

**SUPERINTENDENT NOTES**

1. MANAGER SIGNATURE
2. CURB DAMAGE
3. DIG START DATE
4. DIG FINISH DATE
5. SUPER/OPERATOR MEETING DATE
6. OPEN HOLE CALL DATE
7. FOUNDATION BRACED & WINDOW WELL INSTALLATION DATE
8. SUPER INSPECTION OF BACKFILL DATE
9. GRADE OF BACKFILL

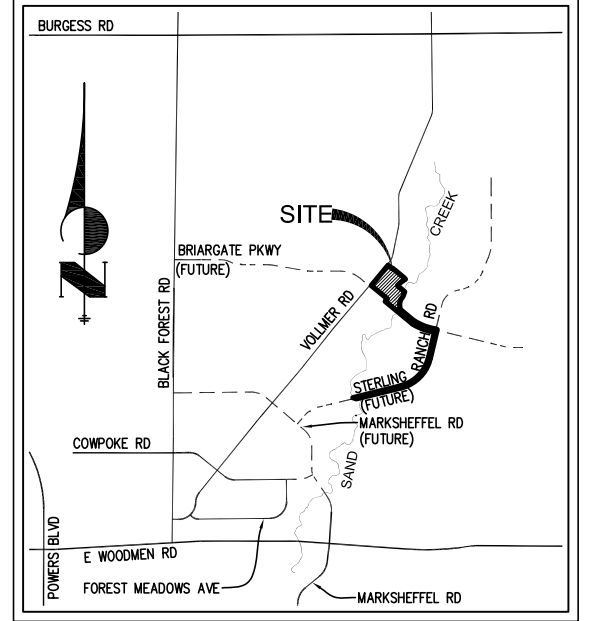
**NOTE:**

DECK HAS MORE THAN 6'-0" OF CLEARANCE UNDERNEATH, IS PARTIALLY COVERED AND THE ENTIRE DECK IS INCLUDED IN LOT COVERAGE.

SFD24388  
 PLAT 15243  
 RS-6000

**45% LOT COVERAGE**

ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN BUILDING SIZE.



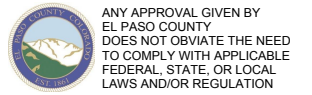
**VICINITY MAP**

N.T.S.

**APPROVED Plan Review**

04/26/2024 1:40:27 PM  
 dsdrangel

**EPC Planning & Community Development Department**



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIATE 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.

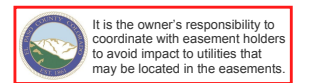
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

