

SFD19980  
PLAT 10362  
PUD

APPROVED  
**Plan Review**  
10/01/2019 3:22:09 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

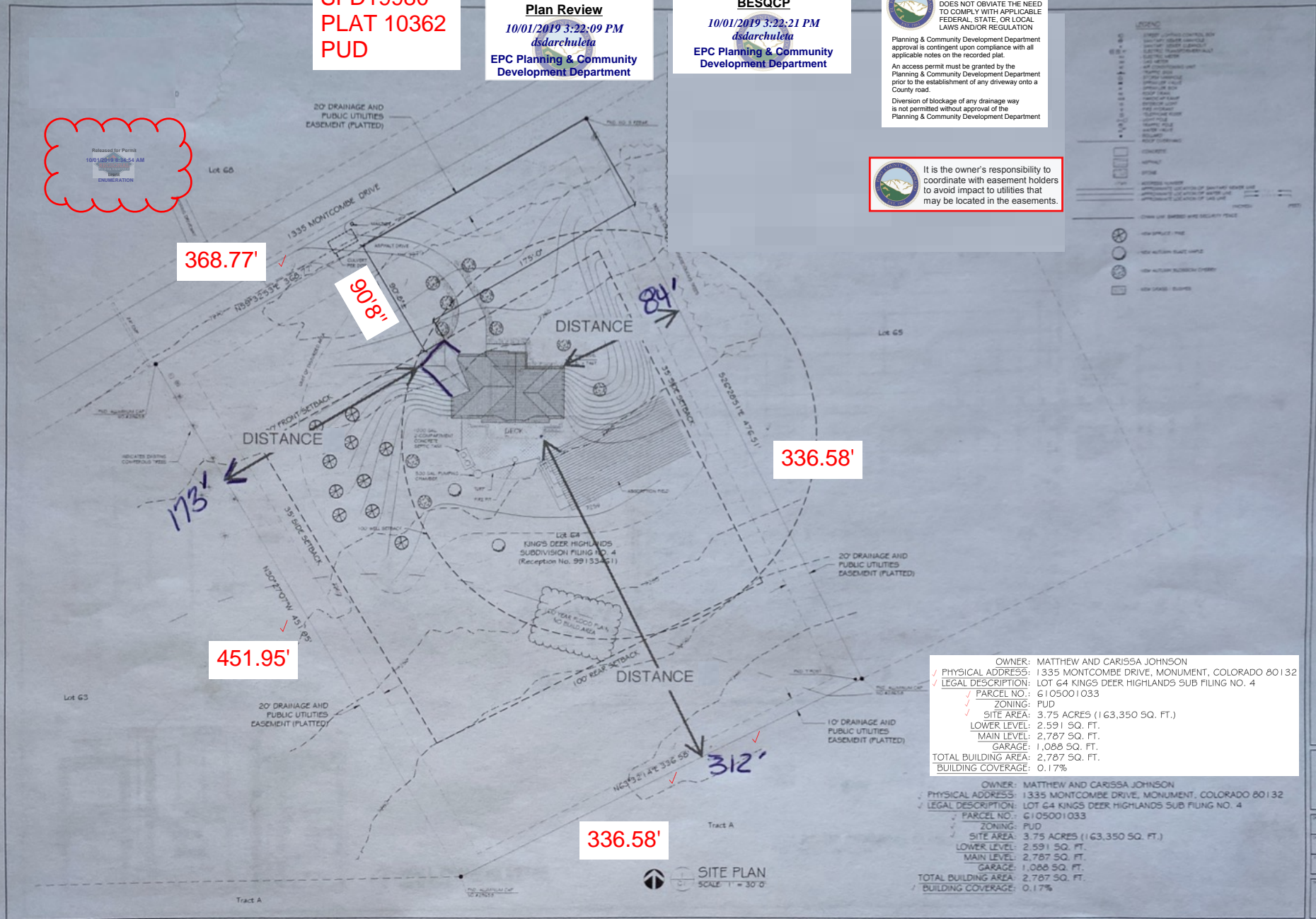
APPROVED  
**BESQCP**  
10/01/2019 3:22:21 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBTAIN 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

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

Released for Permit  
10/1/2019 8:36:54 AM  
SUB  
EXEMPTION



OWNER: MATTHEW AND CARISSA JOHNSON  
✓ PHYSICAL ADDRESS: 1335 MONTCOMBE DRIVE, MONUMENT, COLORADO 80132  
✓ LEGAL DESCRIPTION: LOT 64 KINGS DEER HIGHLANDS SUB FILING NO. 4  
✓ PARCEL NO.: 6105001033  
✓ ZONING: PUD  
✓ SITE AREA: 3.75 ACRES (163,350 SQ. FT.)  
LOWER LEVEL: 2,591 SQ. FT.  
MAIN LEVEL: 2,787 SQ. FT.  
GARAGE: 1,086 SQ. FT.  
TOTAL BUILDING AREA: 2,787 SQ. FT.  
BUILDING COVERAGE: 0.17%

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BUILDING COVERAGE: 0.17%

336.58'

SITE PLAN  
SCALE 1" = 30' 0"

Locke Drafting Services  
1716 360-8664  
lscases@gnail.com

MATTHEW & CARISSA JOHNSON RESIDENCE  
1335 MONTCOMBE DRIVE, MONUMENT, COLORADO 80132

C1

1335 MONTCOMBE



ColoradoES, FW6 <coloradoes@fws.gov>

**[EXTERNAL] PREBLE MOUSE CLERANCE REQUEST-1335 MONTCOMBE MONUMENT CO**

VICTORIA CARNAHAN <jvservicesllc.co@gmail.com>  
To: coloradoes@fws.gov

Wed, Jul 31, 2019 at 4:15 PM

- the address of the project location- 1335 MONTCOMBE DR. MONUMENT CO
- the latitude and longitude (or UTM's) of the project location -
- LAT: 39.128428
- LONG: -104.800199
- LOT 64, KING DEER HIGHLANDS SUBDIVISION FILING NO 4, COUNTY OF EL PASO, STATE OF CO
- a map of the lot, preferably on an aerial or topographic map- SEE ATTACHED
- a site plan showing where construction will occur within the lot, preferably on an aerial or topographic map- SEE ATTACHED.
- a brief project description- NEW HOME CONSTRUCTION
- pictures- SEE ATTACHED
- the applicant's name and mailing address- PINE MOUNTAIN CONSTRUCTION. JEFF CARNAHAN - PO BOX 55 DIVIDE, CO 80814-719-235-3895

Thank you!

