

Public Record Documents





BOARD OF ADJUSTMENT SPECIAL MEETING

PLEASE PRINT CLEARLY

September 17, 2018 – SIGN-IN SHEET

[illegible]

Denver Division

1420 West Canal Court
Suite 170
Littleton, CO 80120

P. (303) 798-3500
F. (303) 798-7582

taylor Morrison.com

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
303.775.1934



RECEIPT

Town of Castle Rock

100 N. Wilcox St.

Castle Rock, CO 80104

Phone: (720) 733-3527

TOWN OF

CASTLE ROCK

COLORADO

1729 AUGUSTINE DR
CASTLE ROCK, CO 80108
BOA -BRD OF ADJ VAR/SF DETACHED

Project No: BOA18-0007
Receipt No: G2064

Fee Description	Fee Amount
<u>VARIANCES / APPEALS</u>	
BOARD OF ADJUSTMENT	\$ 500.00

Total Fees Paid:	\$ 500.00
Date Paid: 08/16/2018	
Paid By: TAYLOR MORRISON OF COLORADO IN	
Pay Method: CHECK 23352	
Received By: TAMMY KING	
CUSTOMER	



DEVELOPMENT SERVICES - BUILDING DIVISION
100 N. WILCOX ST.
CASTLE ROCK, CO 80104
O:720-733-3527
BUILDINGCOUNTER@CRGOV.COM
eTRAKIT: www.crgov.com/etrakit

07/19/2018

TAYLOR MORRISON
420 W CANAL CT #170

LITTLETON, CO 80120

PERMIT NUMBER / DESCRIPTION: 18-2740 NEW SINGLE FAMILY DETACHED RESIDENCE

Owner: TAYLOR MORRISON:

This is a notice to inform you that your permit is not yet approved. The noted items below must be completed or submitted before your permit can be approved.

The following items listed below will be need to be reviewed again for completeness. This review will be conducted in **3 business days**.

ADDITIONAL INFORMATION REQUIRED:

to continue the plans review process more information is needed for ZONING

Please provide the following information:

STAIRS ARE INCLUDED IN SETBACK REQUIREMENTS. PLEASE MAKE SURE THE STAIRS TO THE DECK ALSO MEET SETBACKS. AS OF RIGHT NOW THEY DON'T. PLEASE ADJUST AND RESUBMIT.

Once this information is received, I can properly make a zoning determination.

NEXT STEPS:

Please load any additional information through eTrakit to the permit directly to ensure that the additional information is received.

We appreciate your commitment to provide high quality plans in compliance with the Town of Castle Rock's requirements to facilitate the fastest approval possible for all applications received. If you have any questions please contact:

Building Counter Email: buildingcounter@crgov.com

Building Counter phone number: 720-733-3527

Thank you,
Development Services - Building Division



LAND DEVELOPMENT APPLICATION

NAME OF PROJECT: Castle Oaks-Terrain Ravenwood PROJECT NO. _____

PROPERTY ADDRESS / GENERAL LOCATION: 1729 Augustine Drive _____

LEGAL DESCRIPTION: Lot 5, Block 31 Terrain F-1 Amend. 1 _____

PLEASE CHECK THE TYPE OF APPLICATION:

- | | | |
|--|--|--|
| ☐ SKETCH PLAN | ☐ SDP- USE BY SPECIAL REVIEW | ☐ GESC |
| ☐ ANNEXATION | ☐ SDP-AMENDMENT | ☐ ZONING/SIGN VARIANCE |
| ☐ ZONING/REZONING | ☐ WIRELESS USE BY SPECIAL REVIEW | ☐ TEMPORARY USE PERMIT |
| ☐ PLANNED DEVELOPMENT PLAN | ☐ DOWNTOWN FAÇADE/VARIANCE | ☒ OTHER: Building height variance |
| ☐ PDP AMENDMENT | ☐ PLAT | |
| ☐ SITE DEVELOPMENT PLAN | ☐ CONSTRUCTION DOCUMENTS | |

