



Board of Adjustment Agenda - Final

Vice-Chair Mindy Bandimere-Jordan
Boardmember Susan MacAfee
Boardmember Steve Thayer
Boardmember Michael Bartlett
Boardmember Nicholas Moore

Thursday, August 6, 2026

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form: CRgov.com/A11yRequest.

**** ALL TIMES ARE APPROXIMATE ****

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER

ROLL CALL

CERTIFICATION OF MEETING

6:05 pm APPROVAL OF MINUTES

[BOA](#)
[2026-008](#)

May 7, 2026 Board of Adjustment Meeting Minutes

Attachments: [May 7, 2026 Board of Adjustment Meeting Minutes](#)

6:10 pm ELECTION OF OFFICERS, ETC.

[BOA](#)
[2026-010](#)

Election of 2026-2027 Board of Adjustment Chair

[BOA](#)
[2026-011](#)

Election of 2026-2027 Board of Adjustment Vice Chair

6:20 pm PUBLIC HEARING ITEMS

[BOA](#)
[2026-009](#)

Request for Approval of Variance from the Maximum
Allowed Fence Height Zoned
R-1 (Single Family) 249 S Larkspur Drive

Attachments: [STAFF MEMO](#)
[Attachment A: VARIANCE APPLICATION PACKAGE - 249 S LARKSPUR DRI](#)

6:50 pm TOWN COUNCIL UPDATE

6:55 pm BOARD MEMBER ITEMS

7:00 pm ITEMS FROM STAFF

7:05 pm ADJOURN TO STUDY SESSION: LEGAL TRAINING



Town of Castle Rock

Agenda Memorandum

Agenda Date: 8/6/2026

Item #: **File #:** BOA 2026-008

To: Members of the Board of Adjustment

From: Board of Adjustment Administrator

May 7, 2026 Board of Adjustment Meeting Minutes

Executive Summary

Attached are the meeting minutes from the May 7, 2026 Board of Adjustment meeting for your review and approval.



Board of Adjustment Meeting Minutes - Draft

Ryan Purcell - Chair
Mindy Bandimere-Jordan - Vice Chair
Susan MacAfee
Nicholas Moore

Thursday, May 7, 2026

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

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**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER

Present 4 - Chair Ryan Purcell, Vice-Chair Mindy Bandimere-Jordan, Boardmember Nicholas Moore, and Boardmember Susan MacAfee

ROLL CALL

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

Moved by Vice-Chair Bandimere-Jordan, seconded by Boardmember MacAfee, to Approve March 19, 2026 minutes as presented. The motion passed by a vote of:

Yes: 4 - Chair Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore

[BOA 2026-005](#)

March 19, 2026 Board of Adjustment Meeting Minutes

RESOLUTION OF APPRECIATION

[BOA 2025-005](#)

Resolution of Appreciation: Eric Richards, Board of Adjustment

Moved by Vice-Chair Bandimere-Jordan, seconded by Boardmember MacAfee, to Approve BOA Topic BOA 2025-005 as presented. The motion passed by a vote of:

Yes: 4 - Chair Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore

[BOA 2026-006](#)

Resolution of Appreciation: Chuck Kocher, Board of Adjustment

Moved by Vice-Chair Bandimere-Jordan, seconded by Boardmember MacAfee, to Approve BOA Topic BOA 2026-006 as presented. The motion passed by a vote of:

Yes: 4 - Chair Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore

PUBLIC HEARING ITEMS

[BOA 2026-007](#) **Request for Approval of Variance from the Minimum Rear Yard Setback Zoned PD (Planned Development - Single Family) 175 W Prestwick Court**

Tammy King presented a request for approval of a variance to the minimum rear yard setback for an existing 1985 home located at 175 W. Prestwick Court. The applicant proposed reconstructing a deck and adding a patio cover within the PD Zone (Single-Family Residential), where a twenty-five-foot rear setback is required. The applicant requested a nine-foot variance because the original deck was built and permitted at an incorrect setback, and they now wish to add a patio cover to the existing structure.

Moved by Chair Purcell, seconded by Vice-Chair Bandimere-Jordan, to Approve BOA Topic BOA 2026-007 as presented. The motion passed by a vote of:

Yes: 4 - Chair Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore

TOWN COUNCIL UPDATE

Councilmember Dietz not present.

BOARD MEMBER ITEMS

ITEMS FROM STAFF

Tammy King informed the Board on a possible case in June and interviews for members for the Board of Adjustment on Tuesday May 12, 2026.

ADJOURN

Moved by Chair Purcell, seconded by Vice-Chair Bandimere-Jordan, to Approve to adjourn as presented. The motion passed by a vote of:

Yes: 4 - Chair Purcell, Bandimere-Jordan, Boardmember MacAfee, and Boardmember Moore



Town of Castle Rock

Agenda Memorandum

Agenda Date: 8/6/2026

Item #: **File #:** BOA 2026-010

To: Members of the Board of Adjustment

From: Board of Adjustment Administrator

Election of 2026-2027 Board of Adjustment Chair

Executive Summary

Election of 2026-2027 Board of Adjustment Chair



Town of Castle Rock

Agenda Memorandum

Agenda Date: 8/6/2026

Item #: **File #:** BOA 2026-011

To: Members of the Board of Adjustment

From: Board of Adjustment Administrator

Election of 2026-2027 Board of Adjustment Vice Chair

Executive Summary

Election of 2026-2027 Board of Adjustment Vice Chair.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 8/6/2026

Item #: File #: BOA 2026-009

To: Members of the Board of Adjustment

From: Tammy King, Zoning Manager

Request for Approval of Variance from the Maximum Allowed Fence Height Zoned R-1 (Single Family) 249 S Larkspur Drive

Executive Summary

The purpose of this staff report is to request action by the Board of Adjustment on an application submitted by Michael Bolsinger, Trustee of the MTB Family Trust, for a two-foot (2') variance from the maximum permitted fence height of six-feet (6') on a single-family residential property zoned R-1.

The subject property is addressed as 249 S Larkspur Drive, also known as Lot 51 Michael's 2nd Addition to Castle Rock.

The applicant proposes to construct a portion of a backyard fence at a height of eight feet (8').

