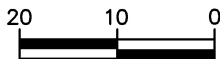




Released for Permit  
02/03/2025 1:22:22 PM  
Building Department  
amy  
ENUMERATION

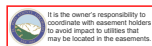
**PLOT PLAN**  
(THIS IS NOT A PROPERTY SURVEY)  
10822 MORNING HILLS DRIVE  
**SFD25113**

SCALE : 1" = 20'



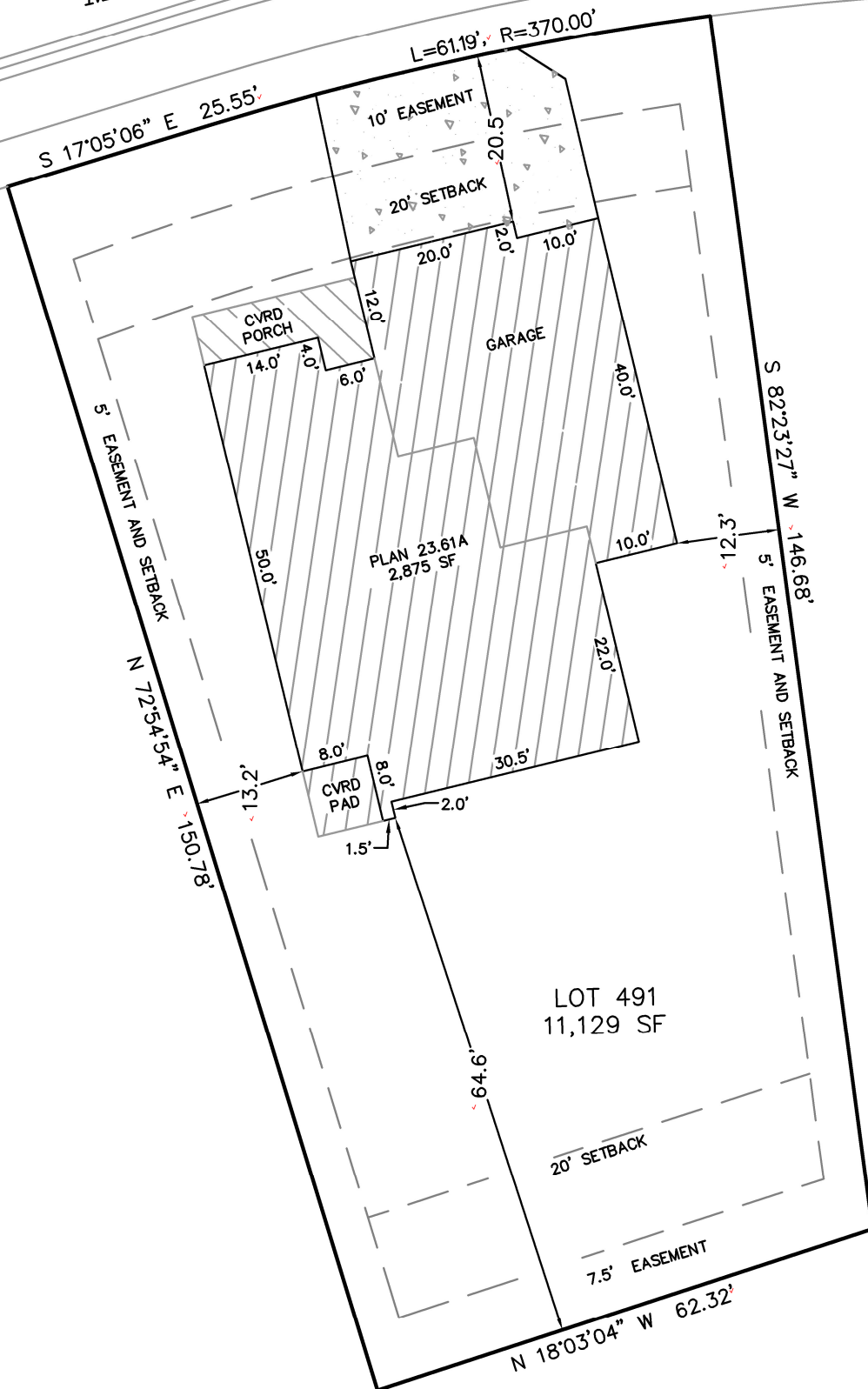
APPROVED  
BESQCP  
02/04/2025 8:48:15 AM  
adyoung@epc.com  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
02/04/2025 8:48:21 AM  
adyoung@epc.com  
EPC Planning & Community  
Development Department



ANY APPLICABLE UTILITY BY EL PASO COUNTY DOES NOT WARRANT THE NEED TO OBTAIN A UTILITY APPROVAL. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. Planning & Community Development Department approval contingent upon compliance with all applicable rules on the record plan. An action permit is required for the Planning & Community Development Department prior to the establishment of any structure on a County tract. Obstruction of drainage of any drainage way is not permitted without approval of the Planning & Community Development Department.

MORNING HILLS DR.



**PUD**  
**PLAT 14831**

EASEMENTS AS RECORDED IN PLAT RECORDS AND ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, & DRAINAGE PURPOSES  
Job# 240301

SETBACKS:  
FRONT= 20'  
SIDES= 5',  
REAR= 20'  
ZONED: PUD  
DATE: 12/11/24

ADDRESS:  
10822 MORNING HILLS DRIVE ✓  
TAX ID# 4220404031 ✓  
LEGAL DESCRIPTION: LOT 491 ✓  
ROLLING HILLS RANCH FILING  
NO. 2 AT MERIDIAN RANCH, EL PASO COUNTY, CO

LOT AREA:  
11,129 SF ✓  
HOUSE W/PORCH  
PRINT:  
2,875 SF  
COVERAGE:  
25.8%

**WINDSOR RIDGE HOMES**  
7689 Bigtooth Maple Dr,  
Colorado Springs, CO 80925  
(719)499-6136

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

# INVOICE



<b>Invoice #:</b>	90235
<b>Invoice Date:</b>	12/11/24
<b>Amount Due:</b>	\$0.00

Windsor Ridge Homes  
Windsor Ridge Homes  
4164 Austin Bluffs Pkwy #143  
Colorado Springs, CO 80918

<b>Item</b>	<b>Description</b>	<b>Price</b>	<b>Amount</b>
Fees	Lot 489-13467 Foggy Meadow Dr-Rolling Hills Ranch Filing 2	\$550.00	\$550.00
Fees	LOT 491 -10822 MORNING HILLS DR- ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00
Fees	LOT 490 -10830 MORNING HILLS DR-ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00
<b>Total:</b>			\$1,650.00
<b>Payments:</b>			\$1,650.00
<b>Amount Due:</b>			\$0.00

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

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

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 10822 MORNING HILLS DR, PEYTON

Parcel: 4220404031

Plan Track #: 198226 

Received: 03-Feb-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	921	
Lower Level 2	1724	
Main Level	1724	
	4369	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**AMY**

**2/3/2025 1:22:36 PM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*02/04/2025 8:50:22 AM*

*dsdyounger*

**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.