

EMAIL FROM OWNER OF DEVELOPMENT

From: <myway617@aim.com>
Date: Thu, May 30, 2019 at 9:43 AM
Subject: Re: 1510 Trumpeters Garage
To: <clint@level1homes.com>

Hi Clint, We are excited to see another one of your beautiful homes featured in the Parade! Hopefully this will allow you to sell it and build more quality homes in Hilltop Pines.

We all know what it's like to hit a snag. Fortunately, it looks like this has a simple solution. From a development perspective, I don't see any adverse effect from the Board of Adjustment granting your proposed variance. You have clearly taken into consideration the intent of the setback requirement and the only property that this variance would supposedly impact is your own. Let me know if there's anything the Board of Adjustment will need from me to grant the Variance.

The letter to the neighbors also reflects your consideration of the intent of the community's design guidelines and perceived value. I hope the neighbors will appreciate that it would be best to have the variance approved without opposition than to have trailers and other items left exposed on the property rather than enclosed. As ever, let me know if you need any assistance from me. You are welcome to forward this note if it will help plead your case. Thanks, Marcene Reiss

-----Original Message-----

From: clint level1homes.com <clint@level1homes.com>
To: Marcene <myway617@aim.com>
Sent: Tue, May 28, 2019 5:00 pm
Subject: 1510 Trumpeters Garage

Hi Marcene,

I hope you are doing well. We are doing the Parade again with our home at 1460 Trumpeters this time. Should be busy again.

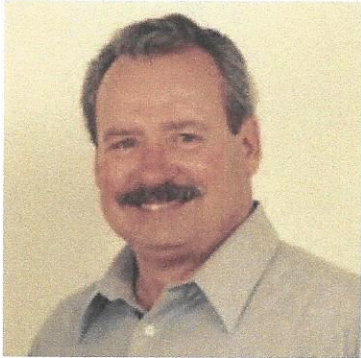
I am writing you because we ran into a glitch in putting up the garage on 1510 Trumpeters. It turns out Regional Building and Planning had approved the garage where we had planned it. I called and asked a question of Planning and when he looked it up he said he had approved it in error because that side of the lot required a 100 foot set back, not 50

feet. We now have to go through the Board of Adjustment and ask for a variance.

I have attached a copy of the letter we are sending the neighbors and I was hoping that you would ad your approval to this process. We have located the house on 1460 toward the west side of that lot so there will still be good separation between the two houses. Your help will be very appreciated.

