

**APPROVED  
Plan Review**

06/02/2026 3:00:33 PM

dsdhills

EPC Planning & Community  
Development Department

**SFD26502  
PLAT 15518  
RS6000**



1891.1 ELEVATION (A CRAFTSMAN)  
AVERAGE FINISH GRADE = (AFG)  
AFG = (99.84(2)+99.34+98.60+98.79)/(5) = 99.29  
BUILDING HEIGHT = 21.4+ (TF - AFG) =  
BUILDING HEIGHT = 21.4 + (100.51-99.29) = 22.62

Applicant did not provide evidence to show that the recommendation below has been followed: As in other filings of The Glen at Widefield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

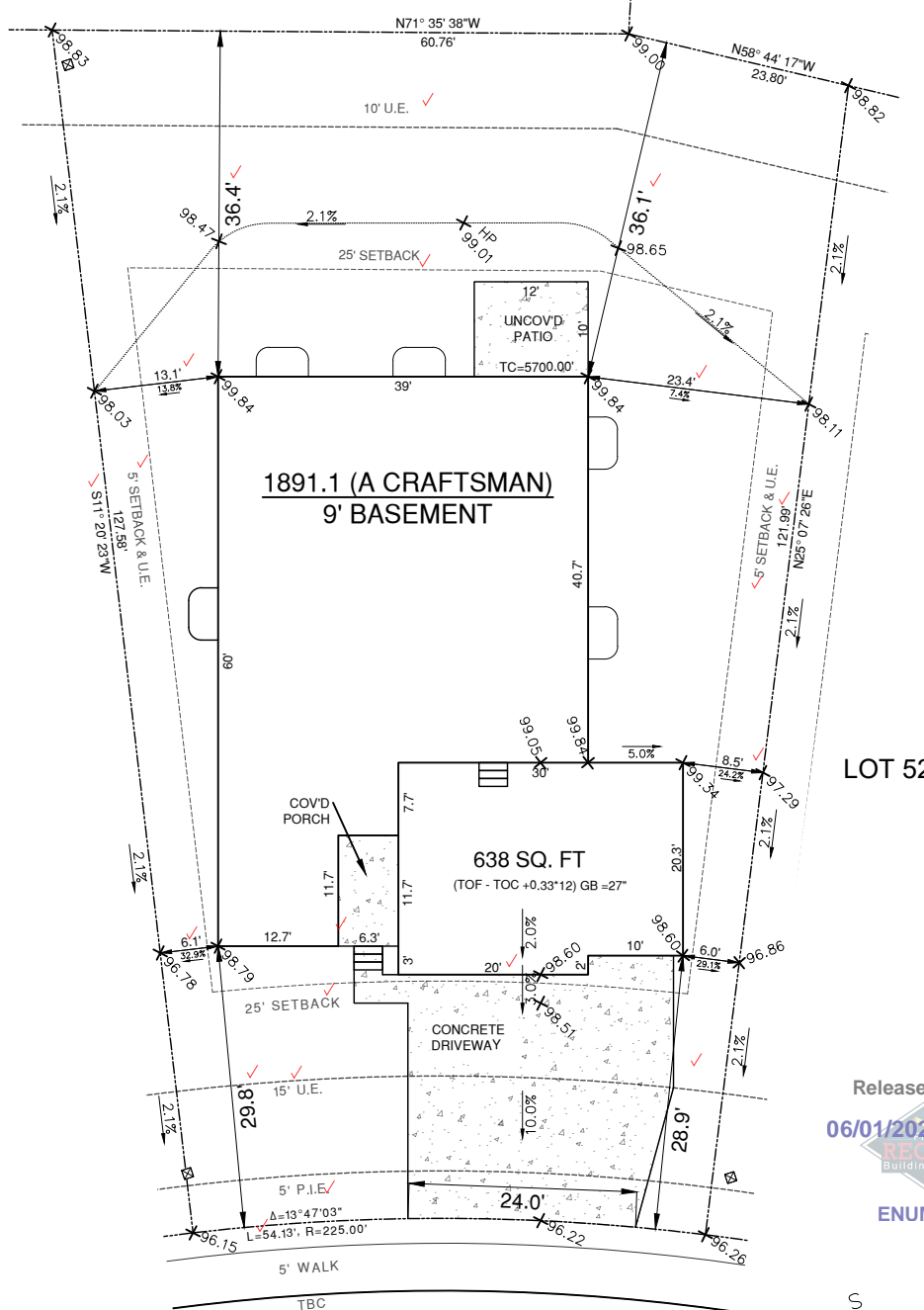
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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

