

PLOT PLAN

APPROVED **DENIED**
 BY pm DATE 1/10/2020
 FOR 500 w/ covered porch
 NOTES and deck and 9'6" p/
Accessory Dwelling p/
Accession 122002067
 EL PASO COUNTY
 PLANNING AND COMMUNITY DEVELOPMENT

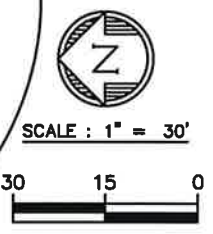
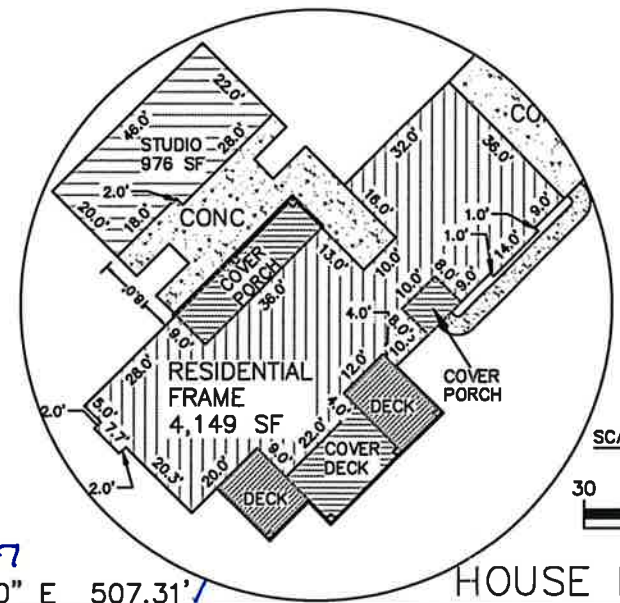
Planning and Community Development approval is contingent upon compliance with all applicable notes on the recorded plat.
 An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any driveway onto a County Road.
 Diversion of blockage of any drainageway is not permitted without the approval of the Planning and Community Development Engineering Division.
 Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local laws and/or regulations.

plat 10854
 PUD

BESQCP APPROVED/DENIED
 by pm on 1/10/2020

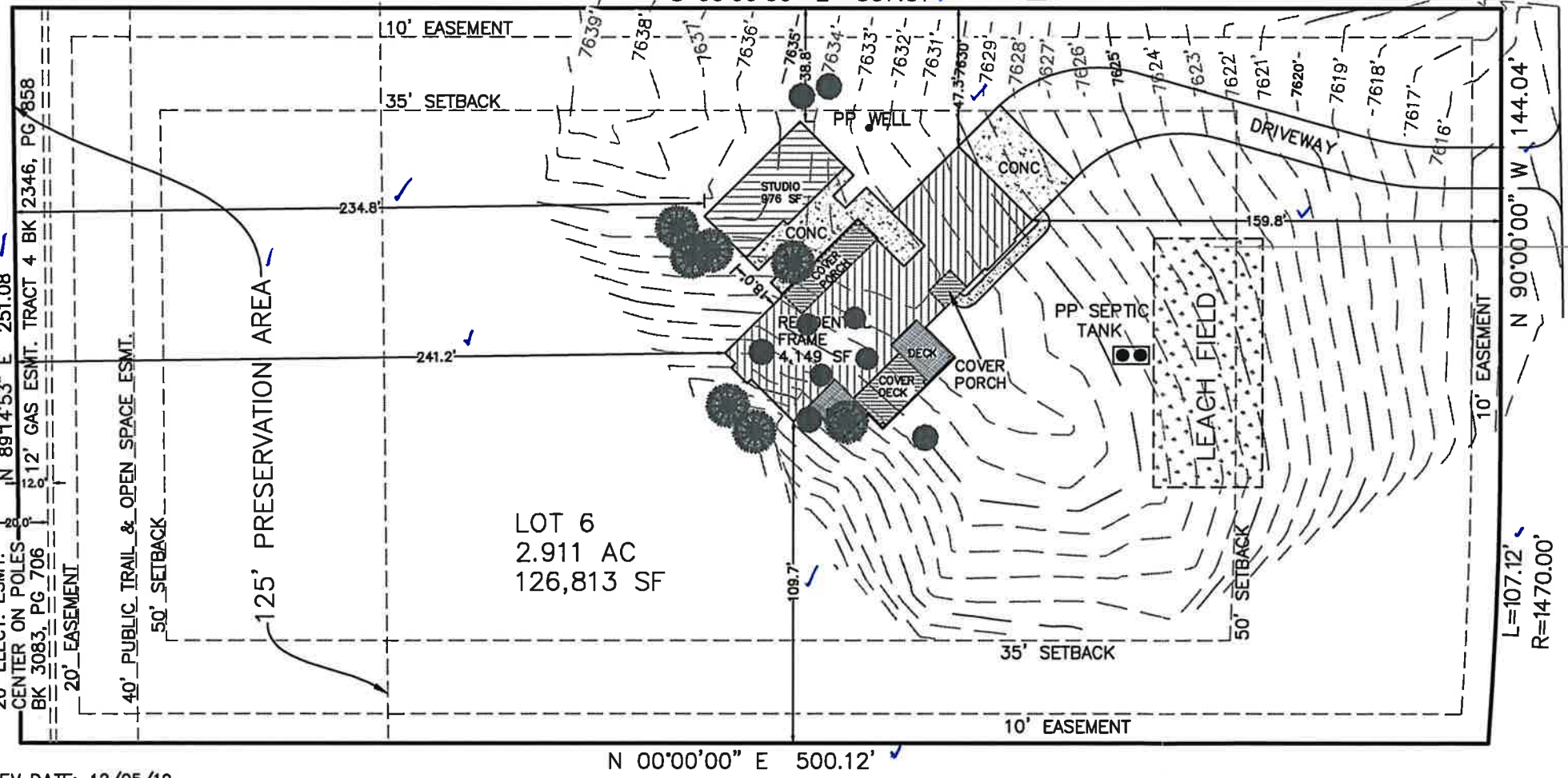
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Released for Permit
 DEC 20 2019
 BD
 Regional Building Dept.



