

Dimensional Variance Notice

1510 Trumpeters Ct

May 28, 2019

Hi Neighbor,

We are planning to build a 3-car garage attached to our existing garage. During the planning stage we found out that the set-back on that side (west side) of our property was 100 feet from the property line and not 50 feet like it is on our east side property line. Our existing garage is right up to the 100-foot set-back right now so the new garage would have to be almost entirely in the first 50 feet of the 100-foot set-back. The new garage, when finished, would be about 52 feet from the property line.

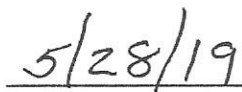
We have looked at alternative locations for a detached garage. Locating to the rear of the house would not work because of the terrain being almost 8 feet higher and that area would put it directly behind our rear patio because of the angle of the west lot line. The other possible location would be the right front of the house. This would not be attached and would be closer to the road. That elevation would end up being about eight feet lower than the existing home and would require an additional driveway and steps down to the garage level.

Of course, neither of the alternatives would keep with our desire to have one level living and no steps in or out of the home. We believe that obtaining a building variance to place the garage within the current set-back (at 52-feet from the property line) is the best option for us and as well as a way-ahead that maintains a clean look for the neighborhood. The use of 50-foot set backs is a common building practice in upscale subdivisions. Please let us know if you agree or disagree.

Thank you,



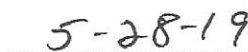
Lou Judge



Date



Janet Judge



Date

Mailing List to Neighbors of 1510 Trumpeters Ct.

Joshua and Allison Galer
18884 Hilltop Pines Path
Monument, CO 80132

Glen and Mary Galer
19004 Hilltop Pines Path
Monument, CO 80132

Eric and Deborah Bennett
19044 Hilltop Pines Path
Monument, CO 80132

Mailing Address:

19940 River Falls Drive
Davidson, NC 28036

Level 1 Homes, Inc.
1460 Trumpeters Ct
Monument, CO 80132

Mailing Address:

7780 Wildridge Rd.
Colorado Springs, CO 80908



Dan and Mary Mcquhae

1455 Trumpeters Ct.

Monument, CO 80132

Mailing Address:

287 Sylvester Place

Highlands Ranch, CO 80129

Randle and Deborah Mcendree

1505 Trumpeters Ct.

Monument, CO 80132

Mailing Address:

P.O. Box 1687

Parker, CO 80132

EL PASO COUNTY - COLORADO

6109006008
1510 TRUMPETERS CT

Total Market Value
\$717,200



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

7018 0040 0000 1735 2136

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and Fees	\$ 4.05

Sent To
JOSHUA & ALLISON GALER
Street and Apt. No., or PO Box No.
18884 HILLTOP PINES PATH
City, State, ZIP+4®
MONUMENT, CO 80132

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0040 0000 1735 2082

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Postage	\$
Total Postage and Fees	\$ 4.05

Sent To
LEVEL J HOMES, INC.
Street and Apt. No., or PO Box No.
7780 WILDRIDGE RD
City, State, ZIP+4®
COLORADO SPRINGS, CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and Fees	\$ 4.05

Sent To
GLEN & MARY GALER
Street and Apt. No., or PO Box No.
19004 HILLTOP PINES PATH
City, State, ZIP+4®
MONUMENT, CO 80132

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

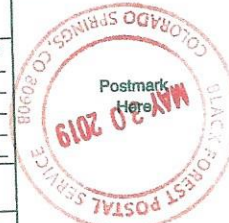
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$ 55
Total Postage and Fees	\$ 4.05

Sent To
DAN & MARY McQUHAE
Street and Apt. No., or PO Box No.
287 SYLVESTER PLACE
City, State, ZIP+4®
HIGHLANDS RANCH, CO 80129

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and Fees	\$ 4.05

Sent To
ERIC & DEBORAH BENNETT
Street and Apt. No., or PO Box No.
19940 RIVER FALLS DRIVE
City, State, ZIP+4®
DARLSON, NC 28036

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0040 0000 1735 2112

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and Fees	\$ 4.05

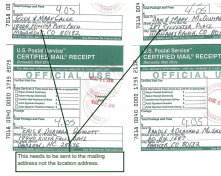
Sent To
RANDLE & DEBORAH McLENDREE
Street and Apt. No., or PO Box No.
P.O. Box 1687
City, State, ZIP+4®
PARKER, CO 80132

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

This needs to be sent to the mailing address not the location address.

Adjacent Property Owner Notification_v1-redline.pdf Markup Summary

dskendall (1)



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