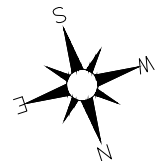


LOT 54

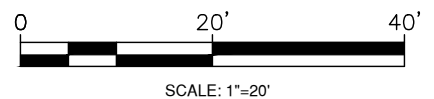
LOT 52

Released for Permit  
06/01/2026 1:38:02 PM  
REGIONAL Building Department  
amy  
ENUMERATION

Released for Permit  
06/02/2026 8:54:45 AM  
REGIONAL Building Department  
matthewa  
CONSTRUCTION



**LANCELEAF DRIVE**  
(ROW 50')



**SITE & GRADING PLAN**

**LEGEND:**

- SWALE:
- PROPERTY LINE:
- SETBACK:
- EASEMENT:
- DRAINAGE DIRECTION:
- ELECTRIC PEDESTAL:
- RISER:

**SETBACK:**  
FRONT - 25' ✓  
SIDE - 5' ✓  
REAR - 25' ✓  
CORNER SIDE - 15' ✓

**P.U.E.:**  
FRONT - 15' ✓  
FRONT P.I.E. - 5' ✓  
SIDE - 5' ✓  
REAR - 10' ✓

**ELEVATIONS TABLE**

TOP OF FOUNDATION	100.51
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	99.84
MAIN FLOOR FINISHED FLOOR	101.68
DRIVEWAY SLOPE	10/3%
FRONT GARAGE FLOOR	98.60
GARAGE FLOOR AT ENTRY DOOR	99.05
GRADE BEAM ELEVATION	98.27

**SITE DATA**

TAX SCHEDULE #: 55223-07-077 ✓  
~~ZONING PUB~~ **RS6000**  
BUILDING HEIGHT: 22.62 ✓

**HOUSE AND DRIVEWAY COVERAGE**

LOT SQ. FT.: 8646 ✓  
HOUSE SQ. FT.: 2603 ✓  
COVERAGE: 30% ✓

SETBACK SQ. FT.: 1428  
DRIVE SQ. FT.: 683  
COVERAGE: 48%

PROVIDED FOR:

**ASPEN  
VIEW  
HOMES**  
ASPEN VIEW HOMES  
555 MIDDLE CREEK PKWY STE. 380  
COLORADO SPRINGS, CO  
719-659-0859

**LEGAL DESCRIPTION**

LOT 53 ✓ THE GLEN AT WIDEFIELD FILING NO. 12 ✓  
9119 LANCELEAF DRIVE ✓  
COLORADO SPRINGS, COLORADO  
EL PASO COUNTY  
PLAN-ELEV: 1891.1 (A-CRAFTSMAN)

**York  
Engineering**  
7208 S. TUCSON WAY #225  
CENTENNIAL, CO 80112  
720-990-5900

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 9119 LANCELEAF DR, COLORADO SPRINGS

Parcel: 5522307077

Plan Track #: 213768 

Received: 01-Jun-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	462	
Lower Level 2	2068	
Main Level	1200	
Upper Level 1	781	
	4511	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**6/1/2026 1:38:29 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**  
Released for Permit

**06/02/2026 8:54:53 AM**



**matthewa**

**CONSTRUCTION**


## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/02/2026 3:03:43 PM**



**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.



2880 International Circle, Suite 110  
 Colorado Springs, CO 80910  
 Phone: 719-520-6300  
 Email: Stormwater@elpasoco.com  
[publicworks.elpasoco.com/stormwater/](http://publicworks.elpasoco.com/stormwater/)

EPC STORMWATER APPROVAL:

<p><b>APPROVED</b></p> <p>✓ 05/20/2026 9:19:04 AM</p> <p><i>Erica Rylander</i></p> <p>EPC Department of Public Works</p>
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**EL PASO COUNTY**  
**STORMWATER PERMIT FORM**  
**Associate Erosion and Stormwater Quality Control Permit (AESQCP)**

Stormwater Permit Number: ASQ 265 ✓ \_\_\_\_\_

This form initially acts as the permit application. Only once this form has been signed & approved, all other required documents have been submitted & approved, and the Notice to Proceed has been issued, does this form become an active permit. The AESQCP is for single-family residential home construction within a Larger Common Plan of Development (see ECM Appendix I.3).

