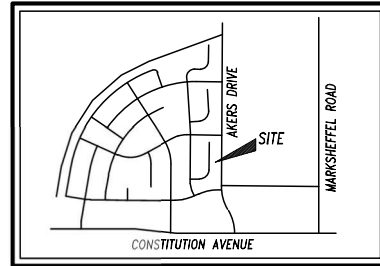


**SUPERINTENDENT NOTES**

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 LOT COVERAGE.

LOT COVERAGE MAXIMUM FOR RANCH HOMES IS 45%.



**SFD211266  
PLAT 14748  
ZONE PUD CAD-O**

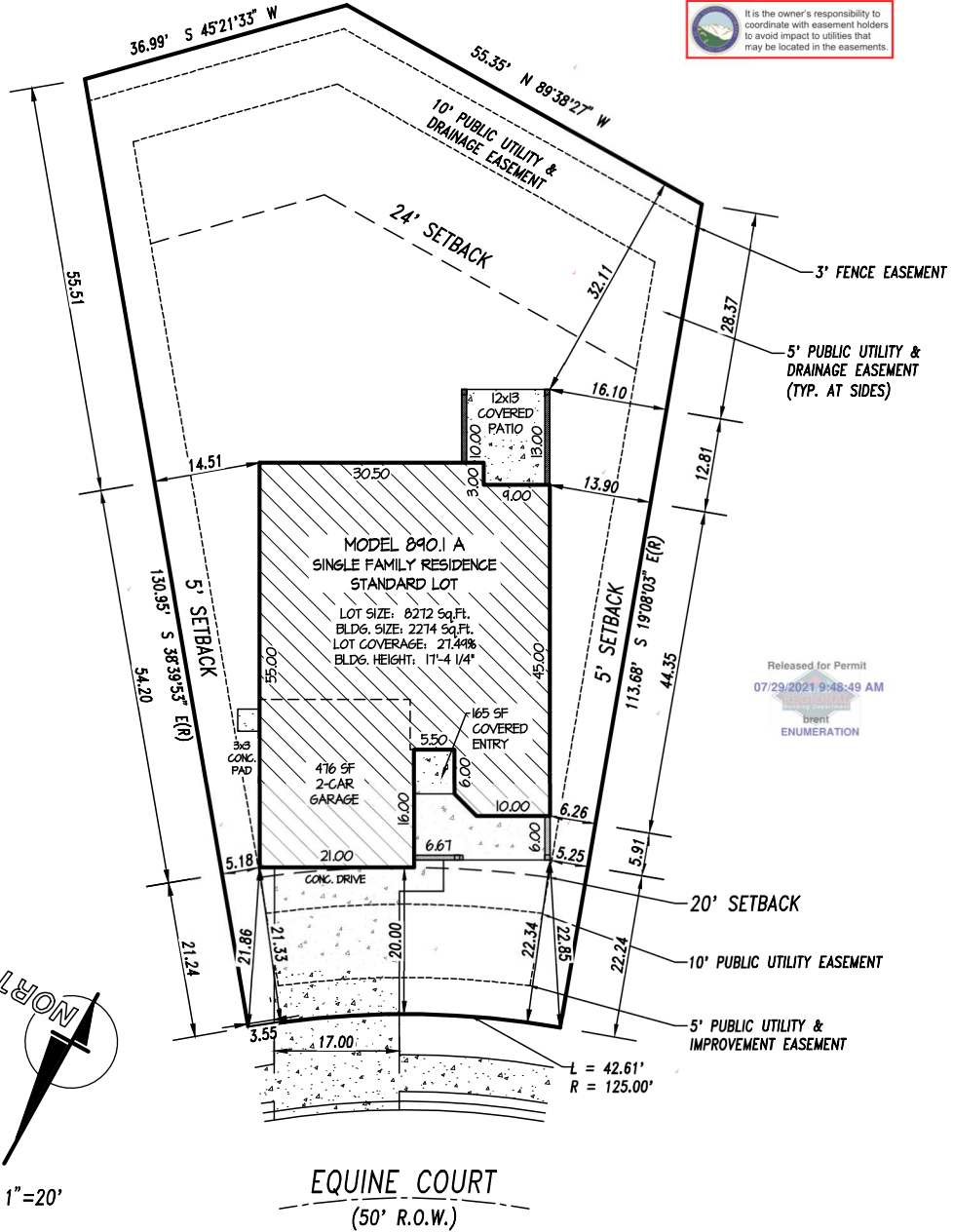
**APPROVED  
Plan Review**  
07/30/2021 3:42:56 PM  
d.darchuleta  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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.

