

SFD24320
 PLAT 14921
 RS-5000

PLOT PLAN

CLOVERLEAF FILING NO. 2

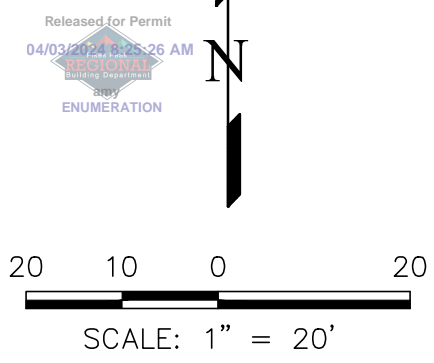
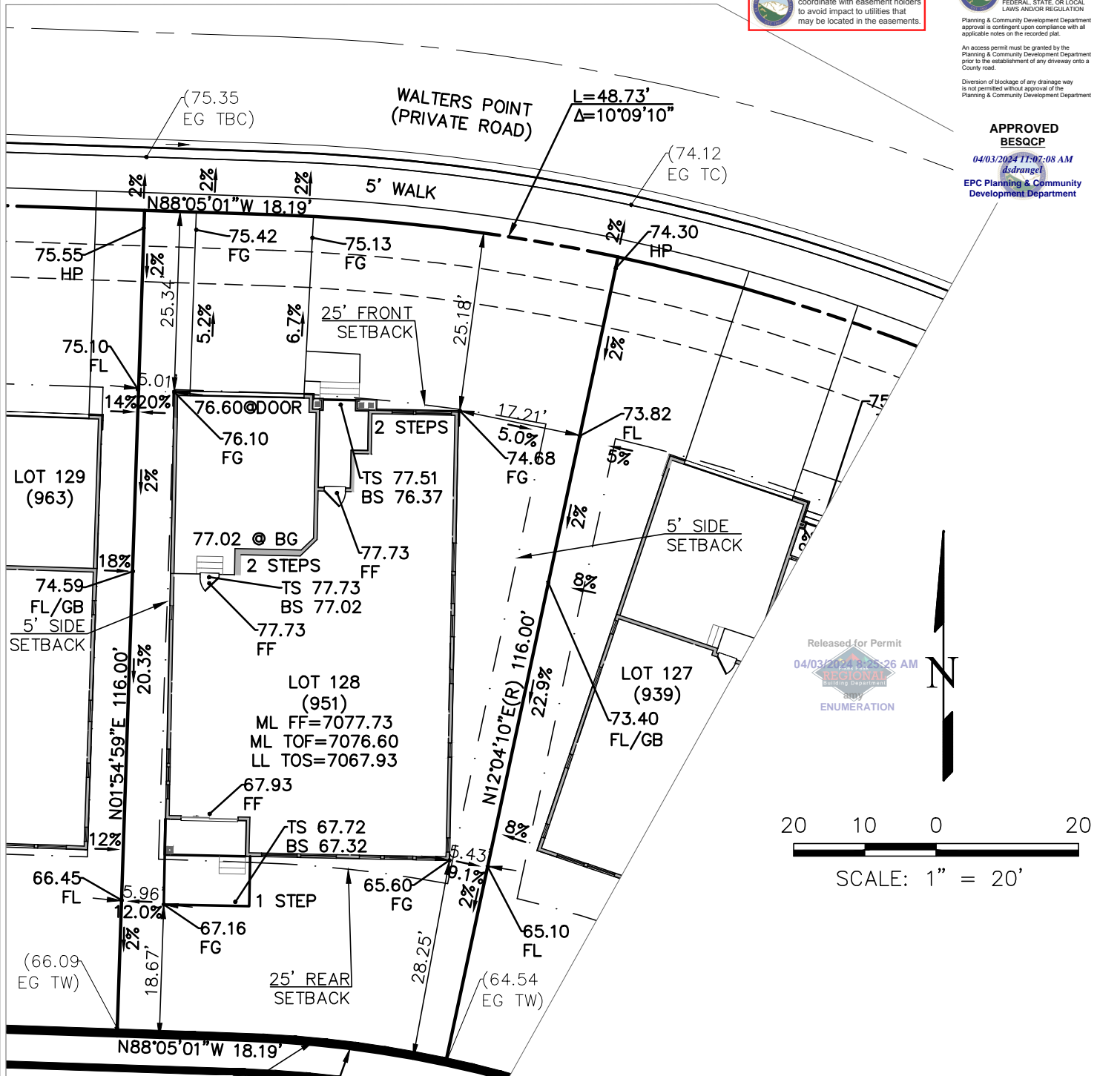
LOT NO. 128

APPROVED
 Plan Review
 04/03/2024 11:07:00 AM
dsdrangel
 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 OVERRIDE 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

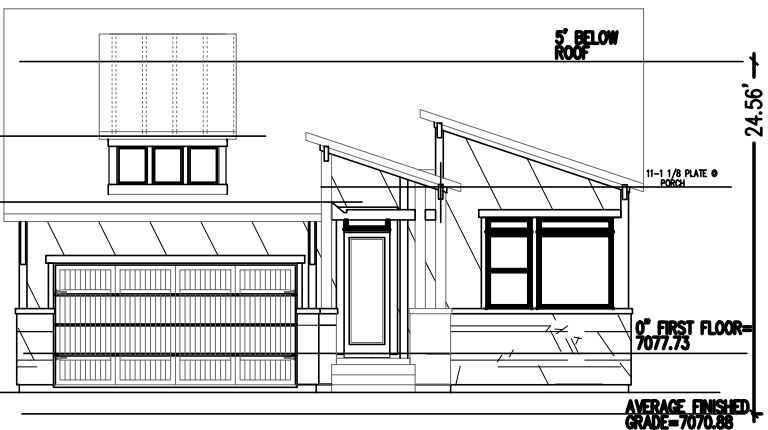
APPROVED
 BESQCP
 04/03/2024 11:07:08 AM
dsdrangel
 EPC Planning & Community
 Development Department



MASTER DEVELOPER,
 GEOTECH, & WALL
 DESIGNER TO MAKE
 SURE DRAINAGE FLOWS
 OVER WALLS PROPERLY

$L=28.18'$
 $\Delta=10'09'17''$

AVERAGE FINISHED GRADE: 7070.88
 TAX SCHEDULE #: 7124202282
 DRIVEWAY: 25% OF FRONT SETBACK
 HOUSE: 2,571 SF (39% OF TOTAL LOT)
 ZONING: R
 MODEL #: B946-C



BUILDING SQUARE FOOTAGES BSMT.: 1,864 S.F. MAIN: 1,967 S.F. UPPER: N./A. GARAGE: 473 S.F.	STORM DRAINAGE SQ. FT. ROOF: 2,816 S.F. DRIVEWAY / WALKWAY: 438 S.F.	LOT SIZE INFORMATION LOT SIZE: 6,571 S.F. BLDG SIZE: 2,571 S.F. LOT COVERAGE: 39.1% BLDG HEIGHT: 24.56'
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SUBDIVISION: CLOVERLEAF FILING NO. 2 LOT: 128 ZONE: R
 ADDRESS: 951 WALTERS POINT CITY/COUNTY: COLO. SPGS. EL PASO
 DATE DRAWN: 3/26/24 DRAWN BY: JS 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

SITE



2023 PPRBC
2021 IECC

Parcel: 7124202282

Address: 951 WALTERS PT, MONUMENT

Plan Track #: 188066 

Received: 03-Apr-2024 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	432	
Lower Level 2	1984	
Main Level	1980	
	4396	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 4/3/2024 8:25:44 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>04/03/2024 11:07:24 AM</i>  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.