

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

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.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

VIA ARCHITECTURAL CONTROL COMMITTEE
IF APPROVED
DATE 08/18/2026
DIRECTOR/ADMINISTRATOR

ADD26495
PLAT: 03718
ZONE: RS-20000

APPROVED
Plan Review

08/19/2026 2:37:06 PM
dsdchambers

EPC Planning & Community
Development Department

GENERAL NOTES:

1. ALL BUILDING MATERIALS/EQUIPMENT SHALL BE STORED ON BUILDING/DRIVEWAY PAD (INCLUDING DIRT).
2. EXISTING VEGETATION THAT IS NOT TO BE REMOVED SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL SCRUB BRUSH WITHIN 10'-0" OF BUILDING ENVELOPE SHALL BE REMOVED.
4. NO DISTURBANCE, GRADING OR SIGNIFICANT NATURAL FEATURES AND VEGETATION REMOVAL WILL OCCUR BEYOND THE LIMIT OF DISTURBANCE LINE.
5. THE "LIMIT OF DISTURBANCE" LINE SHALL BE DELINEATED DURING CONSTRUCTION w/ FLAGS, ROPING AND/OR 4" TALL ORANGE CONSTRUCTION FENCING.
6. HATCHED AREAS OF VEGETATION DENOTE AREAS TO BE REMOVED DURING CONSTRUCTION.
7. GRADE AT CORNERS THUS:

LOT/BUILDING DATUM:
LOT AREA: 28,300 SQ. FT.
BUILDING FOOTPRINT: 4054 SQ. FT.
MAIN LEVEL: 2482 SQ. FT.
LOWER LEVEL: 2488 SQ. FT.
PERCENTAGE OF LOT COVERAGE: 14.3%

LEGAL DESCRIPTION:

LOT 242, WOODMOOR SUMMIT, EL PASO COUNTY, COLORADO

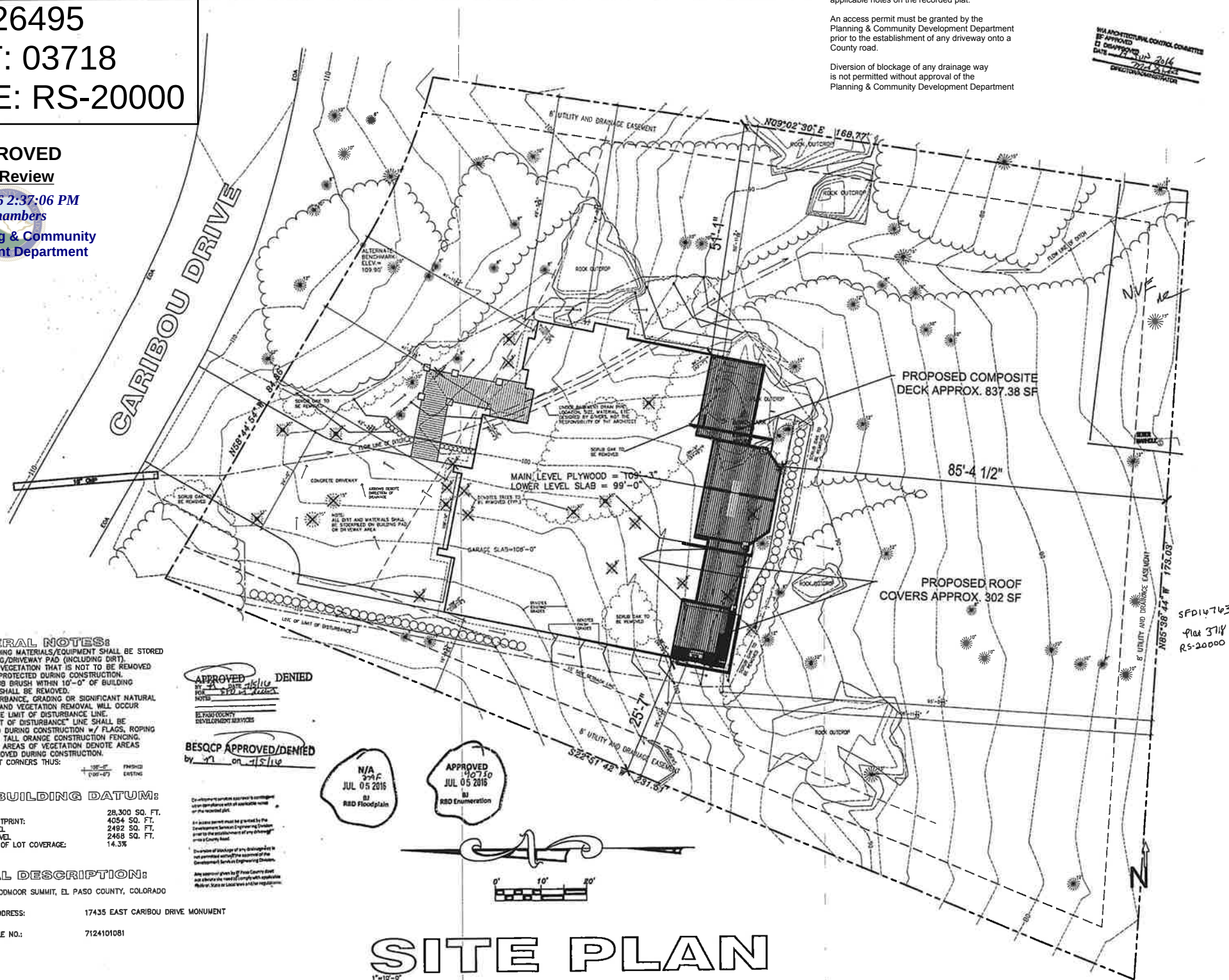
PROPERTY ADDRESS: 17435 EAST CARIBOU DRIVE MONUMENT

TAX SCHEDULE NO.: 7124101081

RAMPART
SURVEYS, INC.

P.O. Box 5101 Woodland Park, CO, 80066 (719) 687-0920

1 SITE PLAN
SCALE: $\frac{1}{32}"=1'$



SITE PLAN
1"=10'-0"

DATE: 08/18/2026

CLANCY BUILDING AND DESIGN 339-0664

JOB
FILE
DAT
DRY
REV

SH
OF



3255 AUSTIN BLUFFS PKWY.
COLORADO SPRINGS,
CO 80918

PHONE: 719-573-6000

www.MosaicMasterpieces.com

DATE : 08/18/2026

DRAWN BY: ADB
CHECKED BY: JD

SCALE: AS NOTED

LOYD RESIDENCE

GARY "RANDY" & ANGIE LOYD
17435 CARIBOU DR. E
MONUMENT, CO 80132

OUTDOOR LIVING PROJECT

PAGE NUMBER:

A5.0