The Municipal Code limits residential fence height to six-feet (6'); therefore, a two-foot (2') variance is required. The applicant has submitted a site plan identifying the location of the proposed fence and the portion requiring the variance.

According to the application, the additional fence height is requested to improve privacy and increase the enjoyment of the backyard.

Attachments

Attachment A: Variance Application Package



Meeting Date: August 6, 2026

AGENDA MEMORANDUM

To: Board of Adjustment

From: Tammy King, Zoning Manager

Title: Request for Approval of Variance from the Maximum Allowed Fence Height Zoned R-1 (SINGLE-FAMILY)

Subject Property: 249 S Larkspur Drive

Summary

The purpose of this staff report is to request action by the Board of Adjustment on an application submitted by Michael Bolsinger, Trustee of the MTB Family Trust, for a two-foot (2') variance from the maximum permitted fence height of six-feet (6') on a single-family residential property zoned R-1.

The subject property is addressed as 249 S Larkspur Drive, also known as Lot 51 Michael's 2nd Addition to Castle Rock.

The applicant proposes to construct a portion of a backyard fence at a height of eight feet (8'). The Municipal Code limits residential fence height to six-feet (6'); therefore, a two-foot (2') variance is required. The applicant has submitted a site plan identifying the location of the proposed fence and the portion requiring the variance.

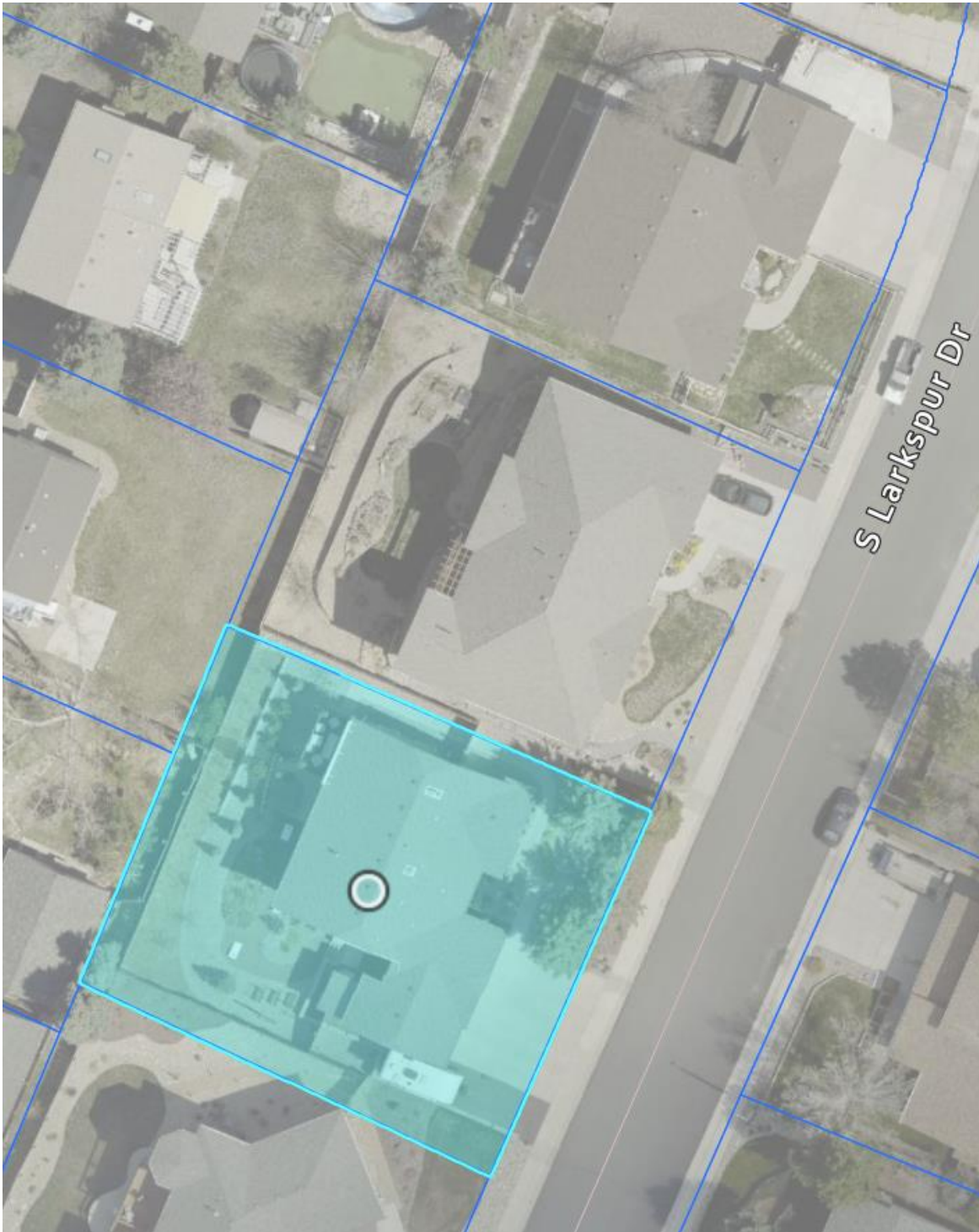
According to the application, the additional fence height is requested to improve privacy and increase the enjoyment of the backyard.

Background:

- The subject property is located at 249 S. Larkspur Drive and is developed with a single-family residence constructed in 1997.
- The adjacent residence was constructed in 2016 and includes a legally established Accessory Dwelling Unit (ADU).
- According to the applicant, the neighboring ADU has increased activity and visibility into the applicant's backyard, reducing privacy.
- The topography of the subject property and the adjacent lot provides limited privacy between the two backyards and outdoor living areas.
- The property is not subject to a homeowner's association (HOA).
- The applicant is requesting a two-foot (2') variance to allow a **portion of the proposed fence** to exceed the six-foot (6') maximum height in order to improve privacy and enjoyment of the backyard and patio.
- The submitted plot plan identifies the portion of the fence that exceeds six feet (6') and illustrates the transition from the permitted six-foot fence to the proposed eight-foot section.

