



2066.1 C1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(54.0)(4)}{4} = 54.0$
 BUILDING HEIGHT = 18.8 + (SLAB - AFG) =
 BUILDING HEIGHT = 18.8 + (54.5 - 54.0) = 19.3

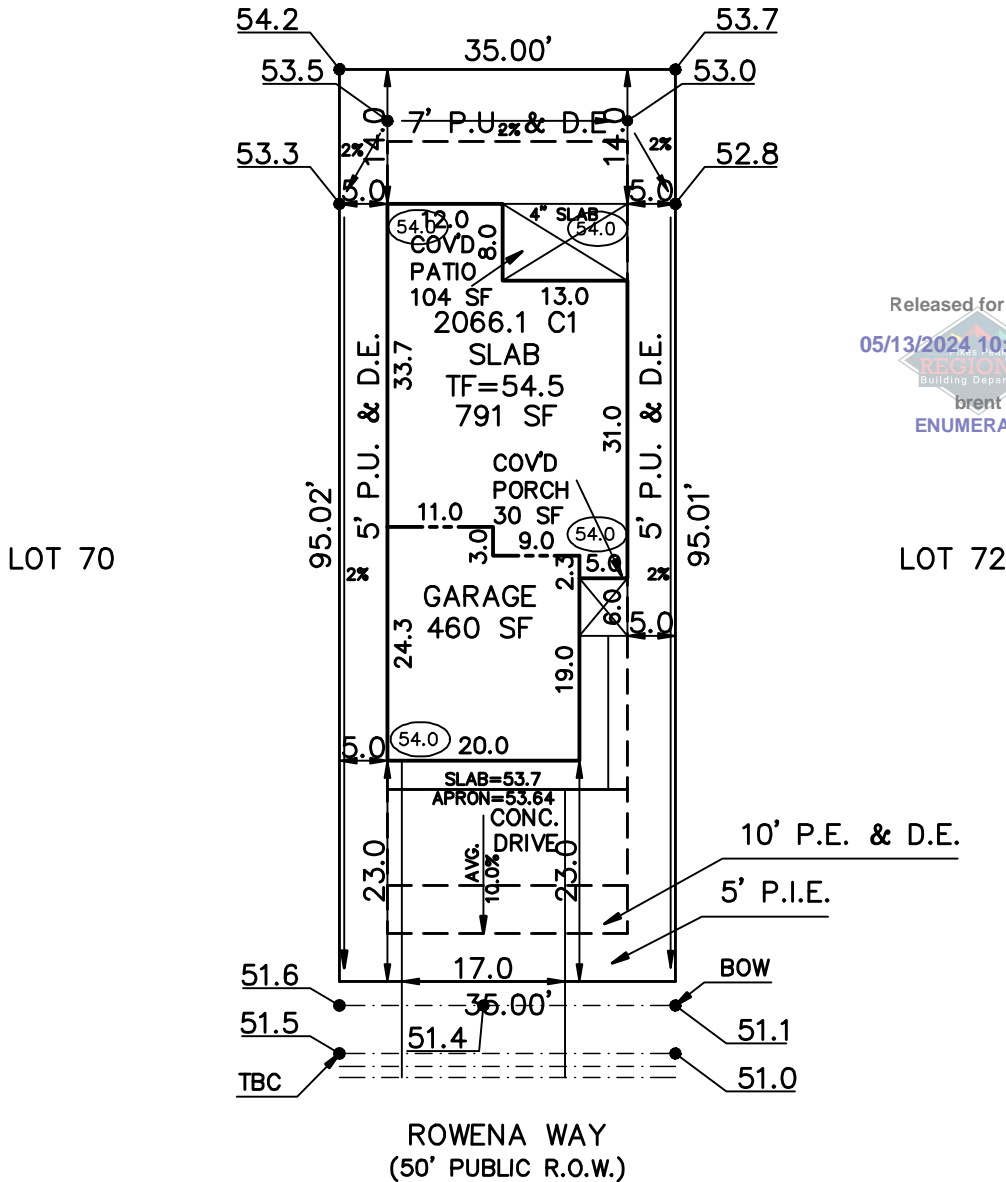
APPROVED
 Plan Review
 05/13/2024 2:09:06 PM
 dsdrangel
 EPC Planning & Community
 Development Department

SFD24460
 PLAT 15087
 PUD

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

APPROVED
 BESQCP
 05/13/2024 2:09:14 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 10:25:42 AM
 REGIONAL
 Building Department
 brent
 ENUMERATION

ZONING PUD
 SCHEDULE No. 5301306004

WARNING! 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION	SITE DATA LOT SQ. FT.= 3325 HOUSE SQ. FT.= 1385 COVERAGE = 41.7% BLDG. HEIGHT = 19.3	SCALE: ...1"=20' DRAWN BY: TAP
--	---	--

ASPEN LAND CONSULTANTS, LLC 4883 JAMESPORT DRIVE COLORADO SPRINGS, COLORADO 80918 (IN FEET) 1 inch = 20 ft. 	PLOT PLAN		
	LEGAL DESCRIPTION LOT 71 FALCON MEADOWS AT BENT GRASS FILING NO.2 EL PASO COUNTY, COLORADO		
ADDRESS 10902 ROWENA WAY			
PREPARED FOR CHALLENGER HOMES	TITLE CO. FILE NO. FMBG2-071	DATE 04-26-24 PROJECT NO.	

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

INVOICE



Invoice #: 90160
Invoice Date: 05/01/24
Amount Due: \$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

Total: \$9,350.00
Payments: \$0.00
Amount Due: \$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
Total:			\$9,350.00	

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=0cu02NTPWROOMIJQ41izk&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: 5301306004

Address: 10902 ROWENA WAY, PEYTON

Plan Track #: 189664 

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)

<p>Enumeration</p> <p>APPROVED</p> <p>BRENT</p> <p>5/13/2024 10:25:57 AM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
--	--

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p><u>Plan Review</u></p> <p><i>05/13/2024 2:09:31 PM</i></p> <p><i>dsdrangel</i></p> <p>EPC Planning & Community Development Department</p>

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.