

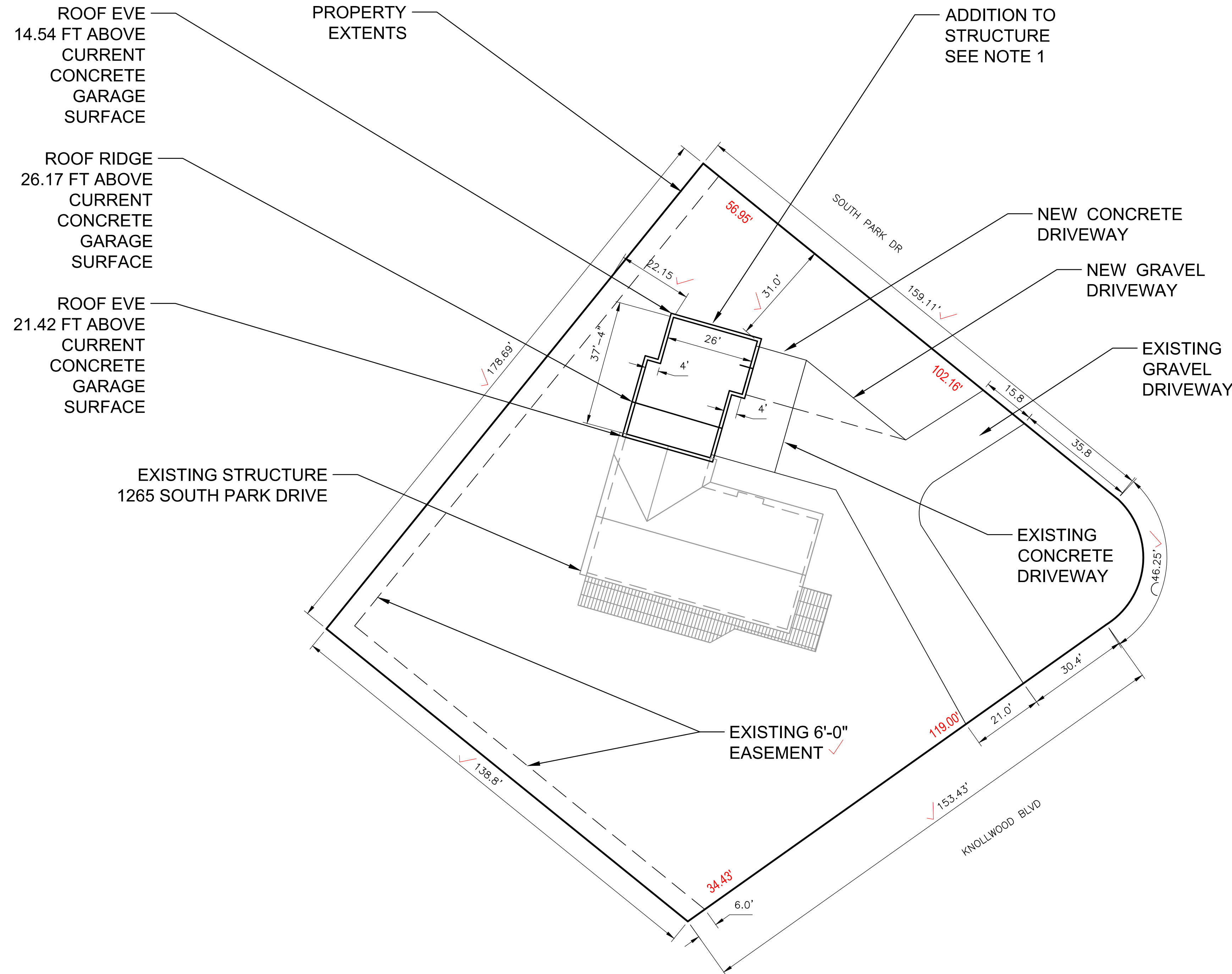
R124236
 ADD2034
 PLAT 2267
 ZONE RR-0.5
 DIST 1

APPROVED
 Plan Review
 08/31/2020 10:56:52 AM
 A. Despinosa
 EPC Planning & Community
 Development Department

Not Required
 BESQCP
 08/31/2020 10:57:01 AM
 A. Despinosa
 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

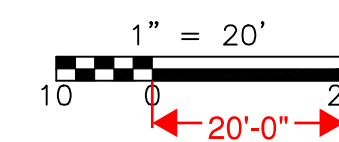
It is the owner's responsibility to
 coordinate with easement holders
 to avoid impact to utilities that
 may be located in the easements.