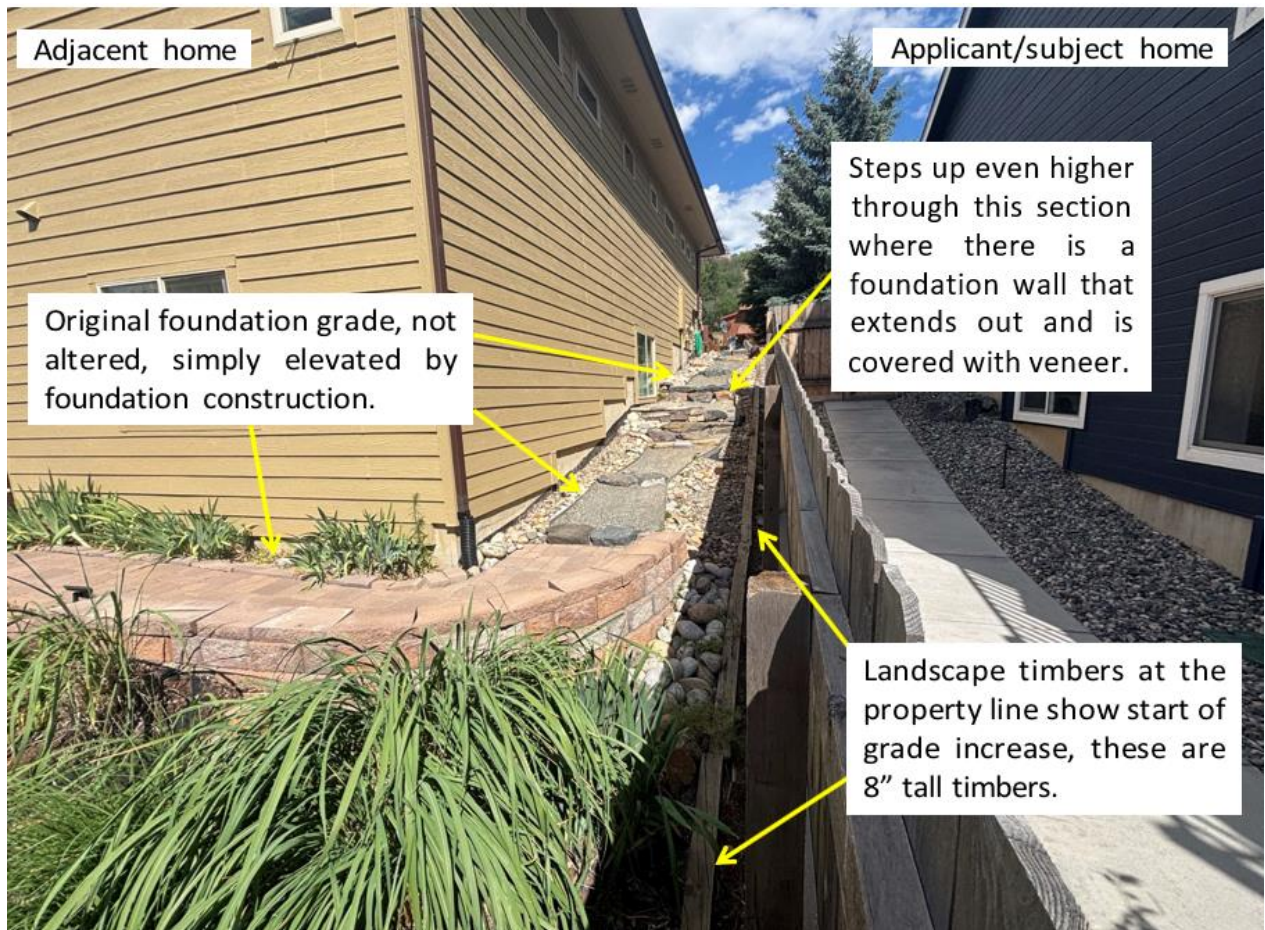
- The owner of the adjacent property most directly affected by the request has submitted written support for the proposed variance.

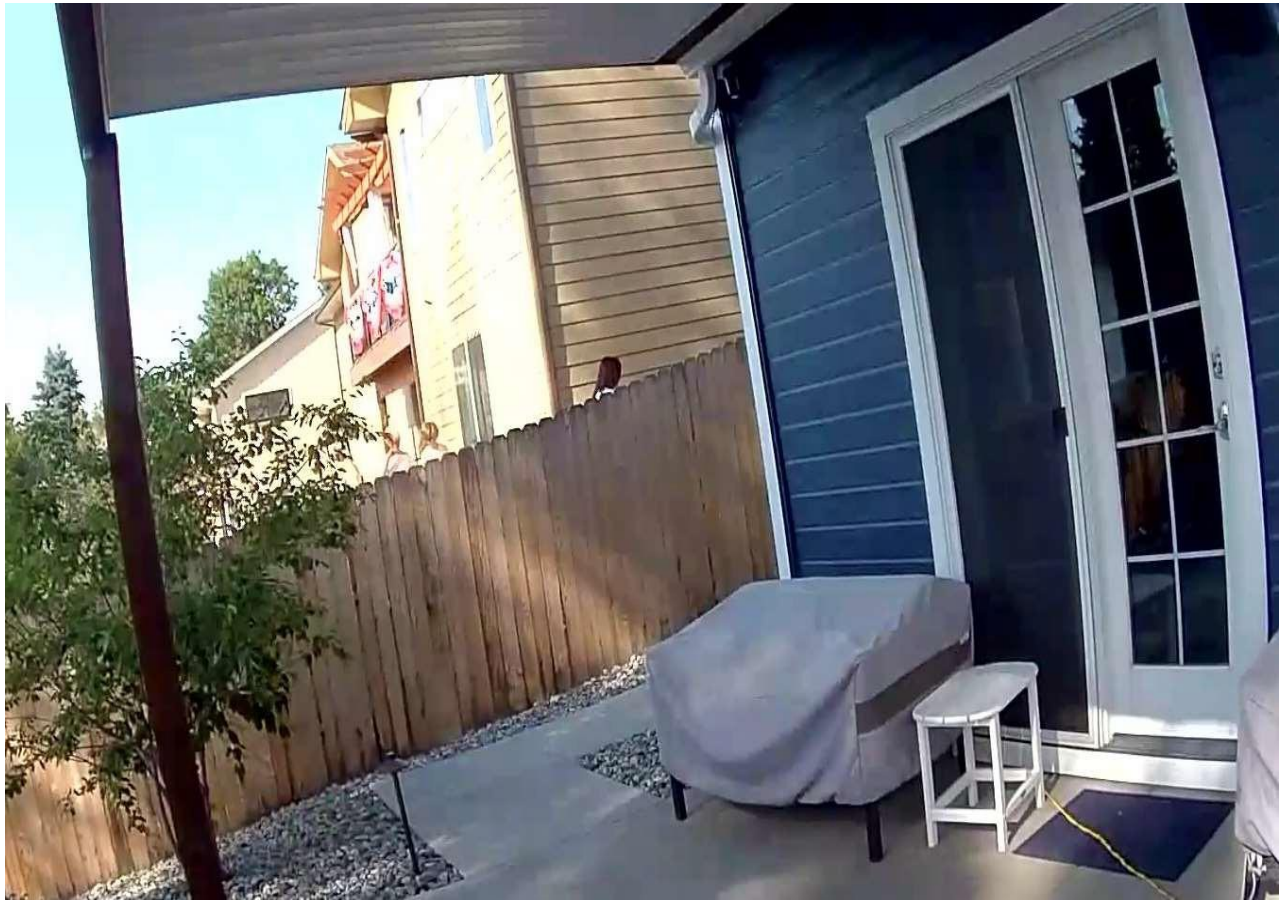
Vicinity Map:



[illegible]

Photos of current condition and topography





Town of Castle Rock Municipal Code 17.06.020 Powers and Duties

B. Variances

1. Following proper notice; the Board shall hear and decide an appeal on specific cases for a variance to the following: *Minimum front and rear yard.*
2. In making its decision on a variance application, the Board shall consider the following and find:
 - a. The strict enforcement of the provisions of this Code will result in practical difficulties or unnecessary hardship to the applicant, inconsistent with the intent and purpose of this Code;
 - b. The practical difficulties or unnecessary hardship were not created by the applicant;
 - c. Unique physical conditions or exceptional topography exist on the subject property and similar unique conditions do not exist on neighboring properties;
 - d. The property is unable to be reasonably developed in conformity with the provisions of this Code due to unique physical conditions or exceptional topography;
 - e. The variance, if granted, will not substantially alter the character of the neighborhood in which the property is located, or impair the use or development on adjacent property; and
 - f. The variance, if granted, will not create an adverse effect on public health, safety and welfare or cause harm to adjacent properties.
3. The Board may impose reasonable conditions on the grant of a variance. In addition, upon approval of a variance, the Board shall determine whether the variance is limited to the condition existing on the property at the time of approval, or whether the variance runs with the land regardless of whether the conditions on the property change.
4. The decision of the Board shall be final, subject to judicial review.

Staff Findings

1. The strict enforcement of the provisions of this Code will result in practical difficulties or un-necessary hardship to the applicant, inconsistent with the intent and purpose of this Code:

Staff finds that strict enforcement of the Code may result in practical difficulties inconsistent with the intent and purpose of the Code due to reasonable use of the back yard.

2. The practical difficulties or unnecessary hardship **were not** created by the applicant, but by the construction of the neighboring home.

Staff finds that the practical difficulties or unnecessary hardship were not created by the applicant, but rather are the result of the existing construction and topography.

3. Unique physical conditions or exceptional topography exist on the subject property

Staff finds that unique physical conditions exist on the subject property are due the construction of the neighboring home.

4. The property is unable to be reasonably developed in conformity with the provisions of this Code due to unique physical conditions or exceptional topography:

Staff finds that, due to the topography difference at the rear yard between properties.

5. The variance, if granted, will not substantially alter the character of the neighborhood in which the property is located, or impair the use or development on adjacent property:

Staff finds that the variance, if granted, will not substantially alter the character of the surrounding neighborhood.

6. *The proposed re-construction of the deck and addition of the cover to the single-family residence will be generally harmonious with other nearby properties.* The variance, if granted, will not create an adverse effect on public health, safety and welfare, or cause harm to adjacent properties:

Staff finds that the variance, if granted, will not create an adverse effect on public health, safety, or welfare, nor cause harm to adjacent properties, provided that all new construction complies with current building and safety code requirements.

Staff Recommendation

- The subject property is located at 249 S. Larkspur Drive and is developed with a single-family residence constructed in 1997.
- The adjacent residence was constructed in 2016 and includes a legally established Accessory Dwelling Unit (ADU).
- According to the applicant, the neighboring ADU has increased activity and visibility into the applicant's backyard, reducing privacy.
- The topography of the subject property and the adjacent lot provides limited privacy between the two backyards and outdoor living areas.
- The property is not subject to a homeowner's association (HOA).
- The applicant is requesting a two-foot (2') variance to allow a portion of the proposed fence to exceed the six-foot (6') maximum height in order to improve privacy and enjoyment of the backyard and patio

Motion Options

In accordance with criteria as stated in the Town of Castle Rock Municipal Code Section 17.06.020 BOARD OF ADJUSTMENT:

Option 1

I MOVE THAT THE BOARD OF ADJUSTMENT APPROVE Michael Bolsinger's (MTB Family Trust) request for approval of a variance from the maximum six-foot (6') height requirement to construct an eight-foot (8') fence between properties as depicted in the attached plot plan, based on the required hardship has been demonstrated:

Option 2

I MOVE THAT THE BOARD OF ADJUSTMENT DENY Michael Bolsinger's (MTB on the required hardship has been demonstrated Trust) request for approval of a variance from the maximum six-foot (6') height requirement to construct an eight-foot (8') fence between properties as depicted in the attached plot plan, based on the required hardship has NOT been demonstrated:

Option 3

I MOVE THAT THE BOARD OF ADJUSTMENT CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR MEETING ON SEPTEMBER 3, 2026.

Attachments:

Attachment A: Variance Application Package



Board of Adjustment (BOA) Variance Application

100 N. Wilcox St., Castle Rock, CO 80104 • tking@CRgov.com • 720-733-3557

Applications are due 30 days prior to the hearing you wish to attend.
Meetings are scheduled for the first Thursday of each month at 6:00 p.m.