SUMMARY DATA:

Present Zoning/Use _____ Proposed # of Lots/DUs 1 _____

Proposed Zoning/Use _____ Proposed Building Sq. Ft. 2687 sq ft _____

Area in Acres _____

PROPERTY OWNER INFORMATION:

Name _____

Company Taylor Morrison

Address 1420 W. Canal Court Suite 170

Littleton, CO 80123

Fax _____

Phone 303-542-0377

Email kjacobson@taylormorrison.com

Signature of Property Owner _____

Name (Please Print) _____

REPRESENTATIVE INFORMATION:

Name Kelly Jacobson

Company Taylor Morrison

Address Same as owner

Fax _____

Phone _____

Email _____

Signature of Representative Kelly Jacobson

Kelly Jacobson
Name (Please Print) _____

Staff Use Only

Date Received: _____

Application Fee Received: _____

Staff Contact: _____

Achieving the Community Vision through Excellence, Dedication and Service

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Ste. 1
Littleton, Colorado 80122
(303)713-1898 Fax: (303)713-1897
www.aztecconsultants.com

PLOT PLAN
PREPARED FOR:
TAYLOR MORRISON

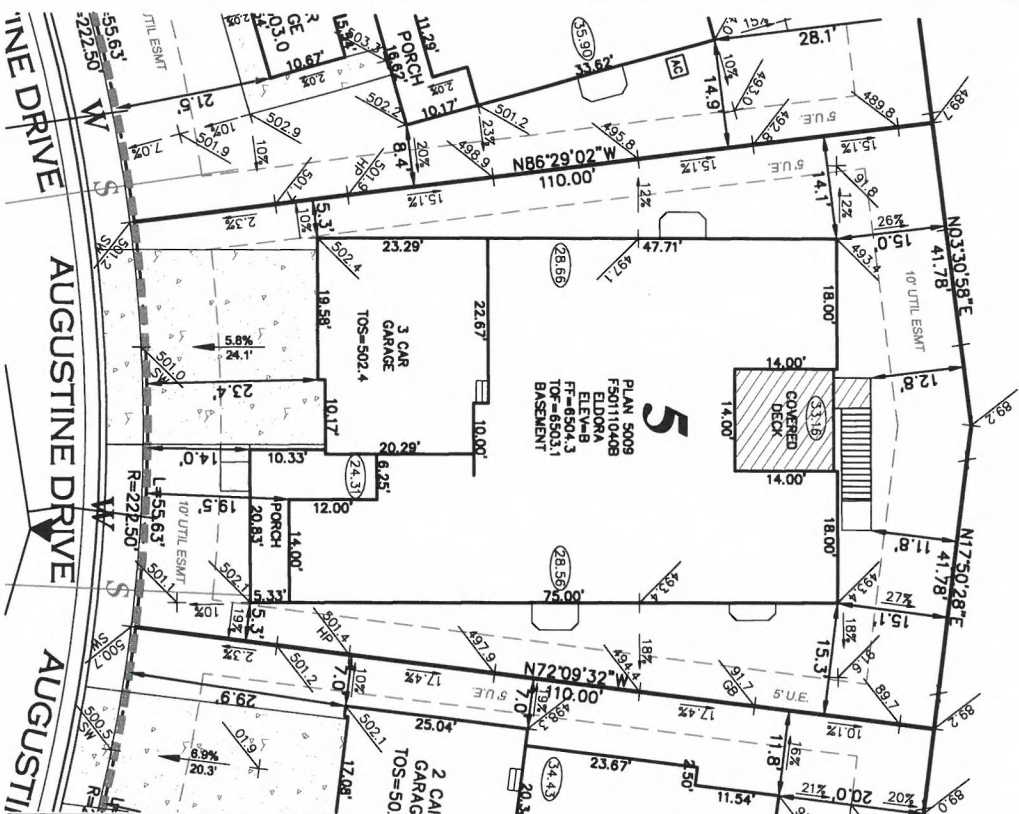
SCALE: 1" = 20'
DRAWN: 6/29/2018
PROJECT: 33817-12
DWG: 31_LOT05PP
PATH: I:\3817-12_RAWWOOD.DWG

- WARNING!!**
1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE AND GRADING ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.