Warm Regards,  
 Jeff Carnahan  
 719-235-3895  
 J&V Services LLC  
 DBA  
 Pine Mountain Construction Ilc  
 Mountain Excavation Ilc  
 License, Bonded and Insured  
 El Paso County GC #22617  
 Teller County GC # 28387C  
 Park County GC # 3249

2019-TA-1135

U.S. FISH AND WILDLIFE SERVICE	
<input checked="" type="checkbox"/>	NO CONCERNS
<input type="checkbox"/>	CONCUR NOT LIKELY TO ADVERSELY AFFECT
<input type="checkbox"/>	NO COMMENT
<i>SD</i>	<i>Lester Edmund 9-3-19</i>
Drue DeBerry	DATE
Colorado and Nebraska Field Supervisor	

- Preble's habitat not present at site
- no Preble's present in vicinity

1335 MONTCOMBE DR PREBLE MOUSE INFO copy.pdf  
1262K

**Consultation Routing Slip**  
 Ecological Services Colorado Field Office  
 10/01/2018

**CARNAHAN/1335 MONTCOMBE\_Single Family Dwelling**

Consultation Title: \_\_\_\_\_  
 Company/Agency, Author, Project Name

Request	
Dated:	07/31/2019
Received:	07/31/2019
TAILS Uploaded:	08/07/2019

Response	
Dated:	
Sent:	
TAILS Uploaded:	

TAILS			
Informal:	06E24000-2019-	I	-
Activity Code:	06E24000-2019-	TA	-1135
CPA Code:	06E24000-2019-	CPA	-
Associated Activity Code (s):			
Fed. Agency:	Non-Federal Designee:		<input type="checkbox"/> verified?

Biologist/Supervisor to complete:

- Change consultation type to: SL / TA / F / I / IEC / FEC / IC / FC / EC  
 SIKES Act,  FERC,  Water Project,  HCP/Permits/Easements,  Wildlife Coordination

Assignment	date
<input type="checkbox"/> Drue DeBerry	
<input type="checkbox"/> Laura Archuleta	
<input type="checkbox"/> Elizabeth Duran	
<input type="checkbox"/> Leslie Ellwood	
<input type="checkbox"/> Alison Michael	
<input checked="" type="checkbox"/> George San Miguel	8/21/19
<input type="checkbox"/> Admin Support	

**Priority:**  Low,  Medium,  High  
**Target Date:**  
 Quick (0-4 hrs.) e.g., TA & easy informal  
 Moderate (4-16 hrs.) e.g., informal  
 Long (16-80 hrs.) e.g., simple BO  
 Very Long (80-200 hrs.) e.g., complex BO  
 Extended (> 200 hrs.) e.g., programmatic

Action Required
Please circle if a letter or memo should be sent.
<input type="checkbox"/> No Response Necessary (cancel TAILS ID) No
<input type="checkbox"/> Comment (stamp)
<input type="checkbox"/> No Concerns (stamp)
<input type="checkbox"/> Concur: NLAA (stamp)
<input type="checkbox"/> No Comment, Agency No Effect (Ltr / Memo)
<input type="checkbox"/> No Comment, Insufficient Info w/ No Nexus No
<input type="checkbox"/> Comment, Insufficient Info w/ Nexus FEMA
<input type="checkbox"/> CLOMR/F, Take Not Likely
<input type="checkbox"/> No Comment, Low Impact/No Take/No Nexus <i>(please identify species to address in the notes)</i>
<input type="checkbox"/> Completed w/ call/email <i>(document in TAILS)</i>
<input type="checkbox"/> Informal Letter Developed
<input type="checkbox"/> Biological Opinion Completed
<input type="checkbox"/>
<input type="checkbox"/>

Notes  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SL-Species List, TA-Technical Assistance, F-Formal, I-Informal, IEC-Informal Emergency Consultation, FEC-Formal Emergency Consultation, IC-Informal Conference, FC-Formal Conference, EC-Early Consultation


# RESIDENTIAL



2017 PPRBC

Address: 1335 MONTCOMBE DR, MONUMENT

Parcel: 6105001033

Plan Track #: 119127 

Received: 24-Jul-2019 (BECKYA)

Map #: 070G



## Description:

**RESIDENCE**


Contractor: JV SERVICES LLC DBA PINE MOUNTAIN CONSTRUCTION LLC

Type of Unit:

## Required PPRBD Departments (4)

<p><b>Enumeration</b></p> <p>Released for Permit 07/29/2019 3:02:40 PM  brent ENUMERATION</p>	<p><b>Floodplain</b></p> <p>N/A 07/29/2019 3:02:58 PM  brent FLOODPLAIN</p>
<p><b>Construction</b></p>	<p><b>Mechanical</b></p>

## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b> <b>Plan Review</b> 10/01/2019 3:20:21 PM  dsdarchuleta EPC Planning &amp; Community Development Department</p>
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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.