Applicant Information

APPLICANT: Michael Bolsinger COMPANY: n/a
 PHONE: (303) 827-8762 E-MAIL: mbolsinger@comcast.net
 ADDRESS: 249 S Larkspur Dr CITY/ZIP: Castle Rock 80104
 APPLICANT'S SIGNATURE: 

Owner Information

OWNER: MTB Family Trust COMPANY: n/a
 PHONE: same E-MAIL: same
 ADDRESS: same CITY/ZIP: same
 OWNER'S SIGNATURE: 

Property Information

SITE ADDRESS: 249 S Larkspur Dr, Castle Rock CO 80104
 LEGAL DESCRIPTION: LOT 51 MICHAEL'S 2ND ADDITION TO CASTLE ROCK 0.234 AM/L
 CURRENT ZONING: Single Family Residential
 VARIANCE REQUEST: Area Variance - Privacy Fence

Is this Variance requested pursuant to the Americans with Disabilities Act (ADA) Americans with Disabilities Act of 1990 (ADA) [42 U.S.C. 12101, et seq.] ☐ Yes ☒ No

Submittal Requirements

- ☒ Fee of \$500.00
- ☒ Plot Plan/Elevation Plan
- ☒ Narrative of the variance requested and evidence of meeting the difficulties and hardships, as outlined in CRMC 17.06.020.B.2 and 19.04.080.G
- Other information, as applicable:
 - ☒ Photos
 - ☒ Drawings or simulations
 - ☐ Construction plans
 - n/a ☐ Letter of approval from the HOA
 - ☐ Letters of no objection from affected neighbors

Variance Narrative – Privacy Fence Height Adjustment

Subject Property – LOT 51 MICHAEL`S 2ND ADDITION TO CASTLE ROCK 0.234 AM/L

Property Context and Request

The subject property is a custom home constructed in 1997 within an established neighborhood characterized by varied lot configurations, grades, and construction timelines. The applicant requests a variance to permit an increase in fence height along a limited portion of the north side property line to restore functional privacy that is not achievable under the current six-foot fence limitation.

Unique Physical Conditions Creating Hardship

The hardship is driven by a **unique and non-uniform grade differential** between the subject property and the adjacent parcel. The applicant's home was constructed in 1997 at the original grade. In contrast, the neighboring home, constructed in 2016, was built with a **raised foundation and elevated finished grade**, resulting in a **grade difference** along the shared side yard.

This elevation discrepancy is atypical within the neighborhood and is a function of differing construction eras, site preparation, and foundation design. As documented in the provided survey and photographs, the neighboring side yard sits materially higher than the applicant's yard, effectively reducing the functional height of the existing six-foot privacy fence.

Resulting Practical Difficulty and Loss of Reasonable Privacy

Due to this grade differential, the existing code-compliant six-foot fence performs as a **4.5 to 5-foot barrier when viewed from the adjacent property**, creating a direct line of sight into the applicant's windows and outdoor living areas.

The condition is further influenced by the neighboring finished walkout basement (ADU use), which results in **frequent and recurring foot traffic** along the elevated back and side yards, substantially increasing activity and direct lines of sight into the applicant's property.

While the fence meets code on paper, it does not provide the intended privacy function due to the elevation imbalance. As a result, the applicant experiences a material loss of privacy that would not occur on properties with consistent or uniformly graded conditions.

Constraints and Lack of Reasonable Alternatives

There are no practical alternative screening methods available due to the narrow width of the side yard corridor between the homes. The limited space precludes effective use of landscaping, berming, or additional structural screening without creating maintenance, drainage, or access issues. The side yard width is insufficient to accommodate vegetative screening at a height and density necessary to mitigate the elevation difference without encroaching on access, drainage, and maintenance requirements. Increasing the fence height is the only feasible method to restore the intended privacy function.

Not Self-Created

The hardship is not self-imposed. The applicant did not alter the grade, construct the adjacent structure, or influence the neighboring foundation elevation. The condition arose from subsequent development on the adjacent lot nearly two decades after the original construction of the applicant's home.

Deprivation of Reasonable Use Under Strict Code Application

Strict enforcement of the six-foot fence height limitation prevents the applicant from achieving a reasonable level of privacy that is typical and expected for residential properties. Without relief, the property cannot be

used and enjoyed in a manner consistent with similarly situated properties that do not have this elevation disparity.

Minimum Variance Necessary and Design Compatibility

The requested variance represents the minimum necessary adjustment to restore the intended function of a privacy fence relative to the neighboring grade. The proposed fence would increase to a maximum of approximately eight feet only along the interior portion of the side yard between the homes, where it is not publicly visible. Based on the grade differential, an eight-foot fence is the minimum height necessary to restore an effective six-foot privacy barrier when viewed from the adjacent elevated property. (see photos)

To maintain neighborhood compatibility:

- The fence height will taper down at the rear yard to reduce visual impact.
- The fence will transition to a four-foot height toward the front yard, providing a clean and unobtrusive streetscape condition (it is already behind mature spruce trees and unnoticeable from the street).
- The neighboring structure's side windows are transom-style, oriented for light rather than views, ensuring that the proposed fence height does not negatively impact adjacent sightlines or views.

This design approach ensures the variance remains discreet, proportional, and consistent with the character of the neighborhood.

Conclusion

This request satisfies the hardship criteria under CRMC 17.06.020.B.2 and 19.04.080.G. The condition is unique, not self-created, and prevents reasonable use of the property under strict code application. The proposed solution is minimal, targeted, and designed to avoid adverse impacts while restoring the intended privacy function.

