

Development Services Department
100 N. Wilcox Street, Castle Rock CO 80104
Tammy King, Zoning Manager
720-733-3557 tking@crgov.com

BOARD OF ADJUSTMENT (BOA)

Achieving the Community Vision through Excellence, Dedication and Service

Applications are due 30 days prior to the hearing you wish to attend. Meetings are held the first Thursday of each month at 6:00pm

Applicant Information

APPLICANT: Philip & Kristina Jones COMPANY: _____
PHONE: 314 650 9727 E-MAIL: prjones@slu.edu
ADDRESS: 5919 High Timber Cir CITY/ZIP: Castle Rock 80104
APPLICANT'S SIGNATURE: [Signature] [Signature]

Owner Information

OWNER: Philip & Kristina Jones COMPANY: _____
PHONE: 314 650 9727 E-MAIL: prjones@slu.edu
ADDRESS: 5919 High Timber Cir CITY/ZIP: Castle Rock 80104
OWNER'S SIGNATURE: [Signature] [Signature]

Property Information

SITE ADDRESS: 5919 High Timber Cir
LEGAL DESCRIPTION: Residence / House
CURRENT ZONING: _____
VARIANCE REQUEST: Property Variance / lot Variance to
build a small deck

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
 - Letter of approval from the HOA
 - Letters of no objection from affected neighbors

Staff Only

Meeting Date 5.6.2021 Staff Acceptance Date and Signature [Signature]

To whom it may concern,

My name is Philip Jones and I live at 5919 High Timber Circle within the Pine Meadows neighborhood. I am asking that the City of Castle Rock reviews my documents for a small deck. This deck is a necessity for my family so we may enjoy our back yard and have small family dinners while enjoying our fantastic Colorado weather.

Unfortunately my house was built in such a way that even my stoop coming out of my back door is in the setback. I'm not looking to have a massive deck, but just a place to be able to sit in my backyard, have dinner, study, and have somewhere to place our dearly missed smoker/grill. I would consider a concrete patio, but the way my home was built, there is a rather prominent swell in the middle of my backyard and a concrete patio would obstruct the flow of water coming from all of my neighbors properties thus flooding mine and my neighbor's yards. It would also overflow any patio I was to build and therefore it's not an option. My contractor (**Clint Matheson**) who has built many decks in our subdivision, has advised that we build a small garden level deck to avoid any issues, and to give my family the ability to enjoy our backyard without causing issues for neighbors. We have also reviewed the building plot and verified that our deck **will not** interfere with any of the utilities or our neighbors properties if we are to build it according to the plans attached to this letter. I have not included a "Letter of No Objection" from my neighbors because this deck will not be anywhere near any of their property lines or have any potential impact on neighboring properties.

I am petitioning that you would allow me to build this reasonable outdoor space so that my family and I may be able to sit in our backyard and enjoy our fantastic Colorado weather in the evenings. We have been approved by our HOA and I have included this letter of approval in the packet. We feel that having the HOA/DRC behind us would show the city that this is a necessary addition to our home so that our family may fully enjoy living here. We also feel that this would add value and curb appeal to our home while improving the overall look of our community. All of the surrounding homes have decks as well, and we feel that this is going to be a much welcomed addition.

Thank you for your time and your consideration in this matter and please see the attached photos and drawing of my proposed deck.

V/R

Philip R. Jones

[External] UPDATED - Crystal Valley Ranch Master Assn., Inc. Architectural Control
Update: Approved With Conditions 249694

clientcare@amihoa.com <reply@web5.senearthco.com>

Wed 3/31/2021 1:52 PM

To: Philip Jones <philip.jones@slu.edu>

Dear Philip Jones,

Thank you for submitting your Design Review Request application. Upon further review, the Design Review Committee has **approved your request for Deck, with the following conditions:**

1. Approved with the condition that the Town of Castle Rock gives him a variance for the set back and a permit.

Please note the new build landscape install projects must be completed within 8 months of closing date. If the application is to cure a current violation the work must be completed within 30 days. Please submit a color photograph, within two weeks, showing the work has been completed via email to clientcare@amihoa.com, in order to mark your application/violation as completed.

Any variations from the plan will require a new submission. Approved applications are valid for one year. Thank you for your continued support of your Crystal Valley Ranch Master Assn., Inc. and for maintaining and enhancing our carefully designed community.

Sincerely,

Crystal Valley Ranch Master Association, Inc.
Board of Directors

Your feedback is important to us. Let us know how we did. Please take a moment to reply to this email and rate your design review experience between 1 and 5 and tell us why you feel that way. (1 = Very Satisfied, 2 = Satisfied, 3 = Neither Satisfied or Dissatisfied, 4 = Dissatisfied, 5 = Very Dissatisfied.