Thanks and Blessings,

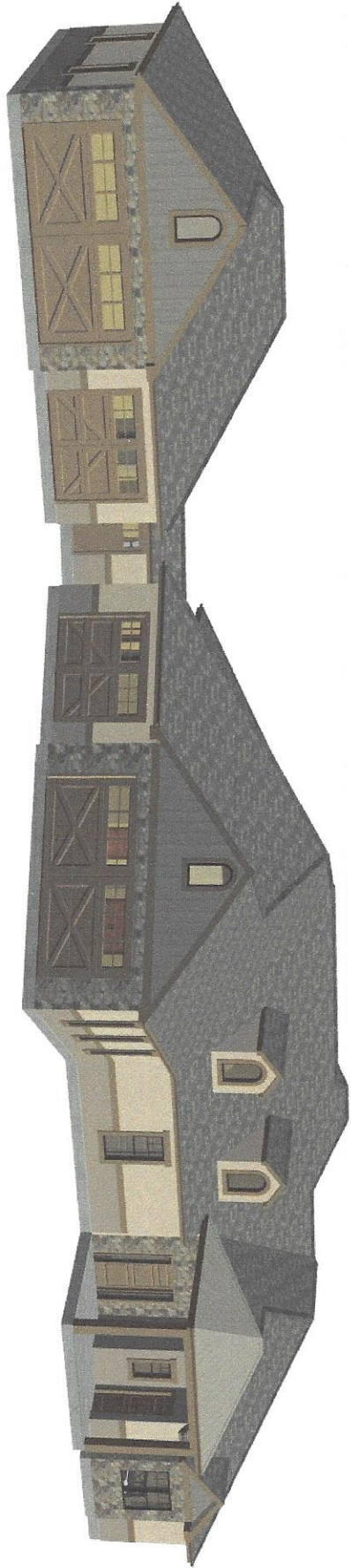
Clint



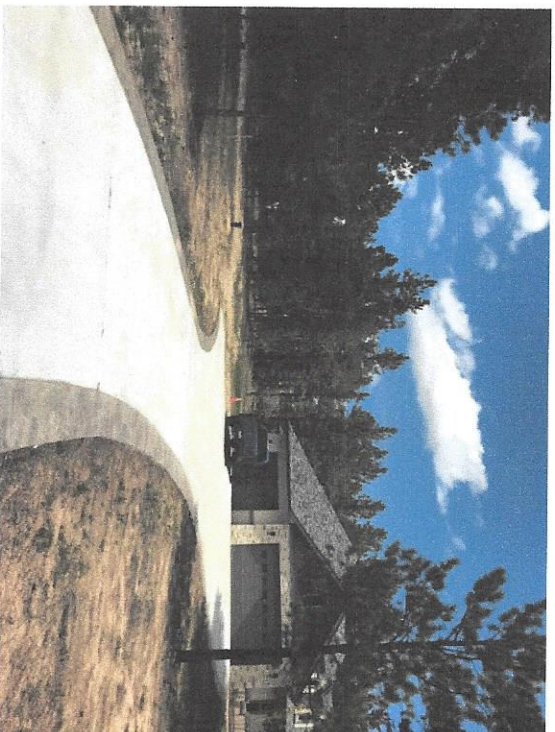
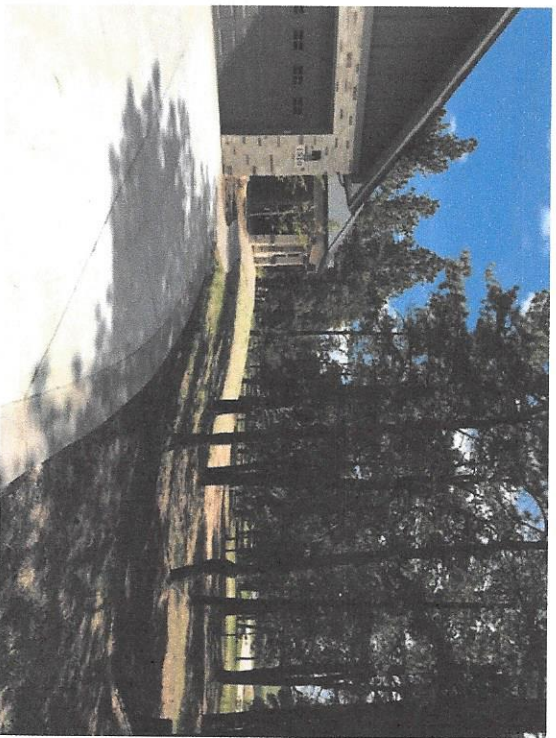
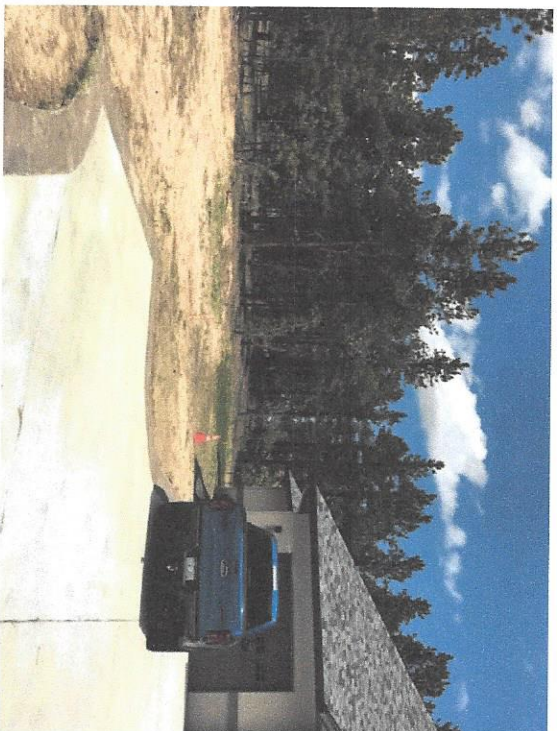
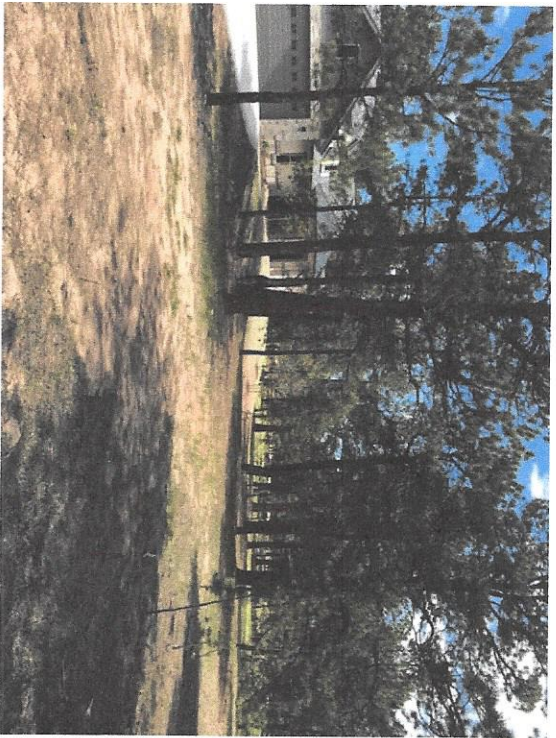
Clint Dufresne

