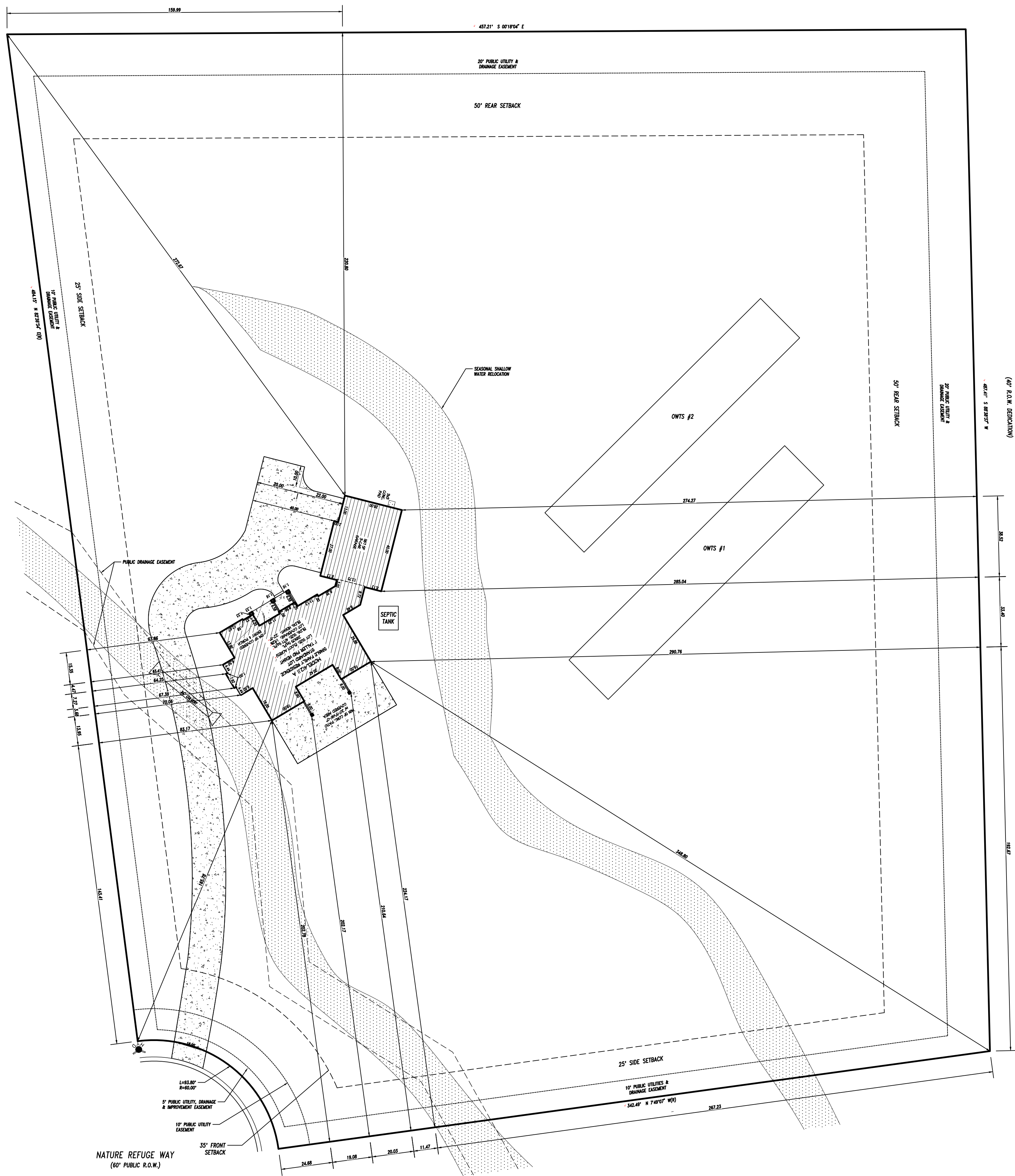
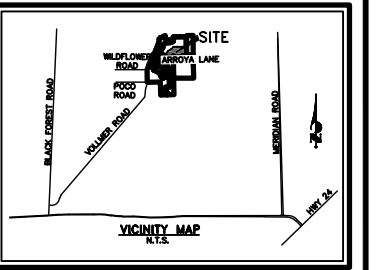