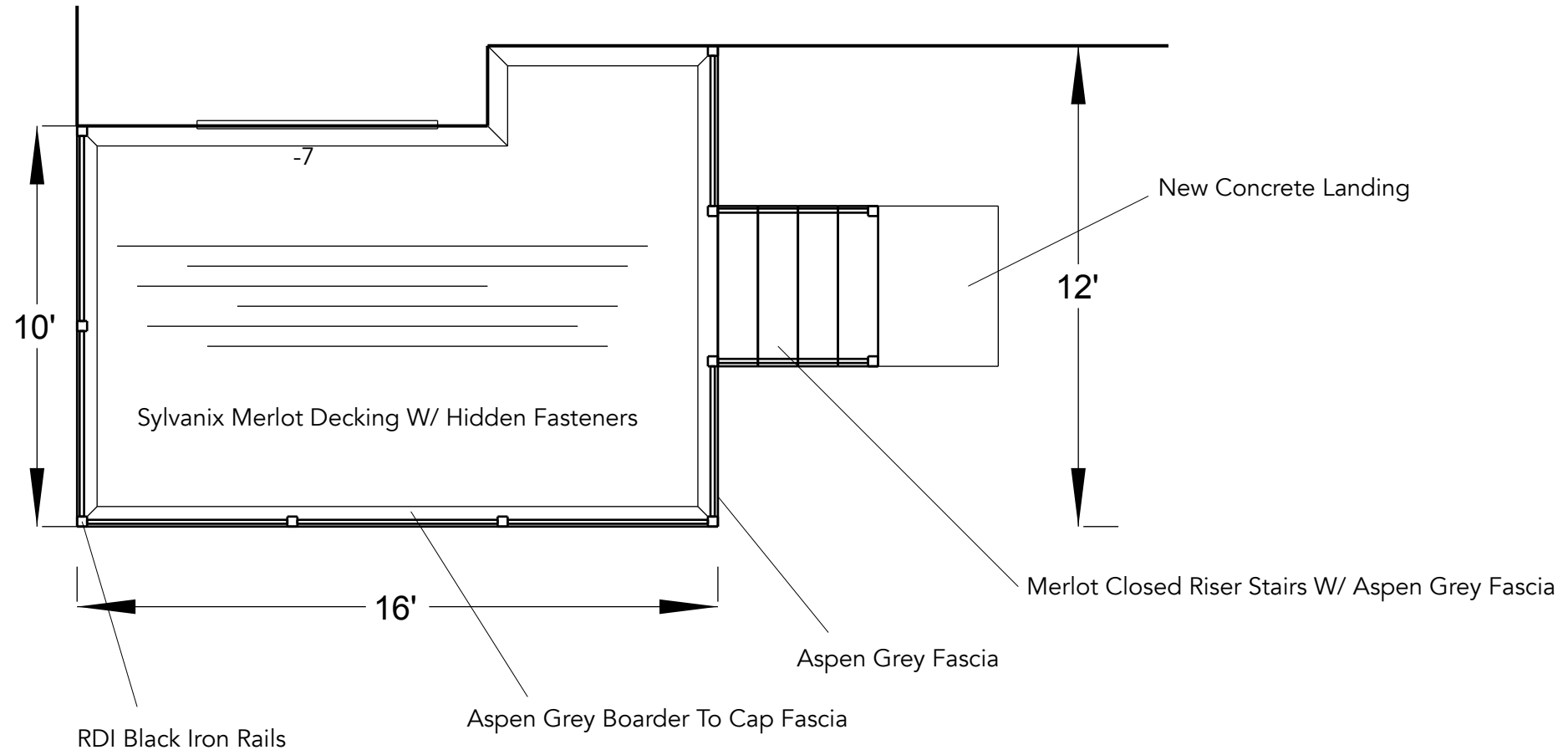
Clint Matheson

521 Anderson St
Castle Rock, Colorado 80104
Cell- (720) 232-8604

Colorado Decks Plus

Phillip Jones

5919 High Timber Creek
Castle Rock, Colorado 80104
Cell (C) (314) 650-9727
Customer # - 20056D



Elev: 56"

Scale - 1/4" = 1'









