

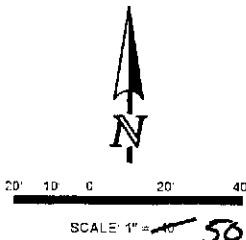
ADD26515

APPROVED
Plan Review
08/27/2026 8:37:37 AM
dsdyounger
EPC Planning & Community
Development Department

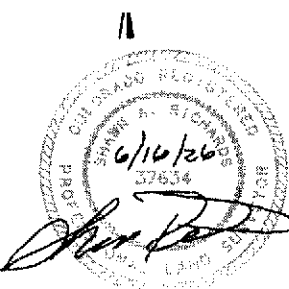
This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

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

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.



Deck size: SAME AS EXISTING
18'x20' - 4'x4' Landing
Zoning: RS-2000
Proposed structure SF: 376 SF
Proposed structure height: 8'
Lot coverage: 7%



Lot size: 37,277
1st Floor: 1390 SF
Garage: 832

16' UTILITY & DRAINAGE EASEMENT

PROPERTY ADDRESS:
17140 EARLY STAR DRIVE
MONUMENT, CO 80132

LEGAL DESCRIPTION:
LOT 405, SOUTH WOODMOOR PRESERVE FILING NO. 1,
COUNTY OF EL PASO, STATE OF COLORADO.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE LENDER AND THE TITLE COMPANY AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON JUNE 12TH, 2026, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

* VIP MORTGAGE
** LAND TITLE INSURANCE CORPORATION & LAND TITLE GUARANTEE COMPANY

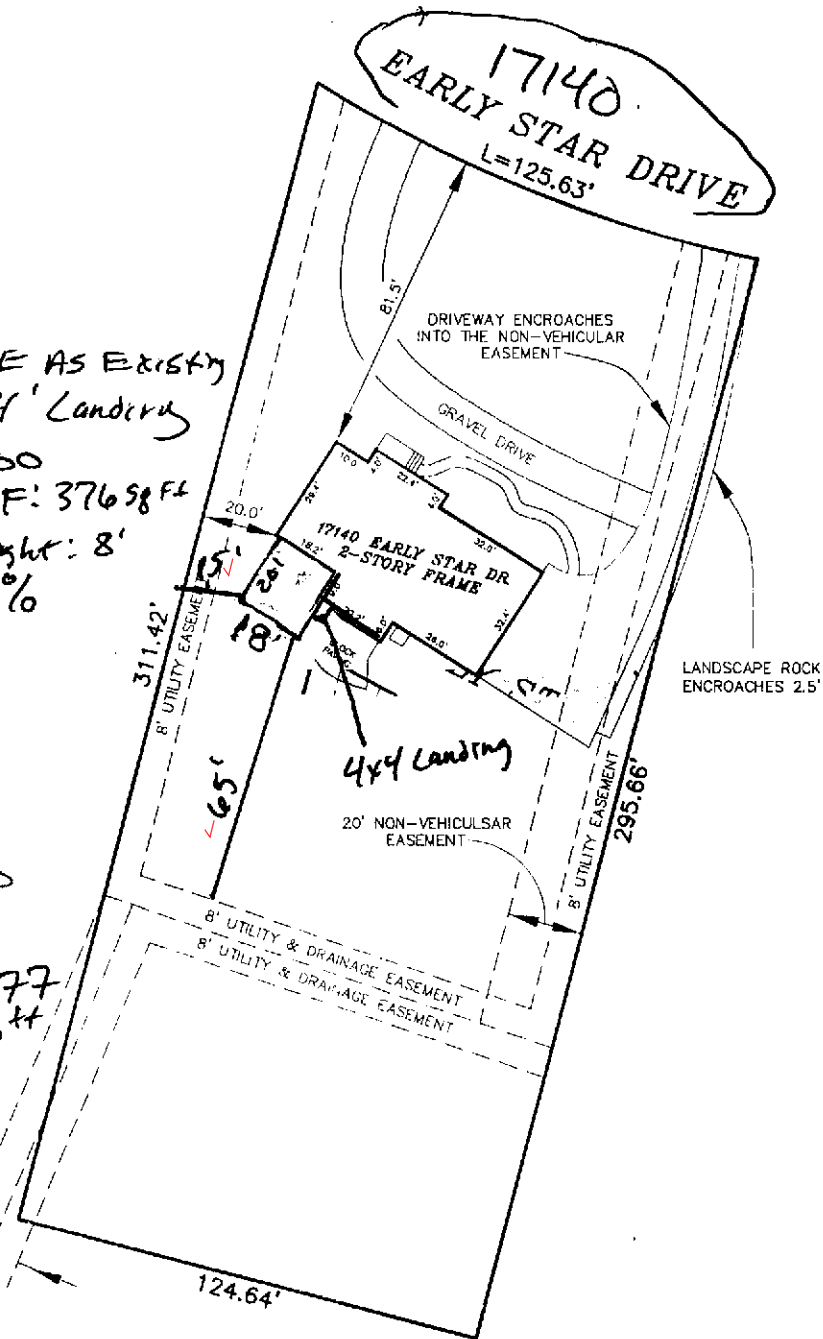
TITLE COMMITMENT NO. SR55127731, HAVING AN EFFECTIVE DATE OF MAY 19, 2026 AT 5:00 P.M.

NOTE: FOR AN ACCURATE BOUNDARY SURVEY, WE RECOMMEND THAT A LAND SURVEY PLAT BE PREPARED.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS IMPROVEMENT LOCATION CERTIFICATE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS IMPROVEMENT LOCATION CERTIFICATE BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

DATE OF PREPARATION: 6/16/2026
JOB NUMBER: 26166-01

SHEET 1 OF 1



EAGLE
LAND SURVEYING INC.
P.O. BOX 5365
COLORADO SPRINGS, CO 80931
PHONE: (719) 382-4150

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 17140 EARLY STAR DR, COLORADO SPRINGS

Parcel: 7124103056

Plan Track #: 216299  Received: 26-Aug-2026 (TREYW)

Description:

DECK - NEW

Contractor: O'LEARY & SONS INC.

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
08/27/2026 8:26 AM

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
08/27/2026 8:40:08 AM
dsdyounger
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.