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

**APPROVED BESQCP**

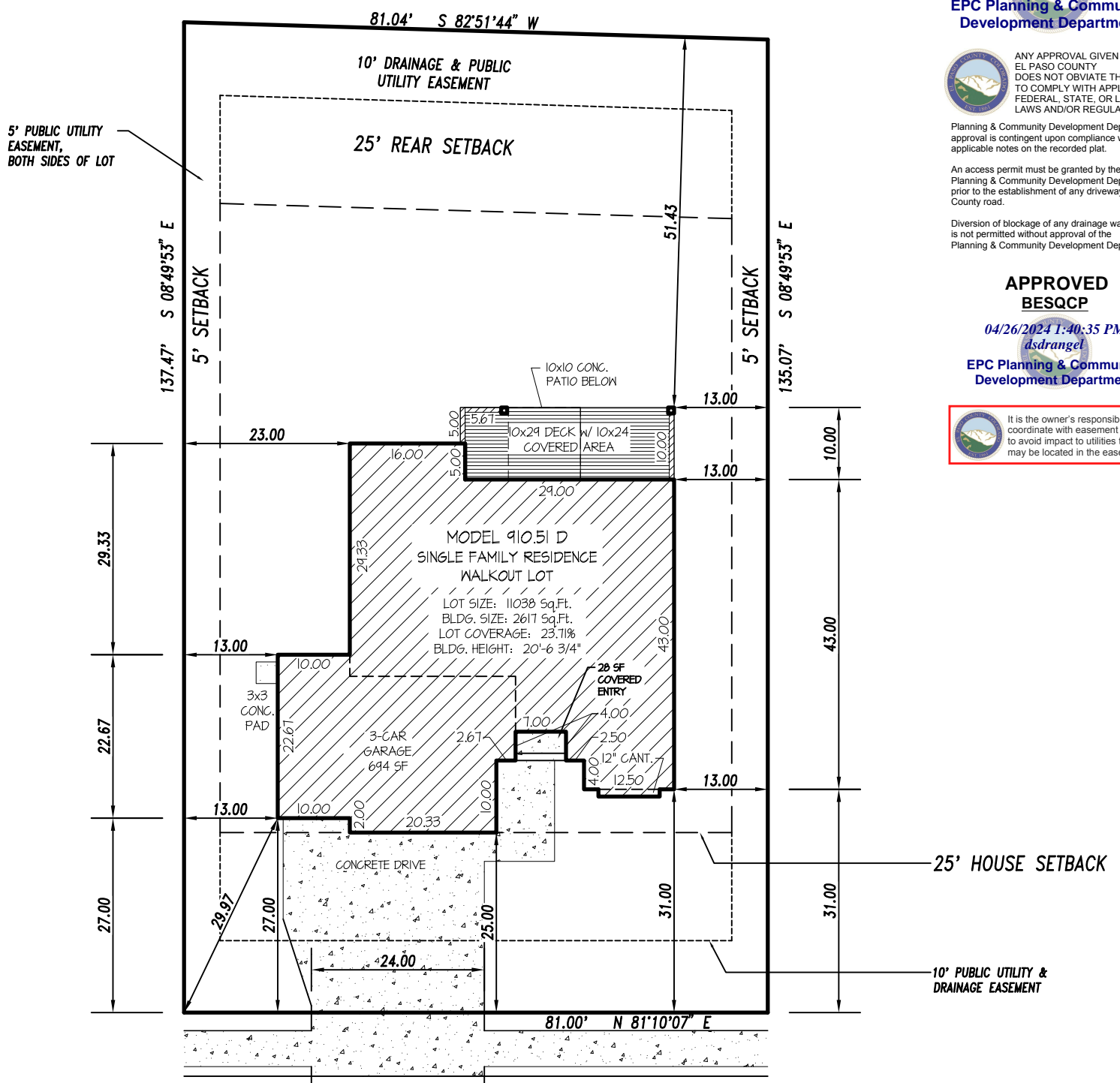
04/26/2024 1:40:35 PM  
 dsdrangel

**EPC Planning & Community Development Department**



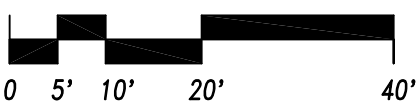
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

**TRACT H**



Released for Permit  
 04/24/2024 8:59:26 AM  
**REGIONAL**  
 Building Department  
 ENUMERATION

SCALE 1"=20'



**WILLIAM DOWNING DRIVE**  
 (50' R.O.W.)

**TAX ID #5228407034**

**LEGAL DESCRIPTION**

ADDRESS: 8419 WILLIAM DOWNING DRIVE  
 DESCRIPTION: LOT 74, FILING 3  
 HOMESTEAD NORTH AT STERLING RANCH  
 COLORADO SPRINGS, COLORADO  
 EL PASO COUNTY