Proposed Findings Supporting Approval

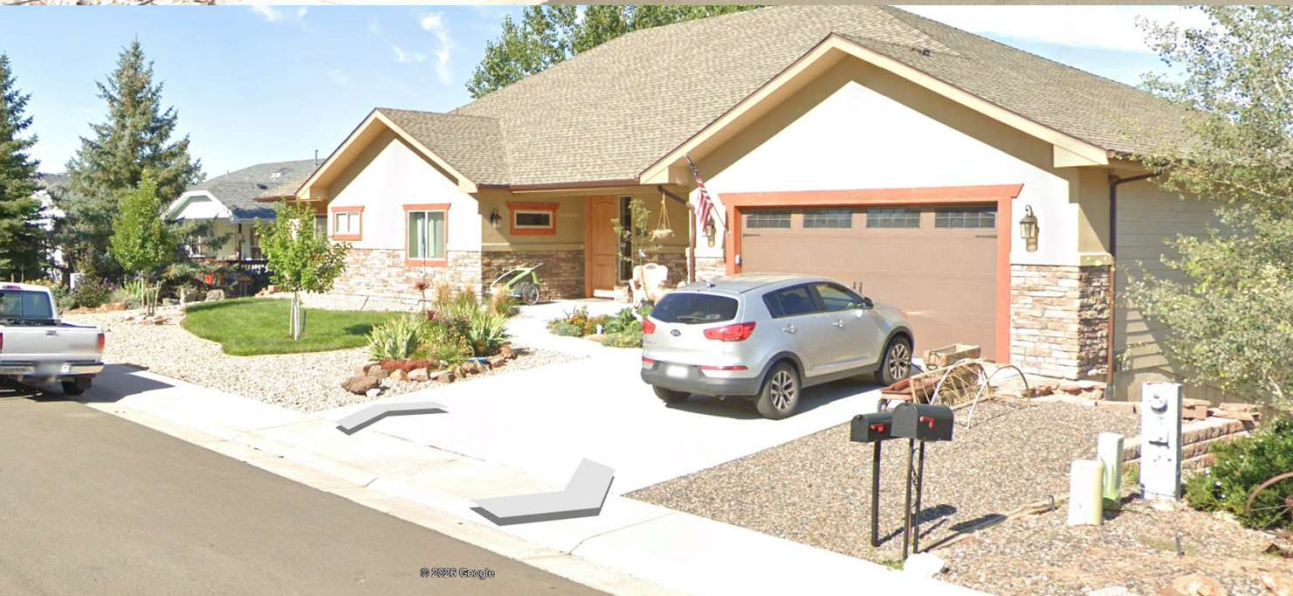
The Board of Adjustment may find that:

- **Unnecessary Hardship Exists:** Strict application of the fence height standard results in a practical difficulty due to a grade differential that materially reduces the effective height of a compliant fence.
- **Unique Physical Circumstances:** The hardship arises from unique topographic and construction conditions not common to surrounding properties.
- **Not Self-Created:** The condition was created by subsequent development on the adjacent property and not by any action of the applicant.
- **Deprivation of Reasonable Use:** Without the variance, the property cannot achieve a reasonable level of privacy typical of residential use, particularly given direct sightlines into living areas.
- **No Reasonable Alternatives:** Due to the narrow side yard configuration, alternative screening methods are not feasible.
- **Minimum Necessary Relief:** The request is limited to the least modification needed to restore functional privacy.
- **No Adverse Impact:** The proposal will not negatively affect neighboring properties or public welfare and is not visible from the public right-of-way.
- **Consistency with Code Intent:** Granting the variance restores intended residential privacy without undermining zoning objectives.



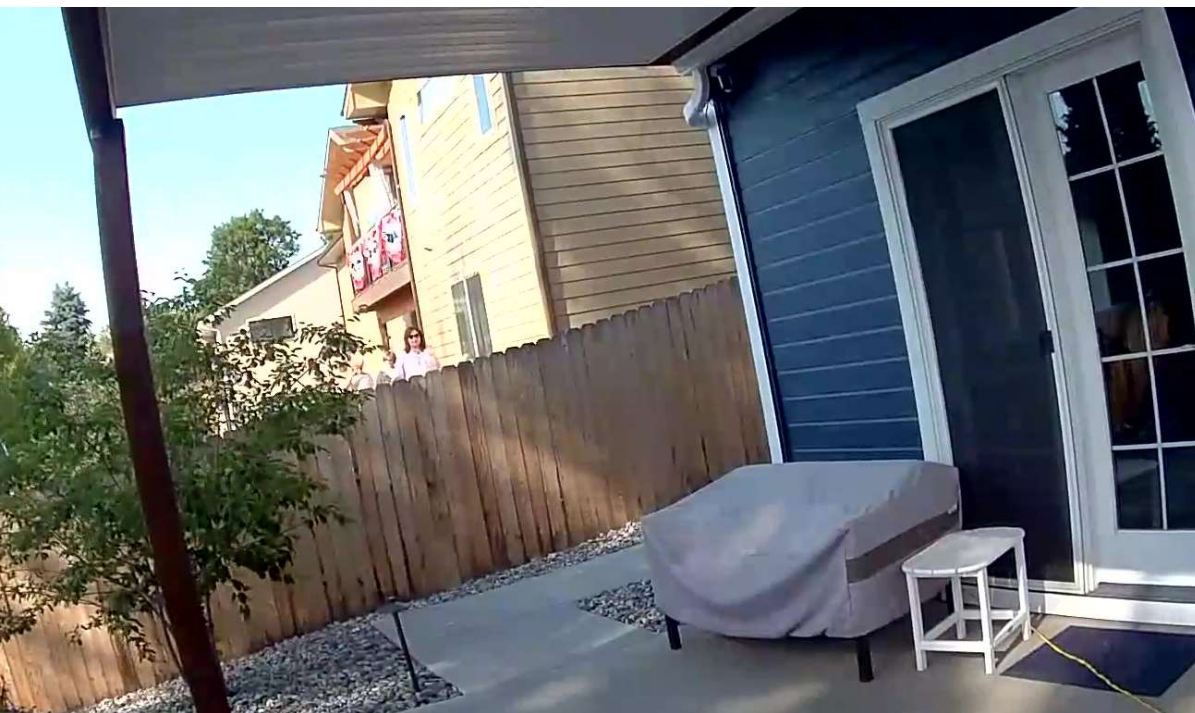
These images were taken from Google Earth street view and are dated (don't show improvements) but show general lot grades.

Applicant's home is the top right image and shows how the foundation is below the street curb and has a downward sloping driveway.



The adjacent lot neighbors' home is shown bottom left. The driveway has a slight upward slope, and the foundation is significantly raised to the applicants home on the left.

