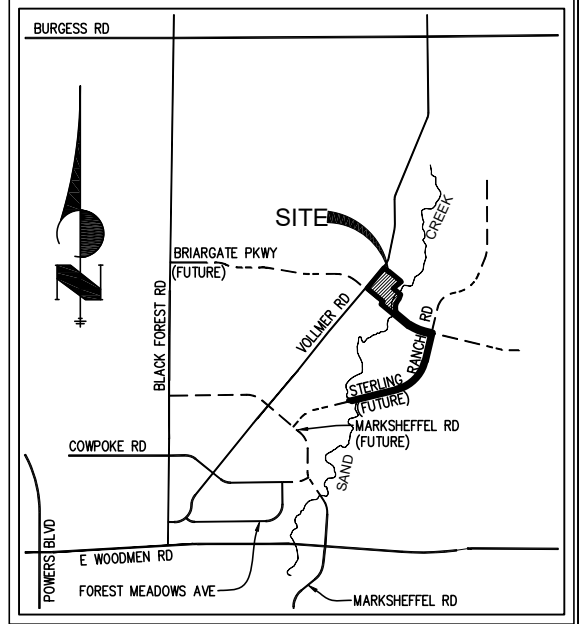


**SUPERINTENDENT NOTES**

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

SFD241179  
 PLAT 15150  
 RS-6000

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



VICINITY MAP  
 N.T.S.

**TRACT G**

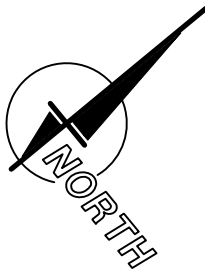
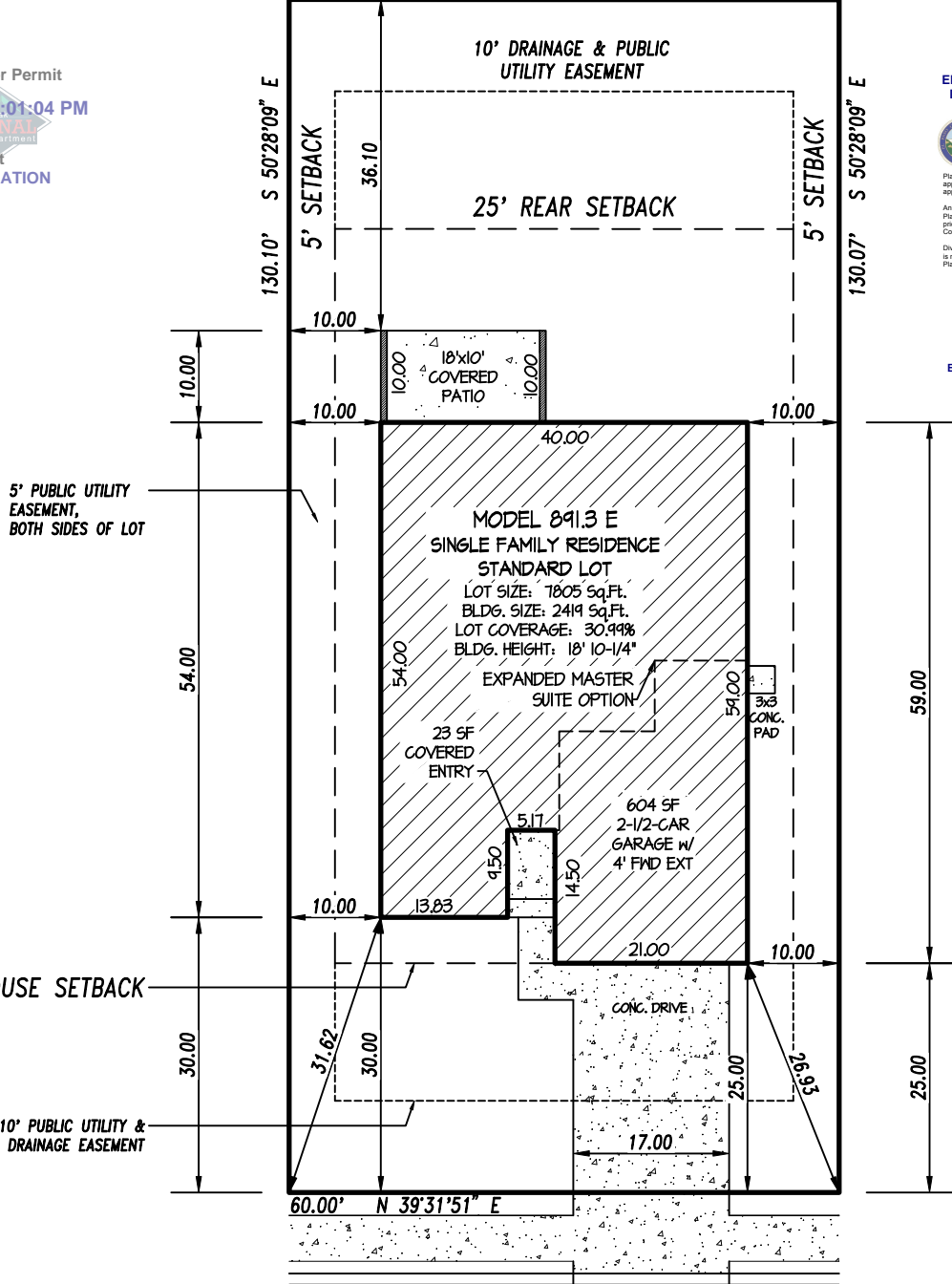
60.00' N 39°33'48" E

