



# LAND DEVELOPMENT APPLICATION

NAME OF PROJECT: Castle Oaks-Terrain RavenwoodPROJECT NO. BOA 18-0006PROPERTY ADDRESS / GENERAL LOCATION: 1729 Augustine DriveLEGAL DESCRIPTION: Lot 5, Block 31 Terrain F-1 Amend. 1

## PLEASE CHECK THE TYPE OF APPLICATION:

- |  |  |   |
|--|--|---|
| <input type="radio"/> SKETCH PLAN              | <input type="radio"/> SDP- USE BY SPECIAL REVIEW     | <input type="radio"/> GESC                                  |
| <input type="radio"/> ANNEXATION               | <input type="radio"/> SDP-AMENDMENT                  | <input type="radio"/> ZONING/SIGN VARIANCE                  |
| <input type="radio"/> ZONING/REZONING          | <input type="radio"/> WIRELESS USE BY SPECIAL REVIEW | <input type="radio"/> TEMPORARY USE PERMIT                  |
| <input type="radio"/> PLANNED DEVELOPMENT PLAN | <input type="radio"/> DOWNTOWN FAÇADE/VARIANCE       | <input checked="" type="radio"/> OTHER: <u>REAR SETBACK</u> |
| <input type="radio"/> PDP AMENDMENT            | <input type="radio"/> PLAT                           |   |
| <input type="radio"/> SITE DEVELOPMENT PLAN    | <input type="radio"/> CONSTRUCTION DOCUMENTS         |   |

## SUMMARY DATA:

Present Zoning/Use PDProposed # of Lots/DUs 1Proposed Zoning/Use PDProposed Building Sq. Ft. 2687 sq ft

Area in Acres \_\_\_\_\_

## PROPERTY OWNER INFORMATION:

Name \_\_\_\_\_

Company Taylor MorrisonAddress 1420 W. Canal Court Suite 170  
Littleton, CO 80123

Fax \_\_\_\_\_

Phone 303-542-0377Email kjacobson@taylormorrison.com

Signature of Property Owner \_\_\_\_\_

Name (Please Print) \_\_\_\_\_

## REPRESENTATIVE INFORMATION:

Name Kelly JacobsonCompany Taylor MorrisonAddress Same as owner

Fax \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Kelly Jacobson  
 Signature of Representative
Kelly Jacobson

Name (Please Print)

## Staff Use Only

Date Received: \_\_\_\_\_

Application Fee Received: \_\_\_\_\_

Staff Contact: \_\_\_\_\_

*Achieving the Community Vision through Excellence, Dedication and Service*

**Denver Division**

1420 West Canal Court  
Suite 170  
Littleton, CO 80120

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Castle Rock Building Department  
100 Wilcox St  
Castle Rock, CO 80104  
720.733.3527

To Whom It May Concern,

We are applying for a variance for 1729 Augustine Drive at our Ravenwood neighborhood in Castle Rock. The reason for the variance is the deck stairs are encroaching into the rear setback. The home itself does not encroach into the setback, only the stairs coming off of the deck, however if we remove the deck stairs, the homeowner will not have access to the back yard from the main level of the home.

I'm looking forward to taking some time to discuss this variance with you in depth.

Thank you for taking our Variance into consideration,

Justin Johannes  
Director of Construction  
Taylor Morrison – Denver  
[jjohannes@taylormorrison.com](mailto:jjohannes@taylormorrison.com)  
303.775.1934