SUPERINTENDENT NOTES	
1. OWNER SIGNATURE	2. DATE
3. DESIGN DATE	4. DESIGN DATE
5. SUBMITTAL MEETING DATE	6. SUBMITTAL MEETING DATE
7. APPROVAL DATE	8. APPROVAL DATE
9. FOUNDATION BRACE & BRACKET DATE	10. FOUNDATION BRACE & BRACKET DATE
11. SEPTIC INSPECTION OF BRACKET DATE	12. SEPTIC INSPECTION OF BRACKET DATE
13. GRADE OF BRACKET	14. GRADE OF BRACKET

NOTES:
 * PATIO IS PARTIALLY COVERED, THE COVERED PORTION, EST. 57', IS INCLUDED IN BUILDING SIZE.
 * ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN BUILDING SIZE.
 * MAX LOT COVERAGE IS 20%.



SFD25144

APPROVED
BESQCP
 02/18/2025 10:35:49 AM
 dsdyounger
 EPC Planning & Community
 Development Department

APPROVED
Plan Review
 02/18/2025 10:35:56 AM
 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 OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION.

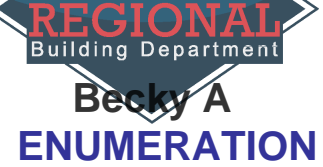
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

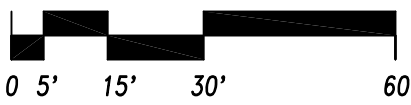
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

Released for Permit

02/18/2025 10:05:41 AM



SCALE 1"=30'



PLAT 15427

LEGAL DESCRIPTION
 ADDRESS: 4218 NATURE REFUGE WAY
 DESCRIPTION: LOT 1, FILING 4
 RETREAT AT: THUNDERBOLT
 COLORADO SPRINGS, COLORADO
 EL PASO COUNTY



2336 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 542-4888

PLOT PLAN

Drawn by: ED/NH

PUD

2-12-2025

TAX ID #522200023

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 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.*

2-6-2025

<p>Date Submitted</p> <hr/> <p style="text-align: center;">Owner of Credits</p> <hr/> <p>Elite Properties of America</p> <p>Company</p> <hr/> <p>Doug Stimple</p> <p>Name</p> <hr/> <p>719-592-9333</p> <p>Phone number</p> <hr/> <p>dstimple@classichomes.com</p> <p>Email address</p> <hr/> <p>2138 Flying Horse Club Drive</p> <p>Address</p> <hr/> <p>Colorado Springs, CO 80921</p> <p>City State Zip</p> <hr/> <p>1-1-2025</p> <p>Signature Date</p>	<p style="text-align: center;">Authorized Representative (if applicable)</p> <hr/> <p>Classic Homes</p> <p>Company</p> <hr/> <p>NICHOLAS HANSEN</p> <p>Name</p> <hr/> <p>719-785-3316</p> <p>Phone number</p> <hr/> <p>NHANSEN@CLASSICHOMES.COM</p> <p>Email address</p> <hr/> <p>2138 Flying Horse Club Drive</p> <p>Address</p> <hr/> <p>Colorado Springs, CO 80921</p> <p>City State Zip</p>
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 Credit Holder Signature

Property Information

Address: 9271 Nature Refuge Way

Parcel # 5222000023


Legal Description: Lot 7 Blk _____ RETREAT AT TIMBERRIDGE FIL NO 4

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: \$ 1,974.00 Credit Balance: \$ 171,580.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP835</u>	Date Received <u></u>
Date Approved <u>2/6/2025</u>	Received by <u>02/18/2025 10:30:38 AM</u>
Approved by <u>TL</u>	SFD <u>SFD25144</u>
Credit balance before use \$ <u>173,554.00</u>	Other _____
Credit use amount per lot \$ <u>1974</u>	
Credit balance after use \$ <u>171,580.00</u>	

SITE



2023 PPRBC
2021 IECC Amended

Address: 9271 NATURE REFUGE WAY, COLORADO SPRINGS

Parcel: 5222000023

Plan Track #: 198617 

Received: 18-Feb-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	1167	
Lower Level 2	2528	
Main Level	2533	
	6228	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

2/18/2025 10:06:16 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

02/18/2025 10:42:42 AM

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.