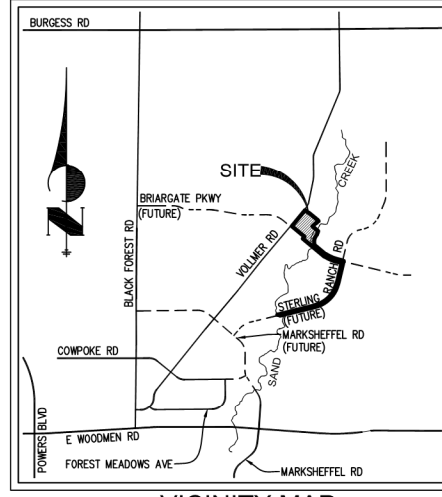


**SUPERINTENDENT NOTES**

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 \_\_\_\_\_

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

45% LOT COVERAGE



**TRACT A**

63.94' N 50°26'12" W

**VICINITY MAP**

N.T.S.

**SFD241067**  
**PLAT 15218**  
**ZONE RS-6000**

**APPROVED**

Plan Review

11/20/2024 4:36:43 PM

*dsdarchuleta*

EPC Planning & Community Development Department

**APPROVED**

BESQCP

11/20/2024 4:16:50 PM

*dsdarchuleta*

EPC Planning & Community Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

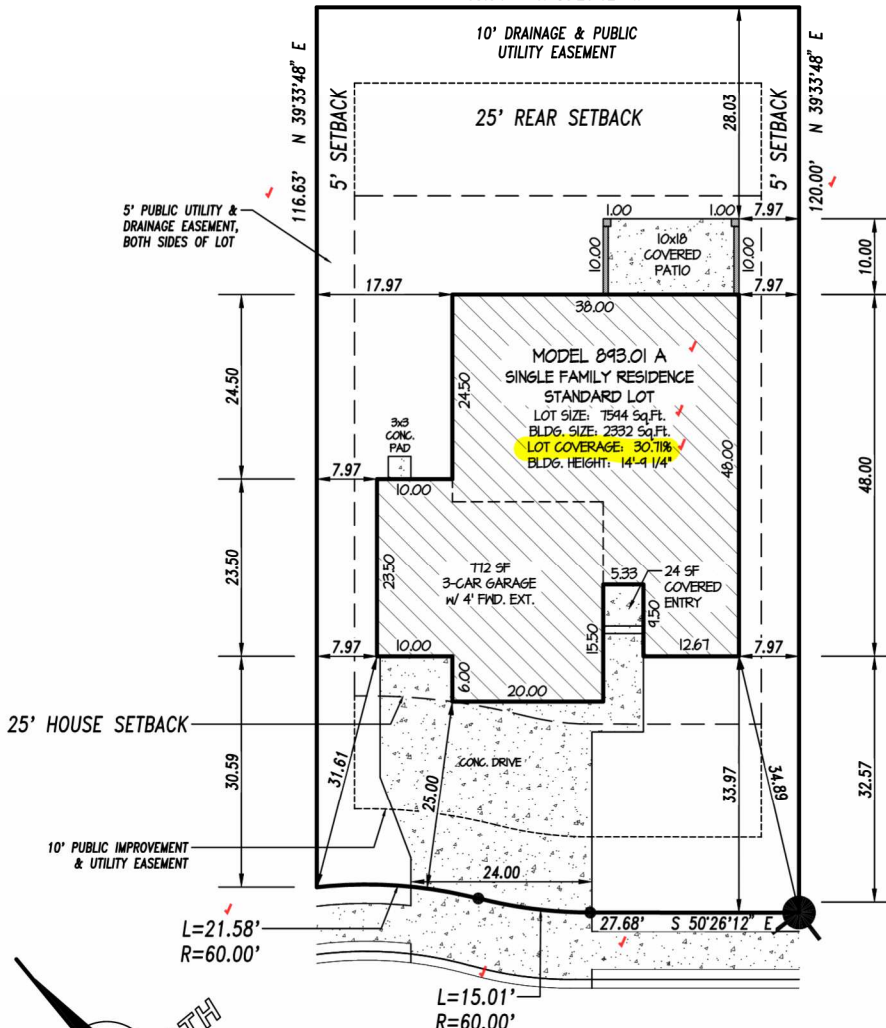
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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.



