

SFD24319
 PLAT 14921
 RS-5000

PLOT PLAN

CLOVERLEAF FILING NO. 2

LOT NO. 24

Released for Permit
 04/03/2024 8:22:10 AM
 REGIONAL Building Department
 ENUMERATION

APPROVED
 Plan Review

04/03/2024 11:01:46 AM
 dsdrangel

EPC Planning & Community
 Development Department



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.

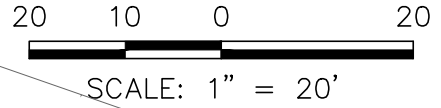
An access permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road.

Division of blockage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department

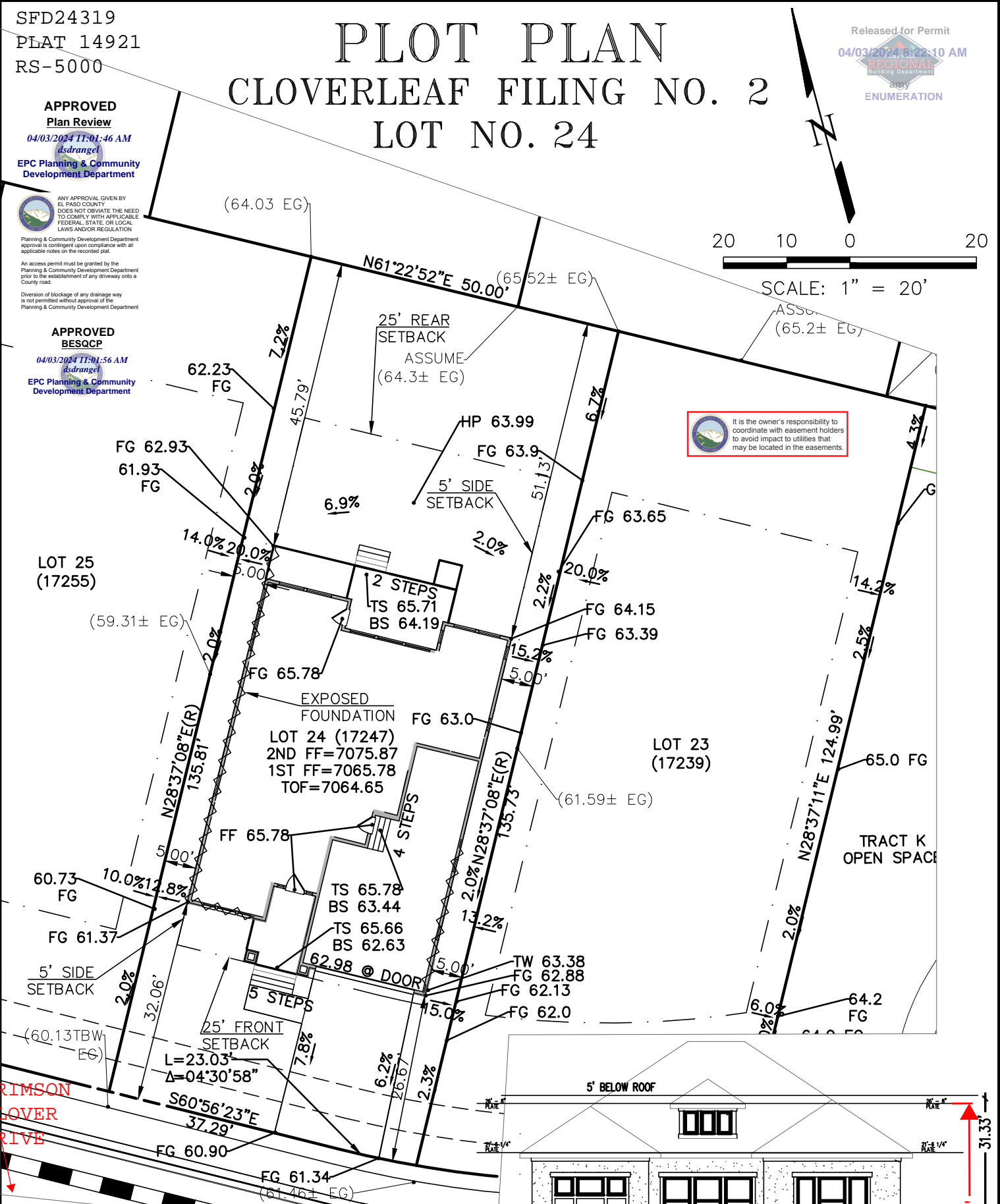
APPROVED
 BESQCP

04/03/2024 11:01:56 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.



AVERAGE FINISHED GRADE: 7062.83
 TAX SCHEDULE #: 7124206002
 DRIVEWAY: 35% OF FRONT SETBACK
 HOUSE: 2,214 SF (33% OF TOTAL LOT)
 ZONING: R
 MODEL #: B952-B

BUILDING SQUARE FOOTAGES		STORM DRAINAGE SQ. FT.	LOT SIZE INFORMATION		
BSMT.:	1,499 S.F.	ROOF:	2,493 S.F.	LOT SIZE:	6,798 S.F.
MAIN:	1,492 S.F.	DRIVEWAY / WALKWAY	474 S.F.	BLDG SIZE:	2,214 S.F.
UPPER:	1,664 S.F.			LOT COVERAGE:	32.6%
GARAGE:	620 S.F.			BLDG HEIGHT:	31.33'

SUBDIVISION: CLOVERLEAF FILING NO. 2 LOT: 24 ZONE: R
 ADDRESS: 17247 CRIMSON CLOVER DRIVE CITY/COUNTY: COLO. SPGS. EL PASO
 DATE DRAWN: 3/25/24 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: 7124206002

Address: 17247 CRIMSON CLOVER DR, MONUMENT

Plan Track #: 188065 

Received: 03-Apr-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	578	
Lower Level 2	1499	
Main Level	1492	
Upper Level 1	1664	
	5233	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

4/3/2024 8:22:29 AM

Floodplain

(N/A) RBD GIS


Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/03/2024 11:02:19 AM



**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.