ADU 201
 REC: 220002067

HOUSE DETAIL SFD2043



REV DATE: 12/05/19
 REV DATE: 10/22/19
 DATE: 09/24/19

JOB No. 19-09-06

3942 MOUNTAIN DANCE DRIVE
 COLORADO SPRINGS, COLORADO
 LEGAL DESCRIPTION: LOT 6
 HIGH FOREST RANCH FILING NO. 1
 EL PASO COUNTY, CO
 SCHEDULE NO. 6126002004

LOT AREA: 126,813 SF
 HOUSE FOOT PRINT: 4,149 SF
 STUDIO FOOT PRINT: 976 SF
 COVERAGE: 4.0%

ALLEN RESIDENCE

POLARIS SURVEYING, INC.
 1903 Lelaray Street, Suite 102
 COLORADO SPRINGS, CO 80909
 (719)448-0844 FAX (719)448-9225

TIFFANY HOMES
 10085 OTERO AVE.
 COLORADO SPRINGS, CO 80908

M:\Land Projects\3942 Mountain Dance Dr Tiffany Homes\dwg\190906_3942 Mountain Dance Dr Tiffany Homes\dwg\190906_Plot Plan.dwg, 12/5/2019 10:40:25 AM, ANSI full bleed B (17.00 x 11.00 inches)



HIGH FOREST RANCH

www.highforestranch.net / Darren@zandrmgmt.com

Sent via Email to: TiffanyBlack@msn.com

December 18, 2019

RE: New Home Construction Approval of Plans – 3942 Mountain Dance Drive

Dear Tiffany,

Thank you for your request, on behalf of Mr Allen, to build the new home at 3942 Mountain Dance Drive per the submitted plans. The Architectural Committee (AC) has reviewed and approved your request as submitted with the following conditions being noted:

1. Please have a parking plan for construction vehicles.
2. When you receive the stamped and approved plans from the County, please forward a copy to my office to meet our file requirements. A .pdf file emailed to Darren@zandrmgmt.com is best.
3. Please note that any driveway monuments placed in the Association's maintenance easement may be damaged by plowing operations and the Association assumes no responsibility for such damage.
4. To date no specific plans for driveway monuments or landscaping have been received and will need to be submitted separately prior to installation.

The AC may review all work in progress to the extent required to ensure that the construction or work complies with any and all approved plans and construction procedures. Approval of plans by the AC shall not be deemed to constitute compliance with the requirements of any local, zoning, safety, health or fire codes, and it shall be the responsibility of the Builder or Homeowner or duly authorized representative submitting plans to assure such compliance.

Approval shall not waive any requirements on the part of the Builder or Homeowner or his representative to comply with setbacks, height restrictions, or other requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the AC and local jurisdictions, where applicable. Please observe all High Forest Covenants, Codes and Restrictions during the construction process, to include lot cleanup weekly, contain all trash in a dumpster, protect neighboring properties with silt fencing, comply with noise ordinance and obtain approval from the AC prior to making any changes from the approved plan.

This is your official response, so please keep this email for your records. A copy of your request will be kept on file.

At the Direction of the AC,
High Forest Ranch HOA

Darren H. Burns
Property Manager

Professionally Managed by:
**Z&B PROPERTY
MANAGEMENT**

6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918
Phone (719) 594-0506 • Fax (719) 884-4496