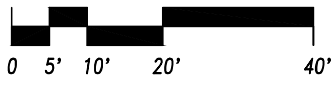
**APPROVED  
BESQCP**  
07/30/2021 3:46:01 PM  
d.darchuleta  
EPC Planning & Community  
Development Department

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.

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



Released for Permit  
07/29/2021 9:48:49 AM  
brent  
ENUMERATION



**LEGAL DESCRIPTION**  
ADDRESS: 2965 EQUINE COURT  
DESCRIPTION: FILING 5 - LOT 13  
HANNAH RIDGE AT FEATHERGRASS  
COLORADO SPRINGS, COLORADO  
EL PASO COUNTY

**CLASSIC**  
HOMES

2138 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (714) 542-4333

**TAX ID # 5332411021**

**PLOT PLAN**  
Drawn by: MA  
PUD JULY 23, 2021

# SITE

2017 PPRBC



Parcel: 5332411027

Address: 2965 EQUINE CT, COLORADO SPRINGS

Plan Track #: 149351  Received: 29-Jul-2021 (BRENT)

Description: RESIDENCE Required PPRBD Departments (2)


Type of Unit:

Garage	476	
Lower Level 2	1492	
Main Level	1486	
	3454	Total Square Feet

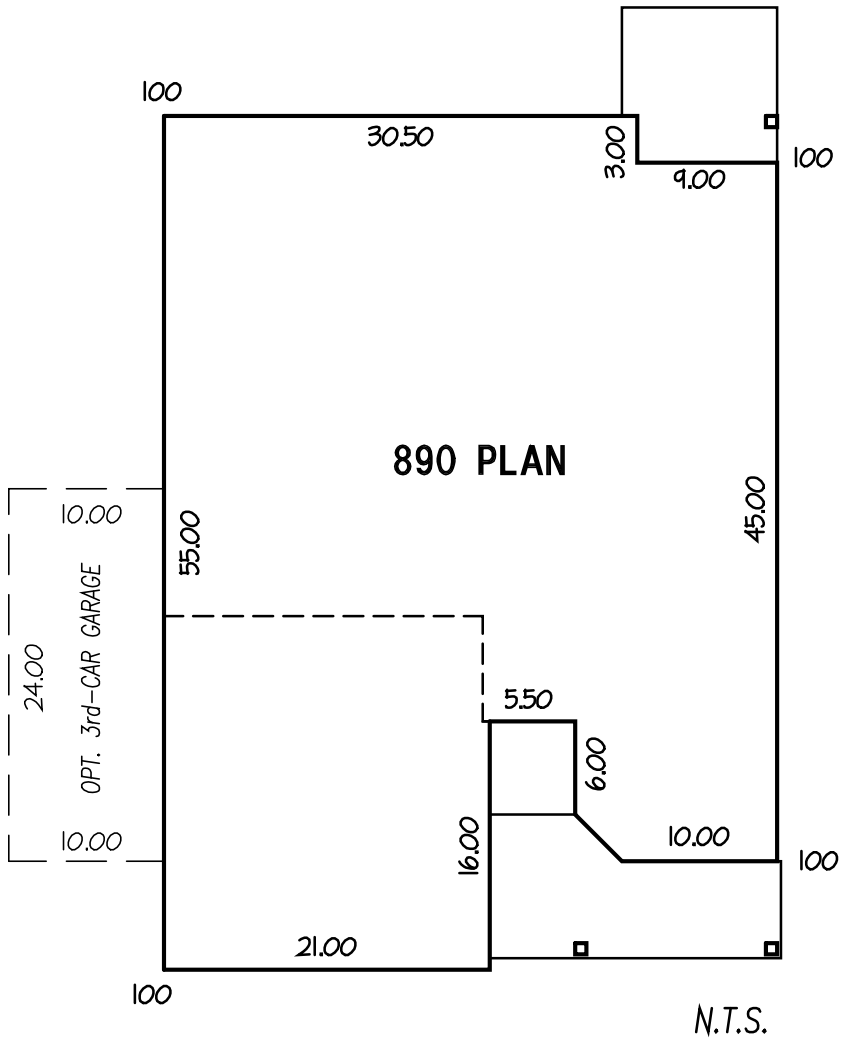
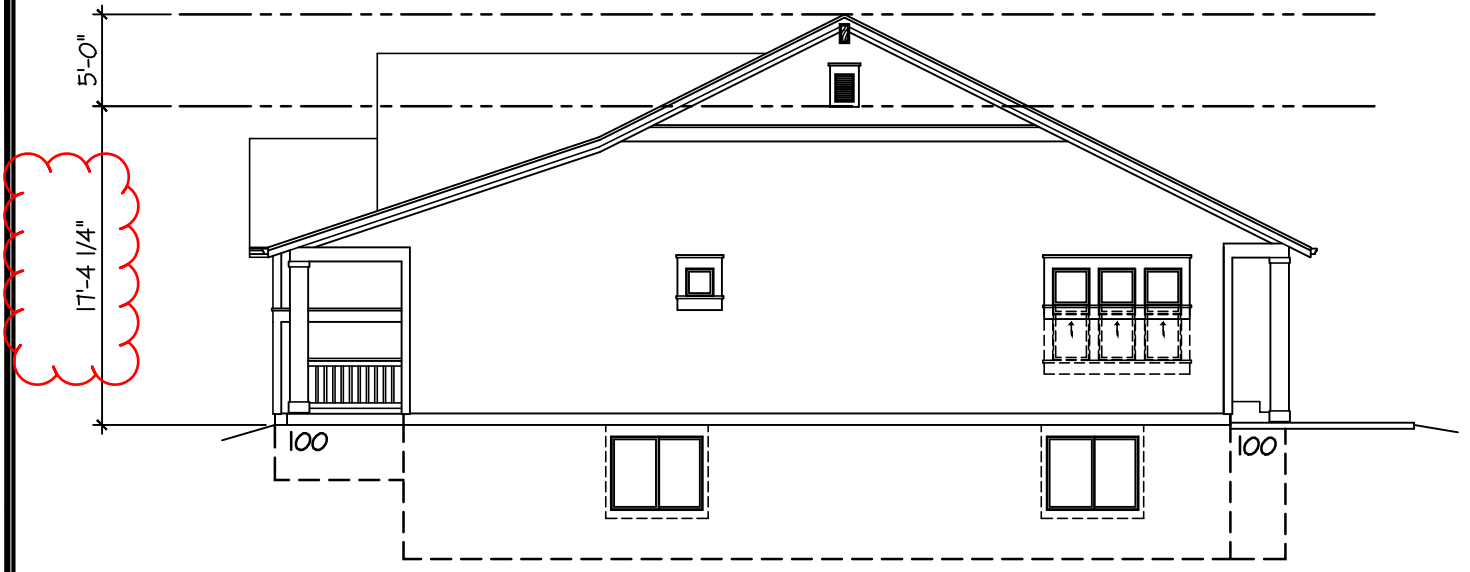
Enumeration

