

SFD26777

APPROVED
Plan Review

09/08/2026 3:19:19 PM

dsdyounger

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



Approval of this permit does not allow for the space
indicated on the plan, either attached or detached
from the primary structure. To be leased, rented or
function separately from the primary unit.



This parcel is in a low/moderate/high intensity fire
risk area. Please reach out to the local fire district
regarding recommendations for compliance with the
WRC code.



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

LEGAL DESCRIPTION:

Lot 53, King's Deer Highlands Filing No. 5, filed for record on March 3, 2000 under Reception No. 200022137 in the Office of Clerk and Recorder, County of El Paso, State of Colorado.

PUD

PLAT 10511

GENERAL NOTES:

- Though record bearings and distances are being shown per the recorded subdivision plat, the boundary lines shown hereon are the result of a Land Survey Plat completed by Gould Land Surveying on July 10, 2026. This is a Site Plan, it is not a Land Survey Plat or Improvement Survey Plat.
- No title commitment was provided at time of field work. Easements shown are per the recorded subdivision plat.
- El Paso County Schedule No.: 6104006009 ✓
- Address: 19941 Royal Troon Drive, Monument, CO 80132 ✓
- The field work was completed on July 6, 2026.
- The contours shown hereon were interpolated from field spot elevations on the site. If any areas are critical to design, further survey information may be necessary. Contour intervals are equal to 1 foot.
- Vertical Datum: NAVD 88, GEOID 12B. Established using Leica Geosystems Smartnet RTK Network. Bench Mark: No. 5 rebar at the northeasterly property corner. Elevation = 7327.60.
- The lineal units used on this document are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.
- (R) — Record bearing &/or distance.
- 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 be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- All proposed data shown hereon was prepared by the property owner and supplied to Gould Land Surveying and is not the product of Gould Land Surveying or any of its employees.
- Entire parcel is subject to disturbance.

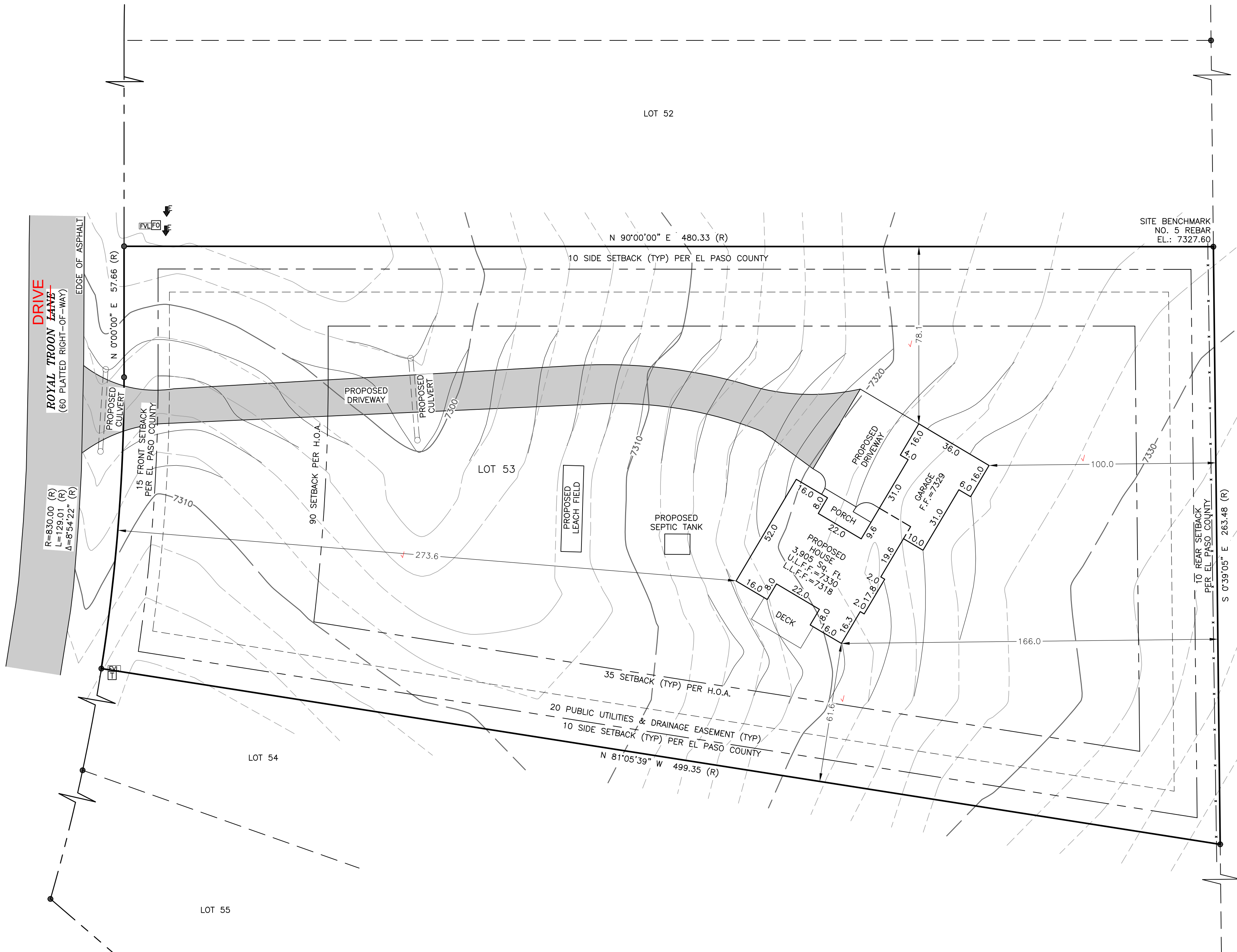
STONELEIGH TRAIL
(60 PLATTED RIGHT-OF-WAY)

LOT 25

LOT 54

LOT 55

LOT 52



SW 1/4, NE 1/4
SEC. 4

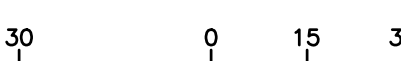
Released for Permit

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Becky A
ENUMERATION

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND:

- Boundary Monument Found
- Fiber-Optic Pedestal
- Fiber-Optic Vault
- Telephone Pedestal
- Electric Line Marker
- Barbed Wire Fence



Drafting & Design by:
P.O. Box 77
Bonesteel, SD 57317
(605) 469-5018
Mark@stumblingbison.com

LOT 53, KING'S DEER HIGHLANDS FILING NO. 5
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

SITE PLAN

P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@gouldls.com
GouldLandSurveying.com



RESIDENTIAL



2023 PPRBC
2021 IECC and CO MERSRC

Address: 19941 ROYAL TROON DR, MONUMENT

Parcel: 6104006009

Plan Track #: 216617  Received: 04-Sep-2026 (TREYW)

Description:

RESIDENCE

Contractor: HIGH PLAINS HOME AND RANCH SERVICES INC

Type of Unit:

Garage	1375	
Lower Level 1	2048	
Lower Level 2	479	
Main Level	2524	
	6426	Total Square Feet

Required PPRBD Departments (6)

Enumeration

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Becky A

ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Electrical

Mechanical

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tcrippen

MECHANICAL

Plumbing

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tcrippen

PLUMBING

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.

Required Outside Departments (2)

County Zoning

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Monument Fire