Released for Permit  
 12/26/2024 2:01:04 PM  
 REGIONAL Building Department  
 brent ENUMERATION

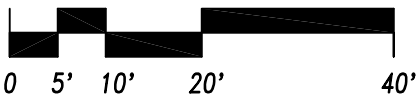
APPROVED Plan Review  
 12/27/2024 8:00:18 AM  
 dsdrangel  
 EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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.

APPROVED BESQCP  
 12/27/2024 8:00:28 AM  
 dsdrangel  
 EPC Planning & Community Development Department



SCALE 1"=20'



TEXAS JACK DRIVE  
 (50' PUBLIC R.O.W.)

TAX ID #5228402006

**LEGAL DESCRIPTION**

ADDRESS: 4644 TEXAS JACK DRIVE  
 DESCRIPTION: FILING 1, LOT 24  
 HOMESTEAD NORTH AT STERLING RANCH  
 COLORADO SPRINGS, COLORADO  
 EL PASO COUNTY



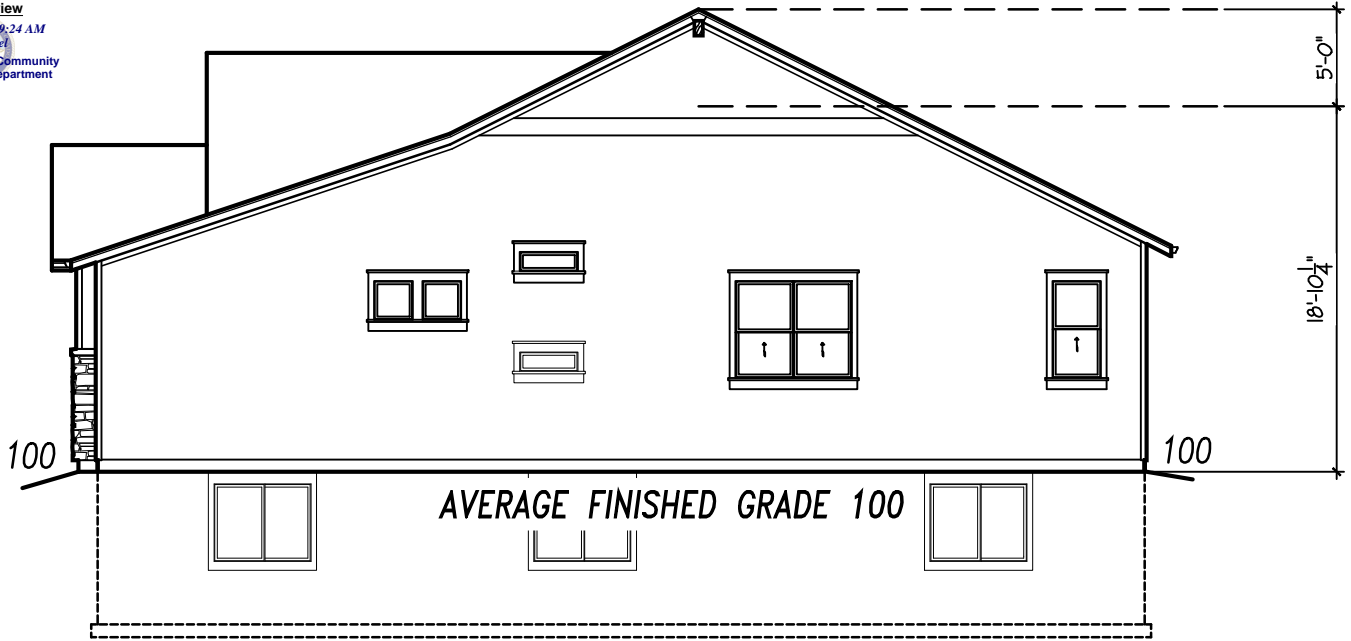
2138 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 542-4333