LOT INVENTORY NOT AVAILABLE AT TIME OF PLOT PLAN PREPARATION; GRADES SHOWN AT CORNERS ARE FROM THE GRADING PLAN AND SUBJECT TO CHANGE AFTER FIELD VERIFICATION

NOTE:
① - STEP FOUNDATION #,
USE SLEEPERS, RETAINING
WALL, OR EXPOSE FOUNDATION



BUILDING HEIGHTS CALC.	
BLDG. HT =	23.46
TOP OF FOUNDATION =	503.1
REAR =	33.16
LEFT =	28.66
RIGHT =	28.81
FRONT =	24.31
AVG. HEIGHT =	28.73

- DESC. NOTES:**
1. All structural BMPs associated with the construction of the specific lot must be maintained in effective operating condition at all times and are subject to inspection and enforcement under the DESC Permit of this property. Any adjustments which must be made to utility poles, street light standards, fire hydrants, catch basins or inlets, traffic signs, etc. shall be made in accordance with the standards of the City of Castle Rock. Improvements or installations which are necessary as the result of the curb openings or driveways shall be accomplished without any cost to the Town. Driveways shall not interfere with operations or locations of any drainage appurtenances or ADA ramps.
 2. This plan is in conformance with the minimum standards as set forth in the subdivision grading plan as approved on 02/22/2015, Town of Castle Rock Project No. CD 15-0026.
 3. BMP Installation Standard Notes and Details are available at Ctrgov.com/GESC

- NOTES:**
1. ELEVATIONS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORD PLAN AND MAY NOT SHOW ALL ELEVATIONS OF RECORD.
 2. SLOPE EXCEEDS 2% MINIMUM DRAINAGE REQUIREMENT.
 3. SLOPE PLAN SHOWS PROPOSED IMPROVEMENTS ONLY. FINAL CONSTRUCTION MAY VARY.
 4. DIMENSIONS SHOWN AROUND THE PERIMETER OF THE CORNERS ARE TO THE EXTERIOR FOUNDATION

- LOT SPECIFIC NOTES:**
1. THREE GARAGE RISERS
 - 2.
 - 3.

LOT COVERAGE:
7,704 SQ. FT.

LEGEND
X SILT FENCE
SEDIMENT CONTROL

LEGAL DESCRIPTION:

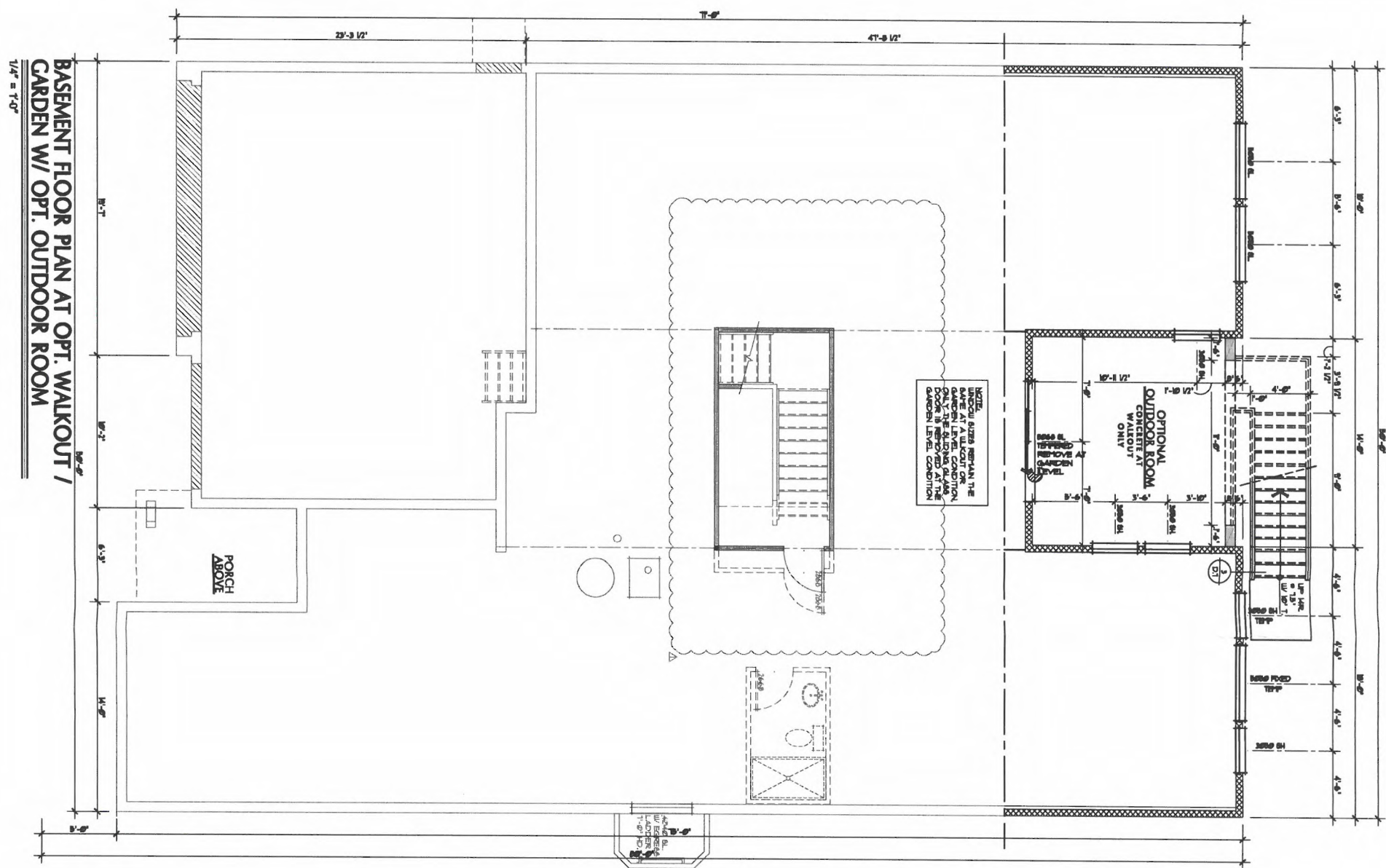
