



**Legend**

- Parcels
- Building Footprints

**Address:**  
1307 E Monroe St

**Legal Description:**  
LOT 17 BLK 8 GOLF CLUB ADD 2  
COLO SPGS

**TSNI:**  
6405114014

**Zone:**  
R-1 6: Single-Family - Medium

**Lot Size:**  
7,706 sq. ft.

**Footprints:**  
1st Floor - 772 sq. ft.  
Garage - 466 sq. ft.  
Proposed Structure - 310 sq. ft.

**Lot Coverage:** 20 %  
**Max Lot Coverage:** 45%

**Building Setbacks:**  
FYSB - 30'  
SYSB - 5'  
RYSB - 15'

**Height of proposed structure:**  
14 ft

**Notes**

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