

Released for Permit
07/21/2016 7:35:02 AM
brent
ENUMERATION

PRE-EXCAVATION CHECKLIST	
<input type="checkbox"/>	Gas and Other Utility Lines Shown on Construction Plans
<input type="checkbox"/>	Utilities Notification Center of Colorado (UNCC) - Called at Least Two (2) Business Days Ahead
<input type="checkbox"/>	Utilities Located & Marked on the Ground
<input type="checkbox"/>	Employees Briefed on Marking and Color Codes
<input type="checkbox"/>	Employees Trained on Excavation and Safety Procedures for Natural Gas Lines
<input type="checkbox"/>	When Excavation Approaches Gas Lines, Employees Must Expose Lines by Careful Probing and Hand Digging

STANDARD UTILITY MARKING COLOR CODE	
UTILITY	COLOR
WATER	BLUE
SEWER	BROWN
GAS	RED
TELEPHONE	YELLOW
POWER	ORANGE
STEEL	WHITE

COLOR BARRELS	
UTILITY	COLOR
WATER	BLUE
SEWER	BROWN
GAS	RED
TELEPHONE	YELLOW
POWER	ORANGE
STEEL	WHITE

APPROVED
07/21/2016 8:04:12 AM
dsdrangel
County Development Review

Development project has been approved by the County Development Review Committee. The project is subject to the terms and conditions of the approved plat and the applicable rules and regulations of the County of El Paso.

Development project must be completed by the date specified in the approved plat. The project must be completed within the time frame specified in the approved plat. The project must be completed within the time frame specified in the approved plat.

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PROPERTY DESCRIPTION
LOT 10, KING'S DEER HIGHLANDS SUBDIVISION, FILING NO. 6, EL PASO COUNTY,
COLORADO, ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED UNDER
RECEPTION NUMBER 201010333 OF THE EL PASO COUNTY RECORDS.

ADDRESS: 2351 FONTLEY COURT

PARCEL NO: 61000-01-012

LOT SIZE: 2.509± ac. ± 109,306± s. f. ✓

BUILDING FOOTPRINT: ONE STORY WITH WALKOUT BASEMENT
3,560 s. f. ± 169 s. f. ENTRY ± 431 s. f. DECK ± 4151 s. f. ✓

LOT COVERAGE: 3.8% ✓

CALCULATED BUILDING HEIGHT
MAIN FLOOR ± 22' TO ROOF PEAK
7312.2 (FT) ± 21' ± 7334.2 ROOF HEIGHT
AVERAGE EXISTING GRADE ± 7336.0'
MEAN BUILDING HEIGHT ± 28.2' (MAX ALLOWED ± 35) ✓

PLATTED EASEMENTS ARE 20 FEET (10' REAR); IN WIDTH FOR DRAINAGE AND PUBLIC UTILITIES

UNITS OF MEASURE ARE U.S. SURVEY FEET

CONTOUR INTERVAL IS TWO FEET.

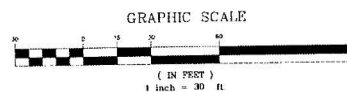
MINIMUM DISTANCE BETWEEN WELL AND LEACH FIELD: 100'

BUILDING SETBACKS (COVENANTS): 1 FRONT 90'; SIDE AND REAR 35'

ALL PROPOSED SLOPES SHALL BE 3:1 OR LESS

WALLS CAN NOT EXCEED FOUR FEET IN HEIGHT WITH OUT AN ENGINEERED DESIGN

GRADING PROVIDED BY THE CONTRACTOR



SITEPLAN
2351 FONTLEY COURT
LOT 10, KINGS DEER HIGHLANDS FIL.6

DWG: KDH6 LOT 10
SCALE: 1"=30'
DATE: 7/21/16
DRAWN BY: KMD
CHECKED BY: THK
PROJECT NO: 16051
SHEET 1 OF 1

LWA LAND SURVEYING, INC.
2906 BEACON STREET, SUITE B
COLORADO SPRINGS, CO 80907

REVISIONS
DATE
BY
ADD FRONT SETBACK 720.16 KMD

"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

RESIDENTIAL

2011 PPRBC



2351 Fontley Ct

Address: ~~1416 CASTLECOMBE LN~~, MONUMENT

Parcel: 6109001013

Map #: 285F

Plan Track #: 90952



Received: 13-Jul-2016 (GITA)

Description:

RESIDENCE

Contractor: KIRELLA HOMES, INC

Type of Unit:

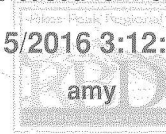
Garage	1226	
Lower Level 2	2302	
Main Level	2330	
	5858	Total Square Feet

Required PPRBD Departments (4)

Enumeration

Released for Permit

07/15/2016 3:12:28 PM



ENUMERATION

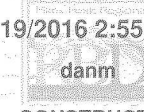
Floodplain

(N/A) RBD GIS

Construction

Released for Permit

07/19/2016 2:55:39 PM



CONSTRUCTION

Mechanical

Released for Permit

07/20/2016 9:50:50 AM



MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED

07/21/2016 8:08:00 AM



County Development Review

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.