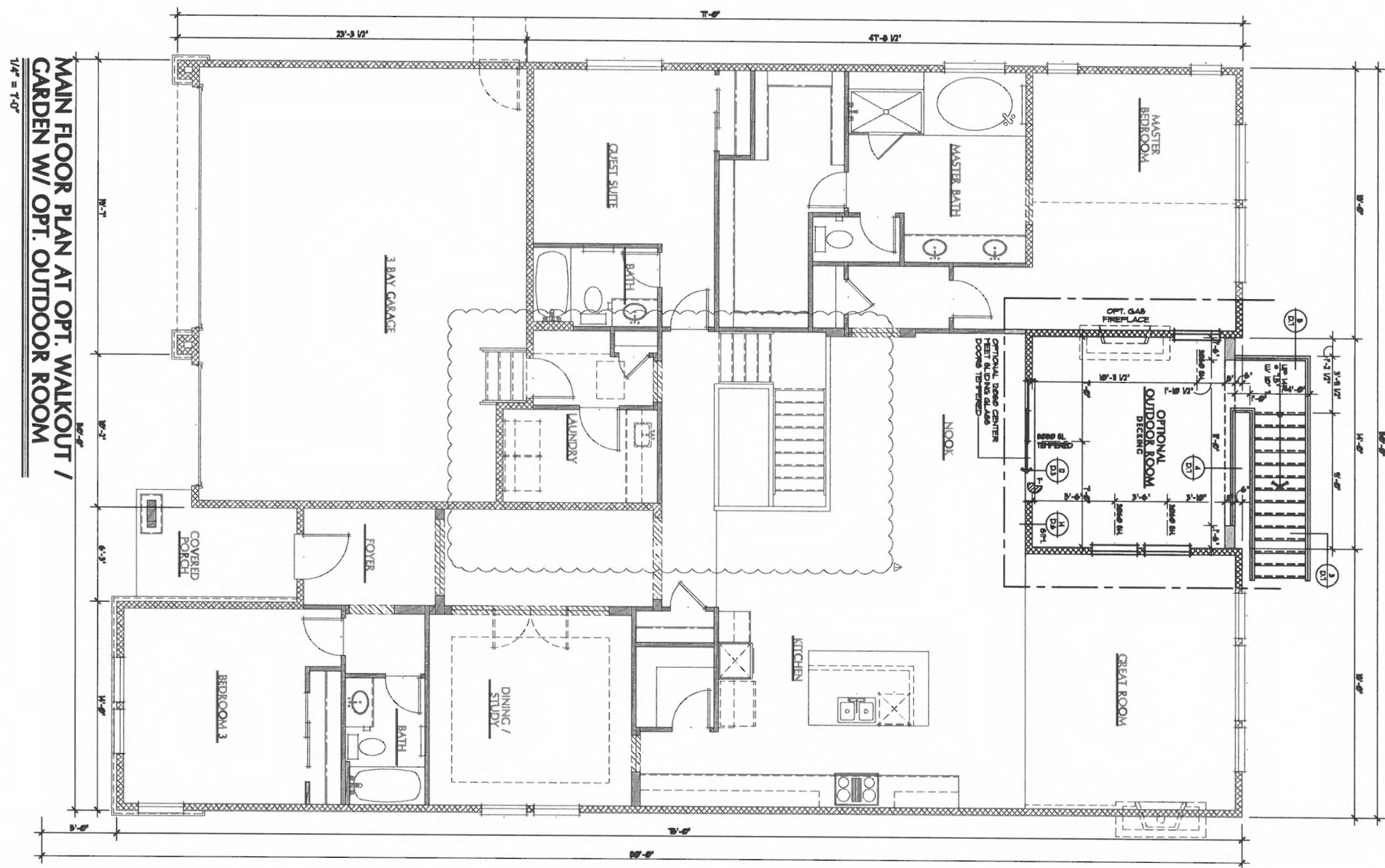
MIN. SETBACKS:

REVISIONS:

SUBDIVISION: TERRAIN F-1, AMEND. 1
LOT: 5, BLOCK: 31
ADDRESS: 1729 AUGUSTINE DRIVE
CITY: CASTLE ROCK COUNTY: DOUGLAS
STATE OF COLORADO

FRONT: 15' / 20' GARAGE
REAR: 15'
SIDE: 5' / 10' CORNER
BETWEEN UNITS: -

7/31/18: ARCH CHANGE
7/31/18: MOVED HOUSE



taylor morrison
RAVENWOOD at TERRAIN

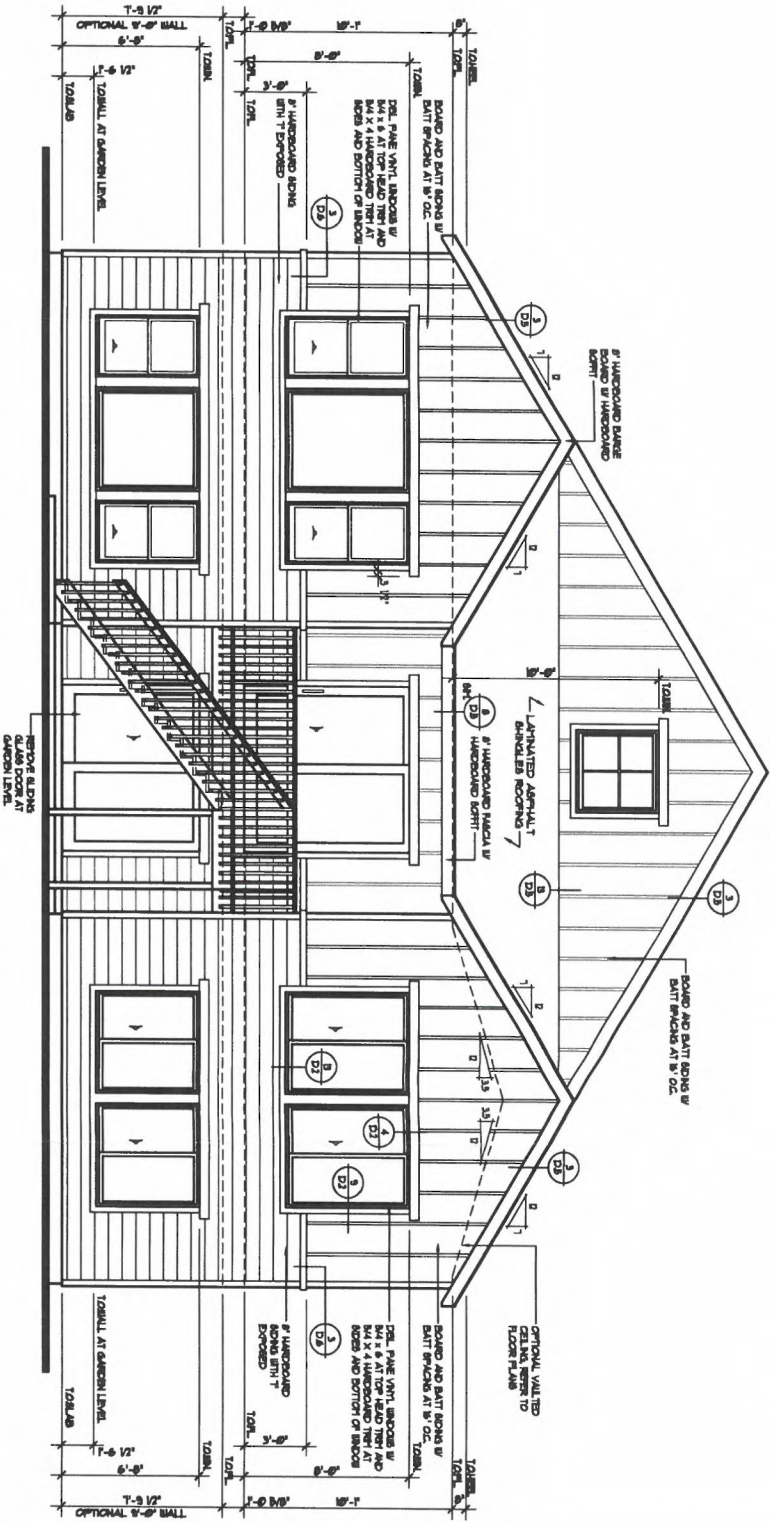
Project no:	TM2017.1
date:	03/02/2018
first issue:	04/03/2017
100	10/24/2017
101	
102	
103	
104	
105	
106	
107	
108	