**CLASSIC**

HOMES

2138 Flying Horse Club Dr.

Colorado Springs, Colorado 80921

(719) 542-4333

**PLOT PLAN**

Drawn by: NAH

RS-6000

4-22-2024

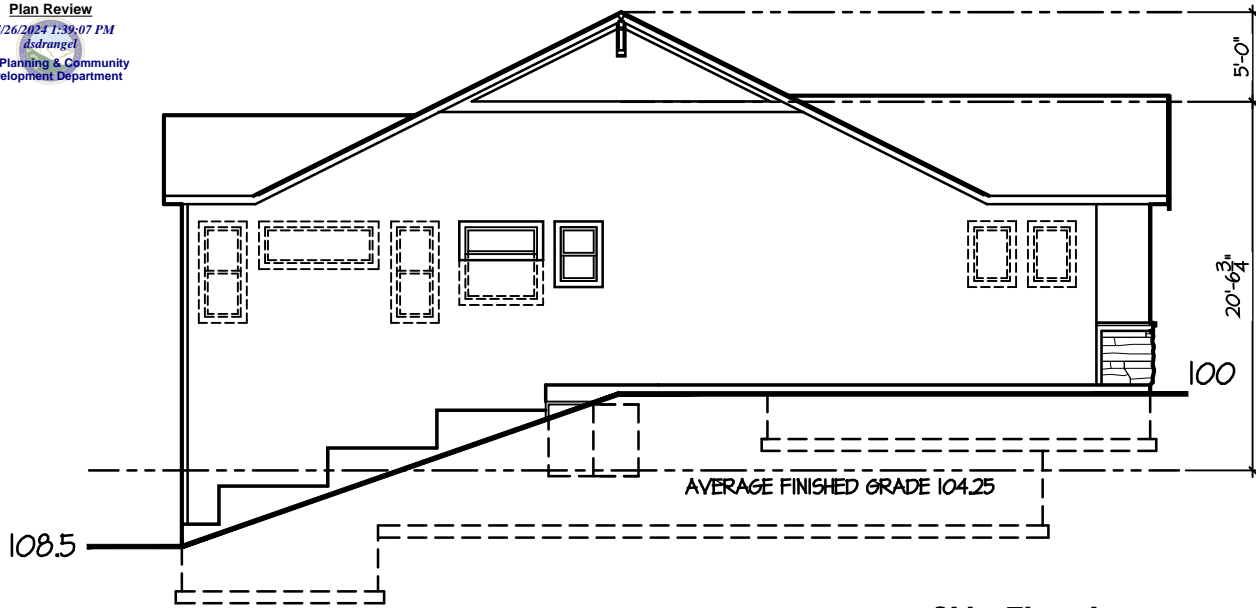
APPROVED

Plan Review

04/26/2024 1:39:07 PM

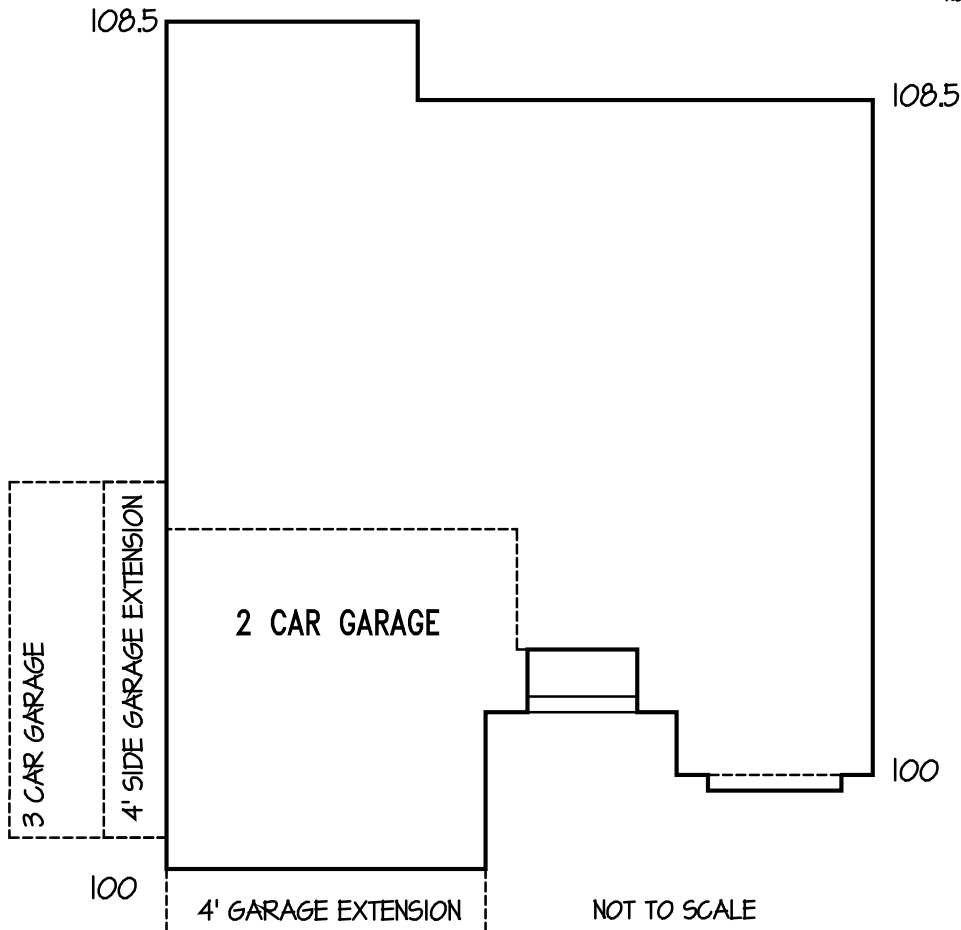
dsdrangel

EPC Planning & Community  
Development Department



**Side Elevation**

NOT TO SCALE



HEIGHT CALCULATIONS

2 CORNERS @ 100 = 200

2 CORNERS @ 108.5 = 217

TOTAL: = 417

$417 \div 4 = 104.25$

(AVERAGE FINISHED GRADE)

**HEIGHT CALCULATIONS**

WALKOUT LEVEL BUILDING SITE  
MARCH 9, 2023



2138 Flying Horse Club Dr.  
Colorado Springs, Colorado 80921  
(719) 592-9333

**Model 910**

DRAWN BY: LW, NAH, CDV

# EL PASO COUNTY



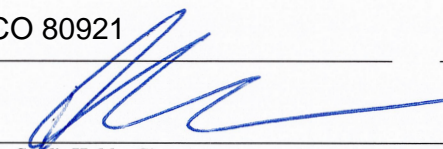
## ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2024

To use your credits to offset the Road Impact fee applied as part of the Site Plan Review process: ① Complete this form and send to [RoadFee@elpasoco.com](mailto:RoadFee@elpasoco.com) for an approval signature by a County Representative. ② The signed form will be returned to you via email. ③ Include this form with the Site Plan document package submitted for review. ④ The credits will be applied after the Site Plan Review approval and when you pay associated fees for building permits. *\*A separate form is required for each lot. \*Credits are deducted when this form is signed \*You cannot use credits without this signed form and a valid parcel and schedule number.*

*\*Site Plan document packages may be submitted either by using Regional's on-line Building Department Assistant program or by taking a paper copy of your Site Review document package to the Planning and Community Development front desk.*

4-22-2024

