



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



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

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  
Plan Review

07/13/2020 4:08:49 PM  
dsdespinoza

EPC Planning & Community Development Department

Not Required  
BESQCP

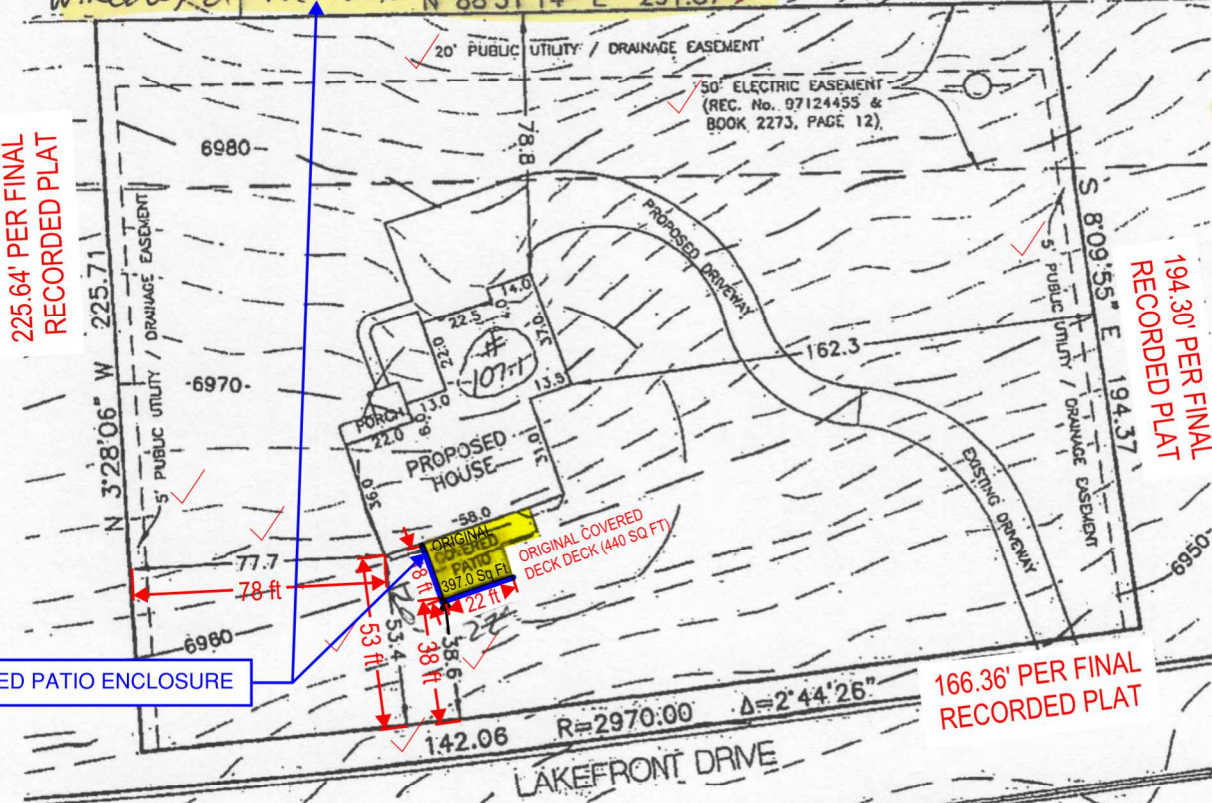
07/13/2020 4:09:15 PM  
dsdespinoza

EPC Planning & Community Development Department

REFERENCE SFD17898 FOR ORIGINAL COVERED DECK AND COVERED PATIO

R129475  
ADD20368  
PLAT 12747  
ZONE PUD  
DIST 1

Deck size is  
✓ 20' x 22'  
✓ Building 30" pony wall with windows of the west + southern side  
N 88°31'14" E 291.87' ✓

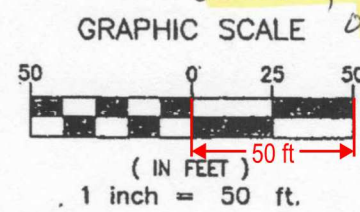


✓ No Change in deck size

✓ The deck size remains the same size

✓ The front of deck is 38.6' to the sidewalk

✓ I Am just enclosing 2 sides of the deck



# SITE PLAN

✓ 3054 Lakefront Drive

✓ Lot 8, Forest Lakes Filing No. 3

✓ 71273-01-002

FOREST LAKES RESIDENTIAL OWNERS ASSOCIATION  
c/o Hammersmith Colorado Springs Office  
1155 Kelly Johnson Blvd.  
Suite 495  
Colorado Springs, CO 80920

*dsdespinoza*  
07/13/2020 4:06:29 PM

July 07, 2020

MARK & MICHELLE NELSON  
3054 LAKEFRONT DR  
MONUMENT, CO 80132

RE: ARC Project Decision - 3054 LAKEFRONT DR XN2350552

Dear MARK & MICHELLE NELSON:

The project request for an architectural modification on your property at 3054 LAKEFRONT DR has been approved by the Architectural Review Committee of FOREST LAKES RESIDENTIAL OWNERS ASSOCIATION. Specifically, you have approval to proceed with the following project request as submitted:

**Other Exterior Alteration - Patio Glass Room**

Please note that the ARC reserves the right to make a final inspection to ensure that the project is compliant with the Architectural Design Standards applicable to your neighborhood. Where applicable, all local building codes and setback requirements must be followed. If this project requires a county, city, or state permit, it is the responsibility of the homeowner to obtain this before starting construction.

Thank you for adhering to the architectural guidelines of the Community. We appreciate your patience while this information was being reviewed.

If we may be of further assistance, please contact Community Care at (303) 980-0700 or via email at [CommunityCare@eHammersmith.com](mailto:CommunityCare@eHammersmith.com).

Sincerely,

FOREST LAKES RESIDENTIAL OWNERS ASSOCIATION

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This Community is Professionally Managed By:  
Hammersmith Colorado Springs Office  
(719) 389-0700

# RESIDENTIAL



2017 PPRBC

Address: 3054 LAKEFRONT DR, MONUMENT

Plan Track #: 129475



Received: 08-Jun-2020 (NICKH)

Parcel: 7127301002

Map #: 259G

## Description:

### PATIO ENCLOSURE

Contractor: HOMEOWNER

Type of Unit:

## Required PPRBD Departments (2)

### Floodplain

(N/A) RBD GIS

### Construction

Released for Permit

07/08/2020 1:40:44 PM



## Required Outside Departments (1)

### County Zoning

**APPROVED**  
Plan Review

07/13/2020 4:15:38 PM

*dsdespinoza*

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.