

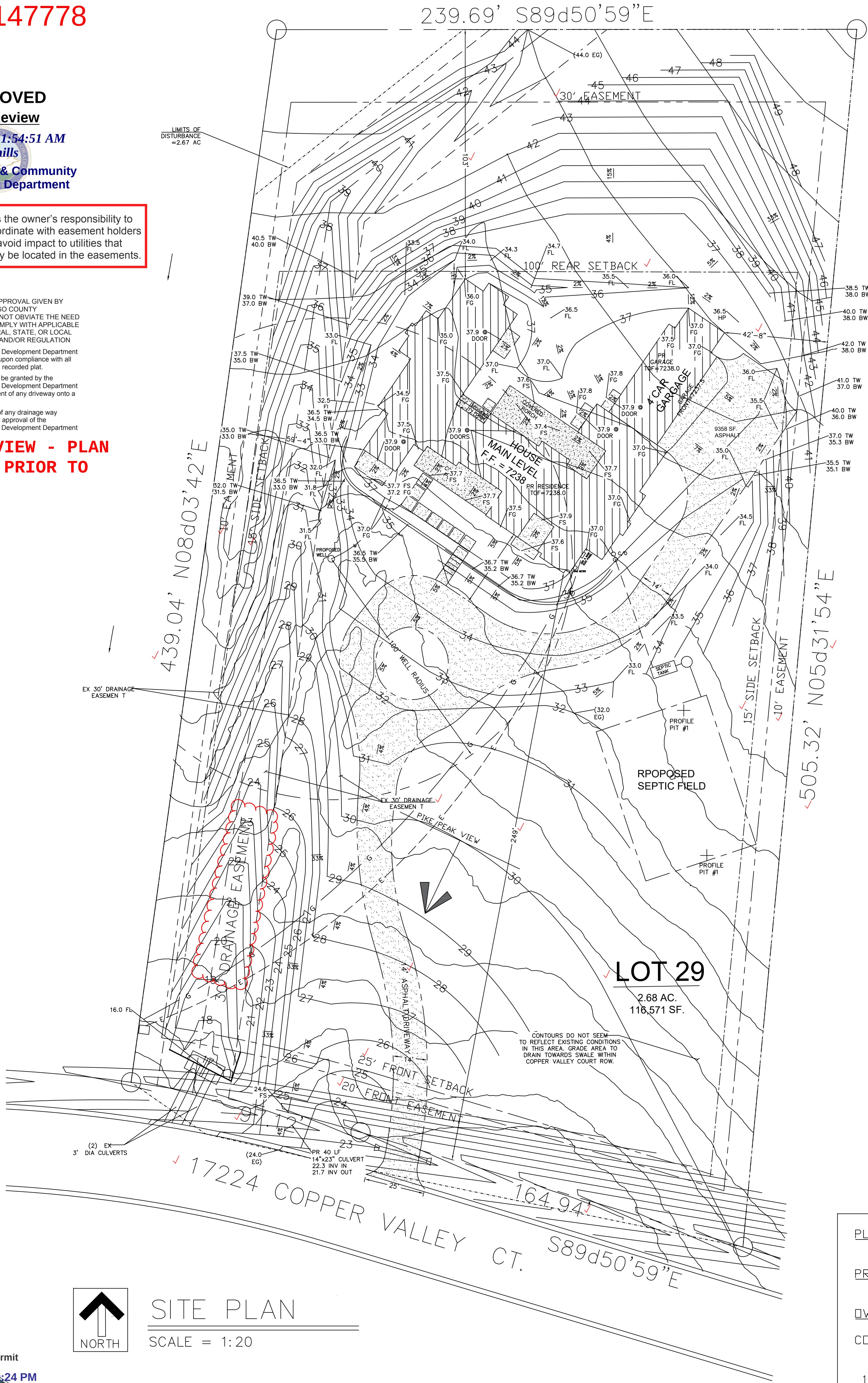
SFD26719
PLAT-147778
RR-2.5

APPROVED
Plan Review
08/10/2026 11:54:51 AM
dsd hills
EPC 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.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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

NO WUI REVIEW - PLAN
SUBMITTED PRIOR TO
7/1/2026



GENERAL NOTES:

1. APPLICABLE CODES: ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE GOVERNING CODES & APPLICABLE STANDARDS.
2. NOTE TO THE GENERAL CONTRACTOR/BUILDER/TRADES: CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS- WHICH SHALL BE CONFIRMED & CORRELATED AT THE JOB SITE, FABRICATION PROCESSES & TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS/HER WORK WITH THAT OF ALL OTHER TRADES, FURNISHING ALL ITEMS REQUIRED FOR THE PROPER EXECUTION, COMPLETION, & SATISFACTORY PERFORMANCE OF ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE & PROPER FINISHED JOB. IN CASE OF ANY QUESTIONS OR NEED FOR FURTHER CLARIFICATION OF INFORMATION AND/OR DETAILS, CONTRACTOR SHOULD CONTACT THE DESIGNER PRIOR TO FURTHER CONSTRUCTION OR FABRICATION OF ITEMS IN QUESTION.

PLOT PLAN NOTES:

PROJECT: 17224 COPPER VALLEY CT. ✓
MONUMENT, CO 80132-9279
OWNER: ALL ABOUT HOME DESIGN, LLC.
CONTRACTOR: ALL ABOUT HOME DESIGN
CONTACT-SCOTT MAYNES
13530 NORTHGATE ESTATES DR.
COLORADO SPRINGS, CO. 80921
(719) 559-1220 (office) (719) 465-8888 (cell)
scott@aaahdco.com

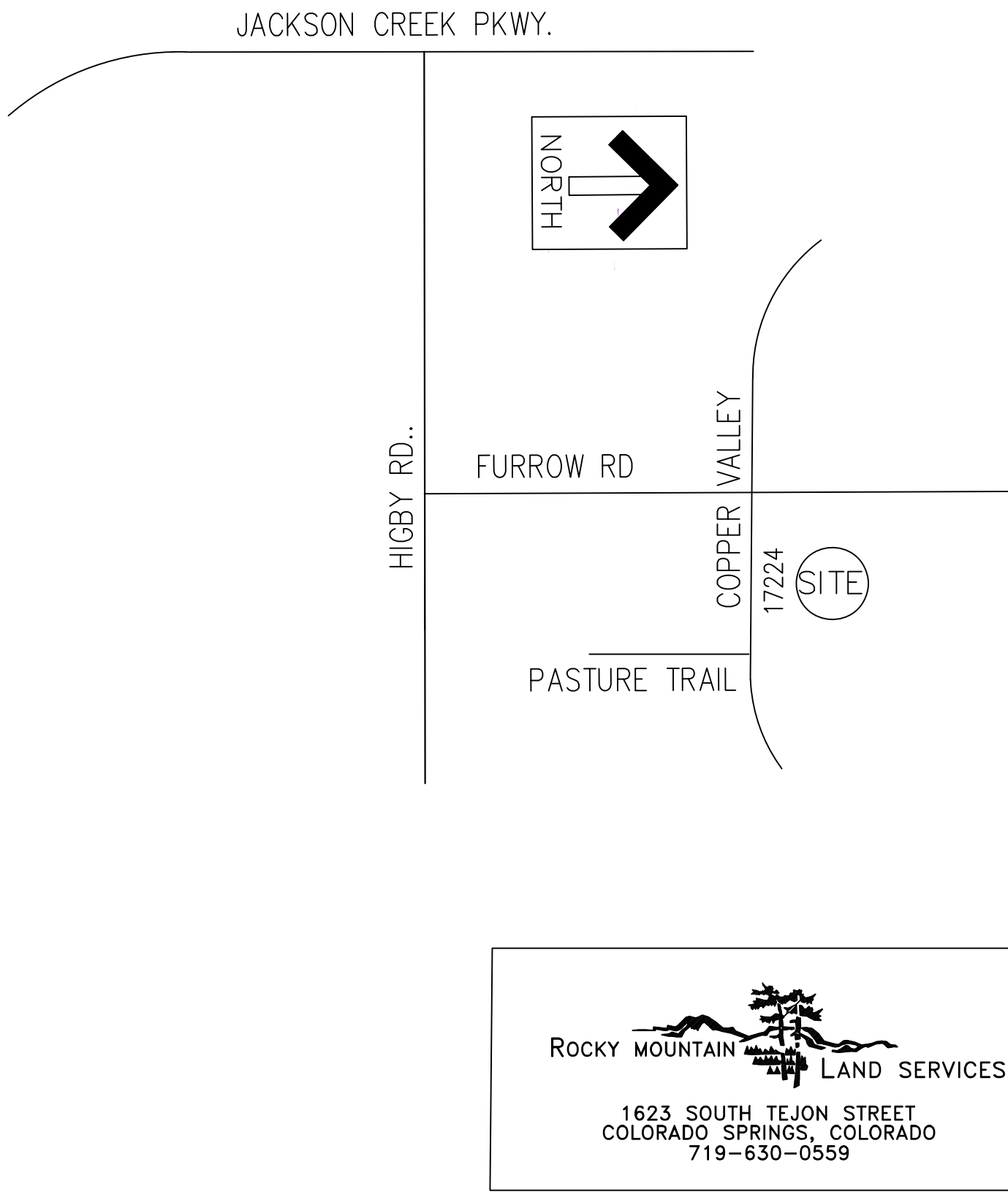
PROPERTY:

