

Dimensional Variance Notice

1510 Trumpeters Ct

May 28, 2019

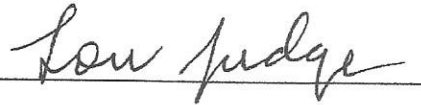
Hi Neighbor,

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.

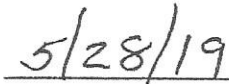
We have looked at alternative locations for a detached garage. Locating to the rear of the house would not work because of the terrain being almost 8 feet higher and that area would put it directly behind our rear patio because of the angle of the west lot line. The other possible location would be the 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,



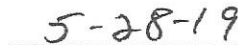
Lou Judge



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

Resent to County Assessor's Address;
1057 E 2950 N
Ogden, Utah 84414-3212

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

Resent to County Assessor's Address;

1455 Trumpeters Ct.

Monument, CO 80132

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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Certified Mail Fee	\$
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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 HILTON 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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<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 LEVEL I HOMES, INC.
 Street and Apt. No., or PO Box No. 1780 WILDRADE 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 (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 GLEN & MARY GALER
 Street and Apt. No., or PO Box No. 19004 HILTON 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 2105

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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	\$ 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

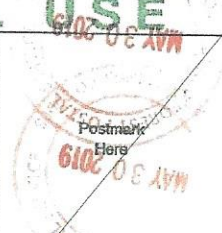
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
Total Postage and Fees	\$ 4.05

Sent To 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

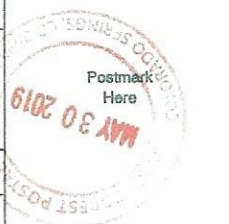
7018 0040 0000 1735 2112

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Extra Services & Fees (check box, add fee as appropriate)	
<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 RANDY & DEBORAH McENDREE
 Street and Apt. No., or PO Box No. PO 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.

7018 2290 0002 1850 4614

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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	\$.55
Total Postage and Fees	\$ 4.05



Sent To DAN & M J McQUHAE
 Street and Apt. No., or PO Box No. 1455 THOMAS PETERS CT
 City, State, ZIP+4® MONUMENT, CO 80132

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

7018 2290 0002 1850 4591

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Extra Services & Fees (check box, add fee as appropriate)	
<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	\$.55
Total Postage and Fees	\$ 4.05



Sent To GLENN & MARY GALEK
 Street and Apt. No., or PO Box No. 1057 E 2950 N
 City, State, ZIP+4® OGDEN, UT 84414-3212

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



Clint Dufresne <cadufresne@gmail.com>

FW: Request for Variance

1 message

Lou Judge <loujudge1@gmail.com>
To: Clint Dufresne <Clint@level1homes.com>
Cc: Lou and Janet Judge <jljdg22@gmail.com>

Mon, Jun 17, 2019 at 10:02 AM

Clint,

Second endorsement for the variance.

Thanks,

Lou

Sent from [Mail](#) for Windows 10

From: [Dr. Allison Galer](#)
Sent: Monday, June 17, 2019 9:40 AM
To: [loujudge1@gmail.com](#)
Subject: Request for Variance

Mr. and Mrs. Judge,

This email is in response to your letter requesting our approval regarding your request for a variance to the 100 foot setback on your property in order to facilitate an additional attached garage to your current home. My husband and I support this request.

Joshua and Allison Galer
[18884 Hilltop Pines Path](#)
[Monument CO 80132](#)
801-317-7049

Dr. Allison Galer

Licensed Psychologist

[13540 Northgate Estates Blvd.](#)

Suite 100

Colorado Springs, CO 80921

(719) 602-0947



Clint Dufresne <cadufresne@gmail.com>

FW: Variance Request

1 message

Lou Judge <loujudge1@gmail.com>
To: Clint Dufresne <Clint@level1homes.com>
Cc: Lou and Janet Judge <jljdg22@gmail.com>

Mon, Jun 17, 2019 at 8:12 AM

Hi Clint,

Feedback from neighbor concerning garage. I should get his son Josh's positive feedback later today.

Thanks,

Lou

Sent from [Mail](#) for Windows 10

From: [Glenn Galer](#)
Sent: Monday, June 17, 2019 7:33 AM
To: [Lou Judge](#)
Subject: Variance Request

Mr. and Mrs. Lou Judge,

This email is in response to you letter requesting our feedback on your request for a variance to the 100 foot setback on your property in order to facilitate an additional attached garage to your current home. My wife and I consider this request acceptable.

Glenn and Mary Galer
[19004 Hilltop Pines Path](#)
[Monument CO 80132](#)
801-866-5704

Sent from my iPhone

Randle & Deborah McEndree

P.O. Box 1687
Parker, CO 80134

T 720-244-9446

rdmcendree@aol.com

June 15, 2019

Lou & Janet Judge
c/o Level 1 Homes, Inc.
7780 Wildridge Rd.
Colorado Springs, CO 80908

Lou & Janet,

We received your letter requesting our opinion on the Dimensional Variance for 1510 Trumpeters Ct.

We have no objections to your requested change.

Sincerely,



Randle McEndree



Deborah McEndree



Clint Dufresne <cadufresne@gmail.com>

1510 Trumpeters

1 message

Dan McQuhae <dan_mcquhae@yahoo.com>
To: clint@level1homes.com

Mon, Jun 24, 2019 at 11:27 AM

To whom it may concern.

We have no objection to the requested property boundary variance on 1510 Trumpeters.

Sincerely

Dan and MJ McQuhae



June 20, 2019

Dear Lou and Janet,

In response to your request for a dimensional variance reducing the setback to 50 feet on the west side of the property, which is the east border of my property, I have no objection to your request. Our house sits 132 feet from that property line and your garage will have no effect to our property aesthetics or value.

Sincerely,

Clint Dufresne

Clint Dufresne, President

Level 1 Homes, Inc.