

**GENERAL CONDITIONS and LIMITS OF LIABILITY**

It is the intent of the drawings and specifications to be used as a guide for construction. The owner, purchaser, contractor or subcontractor is responsible for verifying the accuracy, completeness and determining any questions and meanings in the drawings and specifications. The owner, purchaser or contractor shall notify the design professional in writing of any errors, omissions or mistakes detailing what the cause of the error is. The design professional shall not be held liable for any errors, omissions or mistakes resulting from the design professional's negligence or from the contractor's failure to follow the design professional's instructions. The design professional's liability shall be limited to the design professional's professional liability insurance policy. The design professional shall not be held liable for any errors, omissions or mistakes resulting from the design professional's negligence or from the contractor's failure to follow the design professional's instructions. The design professional's liability shall be limited to the design professional's professional liability insurance policy.

Released for Permit  
04/12/2024 1:14:30 PM  
brent  
ENUMERATION

Note: all dimensions to be verified

Zoned: RR .5  
Tax No. 7117014002  
PLAT 1434  
**SINGLE FAMILY RESIDENCE**  
LOT SIZE: 49,528 Sq.Ft.  
BLDG. SIZE: 5,363 Sq.Ft.  
LOT COVERAGE: 10.83%  
BLDG. MAX. HEIGHT: 31.00 Ft.  
BLDG. AVG. HEIGHT: 27.5 Ft.  
**SFD24354**

**APPROVED RESCOP**  
04/12/2024 1:14:30 PM  
EPC Planning & Community Development Department

**APPROVED Plan Review**  
04/12/2024 1:14:30 PM  
EPC Planning & Community Development Department

Approval of this permit does not allow for the space indicated on the plan, either attached or detached, from the primary structure, to be leased, rented or function separately from the primary unit.

**PROPERTY DESCRIPTION:**  
LOT 16, BLOCK 7, FOREST VIEW ACRES, INC. EL PASO COUNTY, COLORADO, ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK W AT PAGE 57 OF THE EL PASO COUNTY RECORDS.

**NOTES:**

- FOUND MONUMENT AS NOTED.
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE. bg = BELOW GRADE.
- PLATTED EASEMENTS ARE SHOWN. THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN.
- THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.
- DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.
- DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 16, BLOCK 7, N01°54'00"E 228.4 FEET. THE LINE IS MONUMENTED BY A REBAR AND CAP PLS 2154 ON THE NORTH AND A 1/2" DIAMETER REBAR ON THE SOUTH. THE DIRECTION IS BASED ON THE RECORDED PLAT.
- UNITS OF MEASURE ARE U.S. SURVEY FEET.
- CONTOUR INTERVAL IS ONE FOOT. VERTICAL DATUM IS NAVD 88. SITE BENCHMARK SHOWN.

**ROBERT AND SONDR  
MICHAELS RESIDENCE**

**REVISION:**

2-6-2022	KSC	(Rev's per Owner)
2-23-2022	KSC	(Rev's per Owner)
2-22-2022	KSC	(Rev's per Owner)
6-9-2022	KSC	(Rev's per Owner)
12-2-2022	KSC	(Rev's per Owner)
6-20-2023	KSC	(Rev's per Owner)
11-15-2023	KSC	(Rev's per Owner)
2-17-24	KSC	(Rev's per MB&R Eng)

