



**PUBLIC NOTICE
BOARD OF ADJUSTMENT
Monday, August 15, 2022, 6:30 P.M.
Council Chambers – 220 W. South Avenue
Woodland Park, Colorado
AGENDA**

This is a hybrid Zoom and in-person meeting. To Zoom - link from the City calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is important to the Board and written comments are encouraged and should be submitted to the Secretary in advance of the meeting. Individuals wishing to be heard during the Public Hearing are encouraged to be prepared and will generally be limited to five (5) minutes, unless otherwise approved by the Chairman, in order to allow everyone the opportunity to be heard. Public comments are expected to be constructive. Please sign in to speak on a particular agenda item. For more information, call 719-687-5202.

1. ORDER & ROLL CALL

2. MINUTES: February 28, 2022

3. REQUESTS / PUBLIC HEARINGS:

VAR2022-06: Elk Grove Land Development Height

Variance: A request by Mike Bramlett of JR Engineering (Applicant) and Elk Grove Land Development LLC (Property Owner) for a 14-foot height variance (from 30 feet required by MC §18.14.030 to 44 feet) to accommodate two three-story and one two-story buildings to develop 37 residential condominium units on Lots 10-14 and Tract B & C, Elk Grove Townhomes Filing No. 1, in the Multi-Family Suburban (MFS) zone.

4. REPORTS

5. ADJOURN

WOODLAND PARK BOARD OF ADJUSTMENT

MEETING MINUTES – February 28, 2022

*City of Woodland Park, 220 W. South Avenue, Woodland Park, CO and by Zoom.
This meeting was a hybrid in-person and virtual electronic meeting. A Zoom link was posted on the front-page of the City website. Public input in the form of written comment submitted in advance of the meeting was encouraged and public comment in real time at the meeting was made.*

1. ORDER AND ROLL CALL. Order was called at 6:30 p.m. with attendance as follows:

Present	Chairman Lou Ramon
Present	Vice Chairman Jim Rumsey
Present	Regular Member Nick Abercrombie
Present	Regular Member Valerie Lundy
Present	Regular Member Dean Nelson
Staff Present	Planning Director/BOA Secretary Karen Schminke
	Planner I Dave Burgess
	City Attorney Nina Williams

Also in attendance was City Council Member Catherine Nakai.

All recited the Pledge of Allegiance.

2. APPROVE MINUTES. The January 24, 2022 minutes were unanimously approved as presented.

3. REQUESTS / PUBLIC HEARINGS.

a. Move to Approve final changes to the BOA Rules of Procedure and forward revised rules to City Council for ratification. (Legislative)

Chair Ramon reviewed the most recent copy of the Rules of Procedure that were included in the Board's packet. Items in red are terminology additions to add clarity. Items in blue are 'hot links' that when the reader clicks on those in an electronic document, they will be routed to that section of the City's Municipal Code. Language in green (primarily in Section 5.8) reflects more substantive amendments that relate to the Board's final decision and written determinations for an item they have heard.

Attorney Williams recapped the appeal process proscribed by State statute. Specifically, an appeal of the Board of Adjustment's decision needs to be filed in District Court no later than 30 days from BOA's final action.

Chair Ramon provided additional explanation of the change from 15 to 10 days for providing the written determination of findings. There was identification of a couple small typographical errors in Section 5.8.

When called on by Chair Ramon, Joe Furry (attending via Zoom) stated he appreciated the change to 10 days.

Make the changes referenced

For City Council consideration on March 17, 2022.

MOVED BY NELSON, AND SECONDED BY RUMSEY THAT THE BOARD to make the changes referenced. Motion PASSED unanimously.

Chair Ramon noted, this item will be in front of City Council again on March 17, 2022.

4. REPORTS

Director Schminke led a short discussion regarding the printing of packets. Board members are encouraged to either download the packet to a digital device for use during a meeting or to print a copy of the packet at home. Staff can still provide printed copies of oversize pages if requested. Staff will also make sure visitors to the City website know how to obtain a copy of the packet in advance of the BOA meeting.

