

FILE - ADD24241
 ZONING - RR-0.5
 PLAT 1845
 APPROVED 236 SQ FT
 PATIO COVER

APPROVED
Plan Review
 05/13/2024 8:19:54 AM
Asdmas
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CREATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the record plan. 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 storage way is not permitted without approval of the Planning & Community Development Department.

Not Required
BESQCP
 05/13/2024 8:20:20 AM
Asdmas
 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.

R=390'
 D=16°30'03"
 L=112.31'

PROPERTY DESCRIPTION:

Tract 40, Wakonda Hills Subdivision No. 1, El Paso County, Colorado.
 Address: 19360 Spring Valley Road, Monument, Colorado 80132-9631
 State Parcel Number 71100-02-008
 El Paso County Zone District : RR-0.5

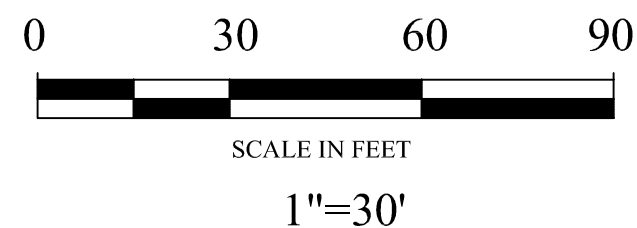
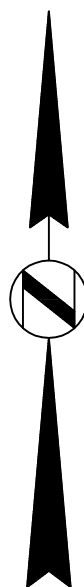
Required Setbacks: Front: 25'
 Side: 10'
 Rear: 25'
 Height: 30'

Building Permit Particulars:

This Site Plan is provided in support of a request for a Building Permit for construction of a shed roof placed over the front porch of the home.

Prepared by:

Jerome W. Hannigan Colorado PLS No. 25629



Note:
 Improvements were located 04-21-24 by J.W. Hannigan
 Colorado PLS #25629.

REVISIONS

Jerome W.
HANNIGAN and ASSOCIATES, INC.
 LAND SURVEYING • LAND PLANNING
 LAND DEVELOPMENT CONSULTING
 19360 SPRING VALLEY ROAD
 MONUMENT, COLORADO 80132-9613
 719-481-8292 • FAX: 719-481-9071

TITLE Site Plan for a Building Permit 19360 Spring Valley Road Monument, Colorado 80132	
CLIENT Hannigan	
SHEET 1 OF 1	JOB NUMBER 22-001

SCALE 1"=30'	DATE 04-22-24	DRAWN BY jwh
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RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 19360 SPRING VALLEY RD, MONUMENT

Parcel: 7110002008

Plan Track #: 189523 

Received: 08-May-2024 (BRIANNAM)

Description:

PATIO COVER

Contractor:

Type of Unit:

Required PPRBD Departments (2)

Floodplain


(N/A) RBD GIS

Construction
Released for Permit
05/10/2024 3:36:54 PM

CGieck
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
05/13/2024 8:20:57 AM
dsdmaes

**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.