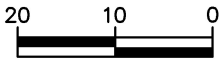




SCALE : 1" = 20'



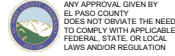
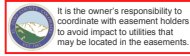
PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)
10830 MORNING HILLS DRIVE

SFD25116

APPROVED
BESQCP
02/04/2025 3:45:59 PM
dsdyounger
EPC Planning & Community
Development Department

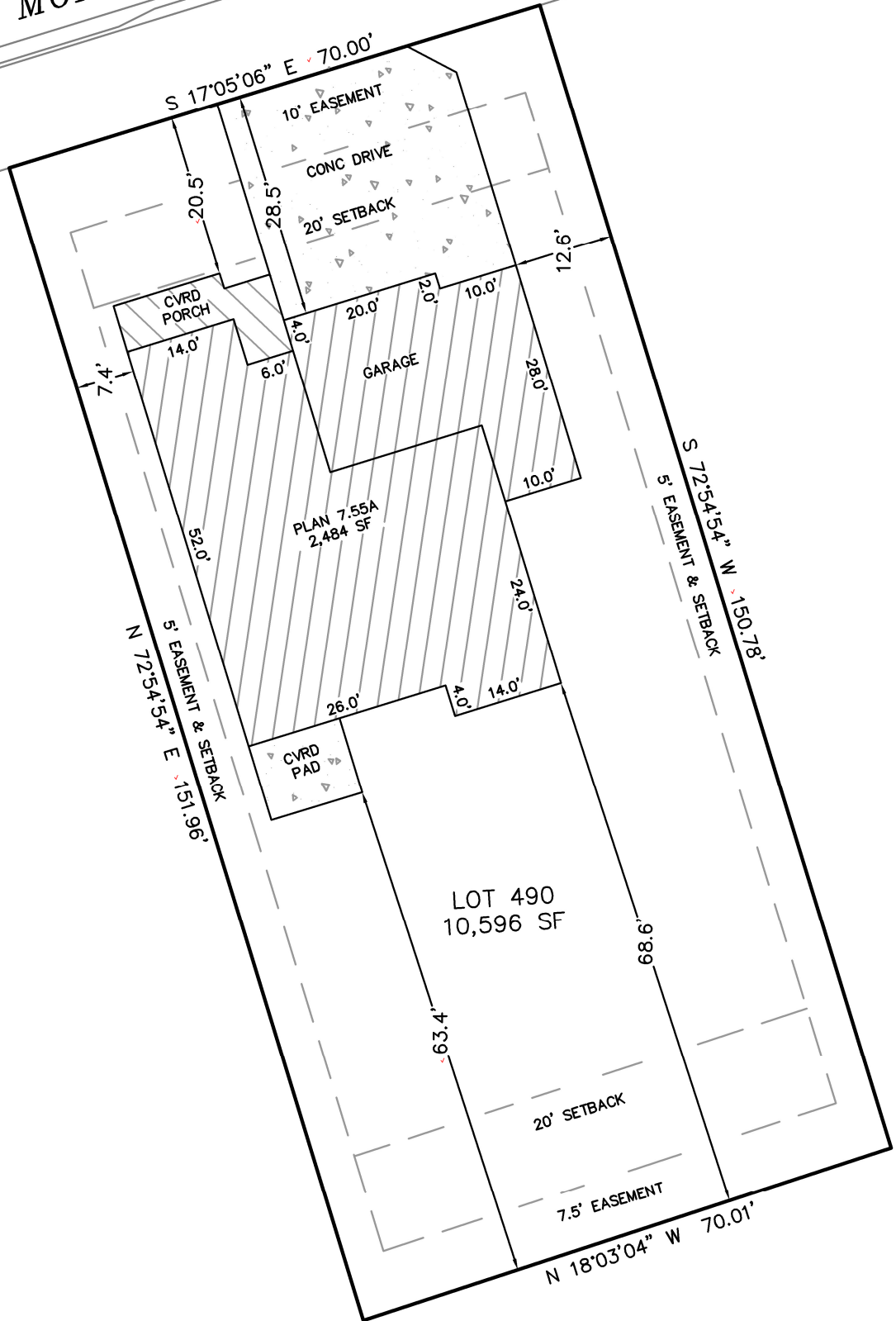
APPROVED
Plan Review
02/04/2025 3:46:06 PM
dsdyounger
EPC Planning & Community
Development Department



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.

Released for Permit
02/04/2025 1:46:06 PM
REGIONAL Building Department
amy
ENUMERATION

MORNING HILLS DR.



PLAT 14831

EASEMENTS AS RECORDED IN PLAT RECORDS AND ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, & DRAINAGE PURPOSES
Job# 240301

SETBACKS:
FRONT= 20'
SIDES= 5',
REAR= 20'
ZONED: PUD
DATE: 12/11/24
REVISED 02/04/25

ADDRESS:
10830 MORNING HILLS DRIVE
TAX ID# 4220404030
LEGAL DESCRIPTION: LOT 490,
ROLLING HILLS RANCH FILING
NO. 2 AT MERIDIAN RANCH, EL
PASO COUNTY, CO

LOT AREA:
10,596 SF
HOUSE W/PORCH
PRINT:
2,484 SF
COVERAGE:
23.4%

WINDSOR RIDGE HOMES
7689 Bigtooth Maple Dr,
Colorado Springs, CO 80925
(719)499-6136

Woodmen Road Metropolitan District
614 N. Tejon St
Colorado Springs, CO 80903
7194471777

INVOICE



Invoice #:	90235
Invoice Date:	12/11/24
Amount Due:	\$0.00

Windsor Ridge Homes
Windsor Ridge Homes
4164 Austin Bluffs Pkwy #143
Colorado Springs, CO 80918

Item	Description	Price	Amount
Fees	Lot 489-13467 Foggy Meadow Dr-Rolling Hills Ranch Filing 2	\$550.00	\$550.00
Fees	LOT 491 -10822 MORNING HILLS DR- ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00
Fees	LOT 490 -10830 MORNING HILLS DR-ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00
		Total:	\$1,650.00
		Payments:	\$1,650.00
		Amount Due:	\$0.00

Thank you! If you have questions please call 719-447-1777.

To pay online, go to <https://app02.us.bill.com/p/woodmenroadmetrodistrict>

SITE



2023 PPRBC
2021 IECC Amended

Address: 10830 MORNING HILLS DR, PEYTON

Parcel: 4220404030

Plan Track #: 198225 

Received: 03-Feb-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	623	
Lower Level 2	1671	
Main Level	1628	
Upper Level 1	598	
	4520	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

2/3/2025 1:20:24 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

02/04/2025 3:52:59 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.