



LAND DEVELOPMENT APPLICATION

NAME OF PROJECT: Fred & Diann Kidder PROJECT NO. _____
PROPERTY ADDRESS / GENERAL LOCATION: 4616 Larksong Dr Castle Rock 80109
LEGAL DESCRIPTION: _____

PLEASE CHECK THE TYPE OF APPLICATION:

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

SUMMARY DATA:

Present Zoning/Use _____ Proposed # of Lots/DUs _____
Proposed Zoning/Use _____ Proposed Building Sq. Ft. _____
Area in Acres _____

PROPERTY OWNER INFORMATION:

Name Diann Kidder
Company _____
Address 4616 Larksong Dr.
Castle Rock, CO. 80109
Fax _____
Phone 720-260-7608
Email diannkidder@msn.com
Diann Kidder
Signature of Property Owner
Diann Kidder
Name (Please Print)

REPRESENTATIVE INFORMATION:

Name Jonathan Moeller
Company _____
Address 21944 Plateau Cir
Morrison 80465
Fax _____
Phone 720-301-5535
Email twmoeller19@gmail.com
Jonathan Moeller
Signature of Representative
Jonathan Moeller
Name (Please Print)

Staff Use Only

Date Received: _____
Application Fee Received: _____

Staff Contact: _____

Achieving the Community Vision through Excellence, Dedication and Service

2x10 syp #1 ledger with fastenmaster 3-5/8" ledger loc every bay
 vycor behind ledger with flashing

2x10 syp #1 12" o.c. with huc210 hangers to
 ledger and h2.5 clips to beam

Deckorators composite decking with hidden fasteners
 318 sq.ft.

Deck
 SCALE: 3/8" = 1'-0"

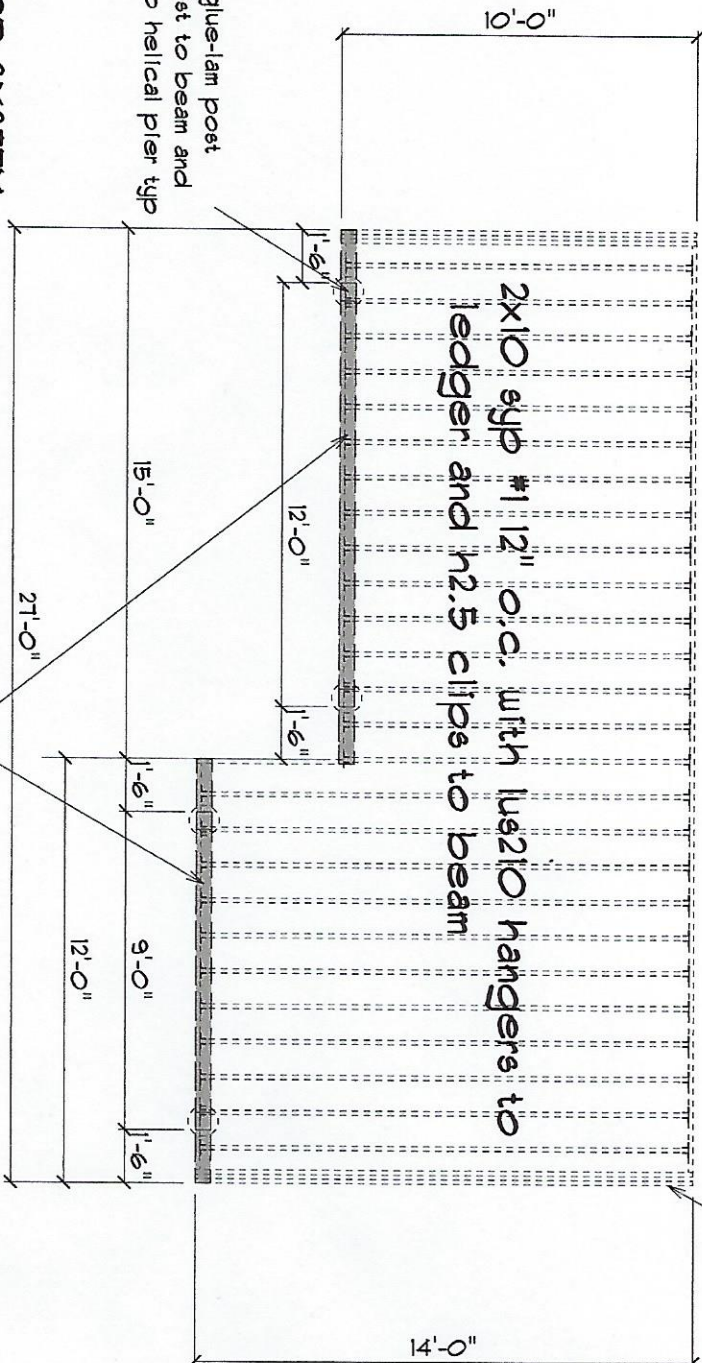
3-2x10 syp #1
 with huc210-3z TYP

5-1/8"x6" g.a.c. glue-lam post
 with 1212HTPC post to beam and
 base attached to helical pier typ

