

**SFD24929**  
**PLAT 1872**  
**ZONE RR-0.5**  
**43560 SQFT**

**APPROVED**  
 Plan Review  
 09/27/2024 1:06:03 PM  
*davidrullida*  
 EPC Planning & Community  
 Development Department

**APPROVED**  
 BESOP

Released for Permit  
 09/23/2024 1:49:33 PM

09/27/2024 1:06:10 PM  
*davidrullida*  
 EPC Planning & Community  
 Development Department



11501-01-016 TAX SCHEDULE NUMBER  
 SOURCE UNKNOWN  
 IS INCORRECT  
 09/23/2024 11:53 PM  
*David Rullida*

ANY APPROVAL GIVEN BY  
 DOES NOT CONSTITUTE THE NEED  
 TO COMPLY WITH APPLICABLE  
 LAWS AND/OR REGULATION.  
 Planning & Community Development Department  
 approved a contingent upon compliance with all  
 applicable rules on the record roll.  
 An access permit must be granted by the  
 Department prior to the establishment of any driveway onto a  
 County road.  
 Division of blockage of any driveway way  
 is not permitted without approval of the  
 Planning & Community Development Department

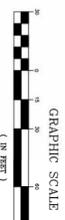
**PROPERTY DESCRIPTION:**  
 LOT 8, BLOCK 4, CLOVEN HOOF ESTATES, IN THE TOWN OF EL RANCHO,  
 COUNTY OF EL PASO, STATE OF COLORADO, ACCORDING TO THE  
 SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK 8-2 AT PAGE 3 OF  
 THE EL PASO COUNTY RECORDS.  
 CONTAINING 0.58 ACRES, MORE OR LESS AS MEASURED  
 NOTES: **43560 SQFT**

PLATTED EASEMENTS ARE SHOWN. THE CLIENT DOES NOT WISH TO HAVE  
 RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN.  
 THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KENWHL  
 OR ANY LAND SURVEYING INC.  
 DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.  
 DIMENSIONS SHOWN IN PARENTS ARE THOSE DIMENSIONS OF  
 RECORD THAT VARY FROM FIELD MEASUREMENTS.  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHWEST LINE OF  
 MONUMENTED AS SHOWN AND THE DIRECTIONS BASED ON THE REPLAT  
 OF THOSE LOTS.  
 UNITS OF MEASURE ARE U.S. SURVEY FEET.  
 CONTROL INTERVAL IS ONE FOOT. VERTICAL DATUM IS NAD 83. SITE  
 BENCHMARK SHOWN.

**71090-06-005**  
**3715 EL RANCHO WAY**

**OWNER:**  
 RANCHO VIVO  
 RANCHO VIVO  
 10000 S. W. 10TH AVE  
 COLO SPRINGS, CO 80908  
**APPLICANT:**  
 GARC CONSTRUCTION COMPANY  
 1000 W. WASHINGTON AVE  
 COLORADO SPRINGS, CO 80904  
 719-491-0004

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL  
 ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER  
 UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS  
 FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.



**SITE PLAN**  
**LOT 8, BLOCK 4 CLOVEN HOOF ESTATES**  
**3715 EL RANCHO WAY**  
**SEC. 9, T11S, R67W, 6th PM.**

DWG: EL RANCHO SP  
 SCALE: 1" = 30'  
 DATE: 7/2/24  
 DRAWN BY: AS, KMO  
 CHECKED BY: THK  
 PROJECT NO: 23042  
 SHEET 1 OF 1

**LWA LAND SURVEYING, INC.**  
**953 E. FILLMORE STREET**  
**COLORADO SPRINGS, CO 80907**  
 TELEPHONE (719) 636-5179

REVISIONS:

# RESIDENTIAL

2023 PPRBC  
2021 IECC



Parcel: 7109006005

**Address: 3715 EL RANCHO WAY, MONUMENT**

**Plan Track #: 194372** **Received: 23-Sep-2024 (BRIANNAM)**

**Description: RESIDENCE** **Required PPRBD Departments (6)**

## RESIDENCE

Contractor: GMC CONSTRUCTION COMPANY, INC

Type of Unit:

Garage	924	
Lower Level 1	1207	
Lower Level 2	1082	
Main Level	2395	
	5608	Total Square Feet

**Enumeration**

Released for Permit  
09/23/2024 1:50:45 PM

amy  
ENUMERATION

**Floodplain**

(N/A) RBD GIS

**Construction**

Released for Permit  
09/26/2024 09:00 PM

briggs  
CONSTRUCTION

**Electrical**

Released for Permit  
09/25/2024 1:21:53 PM

richg  
ELECTRICAL

**Mechanical**

Released for Permit  
09/26/2024 2:25:59 PM

trevorh  
MECHANICAL

**Plumbing**

Released for Permit  
09/27/2024 9:19:47 AM

shanen  
PLUMBING

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.

**Required Outside Departments (1)**

County Zoning  
**APPROVED**  
Plan Review  
09/27/2024 1:13:20 PM  
*dsdar*  
EPC Planning & Community  
Development Department