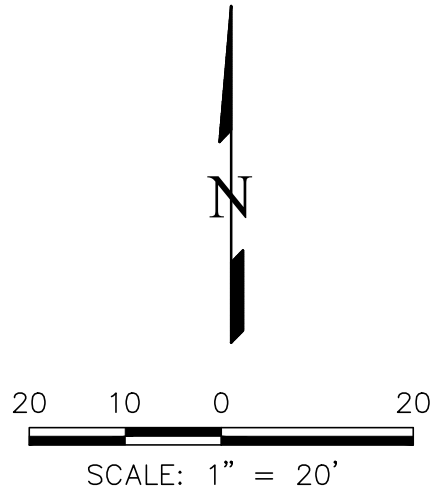
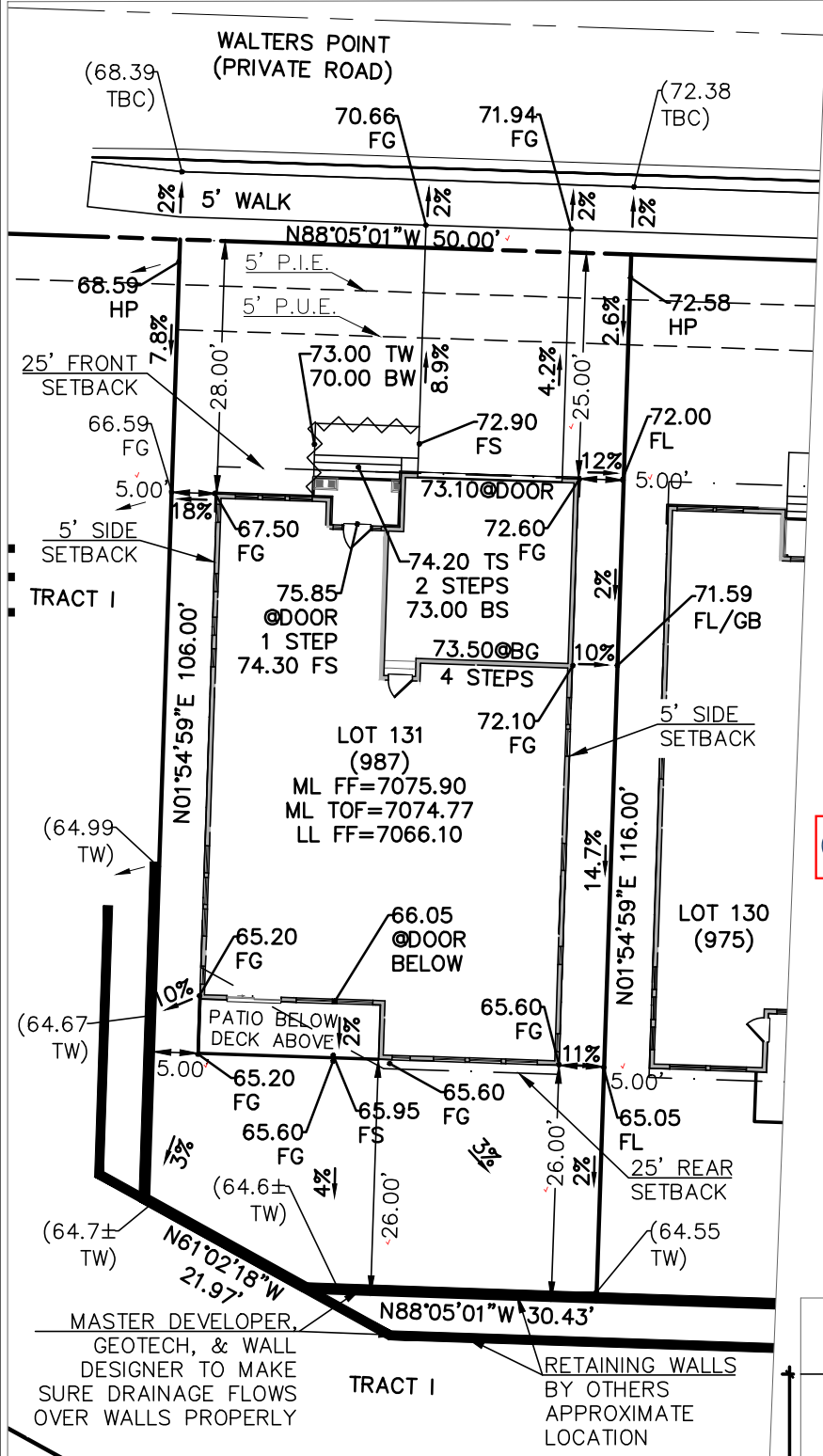


