

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 = ??'

BUILDER INFO:
 Meredith Hames
 Bill Herberich
 bill@foreverhomes.com
 (719) 661-1412

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

APPROVED Plan Review
 06/17/2025 2:14:00 PM
 dsdmas
 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.
 Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

Not Required BESQCP
 06/17/2025 2:14:15 PM
 dsdmas
 EPC Planning & Community Development Department

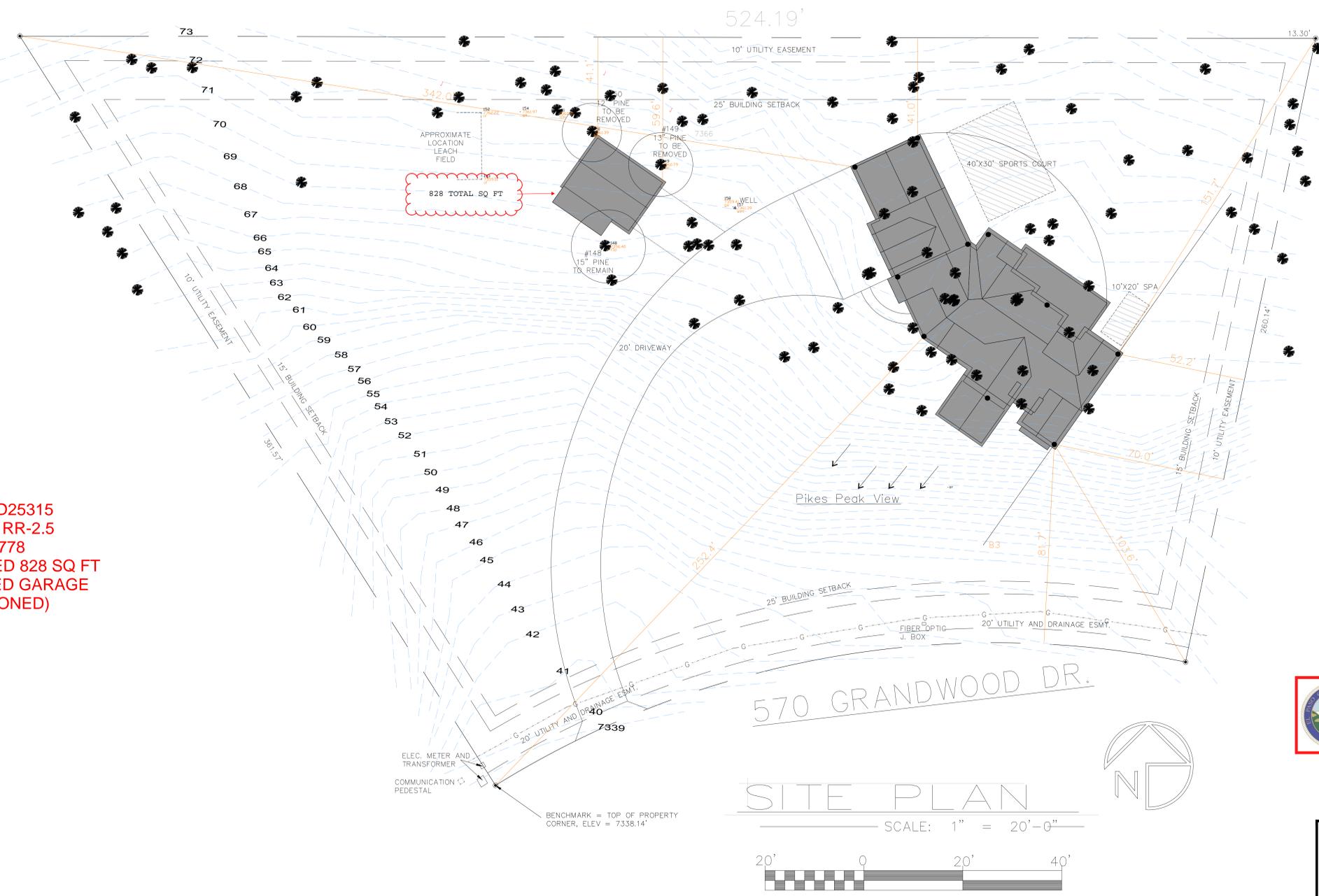
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ROCKY MOUNTAIN LAND SERVICES
 4465 NORTH PARK DRIVE, SUITE 303
 COLORADO SPRINGS, COLORADO
 719-630-0559

DESIGNER INFO:
 JP Design, LLC
 Jason Pederson, AIBD
 Building Designer
 Phone: (719) 640-4458
 Email: jason@jpedesignhomes.com

DATE: 2-24-2025
 SCALE: 1/4" = 1'-0"
 STATUS: Construction
 SHEET: 5.1

FILE - ADD25315
 ZONING - RR-2.5
 PLAT - 14778
 APPROVED 828 SQ FT
 DETACHED GARAGE
 (CONDITIONED)



RESIDENTIAL



2023 PPRBC
2021 IECC
AMENDED

Address: 570 GRANDWOOD DR, COLORADO SPRINGS

Parcel: 6119001036

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
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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.