<b>Part I. Home Builder/Operator (Permit Holder)</b>	
Company	Aspen View Homes
Name of Responsible Individual	Robert Wilson
Title	Director of Construction
Physical Address (not PO Box)	
Street Number and Street Name	555 Middle Creek Pkwy, Ste 500
City, State, Zip Code	Colorado Springs, CO 80921
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	719-382-9433
Phone Number - Cell	720-317-0831
Email Address	rwilson@viewhomesinc.com

<b>Part II. Property Owner</b>
<i>Check the box next to the applicable Property Owner statement.</i>
<input checked="" type="checkbox"/> The Property Owner is the same entity as listed in Part I. Home Builder/Operator <input type="checkbox"/> The Property Owner is a different entity than listed in Part I. Home Builder/Operator <i>If the Home Builder/Operator is not the Property Owner of one or more lots, please provide the Property Owner's information in Table 1 on Page 5 of this application.</i>

<b>Part III. Qualified Stormwater Manager (QSM)*</b>	
Company/Organization	Aspen View Homes
Name	Robert Wilson
Phone Number - Office	719-382-9433
Phone Number - Cell	720-317-0831
Email Address	rwilson@viewhomesinc.com

\*This section can be left blank through Stormwater Permit Application review but must be filled in no later than at the Pre-Construction Meeting.



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<b>Part IV. Project Information</b>	
Subdivision Name and Filing Number	✓ The Glen at Widefield Fil 12
Street Address and Lot Number*	Golden Buffs Drive lots 1-12, 71-79; Lanceleaf Drive lots 52-61, 62-70 ✓
Schedule <i>input estimated month (or season) and year</i>	Start of Construction: 08/25/2025 Completion of Construction: 12/31/2026

\*Following issuance of this AESQCP, additional lots purchased by the Permit Holder, within the Subdivision and Filing identified above, may be added to this AESQCP by submitting an AESQCP Modification Request Form.



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**REQUIRED SUBMISSIONS**

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

**RESPONSIBILITY FOR DAMAGE**

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, or persons acting on behalf of the Permit Holder, from any cause. The Permit Holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, and persons acting on behalf of the Permit Holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The Permit Holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the Board of County Commissioners (BoCC) and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, persons acting in behalf of the Permit Holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The Permit Holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the Permit Holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the Permit Holder, persons employed by the Permit Holder, or persons acting in behalf of the Permit Holder.



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**Stormwater Permit Number:** ASQ 265 ✓

**APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDER**

We, as the Permit Holder, hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder, have read and will comply with all of the requirements of the submitted Stormwater Management Plan (SWMP), Grading & Erosion Control (GEC) Plan, and any other documents specifying construction control measures to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the approved plans are an enforceable part of the Stormwater Permit. We further understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We understand that the permitted area is that which is shown as the Limits of Disturbance on the approved GEC Plans and any subsequently approved AESQCP Modification Request Form. We further understand all necessary construction control measures are to be installed in accordance with the SWMP, GEC Plan, ECM, and DCM Volume 2 before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We understand that the construction control measures are to be maintained on the site and be modified as necessary to protect stormwater quality as the project progresses. We understand that, prior to the sale or transfer of control of the lot to a private homeowner, we are responsible for installing adequate construction control measures and informing the private homeowner of their responsibility to maintain the construction control measures until Final Stabilization is achieved, in accordance with ECM Section I.4.7 and ECM Section I.4.8. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BoCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Responsibility for Damage section above.

Signed by:

Signature of Home Builder/Operator (Permit Holder)

May 11, 2026 | 10:03 AM PDT

Date

Robert Wilson ✓

Print Name of Home Builder/Operator (Permit Holder)