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
07/30/2021 3:48:30 PM  
  
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  
 JANUARY 12, 2021



2136 Flying Horse Club Drive  
 Colorado Springs, Colorado 80921  
 (719) 592-9333

**MODEL 890.1**

DRAWN BY: REBECCA CLARK

# EL PASO COUNTY



## ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2021

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.*

7/23/21

Date Submitted

### Owner of Credits

### Authorized Representative (if applicable)

Elite Properties of America

Company

Classic Homes

Company

Doug Stimple

Name

Michelle Armbrust

Name

(719) 592-9333

Phone number

(719) 785-3216

Phone number

dstimple@classichomes.com

Email address

marmbrust@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

7/23/21

Signature Date

Credit Holder Signature

### Property Information

Address: 2965 Equine Court

Parcel # 5332411027

Legal Description: Lot 13 Blk \_\_\_\_\_ Hannah Ridge at Feathergrass - Filing 5

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: \$ 584.00 Credit Balance: \$ 504,184.00

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

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP470</u>	Date Received <u><i>dsdarchubeta</i></u>
Date Approved <u>7/26/2021</u>	Received by <u>07/30/2021 1:39:28 PM</u>
Approved by <u>JDR</u>	SFD <u>SFD211266</u>
Credit balance before use \$ <u>504,768.00</u>	Other _____
Credit use amount per lot \$ <u>584.00</u>	
Credit balance after use \$ <u>504,184.00</u>	

# EL PASO COUNTY



## Receipt for Fees Paid

Planning and Community Development Department  
 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910  
 Office (719) 520-6300

Date 7/21/21

Receipt No. 523432

Customer: Classic Homes  
 2138 Flying Horse Club Dr.  
 CO Spgs, CO 80921

Processed by TL

Check No. 2523

Payment Method Check

Item	Description	Prefix	Type	Rate	Qty	Amount
H30	Road Impact Fee - Constitution Heights Metro District 2965 Equine Court CO, Spgs, CO 3049 Equine Court CO Spgs, CO			637.00	2	1,274.00

**Total \$1,274.00**