

1. MANAGER SIGNATURE
2. CLUB DAMAGE
3. DUG START DATE
4. DUG FINISH DATE
5. SUPERVISOR MEETING DATE
6. OPEN HOLE CALL DATE
7. EDUCATION BRACED & WINDOW WELL INSTALLATION DATE
8. SUPER INSPECTION OF BACKFILL DATE
9. GRADE OF BACKFILL

HOUSE	DETACHED GARAGE
LOT SIZE: 10913 Sq.Ft.	LOT SIZE: 10913 Sq.Ft.
BLDG. SIZE: 4250 Sq.Ft.	BLDG. SIZE: 600 Sq.Ft.
BLDG. HEIGHT: 22'-10 1/4"	BLDG. Ht. 10'-5"
<u>COMBINED LOT COVERAGE</u>	
LOT SIZE: 10913 SF	
BLDG. SIZE: 4850 SF	
LOT COVERAGE: 4.44%	


NOTE:
DECK HAS MORE THAN 6'-0"
OF CLEARANCE UNDERNEATH.
IS PARTIALLY COVERED AND
THE ENTIRE DECK IS
INCLUDED IN BUILDING SIZE.

[illegible]

No approval for detached garage - separate permit will be required

- POTENTIAL SEASONAL
SHALLOW WATER
NO BUILDINGS / NO SEPTIC
SEE GENERAL NOTE NO. 16

NATURE REFUGE WAY
(60' PUBLIC RIGHT OF WAY)

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

APPROVED
BESQCP
07/03/2025 8:10:07 AM
dsdrangel
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND 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.

APPROVED
Plan Review
07/03/2025 8:09:51 AM
dstrandgel
**EPC Planning & Community
Development Department**

Becky A

ENUMERATION

SCALE 1"=20'



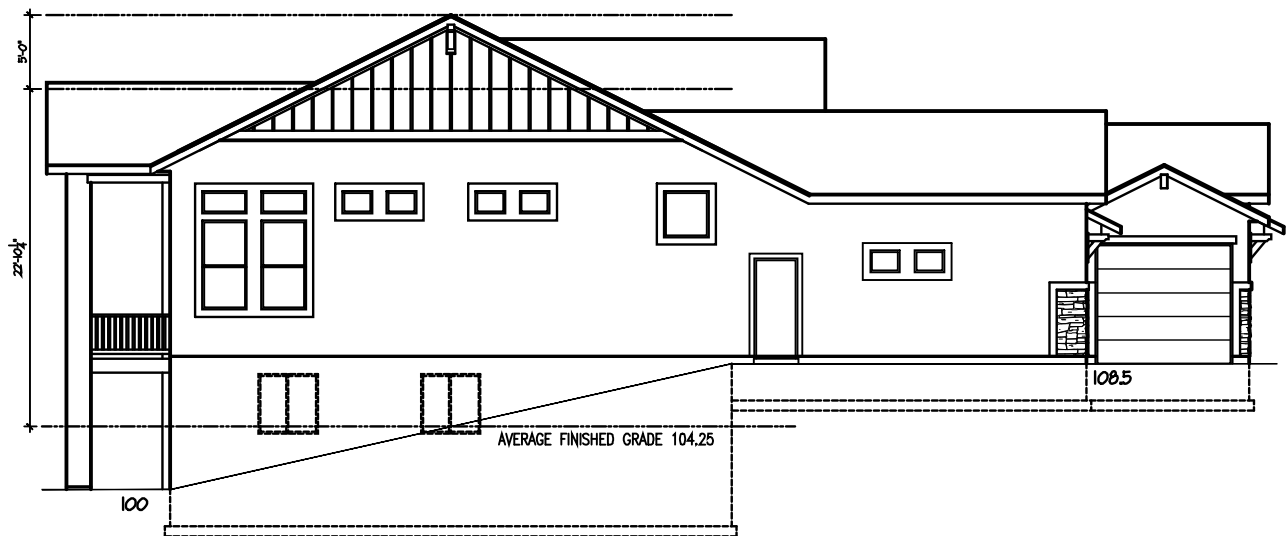
0 5' 10' 20'