Date Submitted	<b>Owner of Credits</b>	Authorized Representative (if applicable)
Elite Properties of America	Classic Homes	
Company	Company	
Doug Stimple	NICHOLAS HANSEN	
Name	Name	
719-592-9333	7197853316	
Phone number	Phone number	
dstimple@classichomes.com	NHANSEN@CLASSICHOMES.COM	
Email address	Email address	
2138 Flying Horse Club Drive	2138 Flying Horse Club Drive	
Address	Address	
Colorado Springs, CO 80921	Colorado Springs, CO 80921	
City State Zip	City State Zip	
01/01/2024		
Signature Date	Credit Holder Signature	

### Property Information

Address: 8419 William Downing Dr

Parcel # 5228407034


Legal Description: Lot 74 Blk \_\_\_\_\_ HOMESTEAD NORTH AT STERLING RANCH FIL. NO. 3

Type of land use:  Single family dwelling  Other \_\_\_\_\_

Fee/Unit category In a PID:  Yes  No Mill Levy:  5 mills  10 mills

Credit amount to be used: \$ 1221.00 Credit Balance: \$ 307598.00

\*\*\*COUNTY USE ONLY BELOW THIS LINE\*\*\*

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP756</u>	Date Received <u>4/26/2024</u>
Date Approved <u>4/22/2024</u>	Received by  <u>04/26/2024 3:38:07 PM</u>
Approved by <u>TL</u>	SFD <u>SFD24388</u>
Credit balance before use \$ <u>308,819.00</u>	Other _____
Credit use amount per lot \$ <u>1,221.00</u>	
Credit balance after use \$ <u>307,598.00</u>	

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5228407034

Address: 8419 WILLIAM DOWNING DR, COLORADO SPRINGS

Plan Track #: 188928  Received: 24-Apr-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	467	
Lower Level 2	1954	
Main Level	1594	
	4015	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**Floodplain**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**  
**Plan Review**

04/26/2024 1:40:50 PM  
dsdrangel

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.