5. ADJOURN. Chairman Ramon adjourned the meeting at 6:47 p.m.

Approved by: _____
Lou Ramon, Chairman *Date*

STAFF REPORT

PROJECT: VAR2022-06 Elk Grove Land Development Height Variance

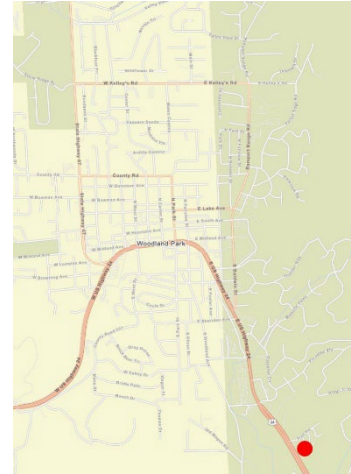
APPLICANT: Mike Bramlett (JR Engineering)

REQUEST: Vary Maximum Height Restriction from 30 feet to 44 feet for two three-story residential condominium buildings

LOCATION: Lots 10-14, Tract B & C Elk Grove Townhomes Filing No. 1

ZONE: Multi-Family Residential Suburban (MFS) District

STAFF: Will Charles, Senior Planner



I. BACKGROUND

Elk Grove Land Development, LLC is requesting a height variance to construct two 43-foot 3-inch (43'-3") tall condominium buildings in the Multi-Family Residential Suburban (MFS) zone which limits building height to 30 feet (§18.14.030). The current overall development proposal includes two 3-story buildings and one 2-story building for a total of 37 condominium units. Using the land area of the parcels identified in this application, the proposed density of the project is 7.7 dwelling units per acre. The MFS zone district limits density to 8 dwelling units per acre. The multifamily use will require a Conditional Use Permit and Site Plan Review, which will be heard by the Planning Commission and City Council.

Regarding the entitlement process, the applicant is seeking the height variance first as the proposed height is key to the density needed for the viability of the project. The applicant has also stated that the proposed height was increased in an effort to diminish the footprint of the two buildings, which allows the developer to retain more established trees as required by §18.33.180.D.3. The proposal calls for two structures that each have 3-stories of living space with an additional story of parking below the living space. The parking level is unenclosed, and would be below grade on the Northern side of the structure.

Building height is measured as prescribed in Code section §18.06.080

"Height of building" means the vertical distance from the finished grade (average finished elevation of the ground around the structure) to the highest point of the roof."

The design of the proposed buildings includes a flat roof with a 3-foot 4-inch (3'-4") parapet wall which encircles the roof. Parapet walls typically accompany flat roofs as they can be helpful in screening mechanical equipment and act as a safety feature for maintenance workers or roof top decks. Generally a parapet wall is considered as part of the maximum height of the structure. In addition to the parapet wall, the proposed structures also contain elevator shafts/stairwells to access the roof which extends 5-feet 8-inches (5'-8") above the top of the parapet wall. These elevator/stairwells have not been included in the max height of the structure since they are not

STAFF REPORT

part of the roof. This is similar to how a chimney or air conditioning unit is treated in regards to max building height.

The subject property is located east of US Highway 24 and south of Trull Road (See Figure 1). There are commercial uses at this intersection (Swiss Chalet Restaurant and U-Haul/Great Outdoors Adventures) and single family homes up Trull Road to the east. The first phase of Elk Grove was constructed over fifteen years ago and consists of 12 townhomes (three building with four units each). The balance of the Elk Grove property (outlined in yellow in Figure 1) contains topography that slopes from the east downhill toward the west with the most significant slopes occurring at the southern end. Figure 2 provides an illustration of the sloping terrain.