Note, at the center of the applicant's lot, water runs both south and north indicating the home is at the peak of the block making the adjacent lot downhill from the applicant. There is a storm drain at the next home to the north.



These pictures show the privacy hardship experience caused by the significant and unusual grade differences.

The neighboring property has ADU use with the egress toward the applicants home and between the homes. There are also 2 walkout basement windows clearly visible from over the fence.

The six-foot fence is about an inch above grade for protection from ground contact; there is 2-3" of landscape rock.

There is no permanent camera at this angle, these were captured at a brief opportunity to do so for the purpose of showing the hardship. This is the sight line from the applicant/subject property hot tub.

The front yard facing security cameras support the statement that the ADU traffic is significant and on a regular and recurring basis throughout the day.





This picture is a fair representation of how much grade increase there is at the adjacent home.

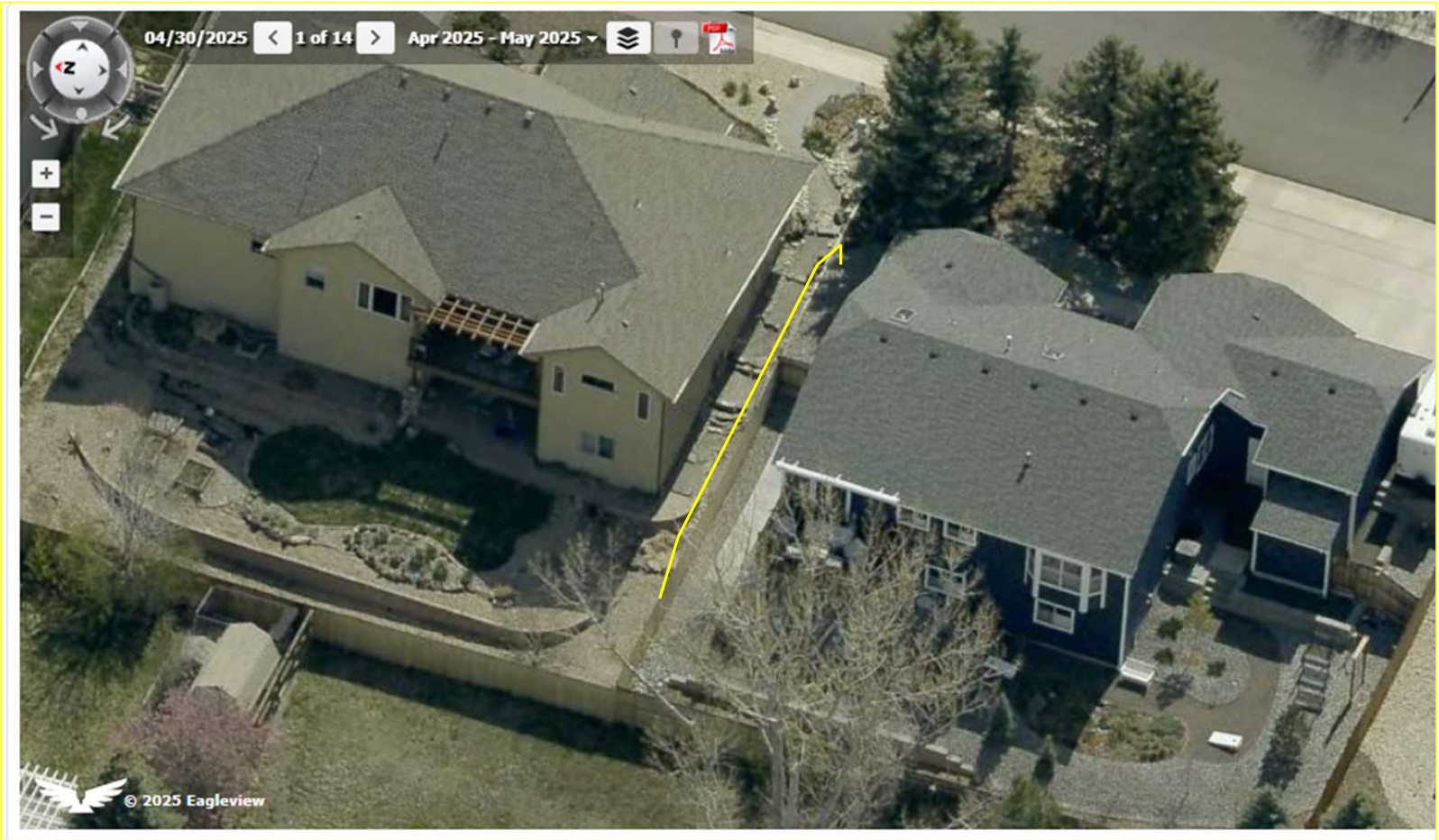
If the lot line represents zero grade, the adjacent home immediately steps up with landscape timbers and walls but those are simply supporting the original foundation grade.

This also shows the neighbors transom windows where no views will be hindered by a taller privacy fence.