Garden Level Deck And Stairs

Designer: Clint Matheson
Date: 07/06/2020
Cell: (720) 232-8604



GRADING CERTIFICATE

RL=PROPERTY LINE
 BOW=BACK OF WALK
 TBC=TOP BACK OF CURB
 FL=FLOW LINE
 EOP=EDGE OF PAVEMENT
 TOF=TOP OF FOUNDATION
 FF=FINISHED FLOOR
 GF=GARAGE FLOOR
 HP=HIGH POINT
 TW=TOP OF WALL
 BW=BOTTOM OF WALL
 EW=END OF WALL
 UE=UTILITY EASEMENT
 USLE=UTILITY, SIGNAGE, AND
 LIGHTING EASEMENT
 TBM=TEMPORARY
 BENCHMARK

-  = CONCRETE
 = FOUND NAIL & DISK
 PLS. NO. ILLEGIBLE
 OFFSET VALUE SHOWN
 FROM MONUMENT TO
 PROPERTY LINE
 = ELECTRIC
 TRANSFORMER
 = WATER SERVICE
 = SANITARY SEWER
 SERVICE
 = LIGHT POLE
 = RETAINING WALL
 = SUMP PIT LOCATION
 AND DISCHARGE
 DIRECTION

CRYSTAL VALLEY RANCH FILING NO. 12A PLAT THEREON WERE DEVELOPED FROM A SURVEY OF THE ABOVE DESCRIBED PROPERTY, PERFORMED ON THE DATE SHOWN, AND ACCURATELY AND TRULY DEPICT THE ELEVATIONS AS THEY EXISTED ON THE DATE OF SAID SURVEY. THE RELATIVE ELEVATIONS AS DEPICTED HEREON MAY CHANGE SUBSEQUENT TO THE DATE HEREOF DUE TO THE SUBSIDENCE OR UPEAVEAL OF THE SOIL, ADDITION OR REMOVAL OF SOIL BY ACTS OF MAN, EROSION BY WIND OR WATER OR OTHER FACTORS. HEREON NO SURVEY MAY NOT BE MADE OF THE ELEVATIONS OF THE ABOVE PROPERTY OR PLAT OF THE SURVEY.

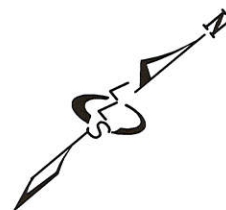
THE ELEVATIONS AND DRAINAGE SHOWN ON THE ABOVE SURVEY ARE THE PROPERTY OF THE LAND SURVEYOR'S CERTIFIED FIRM. FOR THE FINISHED GRADES TO BE MAINTAINED AROUND YOUR RESIDENCE ON THE DATE SHOWN, THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM YOUR HOUSE. THE BUILDER OF YOUR HOME WILL NOT COVER STRUCTURAL DAMAGE TO YOUR HOME CAUSED AS A RESULT OF CHANGES MADE IN THE FINISHED GRADES. IT IS THE HOMEOWNER'S RESPONSIBILITY TO MAINTAIN THE GRADES AS SET BY THE BUILDER AND AS CERTIFIED HEREIN BY THE SURVEYOR.

ADDITIONALLY, THE H.O.W. PROTECTIONS FOR YOUR RESIDENCE PROVIDED BY YOUR BUILDER WILL NOT COVER DAMAGE CAUSED AS A RESULT OF CHANGES MADE IN THE FINISHED DRAINAGE GRADES. IT IS YOUR RESPONSIBILITY TO MAINTAIN THE GRADES AS SET BY THE BUILDER AND AS CERTIFIED BY THE SURVEYOR.

BUILDER

LOT 30, BLOCK 1,
CRYSTAL VALLEY RANCH
FILING NO. 12A PLAT,
TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS,
STATE OF COLORADO.

1. I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR D.R. HORTON, INC., THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID FOR USE ONLY BY D.R. HORTON, INC. AND DESCRIBES THE PARCEL'S APPEARANCE ON MARCH 29, 2019.
2. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, MARCH 29, 2019, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THIS PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



JONATHAN R. LANGE
COLORADO REGISTERED
PLS # 37908, FOR AND
ON BEHALF OF LANGE
LAND SURVEYS, LLC

JOB NUMBER: 903-982

A circular professional seal for Jonathan R. Lance, a Colorado Registered Professional Land Surveyor. The seal features the text "COLORADO REGISTERED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom, separated by a dotted border. In the center, the name "JONATHAN R. LANCE" is written in a semi-circle above the number "37908". A blue ink signature is scrawled across the seal, and the date "4/15/19" is handwritten in blue ink below the number.

DRAWN BY:	DATE:
DRAWN BY: CE	DATE: 04/01/19
DRAWN BY: CE	DATE: 10/08/18