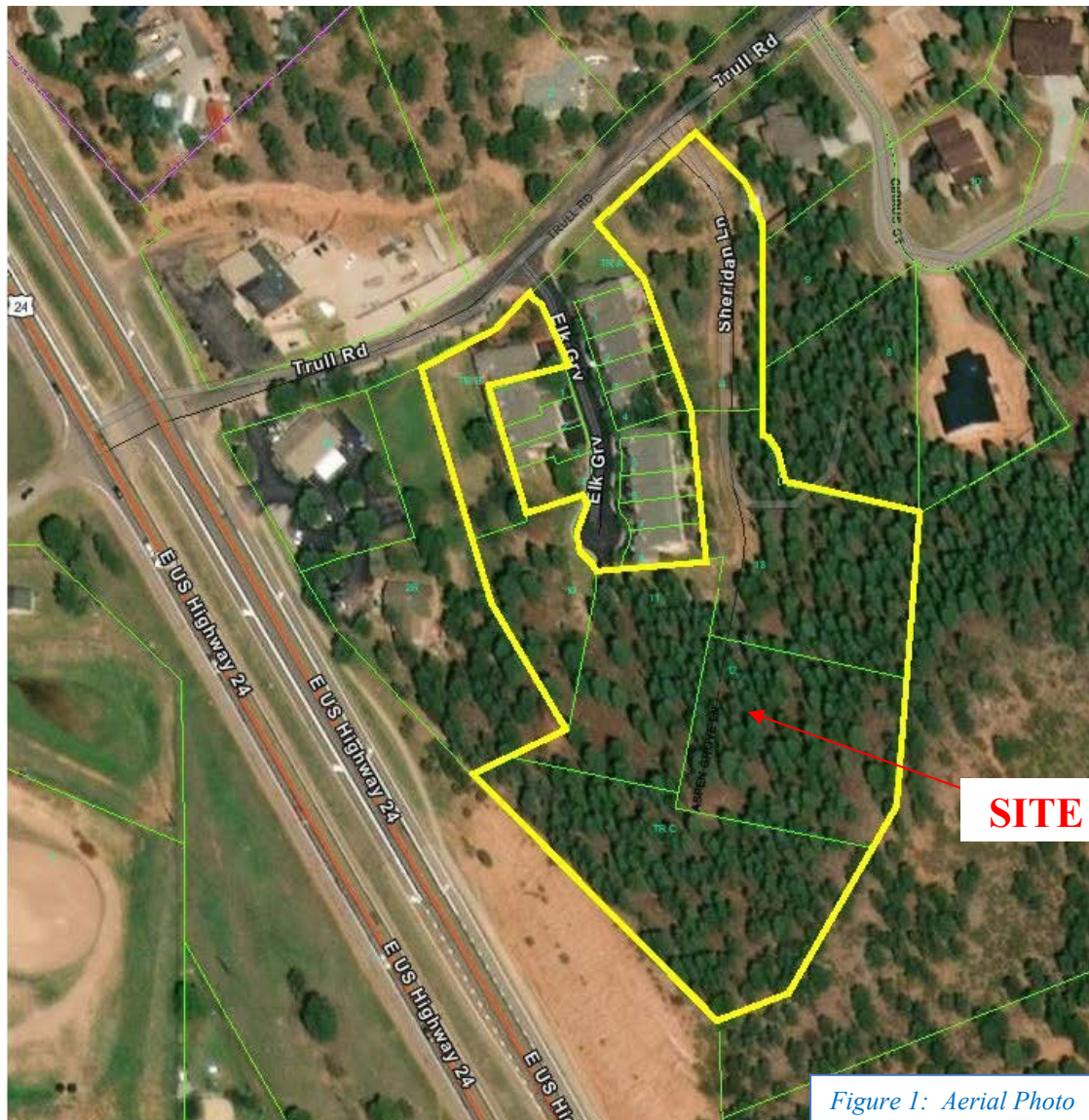


Figure 1: Aerial Photo

STAFF REPORT



Figure 2: From Elk Grove Ln Looking south into site

II. PROCESS

Zoning variances are subject to the requirements of *Chapter 18.60* of the Municipal Code. §18.60.010 states that where by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation or condition peculiar to a particular piece of property, the strict application of any provision of *Title 18 Zoning* would result in exceptional, demonstrable, unnecessary hardship, the Board of Adjustment (BoA) has the power to grant a variance from such strict application so as to relieve such demonstrable difficulties or hardships. If a variance is granted, the BoA may prescribe appropriate conditions in conformity with the Zoning Regulations (§18.60.060). Before granting a variance, the BoA must make the findings specified in §18.60.040. Also, unless the limitations of §18.60.050.A and B are met (see below), a variance cannot be granted.

Notice of the BoA public hearing was sent to adjacent property owners at least ten days prior to the public hearing, signs were posted on the property for at least ten days immediately prior to the public hearing, and a public notice was published in the Pikes Peak Courier at least seven days prior to the hearing.

