

**SFD24562**

**APPROVED**  
**BESQCP**  
 05/30/2024 3:44:13 PM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

**APPROVED**  
**Plan Review**  
 05/30/2024 3:44:18 PM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

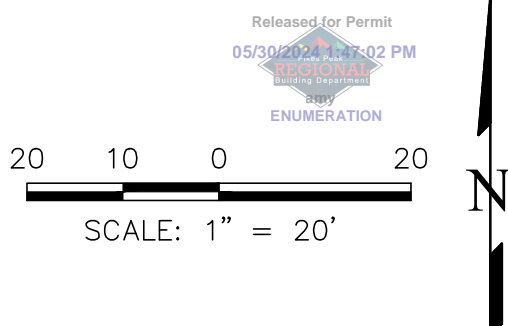
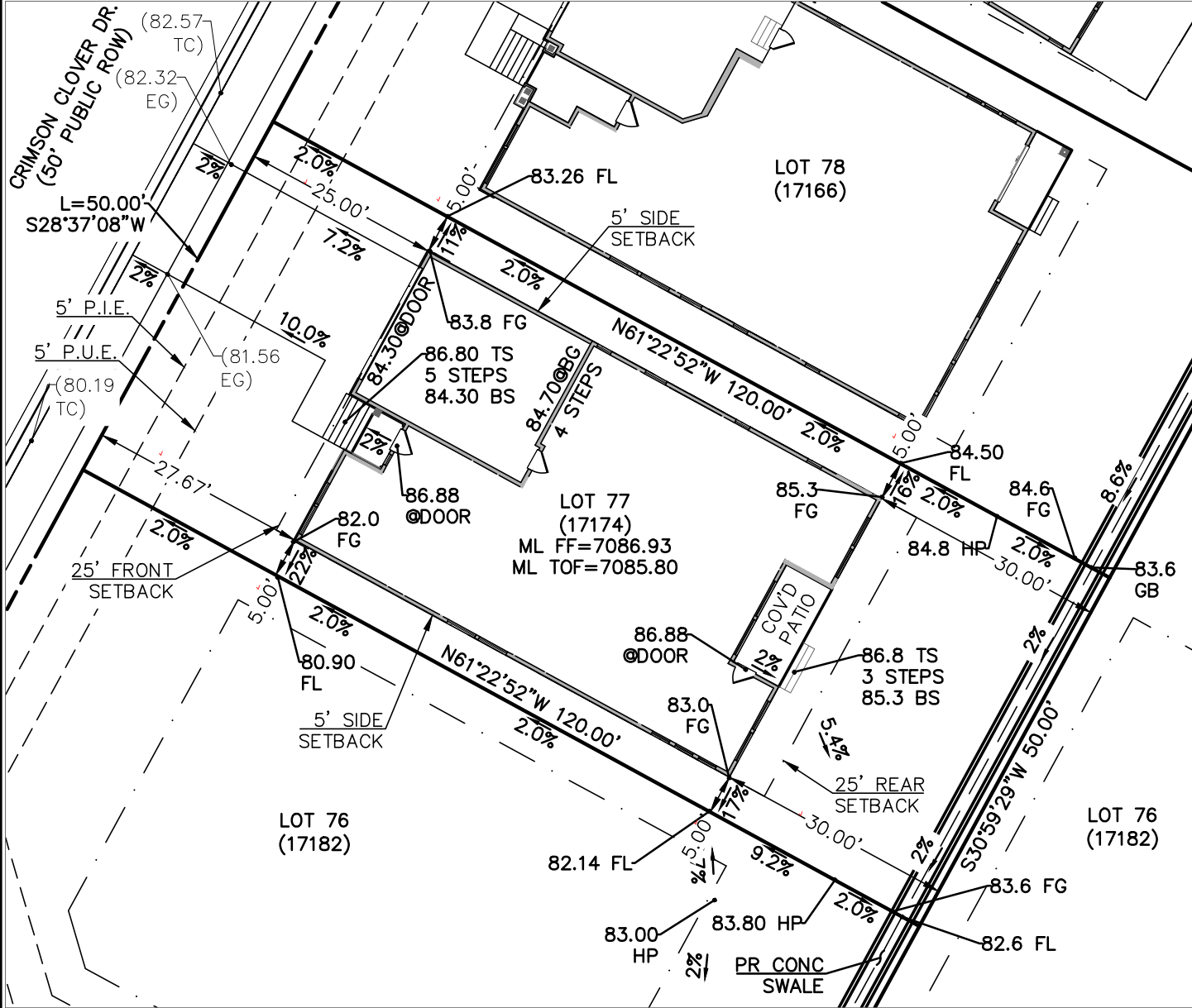
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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