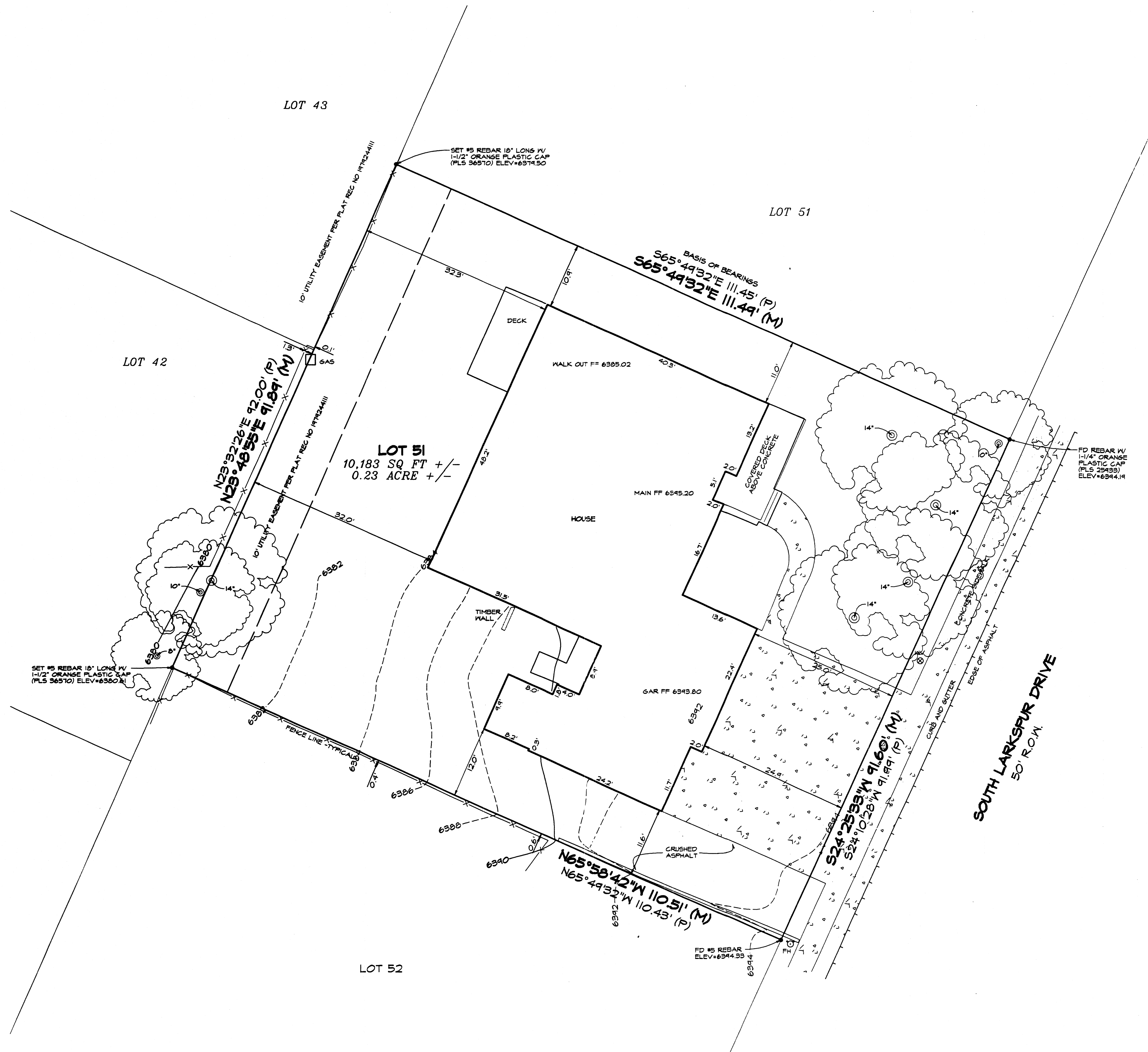
The photo below shows the overall elevated foundation and grade. The yellow arrows indicate the sight lines creating a privacy hardship.



For lack of a better design tool, this shows how the new eight-foot fence would taper into the existing side yard fence in the back and be extended past the existing wing fence on the side toward the front. The applicant emailed with the Town Zoning Manager about extending the fence to the front and initially that was okay without a permit or variance. The only variance is the extended height. A permit would be pulled by the fence contractor to assure all requirements are met.

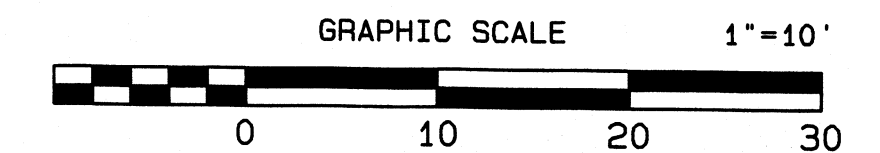


IMPROVEMENT SURVEY PLAT
In Section 12, Township 8 South, Range 67 West,
6th P.M, Douglas County, Colorado



DOUGLAS COUNTY BENCHMARK:
DCBM - 3005015
ELEVATION = 6197.57 (NAVD88)

* CONTOUR INTERVAL = 2.0'



All measurements shown hereon are U.S. Survey Feet.
Conflicting boundary evidence is as shown.

(M) = FIELD MEASURED
(P) = PLATTED DIMENSION
(C) = CALCULATED DIMENSION
(R) = RECORDED DIMENSION
= TREE W/ DIAMETER

PROPERTY DESCRIPTION:

Lot 51, Michael's 2nd Addition to Castle Rock
Douglas County, Colorado
Plat Recorded October 26, 1979
Rec No 1979244111

Deed Recorded March 29, 2022
Rec No 2022022206
Douglas County, Colorado

BASIS OF BEARINGS
Bearings are platted and based on the consideration
that the Northeast line of Lot 51 bears S65°49'32"E as shown
hereon between the identified monuments.

NOTES:

This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey. Corner monuments were set or found and accepted as indicated hereon.

CERTIFICATE OF SURVEY:

I, Johnny Calvin Hicks, a duly registered Professional Land Surveyor practicing in the State of Colorado, do hereby certify to Michael Bolsinger that on May 5, 2022, a survey was made under my direct supervision, of 249 South Larkspur Drive, Douglas County, Colorado.
The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in Douglas County, Colorado, and is based upon the professional land surveyor's knowledge, information and belief, that it is in accordance with applicable standards of practice and that this plat accurately represents said survey. It is not a guaranty or warranty, either expressed or implied.
The location and dimensions of all buildings, improvements, easements and rights of way if any in evidence or known to me and encroachments by or on the premises are accurately shown.
This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property shown and described hereon to determine:
1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land.

Signed _____
Johnny Calvin Hicks for and on behalf of David E. Archer & Assoc., Inc.

INDEXING STATEMENT

Deposited this _____ day of _____, 20____, in the county surveyor's land survey
/right-of-way surveys at LSP No. _____, in the office of the Douglas County
Clerk and Recorder.

County Surveyor

*NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

REVISIONS			TITLE	IMPROVEMENT SURVEY PLAT
			249 South Larkspur Drive In Sec. 12, Township 8 South, Range 67 West, 6th P.M, Douglas County, Colorado	
	DATE	5-14-2022	CLIENT	MICHAEL BOLSIINGER
	BY		SHEET	22-0709
	APPROVED			