STAFF REPORT

Staff has received a number of written objections to the variance from neighbors which are attached to this report. In addition, the Fire Department also had concerns regarding the structures as designed. Fire Chief, Tyler Lambert's comments can also be found attached.

III. POWER TO GRANT VARIANCE

Analysis: §18.06.020 Requires the applicant to demonstrate how the variance meets the following conditions:

1. That there exists special conditions and circumstances of the type specified in Section 18.60.010, which are peculiar to the land, structure, or building involved and which are not applicable to other lands or structures in the same district;

- Staff found that special conditions and circumstances do exist due to the significant topographical slope of the site. At what appears to be the most extreme point along the proposed 18 unit structure (primarily located on lots 12, 13, and tract C), the grade change between the highest and lowest point of the structure is approximately 15 feet. While for the 15 unit structure (primarily on lot 11, and tract C) the grade change is closer to 12 feet.

2. The said special conditions and circumstances do not result from the actions of the applicant;

- Staff found that the significant grade change on site is a special circumstance, and was not caused by actions of the applicant.

3. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations;

- Staff found that while the denial of the variance would likely reduce the size or quantity of units on the property, the applicant would still be able to construct units similar to what is found on neighboring properties. The existing condos along Elk Grove Lane have a total of three stories. However, due to how they are set into the hillside (see Figure 3), they appear as two-story buildings when viewed from the front and rear of the structures. By reducing the living space of the proposed structures from three stories to two, a more similar structure to what has previously been constructed on Elk Grove Lane would be feasible. A reduction from three stories to two would likely still require a variance, however the variance would be for 5 feet for a 34-foot 6-inch (34'-6") tall building instead of the proposed 14-foot variance for a 43'-3" tall building.

