

PROPERTY OWNER:
WILLIAM & MAXANNE McCORMICK ✓

ADDRESS:
2685 CRESTWOOD DR ✓
MONUMENT, CO 80132

LEGAL DESCRIPTION:
TRACT 152 REPL OF PARTS OF
WAKONDA HILLS SUBS 2, 3 ✓

TAX SCHEDULE No.:
110004024 ✓

ZONE:
RR-0.5 ✓

SETBACKS:
FRONT = 25'-0" ✓
SIDE = 10'-0" ✓
REAR = 25'-0" ✓

LOT SIZE:
1.19 ACRES (51251 SQ. FT.)
1.19 Acres per final recorded plat on file
(MAX) BUILDING HEIGHT = 30' ✓
ACTUAL BUILDING HEIGHT = 29' ±

NOTES:

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE GRASSES AS SOON AS POSSIBLE.
2. FINAL GRADING OF SITE SHALL BE SUCH THAT SURFACE WATER SHALL DRAIN AWAY FROM STRUCTURE IN A POSITIVE MANNER. (SLOPE 1:12 MINIMUM)
3. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM WITH DEVELOPER LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
4. LANDSCAPING SHALL BE PROVIDED BY OTHERS.
5. FIELD VERIFY ALL DIMENSIONS.
6. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM STAKE OUT OF BUILDING CORNERS PRIOR TO EXCAVATION AND CONSTRUCTION.
7. LOCATION OF NEW AND EXISTING UTILITIES TO BE FIELD VERIFIED
8. ALL EASEMENTS, SETBACKS, GRADES AND HEIGHTS SHALL BE FIELD VERIFIED BY TITLE SEARCH AND CONTRACTOR.
9. ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE A MINIMUM OF 10' CONFORM TO ALL REQUIREMENTS INDICATED ON SOILS REPORT. SOILS REPORT SHALL GOVERN ALL SLAB DESIGN AND FOUNDATION DRAINAGE.
10. USE EROSION CONTROL FENCE DURING EXCAVATION TO STABILIZE AND PREVENT THE EROSION OF SOILS

R135032
SFD201377
PLAT 1923
ZONE RR-0.5
DIST 1

APPROVED Plan Review

02/12/2021 3:14:38 PM
dxdspinoz
EPC Planning & Community
Development Department

APPROVED BESQCP

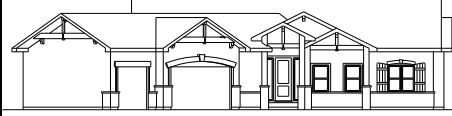
02/12/2021 3:14:16 PM
dxdspinoz
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBTAIN 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.



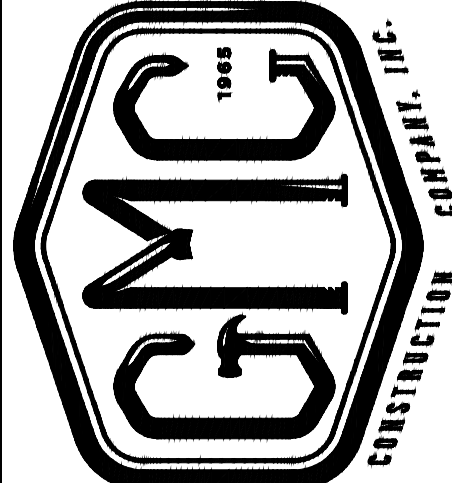
It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.



McCormick



3RD Dimension
UNIQUE PERSPECTIVES
16251 Windy Creek Drive • Monument, CO 80132 • (719) 590-1234



BUILDER:

CLIENT:
McMormick Residence
2685 Crestwood Drive
Monument, CO
80132

DRAWN BY:

Brett A. Stalls

DATE:

9-30-20

JOB NO:

2019-01

SHEET:

S1

3rd Dimension Graphics liability concerning anything presented on these drawings is limited to correction of the drawings and nothing more. All construction, craftsmanship and/or installation is the sole responsibility of the owner / contractor.

RESIDENTIAL



2017 PPRBC

Address: 2685 CRESTWOOD DR, MONUMENT

Parcel: 7110004024

Plan Track #: 135032

Received: 30-Sep-2020 (BECKYA)

Description:

RESIDENCE

Contractor: GMC CONSTRUCTION COMPANY, INC

Type of Unit:

Garage	860	
Lower Level 2	2006	
Main Level	2006	
	4872	Total Square Feet

Required PPRBD Departments (4)

Enumeration

Released for Permit

10/02/2020 9:05:01 AM



Becky A

ENUMERATION

Floodplain

(N/A) RBD GIS

Construction
Released for Permit

02/05/2021 9:11:52 AM



michaela

CONSTRUCTION

Released for Permit

10/02/2020 10:19:22 AM



tcrippen

MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

02/12/2021 3:21:47 PM

dsdespinoza

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.