

SITE PLAN

LOT 7, BLOCK 4 PINE HILLS ADDITION NUMBER 4 AMENDED PLAT

ADD222923
PLAT 1695
ZONE RR-5

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

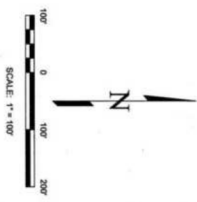
APPROVED
Plan Review
12/28/2027 1:43:55 PM
deburhidge

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED FOR FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

Not Required
BESQCP
12/28/2027 1:44:03 PM
deburhidge

EPC Planning & Community Development Department

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 loadage of any drainage way
Planning & Community Development Department



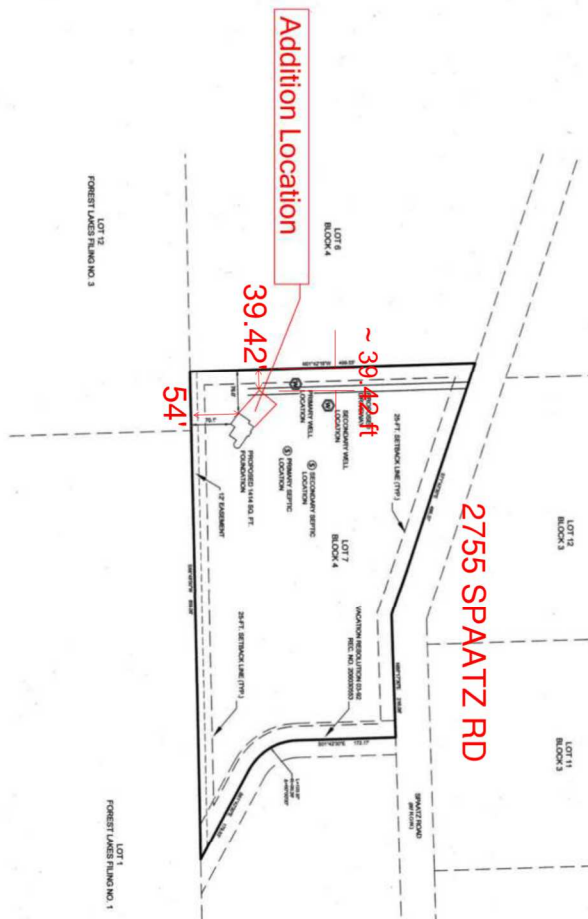
EXISTING AREA:		PROPOSED AREA:	
LOT BALANCE	271,790 SQ. FT.	LOT BALANCE	271,790 SQ. FT.
CONVERSION	0.782 AC.	CONVERSION	444,000 SQ. FT.
	59%		535%

ZONING: RESIDENTIAL RURAL RR-5

APPLICANT:
NEW VISION CUSTOM BUILDERS
1100 W. HANLEY ROAD
P.O. BOX 6666
COLORADO SPRINGS, CO 80934

OWNER:
CHRISTOPHER AND JENNIFER GAULEY

- GENERAL NOTES:**
1. THIS SITE PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO VERIFY EASEMENTS OF RECORD.
 2. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE BASED UPON MAP NUMBER 8004-COZ099 EFFECTIVE MARCH 17, 1997.
 3. LAST FIELD INSPECTION OF THIS SITE WAS ON AUGUST 20, 2017.



NOTES:
ACCORDING TO COLORADO LAW TO AVOID COMPLIANCE WITH LOCAL ACTION...
FIRST DISCOVER EACH OBJECT IN AN EASY AND VISIBLE MANNER...
THE DATE OF THE CERTIFICATION SHOWN HEREIN

DATE PLOTTED	12/28/2027
DATE CHECKED	09-26-17
SHEET NO.	1 OF 1

SITE PLAN
2755 SPAATZ ROAD

LOT 7, BLOCK 4 PINE HILLS ADDITION NUMBER 4 AMENDED PLAT
EAST HALF HANLEY ROAD VACATION RESOLUTION 03-92
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

EDWARD-JAMES
SURVEYING, INC.

926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1206
Fax: (719) 576-1206

4732 Eagleridge Circle
Pueblo, CO 81006
Office: (719) 545-6240
Fax: (719) 545-6247

NO.	REVISIONS	DESCRIPTION	DATE

RESIDENTIAL

2017 PPBRC



Parcel: 7127004004

Address: 2755 SPAATZ RD, MONUMENT

Plan Track #: 170712 

Received: 13-Dec-2022 (ANDREAL)

Description:

Required PPRBD Departments (3)

ADDITION


Floodplain

Construction

Contractor: HOMEOWNER

(N/A) RBD GIS

Type of Unit:

Released for Permit
12/19/2022 10:40 AM

 tcnopen
MECHANICAL

Released for Permit
12/16/2022 2:16 PM

 bs1495
CONSTRUCTION

Required Outside Departments (1)

County Zoning
APPROVED
 Plan Review
12/28/2022 1:44 PM
 dsdarchulela
 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.