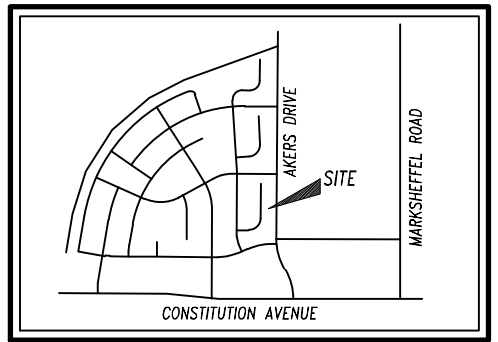


SUPERINTENDENT NOTES

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

DECKS AND ALL AREAS COVERED BY ROOF ARE ALWAYS INCLUDED IN LOT COVERAGE. ✓



S146671
SFD21973
PLAT 14551
ZONE PUD, CAD-O
DIST 2

See IRC Section R302 for Exterior Walls having a fire separation distance less than 5'-0"

CONSTRUCTION REVIEW REQUIRED

APPROVED Plan Review

06/08/2021 9:54:07 AM
dsdespinoza

EPC Planning & Community Development Department

APPROVED BESQCP

06/08/2021 9:54:48 AM
dsdespinoza

EPC Planning & Community Development Department



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

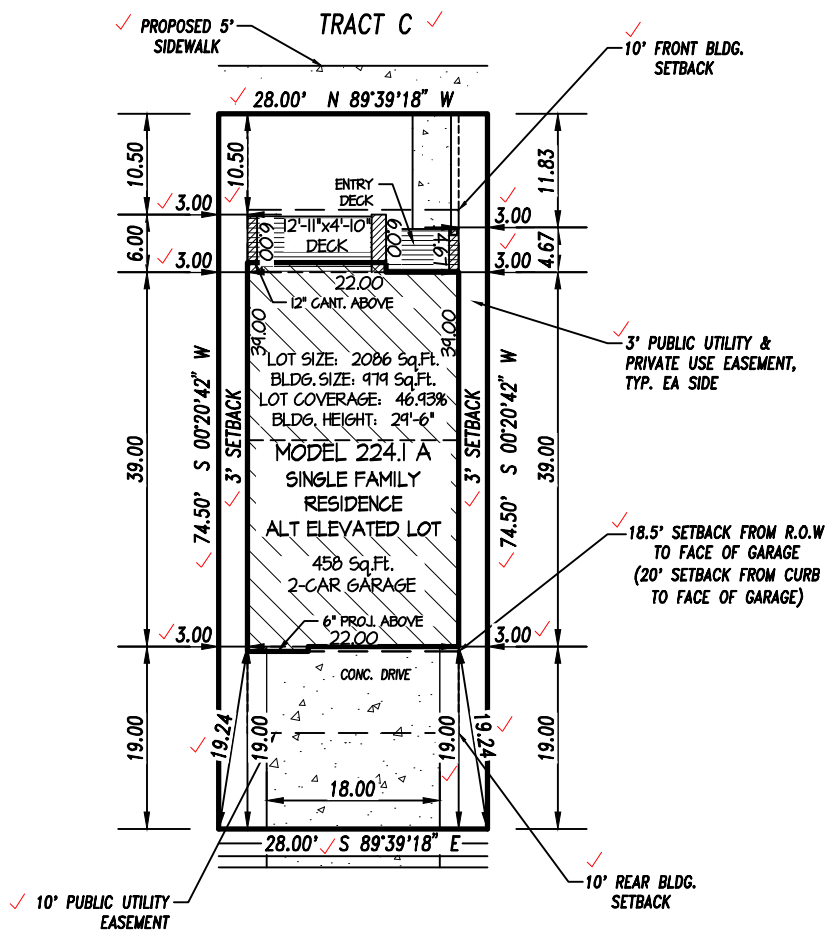
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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