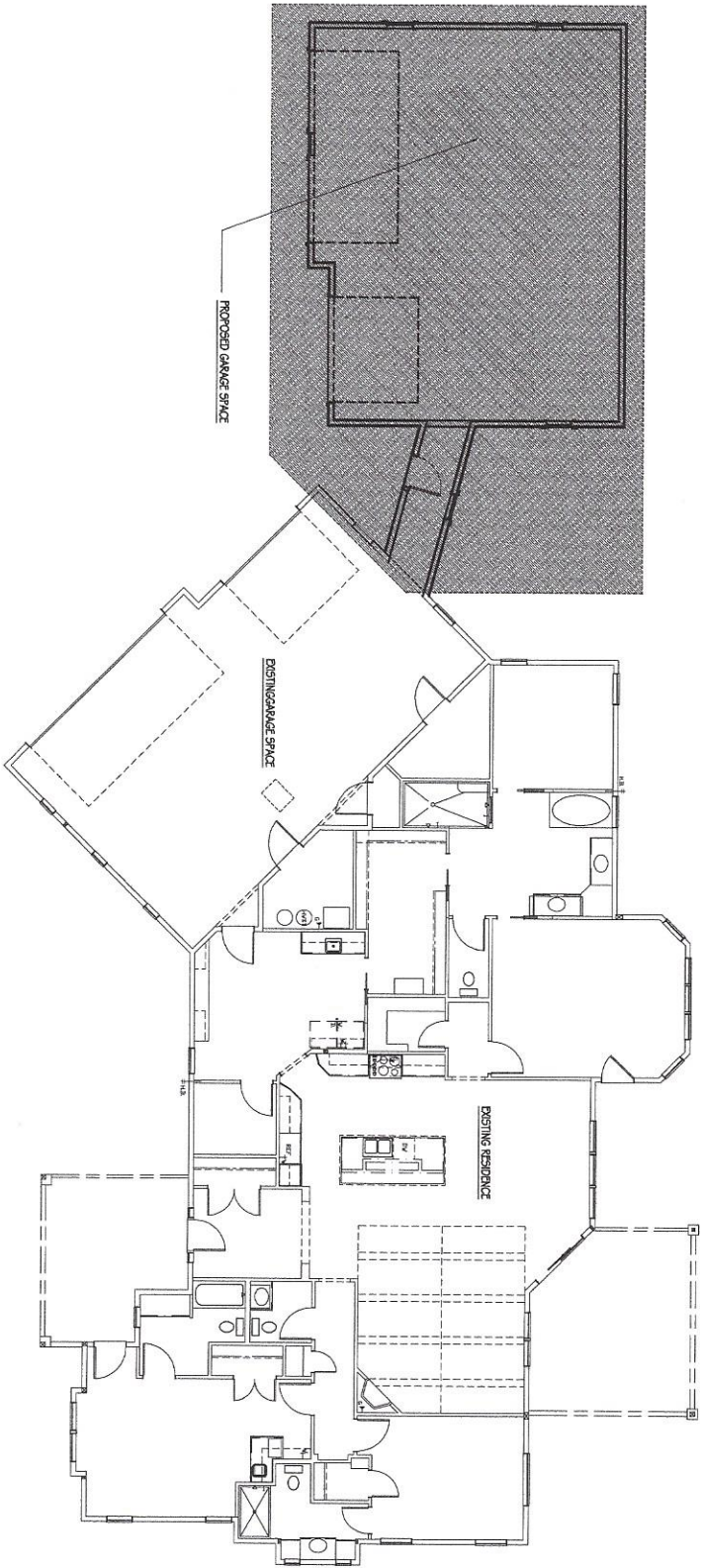
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Suite 60
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Cell: 719-339-0720
Clint@level1homes.com
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PROPOSED GARAGE TO MATCH EXISTING GARAGE



1510 Trumpeter Ct, Colorado Springs, CO





OVERALL FLOOR PLANS

SCALE: 3/16" = 1'-0"