- ✓ SITE NOTES FOR 1265 S. PARK DRIVE MONUMENT, COLORADO 80132:
1. THE ADDITION SHALL BE CLASSIFIED AS "ATTACHED ACCESSORY LIVING QUARTERS FOR PERMANENT OCCUPANCY COMPLIANCE AFFIDAVIT."
 2. THE ADDITION WILL CONSIST OF CONSTRUCTING A SECOND STORY LIVING SPACE OVER AN EXISTING "TWO-CAR" GARAGE AND THE CONSTRUCTION OF AN ADDITIONAL "1-CAR" GARAGE BAY.
 3. APN: 71141 02 001
 4. ZONE: RR-0.5 PLAT 2267
 5. AREA: 29600 SF/0.679 AC
 6. DIST: 1
 7. LEGAL: LOT 4 BLK 10 HARMON HILLS FIL 2
 8. R124236 ADD 2034

NOTE 1: DIMENSIONS FOR PROPERTY SETBACKS ARE DIMENSIONED FROM PROPERTY BOUNDARY TO EDGE OF FOUNDATION. ADDITION OF THE STRUCTURE IS DRAWN WITH A 1'-0" OVERHANG FOR ROOF.

ADDITION SITE PLAN
 PLAN
 1" = 20' ✓



REV. NO.	DATE	DRWN	CHKD	REMARKS

DATE: JULY 2020

MANDK
 RESTORATION LLC
 8611 EAST EASTMAN AVE
 Denver, Colorado 80231
 Tel: (720) 951-3661

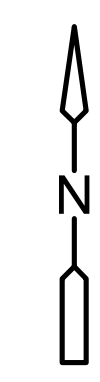
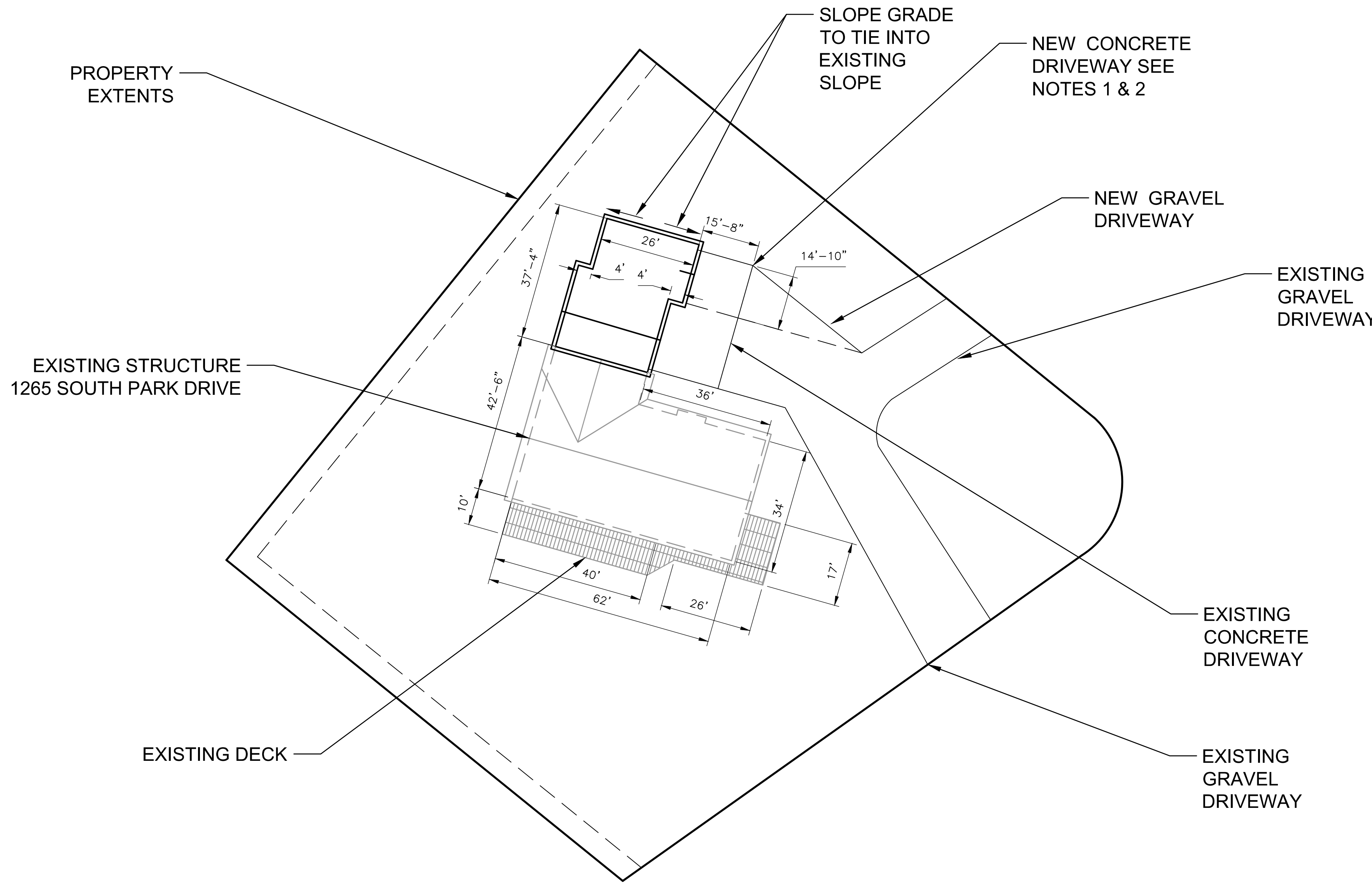
VERIFY SCALE

