



Cuvala Construction Inc.

PO Box 1392
Monument, CO 80132
719-338-4599

NOTICE TO ADJACENT PROPERTY OWNERS

July 2020

To the neighbors of:

Jeff and Lori Booth
797 Forest View Way
Monument, CO 80132
Lot 31, Forest View Estates Filing IV
Zoned- 2.5 RR

This letter is being sent to you because *(Jeff and Lori Booth of 797 Forest View Way along with Cuvala Construction Inc)* are proposing a land use project in El Paso County at the referenced location. This information is being provided to you prior to a submittal to the County. Please direct any questions to the referenced contacts provided. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

We propose to add a garage addition to their existing home at 797 Forest View Way. The proposed addition would extend their current garage by approximately 14 feet on the south side of the building allowing for extended interior parking. As the home is currently situated on the platted 200' building setback, we are requesting approval from the El Paso County zoning department to amend the required setback by approximately 15 feet to accommodate this addition. Once approved, this change would modify the current setback of 200' to approximately 185' from Forest View Way and 37' from Lot 32.

This request meets the county's 20% administrative allowance on setback requirements and would be a minor change to the existing plot..

As adjacent property owners, we are writing this letter to notify you of these intentions. We have included the proposed site plan with this letter for you to review. If you have any concerns or questions with the proposed plan feel free to contact Dan at Cuvala Construction Inc.

Sincerely,

Daniel M. Cuvala
President
Cuvala Construction, Inc.
719-338-4599 Cell

N 89° 19' 30" E 240.05'

Found Monument
PLS 11997

LOT 23

LOT 31
4.42 Acres

S 00° 31' 48" W

PROPERTY DESCRIPTION:

Lot 31, Forest View Estates IV, El Paso County, Colorado.

LOT 24

1257.56'

SUNDANCE ESTATES

SURVEYOR'S CERTIFICATE:

This Site Plan illustrates the extent and location of the home on Lot 31 as determined during that land survey conducted by me on June 24, 2016. Boundary corner monuments were found at that time as shown hereon. The driveway was added later.

Platted 200' Side Setback
Proposed building
line is 185.72' = 11% Reduction

100 Year Floodplain & No Build Drainage Easement

20' Utility & Drainage Easement



Found Pin &
Cap LS 10109

Setback to Lot 32:
Required is 25.0'
Was 40.6'
Proposed is 37.2'

Jerome V. Hannigan
Colorado PLS 25629

N 00° 31' 48" E

S 00° 31' 48" W

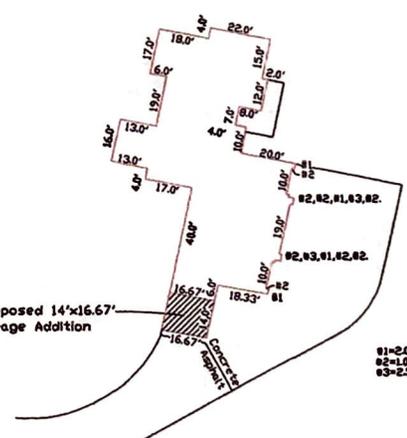
229.95'

Found Pin &
Cap LS 10109

LOT 32

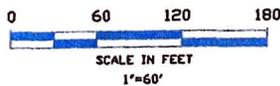


Proposed 14'x16.67'
Garage Addition



81=20'
82=10'
83=25'

House Detail
1"=30'



LOT 30

10' Utility & Drainage Easement

490.86'

Found Pin &
Cap LS 10109

Found #4 Rebar

S 89° 12' 12" W
797 FOREST VIEW WAY

REVISIONS



Jerome V.
HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING • LAND PLANNING
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9513
719-481-8292 • FAX: 719-481-9071

TITLE
Site Plan for a Building Permit
Lot 31, Forest View Estates IV
El Paso County, Colorado.

CLIENT
Cuvata Construction Inc.
JOB NUMBER
16-023
SHEET 1 OF 1

SCALE 1"=60' DATE 9-24-19 DRAWN BY Jvh

7019 2970 0000 8106 4602

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