COMMISSIONERS:
AMY LATHEN (CHAIR)
DENNIS HISEY (VICE-CHAIR)

SALLIE CLARK
DARRYL GLENN
PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT

Issue Date: 7/21/2016

Permit Number: 24416

DRIVEWAY ACCESS PERMIT/WAIVER

The undersigned applicant agrees to perform all work in accordance with the El Paso County Subdivision Criteria Manual, El Paso Land Development Code, recorded plat (if applicable), requirements specified below, and any permit attachments. Should the preceding conditions not be satisfied, this permit shall be considered NULL and VOID.

APPLICANT: PAUL THOMPSON

Company: KIRELLA HOMES

Telephone: (303) 489-0550 Address: PO BOX 725

City: SEDALIA

State: CO

ZIP: 80135-

Project Location: (Street Address, Lot Number, Tax Schedule #)

TYPE OF DRIVEWAY ACCESS

2351 FONTLEY CT

Single Family Dwelling

Remarks:

The access requirements of this property have been determined by the APPROVED PLANS AND SPECIFICATIONS for this subdivision or site as part of an overall design. See "Comments" for specifics. Single access, maximum width 24 feet.

REQUIREMENTS:

1. STATE LAW REQUIRES that utilities be located prior to construction. At least two days advance notice must be given. Phone 1-800-922-1987
2. All work sites must be signed and protected in accordance with the current issue of the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES and any permit attachments.
3. Should it become necessary for El Paso County to sign, light and barricade hazardous areas or restore the Right-of-Way to its original condition, all costs of said work shall be borne by the applicant.
4. All backfill shall be compacted to 90% of AASHTO T-180 unless otherwise specified.
5. ALL ACCESSES ARE SUBJECT TO RECONSIDERATION UPON LAND USE OR TRAFFIC CHANGES. All permits issued are for a SINGLE ACCESS point to a specific roadway.
6. Road closure will not be permitted.
7. This permit is not good for access to planned arterial roadways.
8. Permit is VOID if construction is not completed within 90 days.
9. Applicant should contact local Fire Protection District for any additional requirements.
10. Monuments within the ROW are not included with this permit; an EPC DOT Encroachment Permit

Fee: \$170.00

Surcharge: \$37.00

Total Charge: \$207.00

SIGNATURES APPLICANT: _____

ISSUED BY: _____

EL PASO COUNTY



Development Services Division

2880 International Circle, Colorado Springs, CO 80910
Phone (719) 520-6300 Fax (719) 520-6695 www.elpasoco.com

DRIVEWAY ACCESS PERMIT / WAIVER APPLICATION

File No. AP16827
Office Use Only

Please note: All Permits issued are for SINGLE ACCESS POINT to a specific roadway unless otherwise expressly indicated by the permit issued. Permits expire within 90 days of issue; drainage construction must be substantially complete. Monuments within the ROW are not included with this permit; an EPC DOT Encroachment Permit may be required. Please call 520-6460 for information.

PLEASE PROVIDE ALL INFORMATION. INCOMPLETE APPLICATIONS WILL DELAY PROCESS. FEE PLUS SURCHARGE IS DUE AND PAYABLE AT TIME OF APPLICATION BY CASH OR CHECKS MADE PAYABLE TO: EL PASO COUNTY

Date: 7/11/16 Name of Applicant: PAUL THOMPSON
Company Name: KIRELLA HOMES
Mailing Address: PO BOX 725
SEDALIA, CO 80135
Phone Number(s): 303-489-0550
2351 Fontley Ct
ACCESS APPLICATION ADDRESS: 1416 CASTLECHASE LANE, MONUMENT, 80132
SUBDIVISION, LOT AND BLOCK: LOT 10, KING'S DEER HIGHLANDS, FLG 6
PROPERTY TAX SCHEDULE NUMBER: 6109001013

(Information may be obtained by clicking on the Assessor's Real Estate Parcel Search on the county website or calling 520-6600.)

☒ **OPEN-DITCH DRIVEWAY PRIMARY ACCESS:**

☐ **SECONDARY ACCESS**

Proposed single access point onto an El Paso County public road constructed with open ditch drainage (NOT curb and gutter). Re-inspection of the completed driveway platform and applicable culver installation must be scheduled within 90 days of permit issue by calling (719) 520-6819.

☐ **CURB AND GUTTER PRIMARY DRIVEWAY ACCESS:**

☐ **SECONDARY ACCESS**

Proposed single access point onto an El Paso County Public road constructed with curb and gutter drainage (not open-ditch).

☐ **COMMERCIAL DRIVEWAY ACCESS:**

(Submit a copy to the El Paso County Development Services approved Site Development or Site Plan with your application. The submitted copy will remain on file and will not be returned to the applicant).

☐ **DRIVEWAY ACCESS WAIVER:**

A Driveway Access Waiver will be issued for access onto a road not platted as El Paso County right-of-way within unincorporated El Paso County subsequent to county confirmation. The applicant may be required to submit additional documentation.

Below this line is for Office Use Only

Drainage Requirements: 27 Reviewed by: _____ Date: _____

Additional Comments: _____

Processed by FR #24416 Date 7/21/2016

PLAT 10783
PUD

APPROVED

07/18/2016 7:07:04 AM

dsdcox

EPC Driveway Access