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



25' HOUSE SETBACK

10' PUBLIC IMPROVEMENT & UTILITY EASEMENT

5' PUBLIC UTILITY & DRAINAGE EASEMENT, BOTH SIDES OF LOT



Released for Permit  
11/20/2024 12:03:09 PM

SCALE 1"=20'

Amy ENUMERATION



WILLEY PICKET DR.  
(50' R.O.W.)

TAX ID #5228402014

**LEGAL DESCRIPTION**

ADDRESS: 8210 WILLEY PICKET DR  
DESCRIPTION: LOT 16, FILING 2  
HOMESTEAD NORTH AT STERLING RANCH  
COLORADO SPRINGS, COLORADO  
EL PASO COUNTY



2138 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 542-4333

**PLOT PLAN**

Drawn by: NH

RS-6000

11/18/2024

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5228402014

Address: 8210 WILLEY PICKET DR, COLORADO SPRINGS

Plan Track #: 196347  Received: 20-Nov-2024 (AMY)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	457
Lower Level 2	1371
Main Level	1368
	3196 Total Square Feet

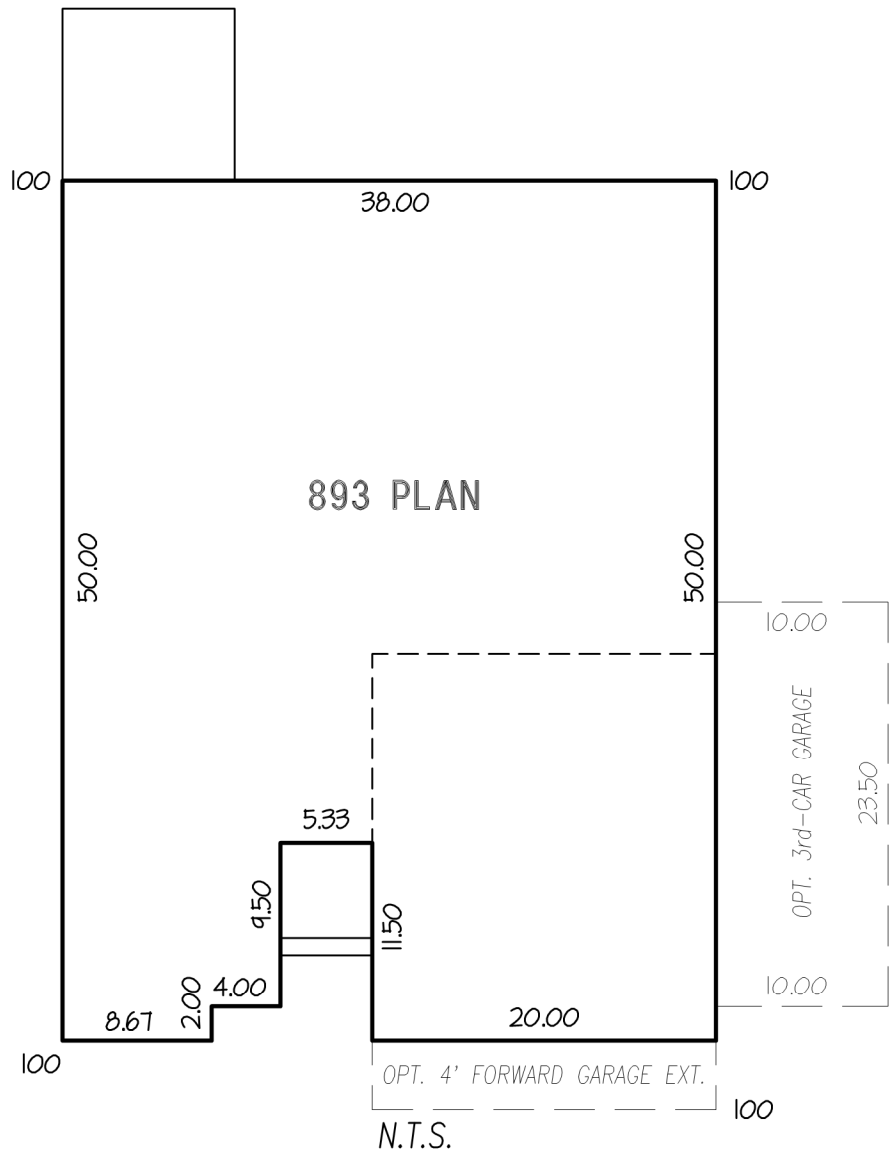
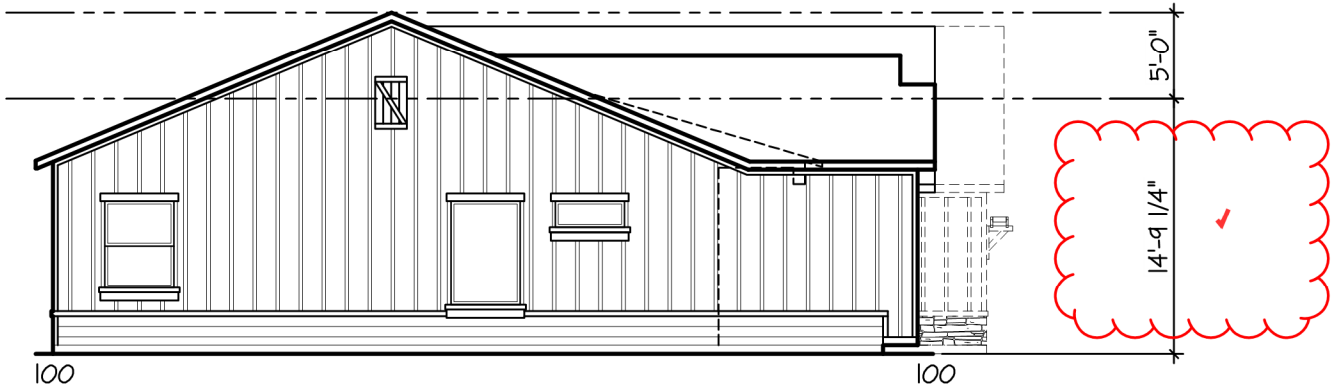
Enumeration  
**APPROVED**  
AMY  
11/20/2024 12:03:30 PM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
11/20/2024 4:17:33 PM  
*dsdarchuleta*  