PLOT PLAN

CLOVERLEAF FILING NO. 2

LOT NO. 131

Released for Permit
03/11/2024 2:44:08 PM
REGIONAL
Building Department
ENUMERATION



SFD24288

APPROVED
BESQCP
03/26/2024 4:00:32 PM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
03/26/2024 4:00:38 PM
dsdyounger
EPC Planning & Community
Development Department

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

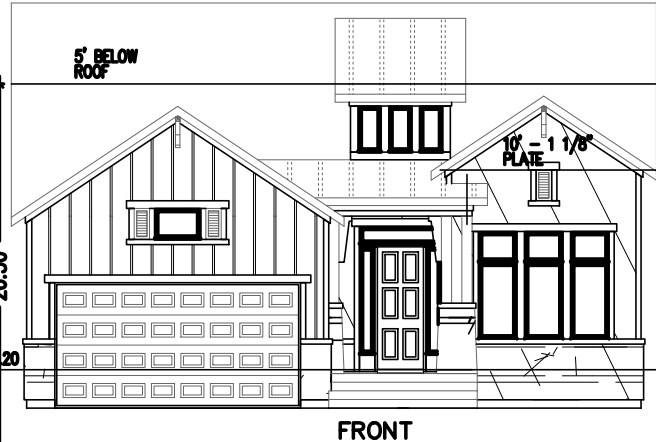
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

Approval of this permit does not allow for the space indicated on the plan, either attached or detached from the primary structure, to be leased, rented or function separately from the primary unit.

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

AVERAGE FINISHED GRADE: 7067.78
TAX SCHEDULE #: 7124202285
DRIVEWAY: 32% OF FRONT SETBACK
HOUSE: 2,446 SF (43% OF TOTAL LOT)
ZONING: RS-5000
MODEL #: B948-C

PLAT 14921



BUILDING SQUARE FOOTAGES	STORM DRAINAGE SQ. FT.	LOT SIZE INFORMATION
BSMT.: 1,777 S.F.	ROOF: 2,650 S.F.	LOT SIZE: 5,702 S.F.
MAIN: 1,969 S.F.	DRIVEWAY / WALKWAY: 400 S.F.	BLDG SIZE: 2,446 S.F.
UPPER: N./A.		LOT COVERAGE: 43%
GARAGE: 427 S.F.		BLDG HEIGHT: 26.58'

SUBDIVISION: CLOVERLEAF FILING NO. 2 LOT: 131 ZONE: RS-5000
ADDRESS: 987 WALTERS POINT CITY/COUNTY: COLO. SPGS. EL PASO
DATE DRAWN: 9/7/23 DRAWN BY: JF TYPE OF UNIT: SINGLE FAMILY

BUILDER:
DAVID WEEKLEY HOMES
7150 CAMPUS DRIVE, STE 320
COLORADO SPRINGS, COLORADO 80920
(719)453-0164

TERRA NOVA
ENGINEERING, INC.
721 S. 23rd Street, Colorado Springs, CO 80904
719-635-6422 • Fax: 719-635-6426 • www.tnesinc.com

RESIDENTIAL



2023 PPRBC
2021 IECC

Parcel: 7124202285

Address: 987 WALTERS PT, MONUMENT

Plan Track #: 187199 

Received: 11-Mar-2024 (QUINTONW)

Description:


RESIDENCE

Contractor: WEEKLEY HOMES LLC

Type of Unit:

Garage	421	
Lower Level 1	1777	
Lower Level 2	199	
Main Level	1969	
	4366	Total Square Feet

Required PPRBD Departments (6)

<p>Enumeration Released for Permit 03/11/2024 2:45:53 PM  ENUMERATION</p>	<p>Floodplain (N/A) RBD GIS</p>
<p>Construction</p>	<p>Electrical</p>
<p>Mechanical</p>	<p>Plumbing</p>

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

03/26/2024 4:01:53 PM

dsdyounger

**EPC Planning & Community
Development Department**