

Department of Public Works

Department Public Works
3275 Akers Dr.
Colorado Springs, CO 80922
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

Construction Permit: CON2320

Name of Development/Subdivision: The Villas at Claremont Ranch
Location of Construction: Northeast corner of Marksheffel Road and Meadowbrook Parkway
Description of Construction / Fee: Major Final Plat / \$7,711
Development/Subdivision DSD File Number: SF2228
Date of Plan Approval and / or Dev. Agreement: 5/12/2022
Value of Construction: TBD (\$2,327,646.52
Date / Type of Surety / Provider:

Responsible Person/Company: Larry Lee / Raw Land Detailing Inc.
Responsible Party Street Address: 10475 Accipiter Dr
Responsible Party City / State / Zip: Payton Co 80831
Responsible Party Phone / Email: Larry Lee / 719-661-4499

Land Development Code and Engineering Criteria Manual Compliance Guideline Checklist:

- Preliminary Plan Approval Early Grading or Development / Subdivision Construction Plan
- Preliminary Drainage Report Approval or Final Drainage Letter / Report
- All County permits obtained.
(may include but not limited to ESQCP, Grading, Access, etc.)
- Copies of Other Agency / Entity Permits
(may include but not limited to Colorado Discharge, Construction Activity, Corp of Engineers, Floodplain, Endangered Species, US Fish and Wildlife, etc.)
- Surety Estimate and appropriate surety posted.
- Initial BMP inspection
- Pre-construction Meeting / Construction permit fee paid.

This is to advise that the person or company responsible for construction of all public and common development improvements, as authorized by this Construction Permit and in accordance with the above referenced development or subdivision improvements agreement agrees to construct the required improvements in full conformance of all County rules, regulations, codes, standards, and ordinances, approved plans, applicable development or subdivision improvements agreement, and development permits or approvals. It is understood and agreed that, upon completion of construction and at the time of any request for release of surety, preliminary or final acceptance, the project's engineer shall certify that the work has been entirely completed, and that it conforms in all respects, with all County rules, regulations, codes, standards, and ordinances, approved plans, applicable development or subdivision improvements agreement, and development permits or approvals; and to all specifications required by the laws and regulations of the State of Colorado.

Applicant signature
County Representative signature

Notice-to-Proceed at "Your Own Risk" is given on this day 6/1/23 Permit Expires: 6/1/24
Install initial BMP's and call for inspection prior to any additional land disturbance.