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.



HEIGHT CALCULATIONS

2 CORNERS @ 100 = 200

2 CORNERS @ 100 = 200

TOTAL: 400

400 ÷ 4 = 100

(AVERAGE FINISHED GRADE)

HEIGHT CALCULATIONS

STANDARD BUILDING SITE  
JUNE 29, 2023



2135 Flying Horse Club Drive  
Colorado Springs, Colorado 80921  
(719) 592-9333

**MODEL 893**

DRAWN BY: RC, LW

# 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.*

11/18/2024

Date Submitted

### Owner of Credits

### 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: 8210 Willey Picket Dr ✓

Parcel # 5228402014 ✓

Legal Description: Lot 16 ✓ Blk \_\_\_\_\_ HOMESTEAD NORTH AT STERLING RANCH FIL. NO. 2 ✓

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: \$ 207963.00

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

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP813</u>	Date Received <u><i>dsdarchuleta</i></u>
Date Approved <u>11/18/2024</u>	Received by <u>11/20/2024 7:55:21 PM</u>
Approved by <u>TL</u> ✓	SFD <u>SFD241067</u>
Credit balance before use \$ <u>209,184.00</u>	Other _____
Credit use amount per lot \$ <u>1,221.00</u> ✓	
Credit balance after use \$ <u>207,963.00</u>	