Plan Number

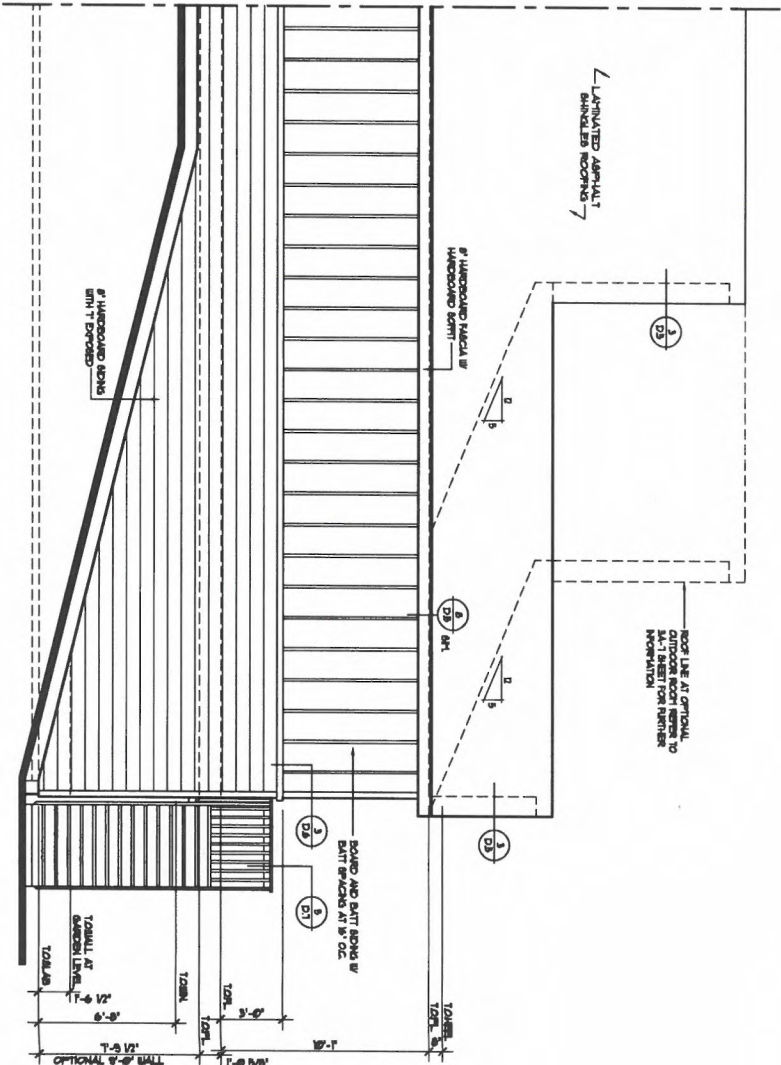
FS0111040B

Sheet Number

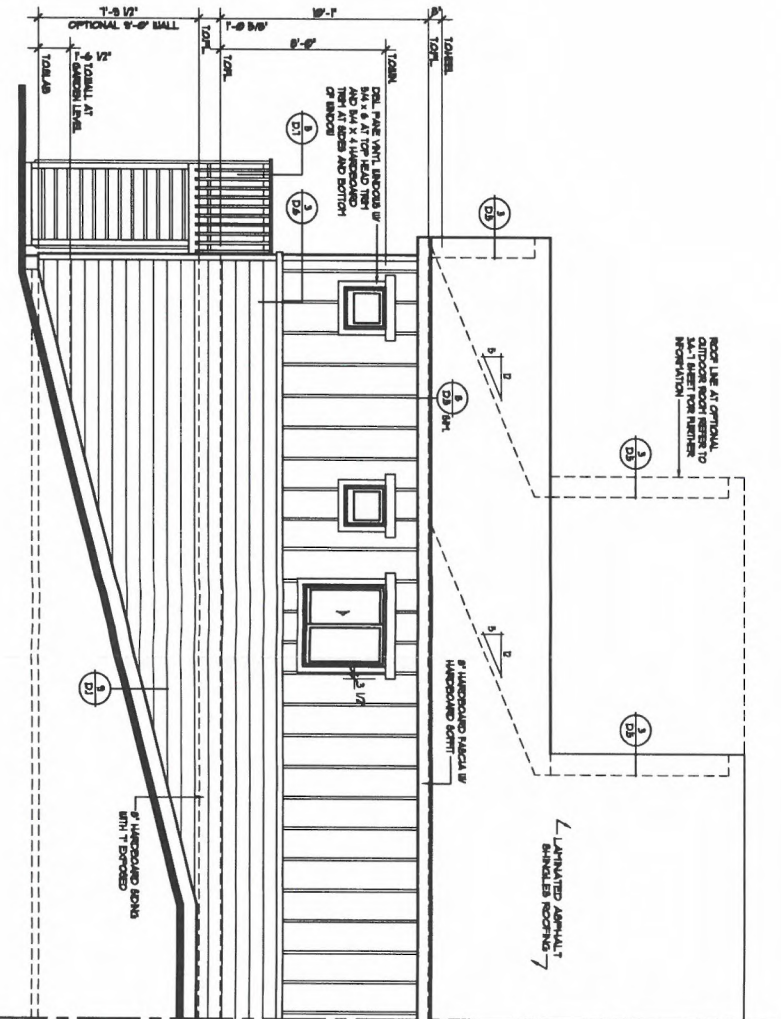
3A-21



REAR ELEVATION 'B' AT OPT. WALKOUT / GARDEN
MODERN FOOTHILLS



RIGHT SIDE ELEVATION 'B' AT OPT. WALKOUT / GARDEN
MODERN FOOTHILLS



LEFT SIDE ELEVATION 'B' AT OPT. WALKOUT / GARDEN
MODERN FOOTHILLS

VARIANCE

1729 AUGUSTINE DRIVE

BOARD OF ADJUSTMENT
SEPTEMBER 17, 2018



EXISTING PROPERTY



ZONING: PD

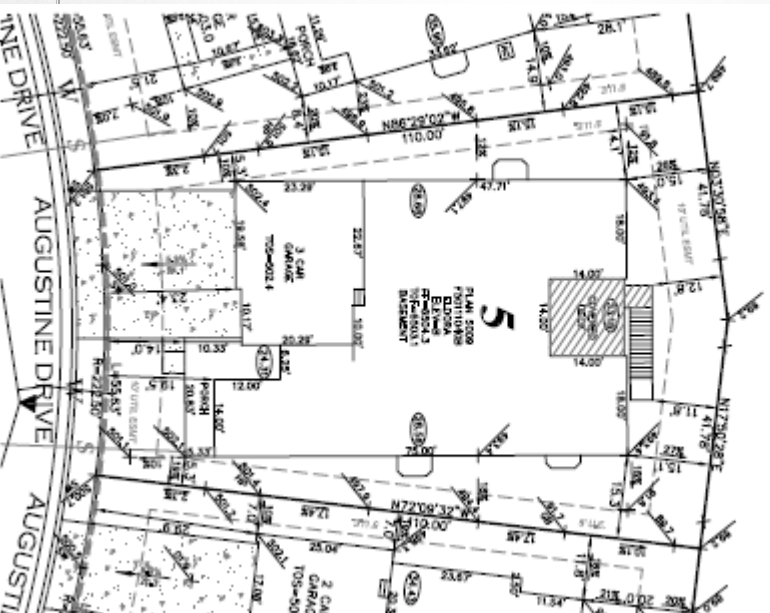
TERRAIN

MAXIMUM HEIGHT: 35'

1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THIS FIRST PLAN SHOWS IMPROVEMENTS AT GRADE AND GRADING ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.



See Attachment B in Staff Memorandum.



VARIANCE REQUEST

1729 AUGUSTINE DRIVE

To encroach 2.2' into the required
15' rear setback for stairs for a
deck on a new Single Family

Dwelling.

STAFF FINDINGS

STAFF RECOMMENDS APPROVAL OF THIS PROJECT BASED ON:

- TOPOGRAPHY
- PROPERTY BACKS TO 200' HOA TRACT
- WITHOUT A VARIANCE, THERE IS NOT ACCESS FROM THE DECK TO THE YARD OR A SECOND ACCESS FROM THE MAIN LEVEL IN THE CASE OF EMERGENCY.