LEGAL DESCRIPTION: LOT 29 GRANDWOOD ✓
RANCH PLAT NO. 14778 ✓
TAX SCHEDULE #: 6119001053 ✓

ZONING: RR-2.5
SETBACKS: 48' FRONT, 15' SIDE, 40' REAR
25

LOT SIZE: 2.5 AC. ✓
BUILDING AREA: 7,790 S.F.
* STRUCTURE, COVR'D PATIOS & DECKS:
* PROPOSED COVERAGE: 6.7%
MAX ALLOWABLE PER ZONING-NONE
LOT COVERAGE PER ZONING: N/A
HEIGHT: ✓ 25'-2" (MAX ALLOW. 30')
GENERAL NOTES
EXCAVATION STOCKPILE WILL BE ON-SITE.
RETAINING WALLS LESS THAN 4' HIGH UNLESS ENGINEERED.

VACINITY MAP
MONUMENT, CO.



BUILDING AREAS:

* HOME FINISHED = 5,310 S.F.
* MECH RM = 120 S.F.
* TOTAL= 5,430 S.F.
* GARAGE + GAR. STORAGE = 1,236 S.F.
* COVERED PATIO/PORCHES = 1,124 S.F.
* 5 BEDROOMS 5.5 BATHS

SHEET INDEX

CS	COVER SHEET - SITE PLAN
C1	CIVIL PLAN
A1	FLOOR PLAN
A2	BUILDING ELEVATIONS
A3	BUILDING ELEVATIONS
A4	BUILDING SECTIONS
A5	ROOF PLAN
S1	STRUCTURAL - GENERAL NOTES
S2	FOUNDATION PLAN
S3	FLOOR FRAMING PLAN
S4	ROOF FRAMING - TRUSS PLAN
S5	FOUNDATION DETAILS
S6	FRAMING DETAILS
M1	MECHANICAL PLAN
P1	PLUMBING PLAN
E1	ELECTRICAL PLAN

Released for Permit
07/24/2026 10:24 PM
Regional Building Department
Betsy A
ENUMERATION

Site Drainage

All drainage to flow away from structure – 2% min.

Revisions: 5-7-2026

Designed By:	SCOTT MAYNES
Drawn By:	SCOTT MAYNES
Checked By:	

ALL ABOUT HOME DESIGN LLC.
13530 NORTHGATE ESTATES DR. COLORADO SPRINGS, CO 80921
719-465-8888 cell 719-559-1220 office

PLAN 5310 - SPEC. HOME
17224 COPPER VALLEY CT. MONUMENT, CO.80132

CS

RESIDENTIAL



2023 PPRBC
2021 IECC

Address: 17224 COPPER VALLEY CT, COLORADO SPRINGS

Parcel: 6119001053

Plan Track #: 214708

Received: 29-Jun-2026 (NICOLASV)

Description:

RESIDENCE

Contractor: ALL ABOUT HOME DESIGN, LLC

Type of Unit:

Garage	1236	
Main Level	5310	
Upper Level 3	112	
	6658	Total Square Feet

Required PPRBD Departments (6)

Enumeration Released for Permit 06/29/2026 10:58:02 AM Becky A ENUMERATION	Floodplain (N/A) RBD GIS
Construction Released for Permit 07/10/2026 3:56:01 PM brianb CONSTRUCTION	Electrical Released for Permit 07/13/2026 7:41:53 AM ConnerM ELECTRICAL
Mechanical Released for Permit 07/28/2026 8:35:49 AM Quintonw MECHANICAL	Plumbing Released for Permit 07/23/2026 10:55:33 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 (2)

County Zoning

APPROVED

Plan Review

08/10/2026 12:00:18 PM

dsdhills

**EPC Planning & Community
Development Department**

Stormwater