



**SITE PLAN**  
SCALE 1" = 40'

**SITE PLAN**  
SCALE 1" = 80'

**APPROVED**  
PLAN REVIEW  
12/11/2024 3:21 AM  
EPC Planning & Community Development Department

**APPROVED**  
BSSOC  
12/11/2024 4:14 AM  
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY THE BOARD SHALL BE VALID ONLY IF THE BOARD HAS REVIEWED THE RECORD DRAWING OF THE PROJECT AND HAS ADOPTED A RESOLUTION TO THAT EFFECT. THE BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

Released for Permit  
11/20/2024 11:16:07 AM  
ARMY  
ENUMERATION

**SITE INFO:**  
ADDRESS: 1136 ACRES 38426  
LEGAL: 1136 ACRES 38426  
LOT 1 OF 1 UNPLATTED LAND ESTATES  
EL PASO COUNTY, COLORADO

**SITE DATA:**  
LOT SIZE: 1136 ACRES 38426  
BUILDING FOOTPRINT: 4178 SQ FT  
HOUSE: 4178 SQ FT  
GARAGE: 1823 SQ FT  
DECK: 658 SQ FT  
CEILING: 2530 SQ FT  
ESSENTIAL: 416 SQ FT  
TOTAL: 10025 SQ FT

**SITE NOTES:**  
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.  
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING EASEMENTS AND ACCESS EASEMENTS.  
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING EASEMENTS AND ACCESS EASEMENTS.  
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**SITE LEGEND:**  
PROPERTY LINES & CORNERS  
EXISTING CONTOURS  
PROPOSED CONTOURS  
PROPOSED ROULETER  
PROPOSED FOUNDATION  
PROPOSED FLOOR  
PROPOSED ROOF  
PROPOSED WALL  
PROPOSED WINDOW  
PROPOSED DOOR  
PROPOSED PORCH  
PROPOSED PATIO  
PROPOSED DECK  
PROPOSED STAIR  
PROPOSED RAMP  
PROPOSED ELEVATION  
PROPOSED FINISH GRADE  
PROPOSED DRIVE  
PROPOSED DRIVEWAY  
PROPOSED DRIVEWAY CURB  
PROPOSED DRIVEWAY CURB  
PROPOSED DRIVEWAY CURB

**ABBREVIATIONS:**  
EPC: ENVIRONMENTAL PLANNING & COMMUNITY DEVELOPMENT  
BSSOC: BOARD OF SUPERVISORS  
CDD: COMMUNITY DEVELOPMENT DEPARTMENT  
HAPPY: HAPPY LANDING DR  
NORTH: NORTH ARROW  
SCALE: SCALE BAR  
SITE PLAN: SITE PLAN  
SITE INFO: SITE INFO  
SITE NOTES: SITE NOTES

**CONTRACTOR**  
**HAMMER HOMES INC.**  
CUSTOM HOME BUILDER  
Colorado Springs, CO 80921  
Phone: (719) 522 - 3678

**THE CREPS SPORTS COURT**  
16735 HAPPY LANDING DR  
COMPUTER FILE # 24-2425

**LAO STUDIOS**  
201 E. US ARMY STREET  
COLORADO SPRINGS, CO 80903  
PHONE: (719) 635-8899  
Email: Office@LaoStudios.com  
Website: www.laostudios.com

Sheet # 1 of 1  
SPT  
DATE: 11/20/2024  
TIME: 11:16:07 AM

# RESIDENTIAL

2023 PPRBC  
2021 IECC Amended



Parcel: 6120001053

Address: 16735 HAPPY LANDING DR, MONUMENT

Plan Track #: 196308  Received: 19-Nov-2024 (BRIANNAM)

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

Contractor:

Type of Unit:

Garage	1823	
Lower Level 1	3393	
Lower Level 2	1401	
Main Level	4178	
Total Square Feet		10795

Enumeration  
Released for Permit  
**11/20/2024 11:17:01 AM**  
  
Amy  
ENUMERATION

Floodplain  
(N/A) RBD GIS

Construction  
Released for Permit  
**11/26/2024 1:06:23 PM**  
  
Christineh  
CONSTRUCTION

Electrical

Mechanical  
Released for Permit  
**12/05/2024 1:07:46 PM**  
  
trevorh  
MECHANICAL

Plumbing  
Released for Permit  
**11/25/2024 9:01:35 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  
12/10/2024 9:52:44 AM  
dsdarchuleta  
EPC Planning & Community  
Development Department