Woodmen Road Metropolitan District, this payment will show up on your bank statement as "Woodmen Road Met BILL".

Thank you,

Woodmen Road Metropolitan District

<https://app02.us.bill.com/p/woodmenroadmetrodistrict?id=0cu02NTPWOOMIJQ41izk&url=%2FPortal%2FViewPayment%3Fid%3D0rp02XEXCQRQZQDmzf2x>

For your security, double check all email links before clicking them to make sure they're safe. Our links always start with <https://app02.us.bill.com>, <http://www.bill.com> or <http://www.cashflow.bill.com>. Be cautious when sharing your information by email or phone. Please don't reply to this automated email.

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5301306001

Address: 10848 ROWENA WAY, PEYTON

Plan Track #: 189668 

Received: 13-May-2024 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	430	
Main Level	825	
Upper Level 1	1241	
	2496	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
<p><b>APPROVED</b></p> <p><b>BRENT</b></p> <p>5/13/2024 10:47:41 AM</p>	<p>(N/A) RBD GIS</p>

## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p>05/13/2024 2:36:49 PM</p> <p><i>dsdrangel</i></p> <p>EPC Planning &amp; Community Development Department</p>
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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.