

APPROVED
Plan Review

05/06/2024 3:51:53 PM
dsdmas

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBVIATE 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

Not Required
BESQCP

05/06/2024 3:52:26 PM
dsdmas

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.

TAX SCHEDULE No.:
6108002062

PROPERTY OWNER:
RUBEN & JACQUELINE DINKEL

ADDRESS:
754 TALL TIMBER LN
MONUMENT, CO 80132

ZONE:
PUD

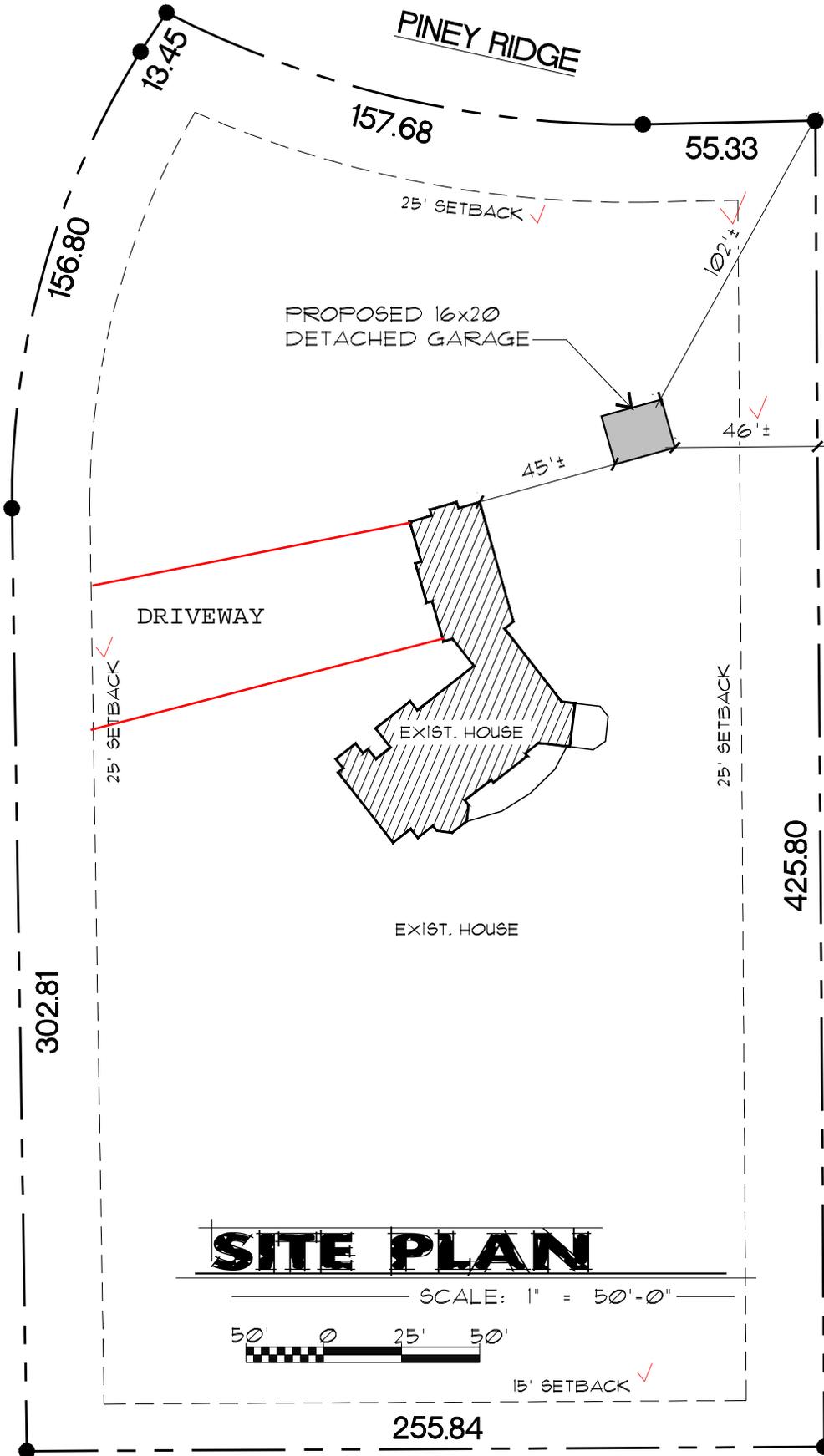
LEGAL DESCRIPTION:
LOT 37 TALL PINES RANCH

LOT SIZE:
2.52 ACRES

SETBACKS:
FRONT = 25'-0"
SIDE = 25'-0"
REAR = 15'-0"

FILE - ADD24226
ZONING - PUD
PLAT - 10406
APPROVED 320 SQ FT
DETACHED GARAGE

TALL TIMBER

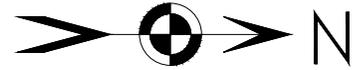


SITE PLAN

SCALE: 1" = 50'-0"

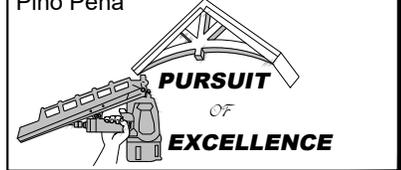


15' SETBACK ✓



CLIENT: DATE: 3-5-24
SITE PLAN
Detached Garage / Shop
754 Tall Timber Lane
Monument, CO 80132

CONTRACTOR: (864) 747-3587
Pino Pena



DRAWINGS PREPARED BY:
3RD Dimension
UNIQUE PERSPECTIVES
4720 Settlers Ranch Rd. • Colo. Spgs., CO 80908 • (719) 590-1234

RESIDENTIAL



2023 PPRBC
IECC: N/A

Parcel: 6108002062

Address: 754 TALL TIMBER LN, MONUMENT

Plan Track #: 189120 

Received: 30-Apr-2024 (QUINTONW)

Description:

DETACHED GARAGE

Contractor:

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

Mechanical

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
05/06/2024 3:53:07 PM

**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.