

OWNER:  
 Thomas & Mary Treat  
 17147 Copper Valley Court, Monument, Colorado 80132  
 (417) 459-1988

APPLICANT:  
 Alliance Builders  
 P.O. Box 25217  
 Colorado Springs, Colorado 80936  
 (719) 203-4431

SFD25138

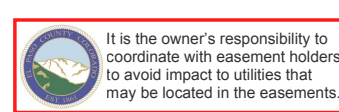
LEGAL DESCRIPTION:  
 Lot 42 in Grandwood Ranch, County of El Paso, State of Colorado.

RR-2.5  
 PLAT 14778

- NOTES:
- 1) No research was performed for easements or rights of way.
  - 2) El Paso County Schedule No.: 6119001057
  - 3) Address: 17147 Copper Valley Court, Monument, Colorado 80132
  - 4) This is not a Land Survey Plat or Improvement Survey Plat.

APPROVED  
**BESQCP**  
 02/13/2025 11:37:03 AM  
 dsyoung@epcd.com  
 EPC Planning & Community  
 Development Department

APPROVED  
**Plan Review**  
 02/13/2025 11:37:10 AM  
 dsyoung@epcd.com  
 EPC 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.

AN APPROVED DRAFT BY AN ADDRESSOR HAS BEEN SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR REVIEW. THIS DRAFT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A FINAL PLAN. ANY CHANGES TO THIS DRAFT MUST BE APPROVED BY THE ADDRESSOR AND THE CITY OF COLORADO SPRINGS.

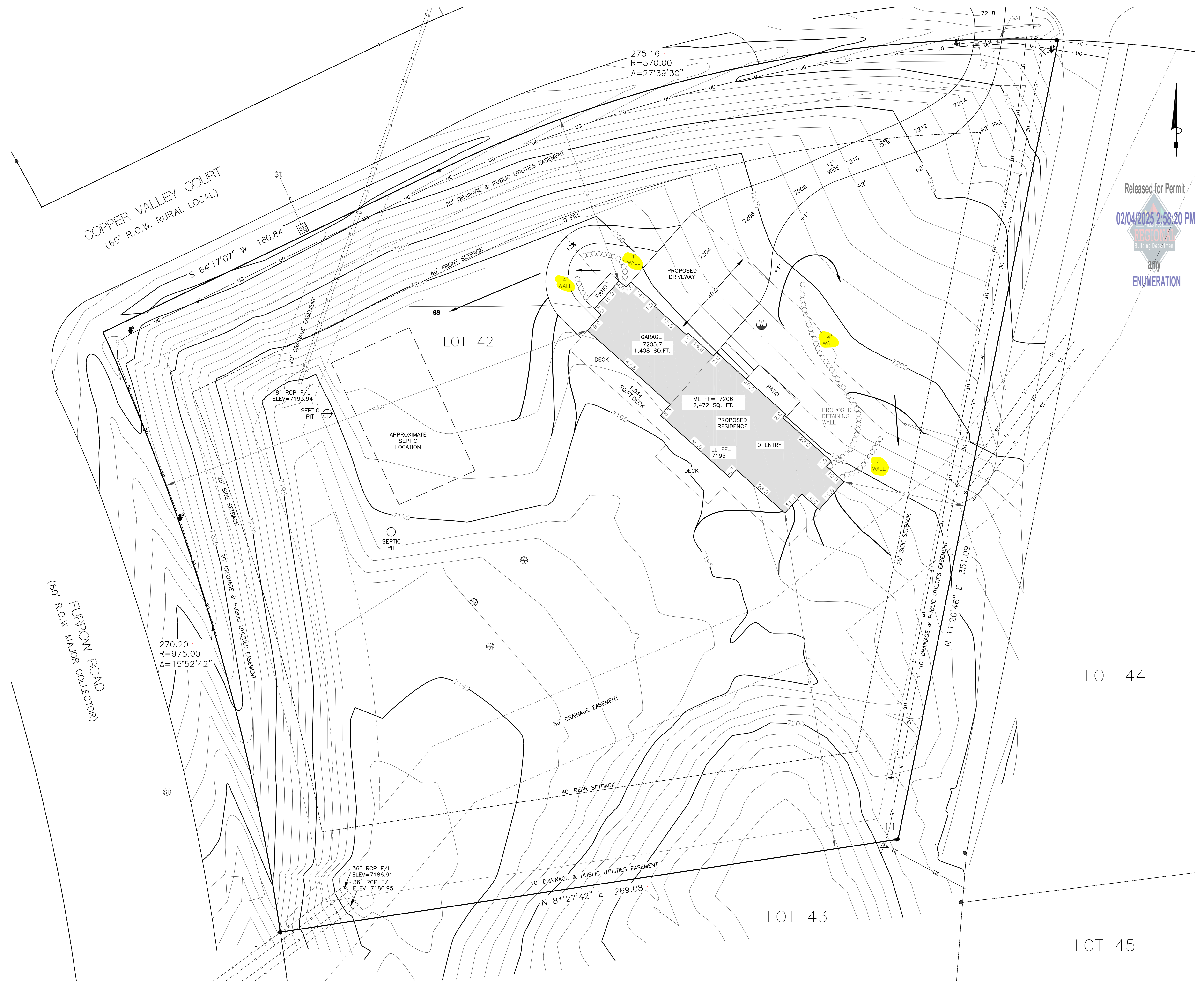
NO ASSURANCE IS MADE OR IMPLIED BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

