

SITE PLAN

PART OF SECTION 9, T. 11 S, R. 65 W, 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO


FILE - ADD2492
 ZONING - PUD
 PLAT - 12762
 APPROVED 2400 SQ FT -
 DETACHED GARAGE

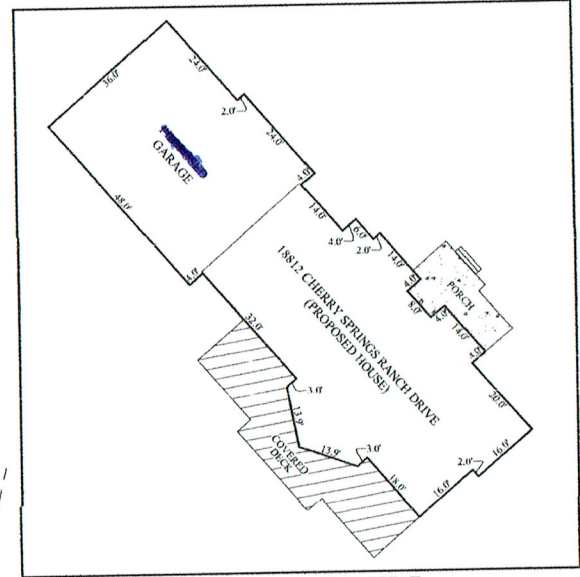
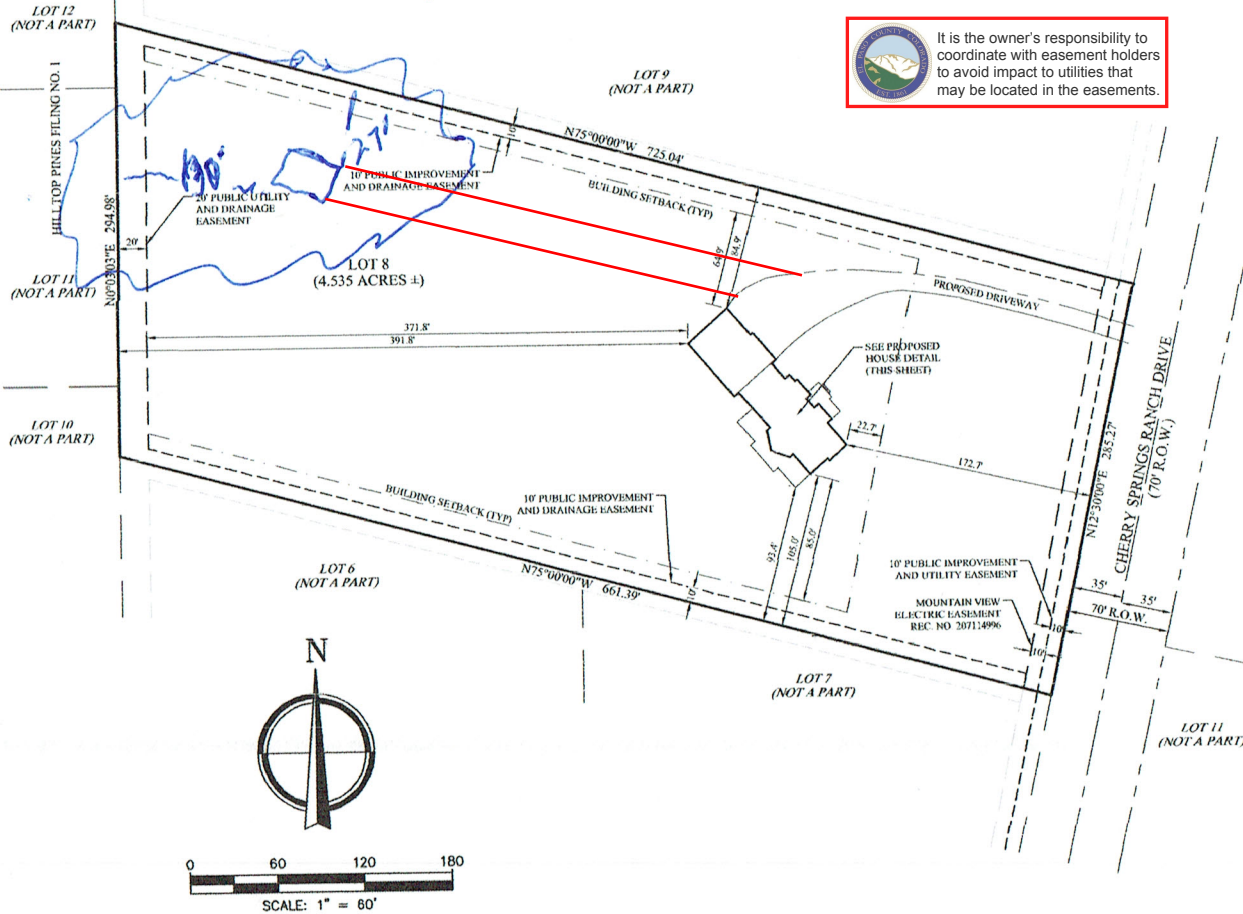
Proposed new building site

APPROVED
Plan Review
 03/12/2024 3:48:36 PM
dsmaes
 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 rules on the recorder site.
 An access permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road.
 Division of blockage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department

Not Required
BESQCP
 03/12/2024 3:49:13 PM
dsmaes
 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.



PROPOSED HOUSE DETAIL
 SCALE: 1"=20'

ADDRESS:
 18812 CHERRY SPRINGS RANCH DRIVE

TAX SCHEDULE NUMBER:
 6109002052

ZONED: PUD

SETBACKS: 150' FRONT, 20' REAR & SIDES

PIKES PEAK REGIONAL BUILDING DEPARTMENT

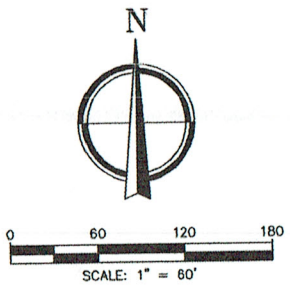
LOT AREA: 197,564 ± S.F.

HOUSE FOOTPRINT: 4,427 S.F.

LOT COVERAGE: 2.24%


APPLICANT:
 NEW HAVEN HOMES
 719-200-1468
 jacques@newhavenhomesco.com

PROPERTY DESCRIPTION
 LOT 8 CHERRY SPRINGS RANCH FILING NO. 1,
 COUNTY OF EL PASO, STATE OF COLORADO.



"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

DATE:	REVISIONS:
8/8/21	MOVED HOUSE

 **FRANE SURVEYING INC.**

303-243-0037
 P.O. BOX 2322
 ELIZABETH, CO 80107

SCALE	DATE	DRAWN BY
1"=60'	05/14/2021	DLC

SITE PLAN PART OF SEC. 9, T11S, R65W, 6TH P.M. EL PASO COUNTY, STATE OF COLORADO	
CLIENT	NEW HAVEN HOMES
SHEET 1 OF 1	JOB NUMBER 21-091-SF


RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 18812 CHERRY SPRINGS RANCH DR, MONUMENT

Parcel: 6109002052

Plan Track #: 186901 

Received: 04-Mar-2024 (BRIANNAM)

Description:

DETACHED GARAGE UNHEATED

Contractor: RP INTEGRITY LLC

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

Mechanical

N/A
03/12/2024 9:25:38 AM
Pikes Peak
REGIONAL
Building Department
daleh
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
03/12/2024 3:50:19 PM
dsdmaes
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.