

TOPOGRAPHIC SURVEY
LOT 12, GRANDWOOD RANCH
570 GRANDWOOD DRIVE
MONUMENT, EL PASO COUNTY, COLORADO

TAX SCHEDULE No.:
6119001036

PROPERTY OWNER:
AARON & SARAH ATWOOD

ADDRESS:
570 GRANDWOOD DR
MONUMENT, CO 80132

ZONE:
RR-2.5

LEGAL DESCRIPTION:
LOT 12 GRANDWOOD RANCH

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

LOT SIZE:
2.51 ACRES

LOT COVERAGE:
(MAX) LOT COVERAGE = N/A

(MAX) BUILDING HEIGHT = 30'
ACTUAL BUILDING HEIGHT = ??'

APPROVED
Plan Review
06/17/2025 2:14:00 PM
dsdmaes
EPC Planning & Community
Development Department



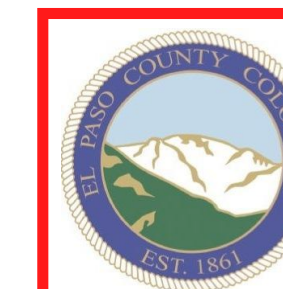
ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBVIATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION

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.

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

Not Required
BESQCP
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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.

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE, SUITE 303
COLORADO SPRINGS, COLORADO
719-636-0559

BUILDER INFO:
Kariela Thomas
Bill Herdic
bill@foreverhomes.com
(719) 661-14152

PROJECT INFORMATION:
ATWOOD CUSTOM
RESIDENCE
570 Grandwood Drive
Monument CO 80132

SHEET TITLE:
SCHEMATIC SITE PLAN

DESIGNER INFO:
JP Design, LLC
Jason Pederson, AIBD
Building Designer
Phone: (719) 660-4458
Email: jason@jpedesignhomes.com

DATE: 2-24-2025
SCALE: 1/4" = 1'-0"
STATUS: Construction
SHEET:

RESIDENTIAL



2023 PPRBC
2021 IECC
AMENDED

Parcel: 6119001036

Address: 570 GRANDWOOD DR, COLORADO SPRINGS

Plan Track #: 202701  **Received: 16-Jun-2025 (QUINTONW)**

Description:

DETACHED GARAGE (CONDITIONED)

Contractor: GOWLER CUSTOM HOMES, INC

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
06/17/2025 12:46:32 PM

CONSTRUCTION

Mechanical

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
06/17/2025 2:15:19 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.**