 THIS BAR IS
 ONE INCH LONG
 AT FULL SCALE

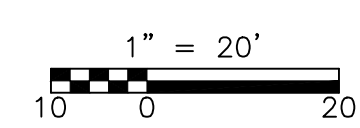
BIBIGHAUS ADDITION
 1265 SOUTH PARK DRIVE MONUMENT, COLORADO 80132

PROPERTY SETBACKS

SHEET NO.
 C-2



ADDITION SITE PLAN
PLAN
1" = 20'



NOTE 1: SLOPE NEW CONCRETE DRIVEWAY AWAY FROM HOUSE, MATCHING SLOPE OF EXISTING CONCRETE DRIVEWAY

NOTE 2: CONCRETE DRIVEWAY SHALL BE 6" THICK WITH #4 AT 18" ON CENTER EACH WAY. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH (f_c) OF 4,500 PSI.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DATE: JULY 2020

MANDK
RESTORATION LLC
8611 EAST EASTMAN AVE
Denver, Colorado 80231
Tel: (720) 951-3661

VERIFY SCALE
THIS BAR IS
ONE INCH LONG
AT FULL SCALE

BIBIGHAUS ADDITION
1265 SOUTH PARK DRIVE MONUMENT, COLORADO 80132

ADDITION PLAN

SHEET NO.
C-1



ATTACHED ACCESSORY LIVING QUARTERS FOR PERMANENT OCCUPANCY COMPLIANCE AFFIDAVIT

I, Laura Ann Bibighaus + David Laury Bibighaus, applicant or applicant's agent for a Attached Accessory Living Quarters for Permanent Occupancy being duly sworn on oath, deposes and says:

I, as applicant, own and hold title to the following described real property (hereinafter referred to as "the PROPERTY"), or have been given authority to represent the owner by an Owner's Affidavit of the PROPERTY for purposes of the above referenced application:

1265 South Park Drive Street Address
Lot 4, Block 10, Harmon Hills II Legal Description
71141-02-001 Assessor Tax Schedule Number

El Paso County, Colorado

I hereby acknowledge and agree to the following:

"Pursuant to Chapter 5 of the El Paso County Land Development Code, I as Owner acknowledge and agree that the Attached Accessory Living Quarters for Permanent Occupancy apartment proposed as part of this development application and to be located on the above referenced property may not be leased or rented. I, hereby agree that I will not lease or rent the Attached Accessory Living Quarters for Permanent Occupancy apartment."

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 06 day of July, 2020.

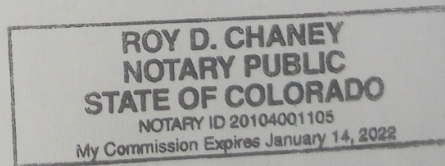
OWNER STATE OF Colorado

COUNTY OF El Paso

Laura A. Bibighaus
Owner Signature
Laura A. Bibighaus 1265 S. Park Dr. Monument, CO 80132 719-339-647
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 06 day of July, 2020 by Roy D. Chaney, COUNTY OF El Paso.

Roy D. Chaney
(Notary Public) My Commission expires 01/14/2022



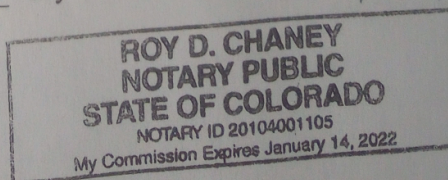
OWNER STATE OF Colorado

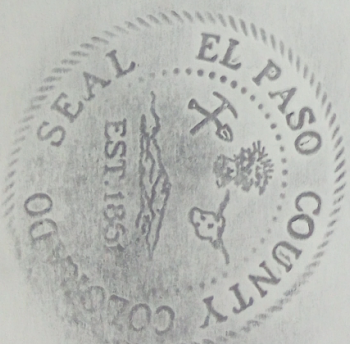
COUNTY OF El Paso

David L. Bibighaus
Owner Signature
David L. Bibighaus 1265 S Park Dr Monument, CO 80132 719 339-647
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 06 day of July, 2020 by Roy D. Chaney, COUNTY OF El Paso.

Roy D. Chaney
(Notary Public) My Commission expires 01/14/2022





Office of County Clerk and Recorder
El Paso County, State of Colorado
Certified to be a full, true, and Correct
Copy of the record in my Office.

6220446.131 Book Page 1
Date 8-5-2020

.....**Chuck Broerman**.....
County Clerk & Recorder
El Paso County, Colorado

By *Brandi Warren* Deputy

Brandi Warren

RESIDENTIAL



2017 PPRBC

Address: 1265 SOUTH PARK DR, MONUMENT

Parcel: 7114102001

Map #: 276G

Plan Track #: 124236 

Received: 09-Jun-2020 (BECKYA)

Description:

ADDITION TO GARAGE W/ 2ND FLR HABITABLE SPACE

Contractor: ROWE & MACPHAIL RENOVATIONS & CONSTRUCTION, LLC

Type of Unit:

Main Level	416	
Upper Level 1	550	
	966	Total Square Feet

Plan-check Fee: \$65.00 (1655936)

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
06/23/2020 4:40:51 PM




CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

08/31/2020 11:02:24 AM
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.