**MONUMENT LEGEND:**

- MONUMENT FOUND AS NOTED

**SYMBOL LEGEND:**

- ⊞ ELECTRIC PEDESTAL
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- ⊞ TELEPHONE PEDESTAL
- ⊞ FIBER OPTIC VAULT
- ⊞ SANITARY SEWER CLEAN OUT
- ⊞ STORM DRAIN MANHOLE
- UE — UNDERGROUND ELECTRIC LINE
- UG — UNDERGROUND GAS LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- ST — UNDERGROUND STORM DRAIN LINE
- UT — UNDERGROUND TELEPHONE LINE
- ⊞ SET NAIL AND LATH MARKED AS NOTED



Released for Permit  
 02/04/2025 2:58:20 PM  
 REGIONAL  
 Building Department  
 CITY OF  
 COLORADO SPRINGS  
 ENUMERATION

LOT 44

LOT 45

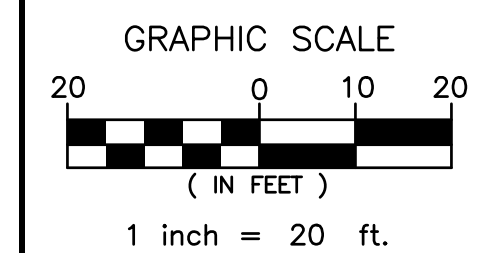
REVISIONS:

1	07/17/23	Add staked items.	PROJECT No.	22326
2	03/01/24	Revised Topo and contours.	DATE:	MAY 11, 2023
3	05/31/24	Add Proposed Residence and driveway, revise text labels.	DRAWN BY:	TJM
4	06/18/24	Add revised driveway.	CHECKED BY:	DRH
5	07/09/24	Add revised driveway, labels, walls, septic, well, contours.	SHEET:	1 OF 1
6	09/27/24	Add patios.		
7	01/23/25	Add setbacks and owners names.		

COMPASS SURVEYING & MAPPING, LLC  
 3249 WEST CAREFREE CIRCLE  
 COLORADO SPRINGS, CO 80917  
 719-354-4120  
 WWW.CSAMLCC.COM

# SITE PLAN

LOT 42, GRANDWOOD RANCH  
 TOWN OF MONUMENT,  
 EL PASO COUNTY, COLORADO



# RESIDENTIAL



2023 PPRBC  
2021 IECC

Address: 17147 COPPER VALLEY CT, COLORADO SPRINGS

Parcel: 6119001057

Plan Track #: 198281 

Received: 04-Feb-2025 (BRIANNAM)

## Description:


### RESIDENCE

Contractor: ALLIANCE HOMES, LLC

Type of Unit:

Garage	1408	
Lower Level 1	3856	
Main Level	2472	
	7736	Total Square Feet

## Required PPRBD Departments (7)

<p><b>Enumeration</b></p> <p>Released for Permit</p> <p>02/04/2025 3:00:59 PM</p>  <p>amy</p> <p>ENUMERATION</p>	<p><b>Floodplain</b></p> <p>(N/A) RBD GIS</p>
<p><b>Construction</b></p>	<p><b>Elevators</b></p>
<p><b>Electrical</b></p>	<p><b>Mechanical</b></p>

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 PPRBD Departments -- CONT**

**Plumbing**

**Required Outside Departments (1)**

**County Zoning**  
**APPROVED**  
**Plan Review**  
*02/13/2025 11:42:36 AM*  
*dsdyounger*  
EPC Planning & Community  
Development Department