N/A
11/17/2026 8:15:47 AM
EL PASO COUNTY
REGIONAL
Building Department
amy
ENUMERATION

ADD26692

APPROVED
Plan Review
11/24/2026 1:34:36 PM
dsdmaes
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

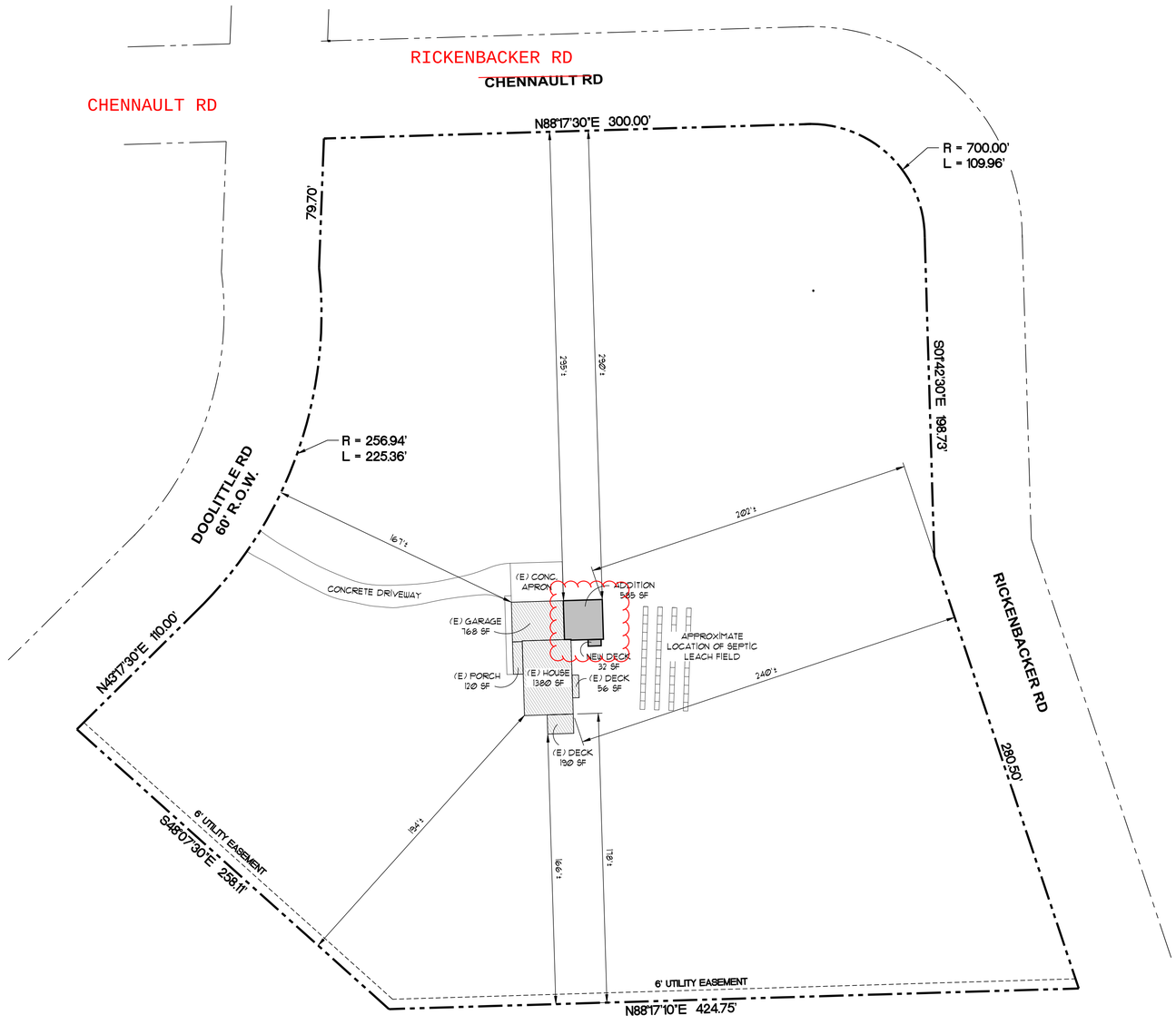
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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

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.



SITE PLAN
SCALE: 1" = 40'-0"

N

40' 0 40' 80'

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 FT AND 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

TAX SCHEDULE No.:
7127003001

PROPERTY OWNERS:
JOE E MARTINEZ LIVING TRUST
JOAN E MARTINEZ LIVING TRUST

PROPERTY ADDRESS:
2705 DOOLITTLE RD
MONUMENT, CO 80132
~~COLO.SPRINGS~~

ZONE:
RR-5

PLAT:
R01695

LEGAL DESCRIPTION:
LOT 7 BLK 3 PINE HILLS ADD 4 AMD PLAT

LOT SIZE:
238,108.8 SF / 5.48 ACRES

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

TOTAL BLDG. FOOTPRINT:

EXISTING HOUSE =	1380 SF
EXISTING GARAGE =	768 SF
EXISTING FRONT PORCH =	120 SF
EXISTING SIDE DECK =	190 SF
EXISTING REAR DECK =	56 SF
PROPOSED ADDITION =	585 SF
PROPOSED DECK =	32 SF
TOTAL FOOTPRINT =	3131 SF

LOT COVERAGE:
(MAX) LOT COVERAGE = 25%
ACTUAL LOT COVERAGE = 1.3%

(MAX) BUILDING HEIGHT = 30'
CALCULATED BUILDING HEIGHT = 25'-0": (NO CHANGE)

DRAWINGS BY:
ArcsAndLinesStudio@gmail.com
719.238.3022
Arcs & Lines Studio
CUSTOM HOME DESIGN

CONTRACTOR:

CLIENT:
MASTER BEDROOM ADDITION
2705 DOOLITTLE RD
MONUMENT, CO 80132

DATE:
11.12.26

JOB NO:
26-HBC08

SHEET:
C1.1

Arcs & Lines Studio's 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

2023 PPRBC
2024 CO MLECC

COLO.SPRINGS

Address: 2705 DOOLITTLE RD, ~~MONUMENT~~

Parcel: 7127003001

Plan Track #: 218613 **Received: 16-Nov-2026 (NICOLASV)**

Description:

ADDITION

Contractor: HOME AND BUSINESS CONSTRUCTION SERVICES LLC

Type of Unit:

Alterations, repairs and additions: When interior alterations, repairs or additions requiring a permit occur in existing dwellings, the dwelling unit shall be provided with smoke alarms AND carbon monoxide alarms located as required for new dwellings; smoke alarms shall be interconnected and hardwired.

Required PPRBD Departments (6)

Enumeration

N/A
11/17/2026 7:00:15 AM
Pikes Peak REGIONAL Building Department
amy
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Electrical

Released for Permit
11/24/2026 10:23:52 AM
Pikes Peak REGIONAL Building Department
ConnerM
ELECTRICAL

Mechanical

Plumbing

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 Outside Departments (3)

County Zoning

APPROVED

Plan Review

11/24/2026 1:36:29 PM
dsdmaes

EPC Planning & Community Development Department

Monument Fire

EPC Health Dept