**PLOT PLAN**

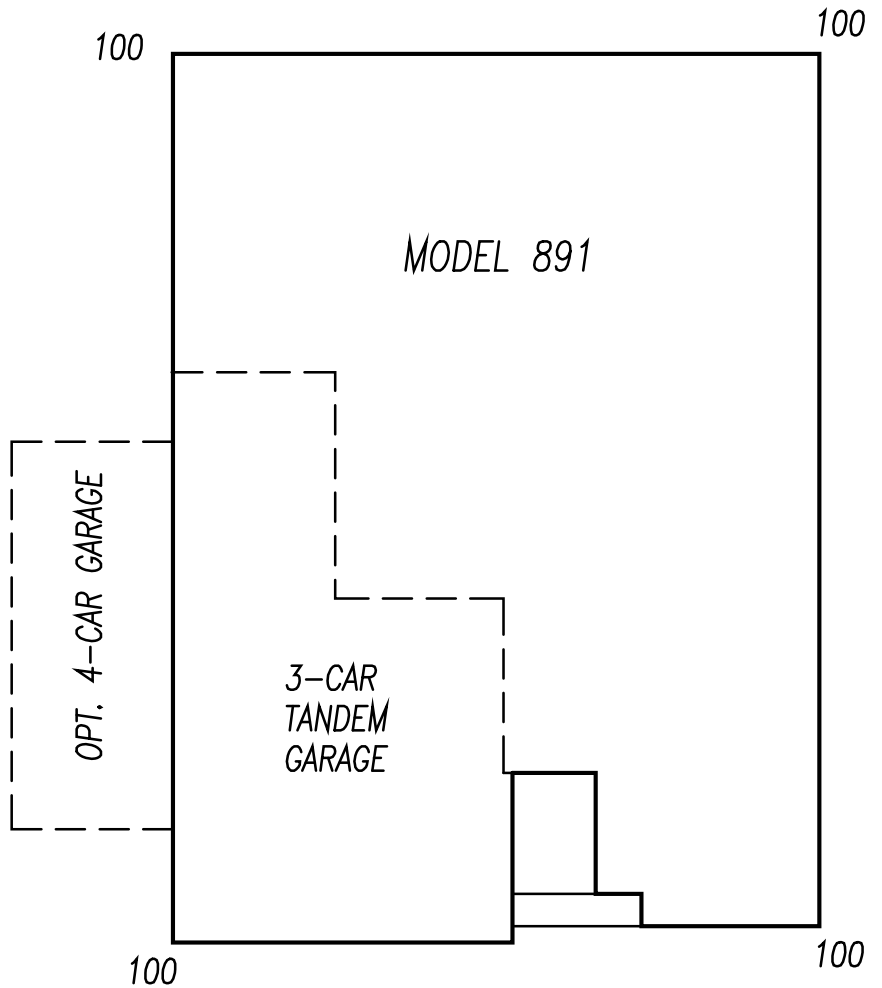
Drawn by: NAH

RS-6000

12-20-2024



'A' Elevation Shown



HEIGHT CALCULATIONS

4 CORNERS @ 100 = 400  
 TOTAL: 400

400 ÷ 4 = 100  
 (AVERAGE FINISHED GRADE)

**HEIGHT CALCULATIONS**

STANDARD BUILDING SITE

9/13/23



2138 FLYING HORSE CLUB DRIVE  
 Colorado Springs, Colorado 80921  
 (719) 592-9333

**MODEL 891**

DRAWN BY: LW

## ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2025

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.*

12-19-2024

Date Submitted

### Owner of Credits

### Authorized Representative (if applicable)

Elite Properties of America

Company

Classic Homes

Company

Doug Stimple

Name

NICHOLAS HANSEN

Name

719-592-9333

Phone number

719-785-3316

Phone number

dstimple@classichomes.com

Email address

NHANSEN@CLASSICHOMES.COM

Email address

2138 Flying Horse Club Drive

Address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

Colorado Springs, CO 80921

City State Zip

1-1-2025

Signature Date

  
Credit Holder Signature

### Property Information

Address: 9644 Texas Jack Dr

Parcel # 5228402006


Legal Description: Lot 24 Blk \_\_\_\_\_ HOMESTEAD NORTH AT STERLING RANCH FIL NO 1

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: \$ 195668.00

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

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP822</u>	Date Received <u>12/27/2024</u>
Date Approved <u>12/19/2024</u>	Received by  <u>SFD</u>
Approved by <u>TL</u>	<u>SFD241179</u>
Credit balance before use \$ <u>196,889.00</u>	Other _____
Credit use amount per lot \$ <u>1,221.00</u>	
Credit balance after use \$ <u>195,668.00</u>	

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5228402006

Address: 9644 TEXAS JACK DR, COLORADO SPRINGS

Plan Track #: 197237  Received: 26-Dec-2024 (BRENT)

## Description:

### RESIDENCE


Type of Unit:

Garage	584	
Lower Level 2	1552	
Main Level	1542	
	3678	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BRENT</b>  <b>12/26/2024 2:01:18 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>12/27/2024 8:00:47 AM</i>  <b>EPC Planning &amp; Community Development Department</b>
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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.