Deck - FLOOR SYSTEM

SCALE: 3/8" = 1'-0"

5-1/8"x12 g.a.c. glue-lam exterior rated



Fred & Diann Kidder

4616 Larksong dr.
 Castle Rock
 Colorado

PHONE: 720-260-7607
 FAX:
 diannkidder@msn.com

SOFTPLAN
 ARCHITECTURAL DESIGN SOFTWARE

Colorado Custom Covers & Decks

21944 Plateau cir
 Morrison
 CO
 80465

PHONE: 720-301-5535
 FAX:
 jwmoe18@gmail.com

SCALE: 3/8" = 1'-0"

DRAWN BY:

DATE: Sunday, November 11, 2018

SECTION
 LETTER
A
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 PAGE
 NUMBERS

PAGE:

1/2

Frame

THE MEADOWS COMMUNITY ASSOCIATION

"Building community spirit one neighbor at a time"

Design Review Request

MSI, LLC

6892 S. Yosemite Court, Suite 2-101

Centennial, CO 80112

Main Number (303) 420-4433 Fax: (720) 751-7396

OR You may drop off your request at The Grange.

www.themeadowscommunityassociation.com

FOR OFFICE USE ONLY

Date Received MS 11-12-2018

Crucial Date 12-12-2018

Date Sent To Committee 11-13-2018

Date Rec'd From Committee 11-13-2018

CM Steve Shneider

Request# 046959

Name: FRED LADDER

Address: 4616 LARSONG DR

City/State/Zip: CARLE ROCK CO 80109

Email:

fred.ladder@msn.com

Home Phone:

720.260.7607

Work Phone:

My request involves the following type of improvement:

- ☐ Painting ☒ Deck/Patio Slab ☐ Roofing
☐ Landscaping ☐ Patio Cover ☐ Room Addition
☐ Fencing ☐ Other: ☐ Drive/Walk Addition
☐ Basketball Backboard

Describe improvements (Attach site plan or map of specific improvements - do not draw them below.):

Your Association Covenants may be downloaded from www.themeadowscommunityassociation.com or by contacting your Community Manager, Lallis Jackson, for assistance.

REPLACE OLD DECK. NEW DECK SUGGESTLY LARGER
(SEE DRAWINGS) DECKUPATOR VISTA - DRIFTWOOD
(SEE LINK)

Planned completion date: 1/31/19

See link in email
for edit

I understand that I must receive approval of the Association in order to proceed. I understand that Association approval does not constitute approval of the local building department and that I may be required to obtain the applicable City/County permit(s). I understand that my improvements must be completed per specifications or approval is withdrawn. I understand that I must maintain proper slope and drainage patterns regardless of overall changes made. I agree to complete improvements promptly after receiving approval.

Date: 11.12.18 Homeowner's Signature: Fred Ladder

Committee Action:

- ☒ Approved as submitted
☐ Approved subject to the following requirements:

- ☐ Disapproved for the following reasons:

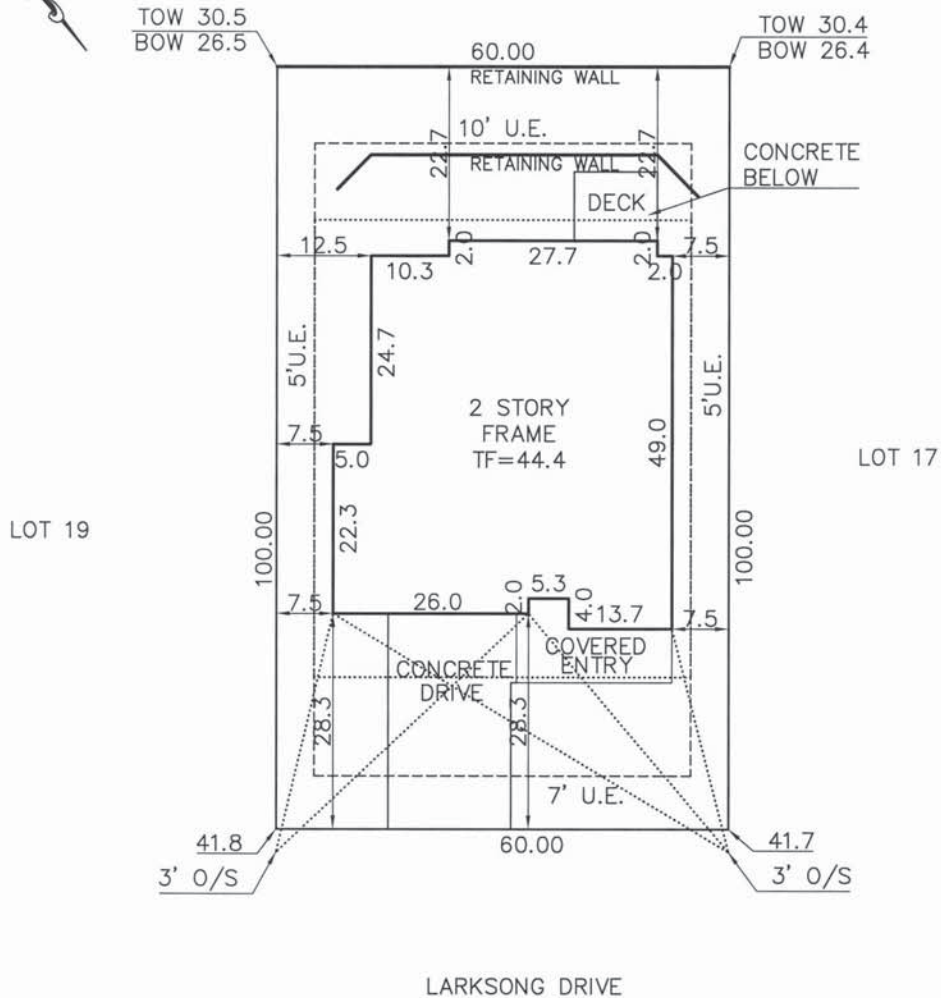
Completion required by:

Committee Member Signature:

Steve Shneider

Date: 11/13/18

IMPROVEMENT LOCATION CERTIFICATE/ FLOODPLAIN CERTIFICATE



SCALE: 1" = 20'

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify this improvement location certificate is a true representation of field measurements and observations based upon my general knowledge of land boundaries and monuments in the subject area, it is not a land survey plat nor boundary survey and is not to be used for this location or establishment of boundary line, fences or future improvements. I further certify the improvements shown on the described parcel (except utility connections) as of 12/12/00 are entirely within the boundaries of said parcel, except as shown, there are no encroachments upon the described premises by improvements or any adjoining premises, except as indicated, and to my knowledge there are no easements crossing or burdening any part of said parcel, except as noted.

FLOODPLAIN CERTIFICATE

I, H. STEVEN LILLIE, a registered professional land surveyor in the State of Colorado hereby certify no portion of the premises described hereon lies within an area designated as 100-year floodplain as defined by the United States Department of Housing and Urban Development, Federal Insurance Administration.

12-12-00

DATE

H. STEVEN LILLIE

CO. P.L.S. NO. 14611



Futura Engineering Inc.
Engineering Consultants and Surveyors

12741 East Coley Avenue, Suite 126
Englewood, Colorado 80111 - (303) 649-9292
FAX (303) 649-9499

IMPROVEMENT LOCATION CERTIFICATE/FLOODPLAIN CERTIFICATE

LEGAL DESCRIPTION

LOT 18, BLOCK 3
THE MEADOWS FILING No. 9
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

ADDRESS

4616 LARKSONG DRIVE

PREPARED FOR:

TITLE CO. FILE NO.

DATE

12/12/00

PROJECT NO.

183680180315

DRAWN BY: P.S.

Fred & Diann Kidder Variance letter
4616 Larksong dr. Castle Rock 80109

The reason we cannot meet the current set back, is because the deck will be unusable. The current easement only allows for their deck to be 6' out from the house. You cannot enjoy the deck at that size, you can barely fit a table set. The house is a first floor walkout and the grade for the yard, under the deck, is very steep and unusable. A deck is the only option to be able to enjoy their piece of the Colorado outdoors. A minimum size deck to have a small table, chairs, and for people to be able to walk comfortably on the deck is 12'. Enjoying the beautiful Colorado outdoors is definitely wanted by the homeowner. The deck we are proposing to build will give adequate outdoor living space without compromising the safety of the traffic or pedestrians. Thank you for the consideration of this proposal.