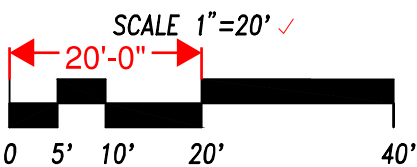
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



ROSA BELLE HEIGHTS
(30' PRIVATE RES. ACCESS)



Released for Permit
06/04/2021 9:17:46 AM
Becky A
ENUMERATION



ADDRESS SHALL BE PLACED ON FRONT AND REAR OF THE HOUSE

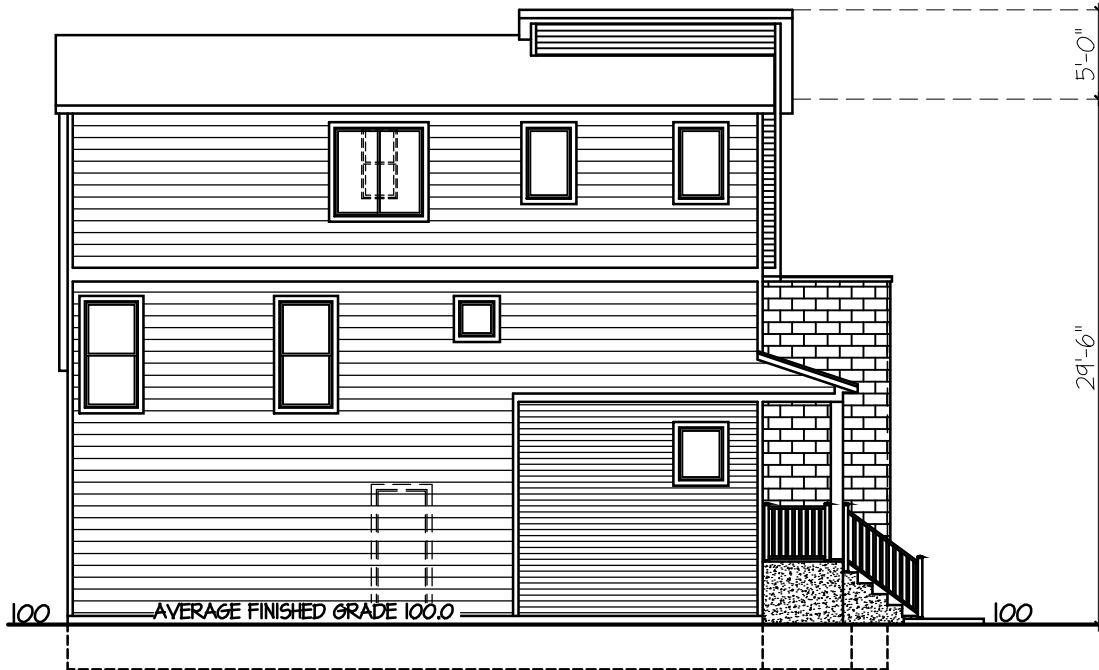
TAX ID # 5332410021 ✓

LEGAL DESCRIPTION
ADDRESS: 1323 ROSA BELLE HEIGHTS ✓
DESCRIPTION: LOT 27, MIDTOWN COLLECTION ✓
AT HANNAH RIDGE FILING NO. 1
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC HOMES ✓

