



Harlan Homes, Inc.  
P.O. Box 2324, Monument, CO 80132  
Office: (719) 491-1147, Fax: (719) 487-7827

July 26, 2020

Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910

Attn: Lindsay Darden,

Re: Request and Justification

1. Owners: Robert and Carolyn Wheeler  
17119 Buffalo Valley Path  
Monument, CO 80132  
(719) 930-0116

Applicant: H. Mark Bruce  
Harlan Homes Inc.  
P.O. Box 2324  
Monument, CO 80132  
[harlanhomesinc@comcast.net](mailto:harlanhomesinc@comcast.net)

2. Site location: 20201 Royal Troon Drive, Monument, CO 80132  
2.53 acres  
Zone PUD

3. Request administrative relief for encroaching 18' into a 90' setback.

Justification: We sited the home inside Kings Deer's building envelope. When we rotated the home for optimal view, we extended 8' outside of the building envelope. Unfortunately, it appears the developer placed the building envelope stake 78' from property line. We have already gone through the Kings Deer approval process. Moving 2.5' will require an as-built approval, moving it 20' will not only move the home into another home's sight line, it will also require going through another full Kings Deer approval process. Therefore, we are requesting administrative relief for extending 20% (18') into the setback.

4. Existing and proposed facilities, structures, roads, etc.: New home

16. *Water + Sewer provided by well + septic*

Thank you for your consideration.

*H. Mark Bruce*

H. Mark Bruce  
President  
Harlan Homes, Inc.

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Justification continued:

The strict application of the standard would result in blocking the view corridor of the existing home to the north. In order to clear that view corridor, we would have to move the home 60'. This would put us in the view corridor of the homes to the east. In addition, the location we have chosen is 250' from our power source, the maximum allowed by Mountain View Electric. Moving the site would put us over 300' from the power source. Because of the shape of the lot, moving the site would also put it closer, if not into, the natural drainage. That would, in turn, force us to put the septic system on the uphill side of the house which would trigger a new septic permit and design.

Granting administrative relief will not adversely impact surrounding properties. In fact, it is the one location that doesn't impact other properties. Administrative relief will not allow an increase in the number of dwellings on the parcel. Only one is allowed.