LEGAL DESCRIPTION	ADDRESS
LOT 2, FILING 4	4094 NATURE REFUGE WAY
RETRAIT AT TIMBERIDGE	
CON GRANTO SPRINGS, CON GRANTO	

CLASSIC HOMES

PLOT PLAN
Drawn by: NAE-ET

TAX ID #5222006002



**APPROVED
Plan Review**

07/03/2025 7:41:28 AM

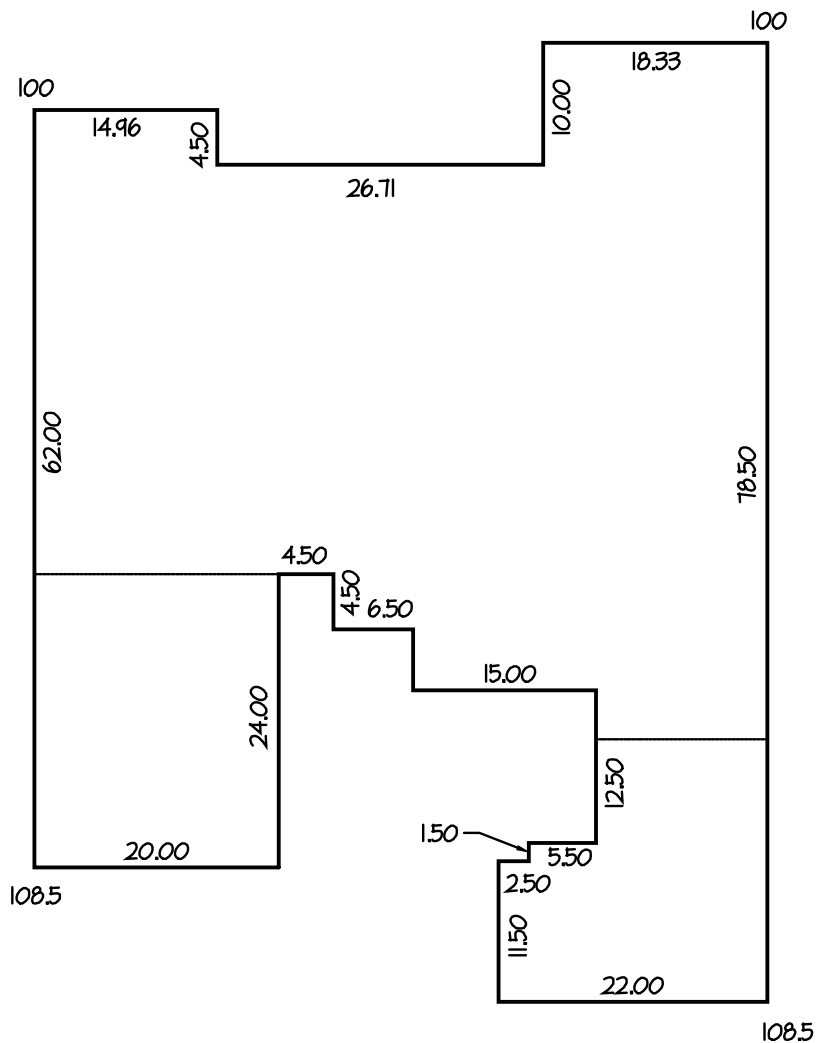
dsdrangel

EPC Planning & Community
Development Department

HEIGHT CALCULATIONS

2 CORNERS @ 100 = 200
2 CORNERS @ 108.5 = 217
TOTAL: 417

417 : 4 = 104.25
(AVERAGE FINISHED GRADE)



HEIGHT CALCULATIONS

WALKOUT BUILDING SITE
APRIL 29, 2021



2138 Flying Horse Club Dr
Colorado Springs, Colorado 80921
(719) 592-9333

MODEL 414.11 (ALL ELEVATIONS)

DRAWN BY: DW



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.*

6-30-2025

Date Submitted

Owner of Credits

Elite Properties of America

Company

Doug Stimple

Name

719-592-9333

Phone number

dstimple@classichomes.com

Email address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

1-1-2025

Signature Date

Credit Holder Signature

Authorized Representative (if applicable)

Classic Homes

Company

NICHOLAS HANSEN

Name

719-785-3316

Phone number

NHANSEN@CLASSICHOMES.COM

Email address

2138 Flying Horse Club Drive

Address

Colorado Springs, CO 80921

City State Zip

Property Information

Address: 9094 Nature Refuge Wy

Parcel # 5222006002

Legal Description: Lot 2 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: \$ 1974.00 Credit Balance: \$ 136237.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval

Authorization tracking # EP868

Date Approved 6/30/2025

Approved by TL

Credit balance before use \$ 138,211.00

Credit use amount per lot \$ 1974.00

Credit balance after use \$ 136,237.00

Site Plan Review

Date Received 7/3/2025

Received by dsdrangel

SFD SFD25658

Other

SITE



2023 PPRBC
2021 IECC Amended

Address: 9094 NATURE REFUGE WAY, COLORADO SPRINGS

Parcel: 5222006002

Plan Track #: 203363 

Received: 02-Jul-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	881	
Lower Level 2	2621	
Main Level	2621	
	6123	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

7/2/2025 3:02:27 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/03/2025 8:10:34 AM

dsdrangel

**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.**