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

PLOT PLAN
Drawn by: MA
PUD JUN 01, 2021



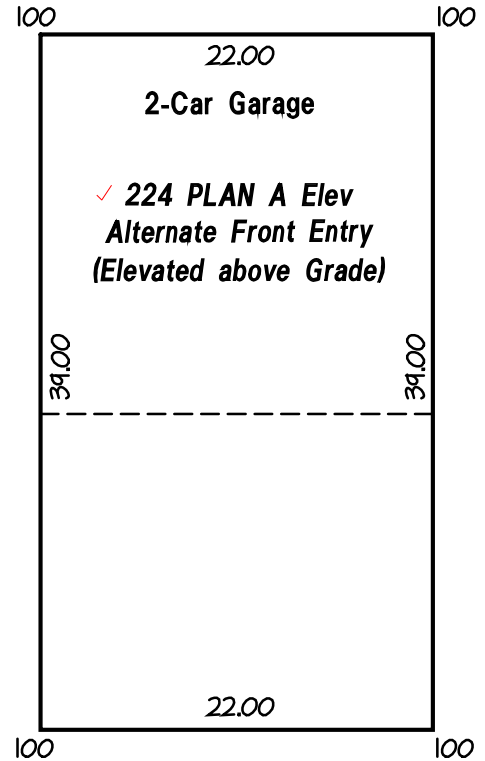
Side Elevation

NOT TO SCALE

dsdespinoxa
06/08/2021 9:43:53 AM

Height Calculation Diagram

N.T.S.



HEIGHT CALCULATIONS

4 CORNERS @ 100 = 400
TOTAL: 400

$400 \div 4 = 100$
(AVERAGE FINISHED GRADE)

HEIGHT CALCULATIONS

ELEVATED ABOVE GRADE
BUILDING SITE
MARCH 15, 2018



6385 CORPORATE DRIVE
Colorado Springs, Colorado 80919
(719) 592-9333

Model 224 A

DRAWN BY: NAH

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 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.*

05/28/2021

Date Submitted

Owner of Credits

Authorized Representative (if applicable)

Elite Properties of America ✓

Classic Homes ✓

Company

Company

Doug Stimple

Michelle Armbrust

Name

Name

(719) 592-9333

(719) 785-3216

Phone number

Phone number

dstimple@classichomes.com

marmbrust@classichomes.com

Email address

Email address

2138 Flying Horse Club Drive

2138 Flying Horse Club Drive

Address

Address

Colorado Springs, CO 80921

Colorado Springs, CO 80921

City State Zip

City State Zip

05/28/2021

Signature Date

 ✓
Credit Holder Signature

Property Information

✓ Address: 7323 Rosa Belle Heights

✓ Parcel # 5332410027


✓ Legal Description: Lot 27 Blk _____ Hannah Ridge at Feathergrass - Filing 1

✓ 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: \$ 529,083.00

COUNTY USE ONLY BELOW THIS LINE

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP444</u> ✓	Date Received <u>6/8/2021</u>
Date Approved <u>6/1/2021</u>	Received by <u></u>
Approved by <u>VC</u> ✓	SFD <u>21-973</u> <small>06/08/2021 09:48:32 AM</small>
Credit balance before use \$ <u>\$529,667.00</u>	Other _____
Credit use amount per lot \$ <u>584.00</u> ✓	
Credit balance after use \$ <u>529083.00</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 6/1/21

Receipt No. 523370 ✓

Customer: CLASSIC HOMES ✓
 2138 FLYING HORSE CLUB DR
 COLO SPGS CO 80921

Processed by TY

Check No. 2492 ✓

Payment Method CK

dsdespinoza
 06/08/2021 9:46:51 AM



Item	Description	Prefix	Type	Rate	Qty	Amount
H30 1	Road Impact Fee - Constitution Heights Metro District ✓ CUSTOMER NAME: CLASSIC HOMES ✓ 7333 ROSA BELLE HEIGHTS 7323 ROSA BELLE HEIGHTS ✓ 7313 ROSA BELLE HEIGHTS 7303 ROSA BELLE HEIGHTS			637.00	4	2,548.00 0.00

Total \$2,548.00

SITE



2017 PPRBC

Address: 7323 ROSA BELLE HTS, COLORADO SPRINGS

Parcel: 5332410027

Plan Track #: 146671 

Received: 04-Jun-2021 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	458	
Main Level	400	
Upper Level 1	1730	
	2588	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

6/4/2021 9:18:22 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

06/04/2021 1:10:22 PM



CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/08/2021 9:57:32 AM

dsdespinoza

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.