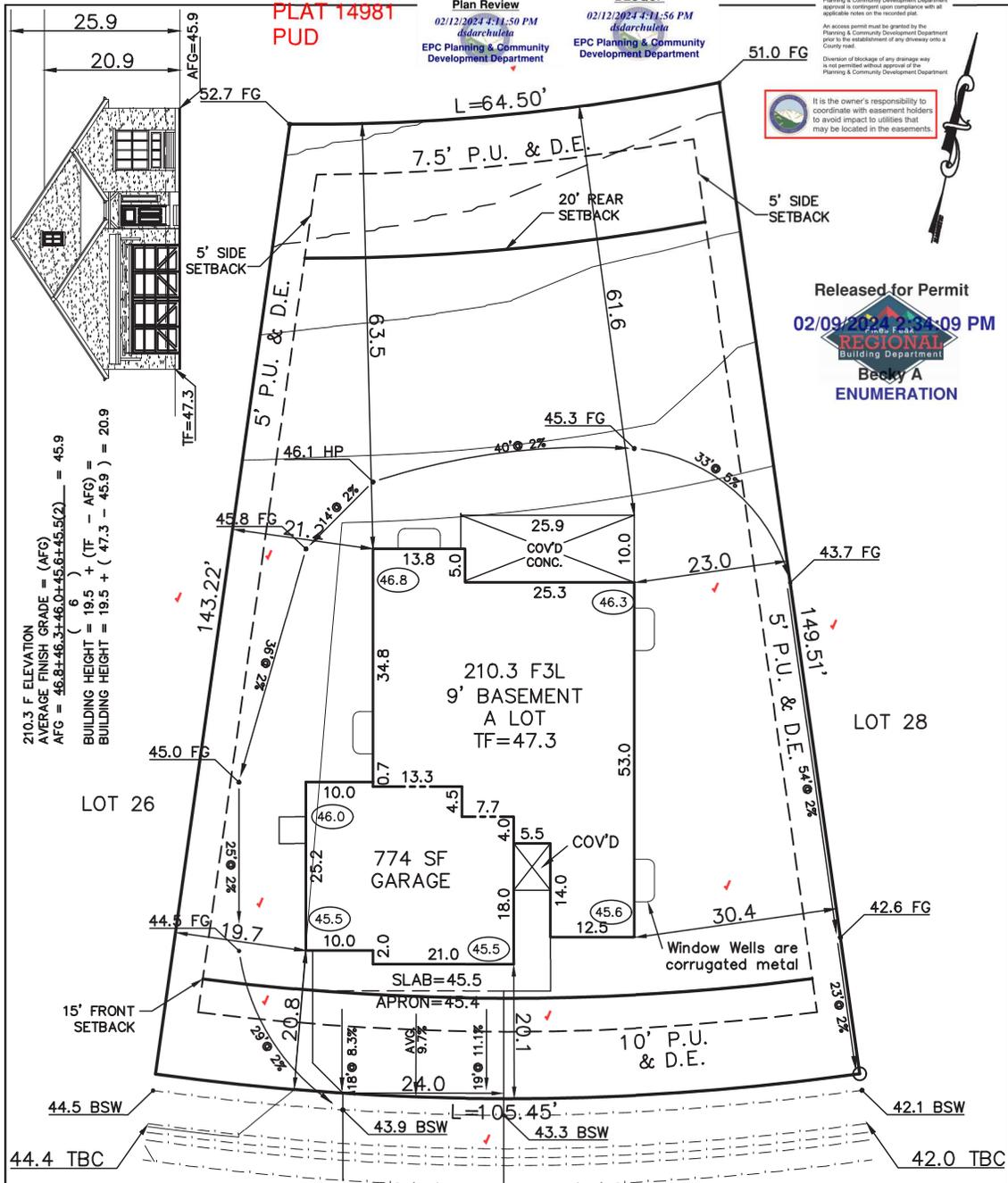


SFD24108  
 PLAT 14981  
 PUD

APPROVED  
 Plan Review  
 02/12/2024 4:11:50 PM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

APPROVED  
 BESQCP  
 02/12/2024 4:11:56 PM  
 dsdarchuleta  
 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 REGULATIONS  
 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 Morage 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.



Released for Permit  
 02/09/2024 12:34:09 PM  
 REGIONAL  
 Building Department  
 Becky A  
 ENUMERATION

SCHEDULE No. 7129401048

<p><b>WARNING!</b></p> <ol style="list-style-type: none"> <li>LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.</li> <li>THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.</li> </ol>	<p><b>SITE DATA</b></p> <p>LOT SQ. FT.= 12446          HOUSE SQ. FT.= 2689          COVERAGE = 21.6%          BLDG. HEIGHT = 20.9</p>	<p><b>PLOT PLAN</b></p>	
<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE.</li> <li>DECK 8'+ ABOVE GRADE ARE INCLUDED IN LOT COVERAGE.</li> <li>DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE.</li> <li>RETAINING WALL(S) SHOWN ARE DESIGNED PER INFORMATION PROVIDED BY THE DEVELOPER. ACTUAL FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE MINOR MODIFICATION TO THE DESIGN.</li> <li>DUE TO SITE CONDITIONS, ACTUAL RETAINING WALLS, GRADING AND SLOPES MAY VARY FROM THE APPROVED PLOT PLAN, VANTAGE HOMES RESERVES THE RIGHT TO MODIFY OR CHANGE THE PLOT PLAN WITHOUT PRIOR NOTICE.</li> <li>16" EAVES</li> </ol>		<p><b>LEGAL DESCRIPTION</b></p> <p>LOT 27          FOREST LAKES FILING NO. 7          EL PASO COUNTY, COLORADO</p>	
<p><b>ADDRESS</b></p> <p>4752 FOOTHILLS FLASH COURT</p>		<p><b>SCALE:</b> ...1"=20'</p>	<p><b>DRAWING NAME</b>          FL7-27</p> <p><b>DATE</b>          01-30-24</p>
<p><b>VANTAGE HOMES</b>          9540 FEDERAL DRIVE, SUITE 100          COLORADO SPRINGS, COLORADO 80921          PHONE 719-534-0984          FAX 719-534-0998</p> <p>1 inch = 20 ft.</p>			

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 7129401048

Address: 4752 FOOTHILLS FLASH CT, MONUMENT

Plan Track #: 186165  Received: 09-Feb-2024 (BECKYA)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	772	
Lower Level 2	1624	
Main Level	1623	
	4019	Total Square Feet

Enumeration  
**APPROVED**  
 BECKYA  
 2/9/2024 2:34:36 PM

Floodplain  
 (N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
 Plan Review  
*02/12/2024 4:12:25 PM*  
*dsdarachuleta*  
 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.