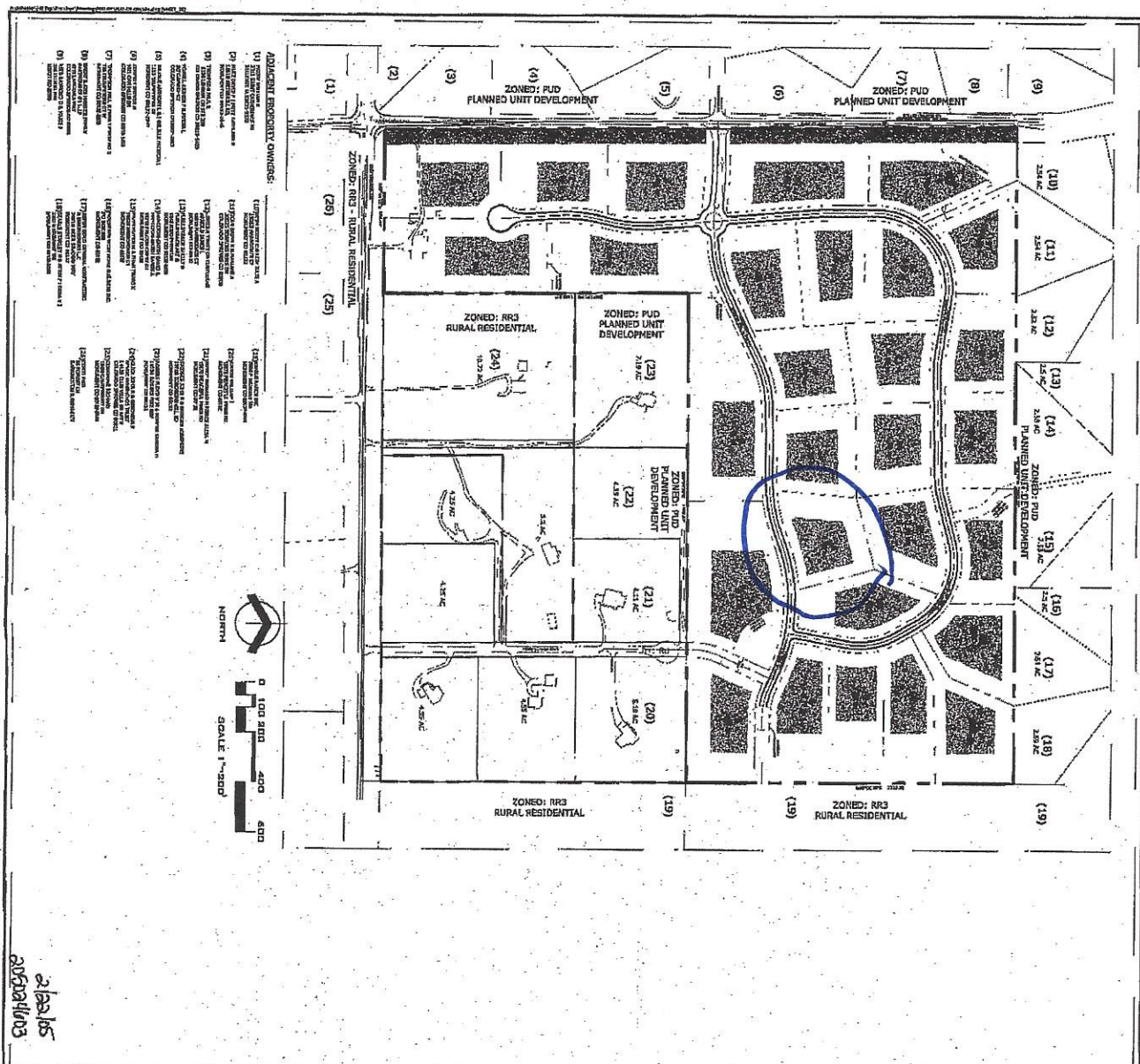
SCALE:	AS SHOWN
DATE:	04/20/2010
DESIGNER:	D. WERNICK
DATE:	OCTOBER 2010
JOB #	

DATE: 03/26/10

AN ATTACHED GARAGE (ADD-ON)
 for
THE 1510 TRUMPETERS RESIDENCE
 1510 TRUMPETERS CT.

ADVANCED
 DISTRI-BUILD, LLC
 ATT: DAVE WERNICK
 7025 FOX SHELTER BLVD
 #119 SUITE 1100A
 FORT WORTH, TX 76149
 (817) 342-4447
 www.advanceddistri-build.com

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ADVANCED DISTRI-BUILD, LLC IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.



2/26/15
2/25/15

PUD DEVELOPMENT PLAN 5 OF 5 SHEETS	SHEET NO. 5 TOTAL SHEETS 5	DATE: 2/25/15	HILLTOP PINES PUD DEVELOPMENT PLAN	URBAN DESIGN LAND PLANNING & LANDSCAPE ARCHITECTURE 500 South Weber Street Colorado Springs, CO 80905 Tel: 719.471.1077 Fax: 719.471.4568
	PREPARED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	SCALE: 1"=100'		