

17352 ABERT RANCH DR
COLORADO SPRINGS, CO 80908
LOT 9 ABERT RANCH
SCHEDULE #6124004007

ZONING R4

NO 2ND KITCHEN OR 220V FOR
RANGE/STOVE IN FINISHED BASEMENT
LEVEL WITHOUT 2ND KITCHEN AFFIDAVIT

RETAING WALLS OVER 4FT IN
HEIGHT MUST BE ENGINEERD PER
LDC SECTION 6.2.1.(1)(2)

DISTURBED AREA RETURNED TO NATURAL

PROPERTY LINE

DRAINAGE EASEMENT

TOPOGRAPHY

UTILITY EASEMENT

SETBACK

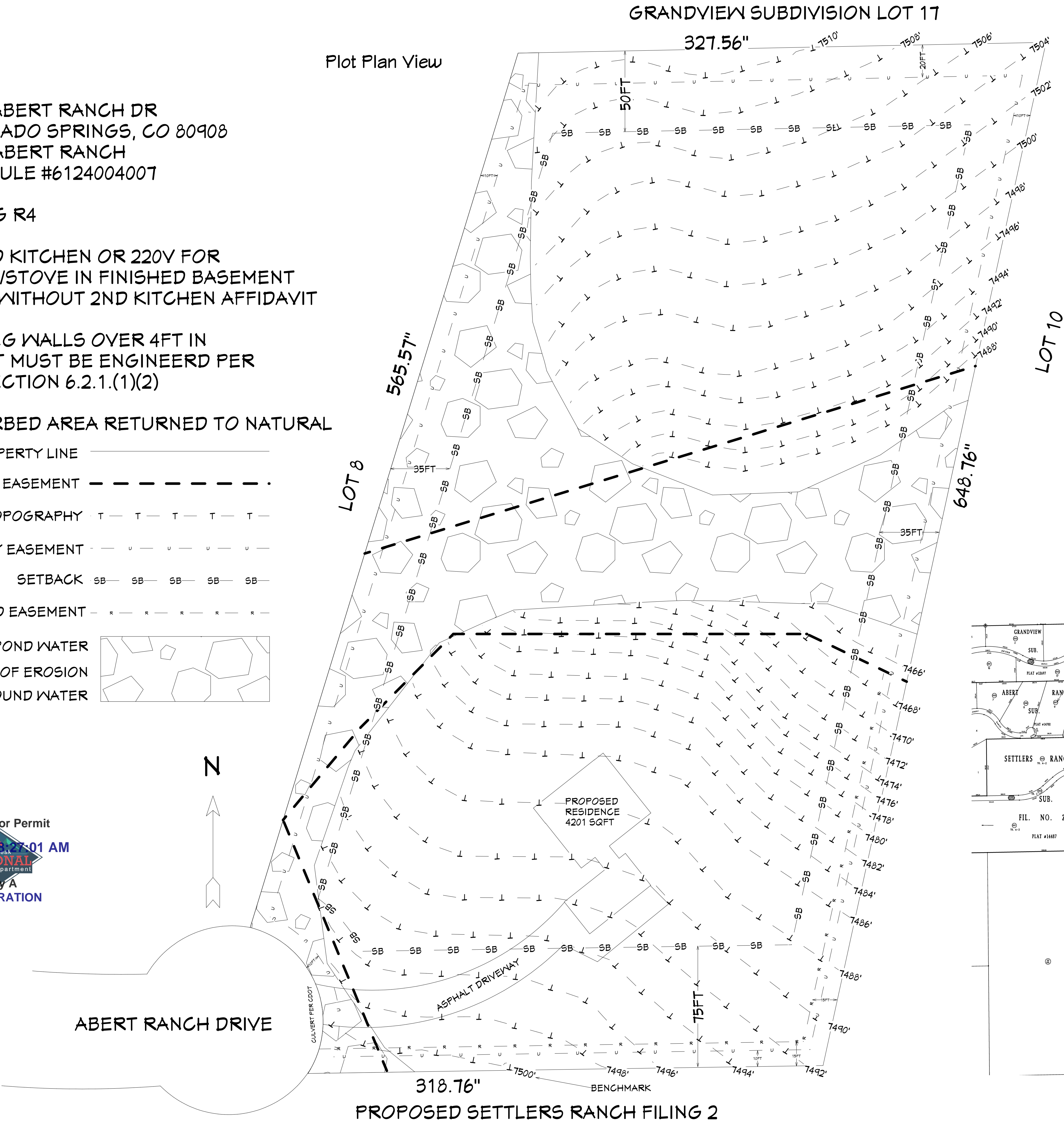
ROAD EASEMENT

AREA OF POND WATER

AREA OF EROSION

POTENTIALLY SHALLOW GROUND WATER

Released for Permit
07/09/2025 8:27:01 AM
REGIONAL
Building Department
Becky A
ENUMERATION



RESIDENTIAL



2023 PPRBC
2021 IECC

17352 ABERT RANCH DR

Address: ~~19845 E TOP O THE MOOR DR~~, MONUMENT

Parcel: ~~7101301047~~
6124004007

Plan Track #: 203502

Received: 08-Jul-2025 (QUINTONW)

Description:

RESIDENCE

Contractor: HOMEOWNER

Type of Unit:

Garage	1128	
Lower Level 1	2061	
Main Level	2140	
	5329	Total Square Feet

Required PPRBD Departments (6)

Enumeration

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07/09/2025 8:25:34 AM

Pikes Peak
REGIONAL
Building Department
Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Electrical

Mechanical

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07/10/2025 3:13:06 PM

Pikes Peak
REGIONAL
Building Department
trevorh
MECHANICAL

Plumbing

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07/09/2025 2:31:14 PM

Pikes Peak
REGIONAL
Building Department
shanen
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 (1)

County Zoning

APPROVED

Plan Review

07/11/2025 1:19:24 PM



**EPC Planning & Community
Development Department**