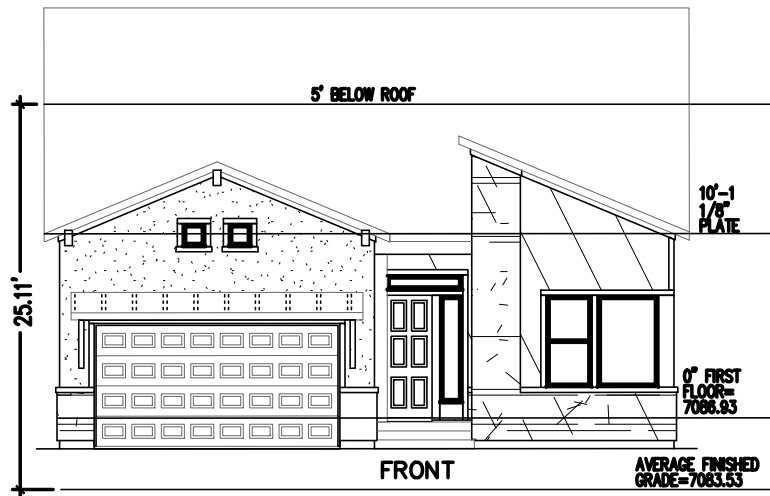
# PLOT PLAN

## CLOVERLEAF FILING NO. 2

### LOT NO. 77



AVERAGE FINISHED GRADE: 7083.53  
 TAX SCHEDULE #: 7124202276  
 DRIVEWAY: 32% OF FRONT SETBACK  
 HOUSE: 2,549 SF (42.5% OF TOTAL LOT)  
 ZONING: RS-5000  
 MODEL #: B945-C **PLAT 14921**



|                          |                              |                       |
|--------------------------|------------------------------|-----------------------|
| BUILDING SQUARE FOOTAGES | STORM DRAINAGE SQ. FT.       | LOT SIZE INFORMATION  |
| BSMT.: 1,398             | ROOF: 2,799 S.F.             | LOT SIZE: 6,000 S.F.  |
| MAIN: 1,862 S.F.         | DRIVEWAY / WALKWAY: 427 S.F. | BLDG SIZE: 2,549 S.F. |
| UPPER: N./A.             |                              | LOT COVERAGE: 42.5%   |
| GARAGE: 477 S.F.         |                              | BLDG HEIGHT: 25.11'   |

SUBDIVISION: CLOVERLEAF FILING NO. 2 LOT: 77 ZONE: RS-5000  
 ADDRESS: 17174 CRIMSON CLOVER DRIVE CITY/COUNTY: COLO. SPGS. EL PASO  
 DATE DRAWN: 5/22/24 DRAWN BY: JF 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 Amended

Parcel: 7124202276

Address: 17174 CRIMSON CLOVER DR, MONUMENT

Plan Track #: 190322 

Received: 30-May-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

|               |      |                   |
|---------------|------|-------------------|
| Garage        | 705  |                   |
| Lower Level 2 | 1855 |                   |
| Main Level    | 1862 |                   |
|               | 4422 | Total Square Feet |

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**AMY**

**5/30/2024 1:47:38 PM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

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*05/30/2024 3:45:24 PM*

*dsdyounger*

**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.