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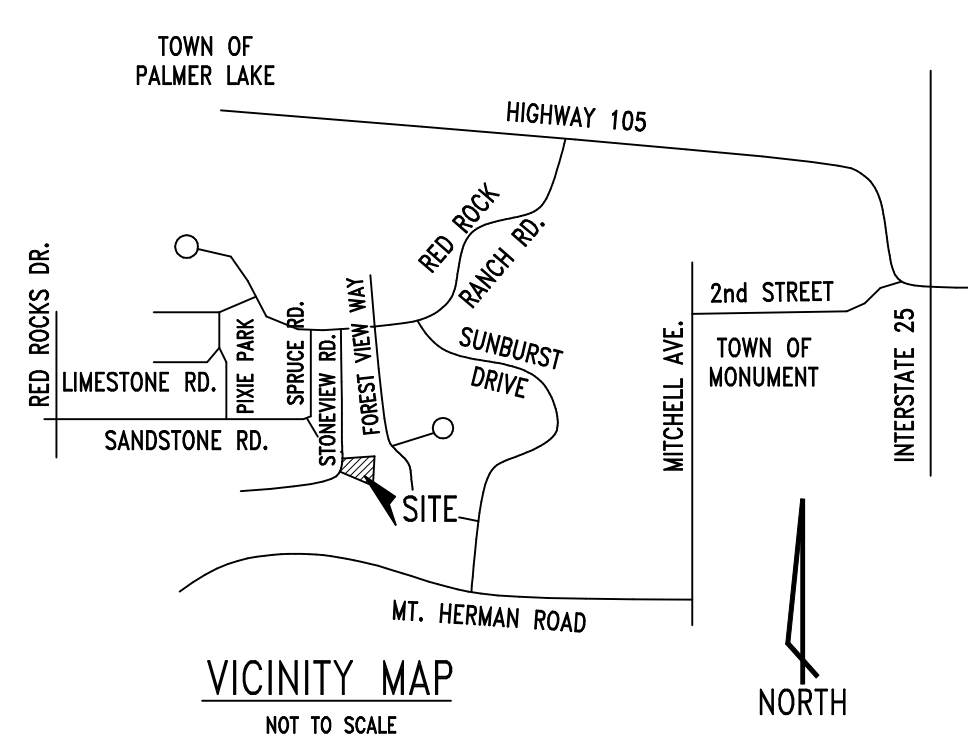
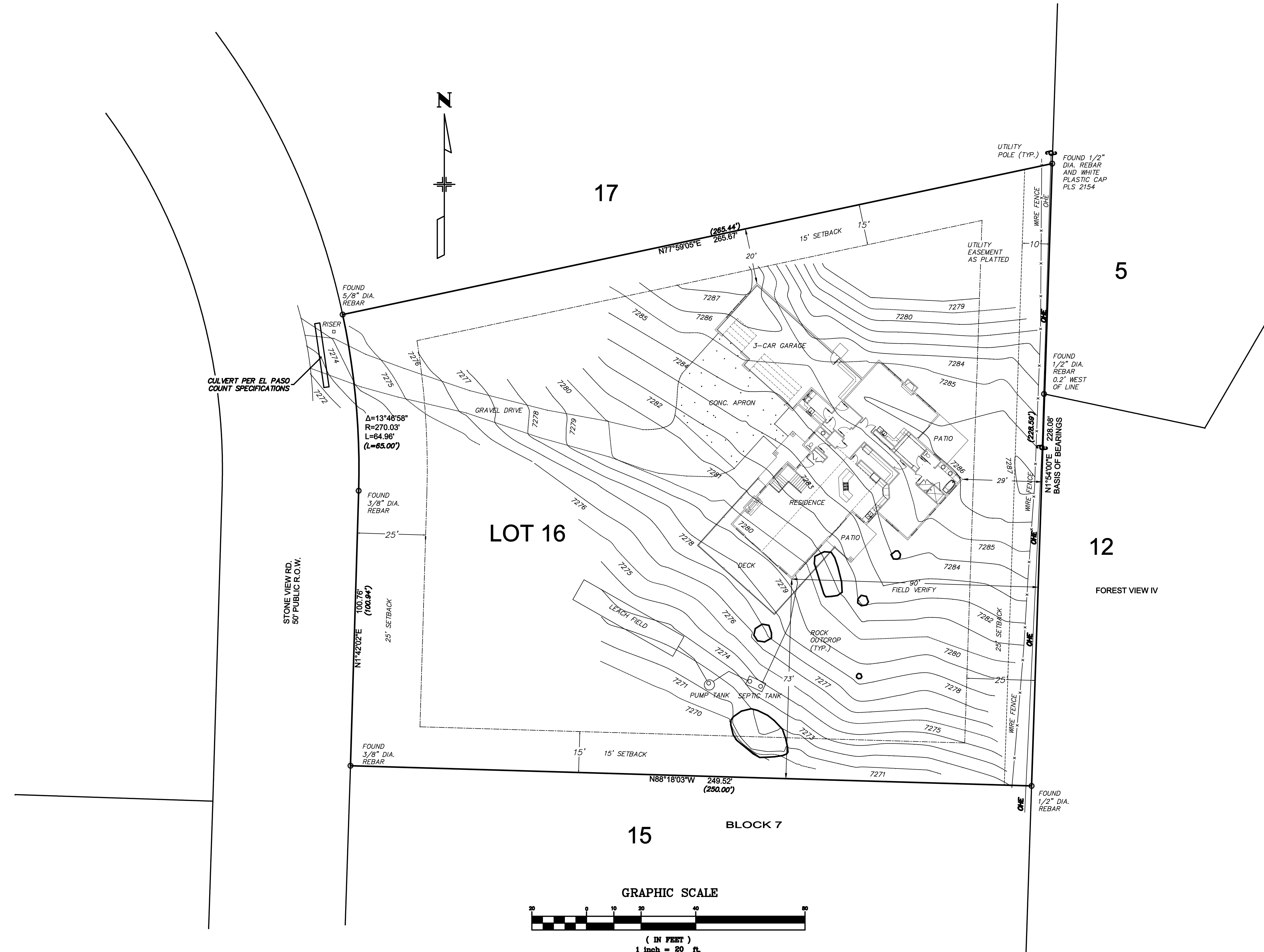
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**BUILDER:**  
Central Colorado Builders, Inc.  
John Cressman  
4430 Red Rock Ranch Dr.  
Monument, CO 80132  
(719) 481-3088

**DATE:**  
12-20-21

**ADDRESS:**  
Michaels Residence  
18105 Stone View Rd.  
Monument, CO 80132  
El Paso County

**SHEET** OF  
**SPI** 1




# RESIDENTIAL



2023 PPRBC  
2021 IECC

Address: 18105 STONE VIEW RD, MONUMENT

Parcel: 7117014002

Plan Track #: 188447 

Received: 12-Apr-2024 (QUINTONW)

## Description:



### RESIDENCE

Contractor: CENTRAL COLORADO BUILDERS, INC

Type of Unit:

Garage	1178	
Lower Level 1	1458	
Main Level	3186	
	5822	Total Square Feet

## Required PPRBD Departments (6)

<p><b>Enumeration</b></p> <p>Released for Permit 04/12/2024 1:14:38 PM</p>  <p>brent ENUMERATION</p>	<p><b>Floodplain</b></p> <p>(N/A) RBD GIS</p>
<p><b>Construction</b></p> <p>Released for Permit 04/12/2024 4:14:59 PM</p>  <p>Christineh CONSTRUCTION</p>	<p><b>Electrical</b></p>
<p><b>Mechanical</b></p>	<p><b>Plumbing</b></p>

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**

*04/15/2024 11:22:16 AM*

*dsyounger*

**EPC Planning & Community  
Development Department**