

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	

NOTE:  
PATIO IS COVERED, THE COVERED PORTION IS INCLUDED IN LOT COVERAGE.

NOTES:  
\* LOT COVERAGE MAXIMUM IS 45%.

SFD24287

APPROVED  
BESQCP

03/26/2024 3:33:14 PM

dsdyounger

EPC Planning & Community  
Development Department

APPROVED  
Plan Review

03/26/2024 3:33:19 PM

dsdyounger

EPC 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.

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. 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.

VICINITY MAP  
N.T.S.

Released for Permit  
03/26/2024 8:31:13 AM  
REGIONAL  
BRENT  
ENUMERATION

SCALE 1"=20'

PLAT 15218

TAX ID #5228407059

LEGAL DESCRIPTION  
ADDRESS: 9742 WHEATLAND DRIVE  
DESCRIPTION: LOT 54, FILING 2  
HOMESTEAD NORTH AT STERLING RANCH  
COLORADO SPRINGS, COLORADO  
EL PASO COUNTY

CLASSIC  
HOMES

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

PLOT PLAN  
Drawn by: NAH  
RS-6000 3-22-2024

# 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.*

3-22-2024

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

01/01/2024

Signature Date

Credit Holder Signature

### Property Information

Address: 9742 Wheatland Dr

Parcel # 5228407059

Legal Description: Lot 54 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: \$ 32780.00

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

Credit Use Approval		Site Plan Review	
Authorization tracking #	EP741	Date Received	<i>dsdyounger</i>
Date Approved	3/22/2024	Received by	03/26/2024 2:31:04 PM
Approved by	TL	SFD	SFD24287
Credit balance before use	\$ 34,001.00	Other	
Credit use amount per lot	\$ 1,221.00		
Credit balance after use	\$ 32,780.00		

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5228407059

Address: 9742 WHEATLAND DR, COLORADO SPRINGS

Plan Track #: 187726 

Received: 26-Mar-2024 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	399	
Lower Level 2	1368	
Main Level	1375	
	3142	Total Square Feet

## Required PPRBD Departments (2)

### Enumeration

APPROVED

BRENT

3/26/2024 8:31:46 AM

### Floodplain

N/A  
03/26/2024 8:32:30 AM  
REGIONAL  
brent  
FLOODPLAIN

## Required Outside Departments (1)

### County Zoning

APPROVED

Plan Review

03/26/2024 3:36:32 PM  
dsdyounger

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.