

# CURTIS 2-LOT SUBDIVISION

SITE DEVELOPMENT PLANS

1920 E BAPTIST RD. MONUMENT, CO 80132

SEC 21-11-66 610000519  
RR-5

ADD20626

TRACT 4 WHITE TAIL  
RIDGE SUBDIVISION  
36.62 ACRES

Property is one parcel and has not been subdivided through EPC PLANNING DEPARTMENT. It must stay at the acreage it is unless the subdivision process is completed.

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

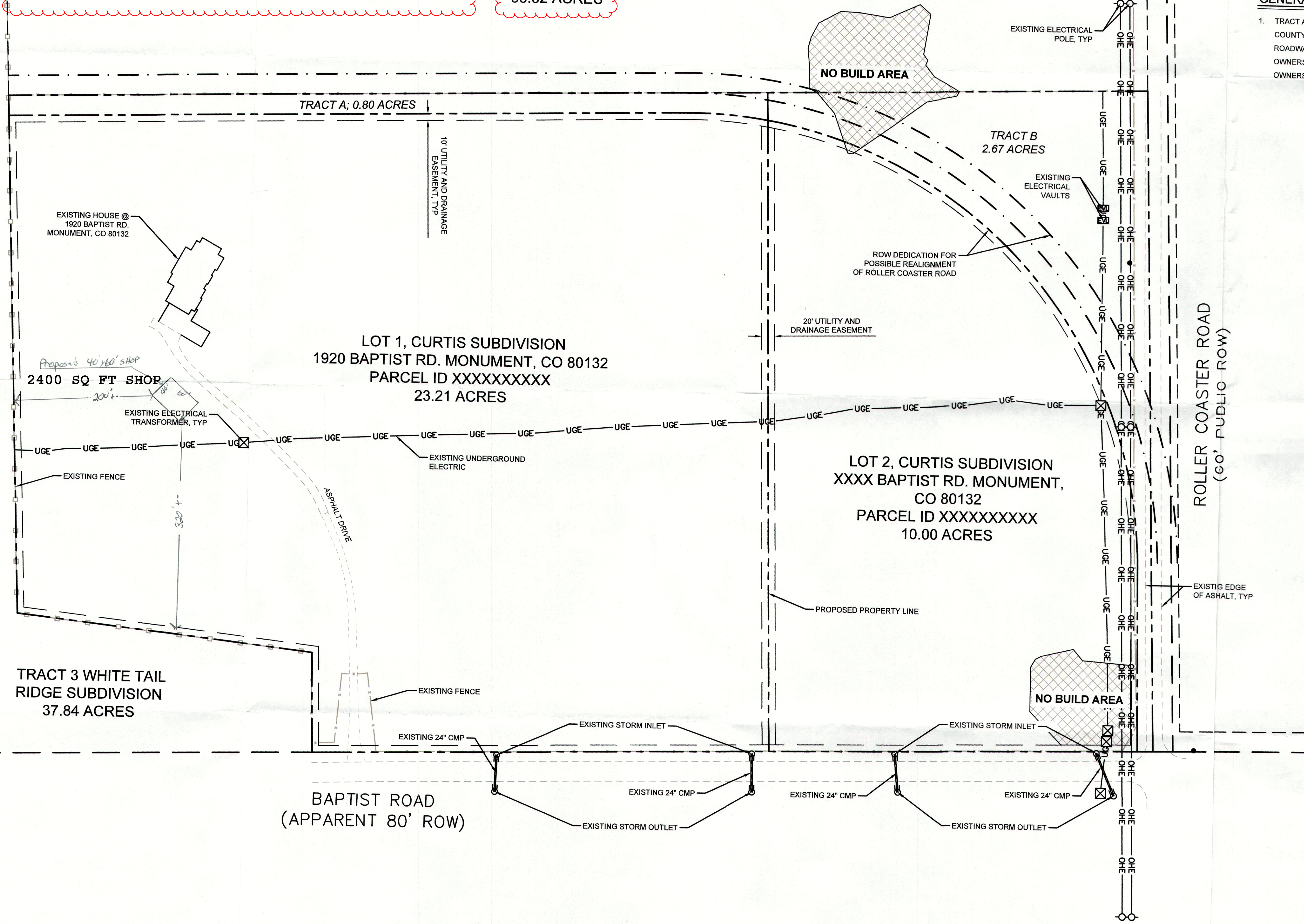
Not Required  
BESQCP  
09/02/2020 10:05:13 AM  
advantage  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
09/02/2020 10:03:02 AM  
advantage  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY IS SUBJECT TO THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS.  
Planning & Community Development Department approves site plans consistent with all applicable rules on the recorded plat.  
An easement agreement must be entered into the Planning & Community Development Department prior to the establishment of any driveway onto a County Road.  
Division of Storage of any storage site must be approved by the Planning & Community Development Department.

**GENERAL NOTES:**

- TRACT A AND TRACT B SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY. ON CONDITION THAT EL PASO COUNTY COMES TO DECISION THAT A ROADWAY THROUGH TRACT A AND TRACT B WILL NOT BE CONSTRUCTED, OWNERSHIP OF TRACT A SHALL BE GIVEN TO OWNER OF LOT 1 AND OWNERSHIP OF TRACT B SHALL BE GIVEN TO OWNER OF LOT 2.



NO.	REVISIONS	BY	DATE

**FORSGREN Associates, Inc.**  
56 Inverness Drive East, Suite 112, Englewood, CO 80112  
PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO.	04-18-0026
DRAWN	C. BUREA
DESIGNED	C. BUREA
APPROVED	C. BUREA
DATE	J. MOORE

**OWNER**  
TANJA AND  
BARRY CURTIS  
MONUMENT, CO

**2-LOT MINOR SUBDIVISION**  
**DEVELOPMENT PLAN**

SHEET NO:  
**C-01**  
DATE:  
11/09/18  
PAGE NO:  
1 OF 1

# RESIDENTIAL



2017 PPRBC

Address: 1920 E BAPTIST RD, MONUMENT

Parcel: 610000519  
Map #: 285G

Plan Track #: 133377 

Received: 26-Aug-2020 (JAY)

## Description:

**DETACHED ACCESSORY STRUCTURE**

Contractor: HOMEOWNER


Type of Unit:

## Required PPRBD Departments (2)

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
  
Released for Permit  
08/31/2020 10:57:19 AM  
  
CONSTRUCTION

## Required Outside Departments (1)

**County Zoning**  
**APPROVED**  
**Plan Review**  
  
09/02/2020 10:04:50 AM  
  
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.