STAFF REPORT

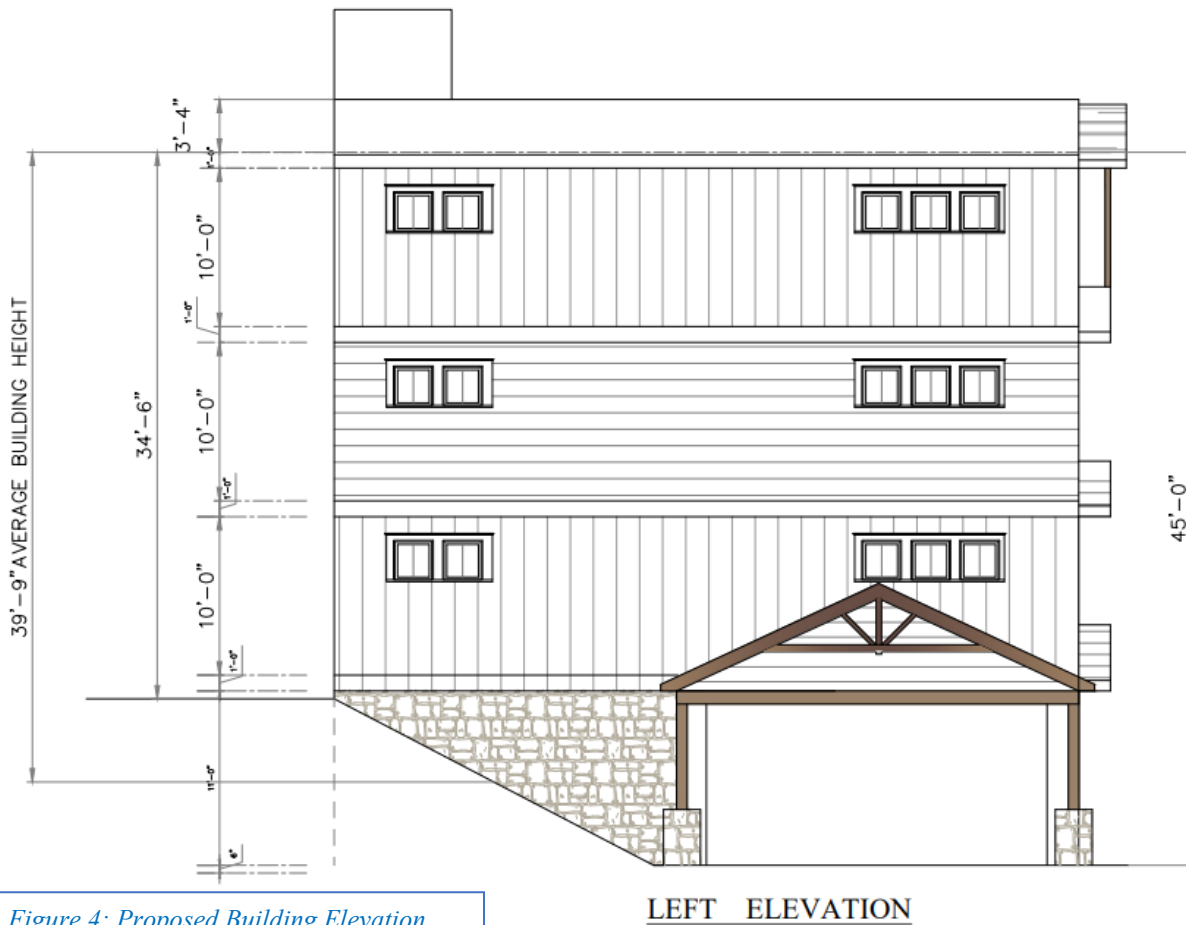


Figure 3: Elk Grove Townhouse Building

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the board to other lands or structures in the same district.

- The height of just the 3-stories of living spaces of these structures is shown as 34'-6" on the applicant's elevations (Figure 4). (The parking level adds another eleven feet to the overall building height.) In order to construct a building of this type on a flat site, a variance would still be required to accommodate the three floors of living space proposed. Based on elevations provided by the applicant, it would appear that 2-stories of living space over a parking level, similar to those on surrounding properties, could be constructed with a more minimal height variance.

STAFF REPORT



IV. SECTION 18.60.050.A and B LIMITATIONS

The limitations of §18.60.050.B are met since a residential multifamily dwelling units use is permitted through a conditional use permit under the terms of *Title 18* within the MFS zone district. Also, limitations of §18.60.050.A are met because no nonconforming use of lands or structures in the same district, and no permitted or nonconforming use of land or structure in other districts, have been used as grounds for the issuance of this variance.

V. FINDINGS

The BoA shall consider each application and grant or deny it according to the provisions of Municipal Code §18.60.040. Findings are provided below, complete with staff's analysis. In granting a variance, the BoA may prescribe appropriate conditions in conformity with Municipal Code *Title 18*.

STAFF REPORT

18.60.040.A. That the representations in the application are valid.

Analysis: Staff found the representations in the application valid. A written application complete with fee was submitted on June 2, 2022 and additional information was accepted by the City on June 22, 2022. Staff finds that the application demonstrates the existence of special conditions and circumstances peculiar to the land and building involved. Staff bases this on the lot's extreme topography. To resolve this issue, the Applicant is requesting a height variance to allow for the product and number of units required for developmental viability.

18.60.040.B. That the reasons set forth in the application justify the granting of the variance that will make possible the reasonable use of the land or structure.

Analysis: Staff found the justification provided by the application was insufficient for staff to recommend granting the variance as requested. While significant grade change, and preservation of existing trees should be considered, the size of the variance request exceeds the hardships found on the site. The 3 stories of living space are listed as 34'6" in height, which would require a variance even if this structure was located on a flat piece of property with no grade change.

18.60.040.C. That the granting of the variance will be in harmony with the general purpose and intent of the comprehensive plan and Title 18 Zoning and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Analysis: If granted, this variance will partially conform with the general purpose and intent of the comprehensive plan. As shown on the Future Land Use Map (Figure 5), the western portion of the site is designated for multifamily residential and the eastern portion (Lots 12-14) is designated for single family residential. Page 21 of the *Envision Woodland Park 2030* comprehensive plan provides the following guidance for using the Future Land Use Map:

WOODLAND PARK FUTURE LAND USE MAP DESCRIPTION

The Future Land Use Map provides guidance for rezoning requests, annexation proposals, new development, and redevelopment projects within the City limits. Its purpose is to honor the City's existing zoning map while providing both direction and flexibility for a sustainable balance of uses in future development or redevelopment proposals. Comments and direction provided by the community have been incorporated in land use descriptions and designations. Within the unincorporated areas of Teller County surrounding Woodland Park, the map identifies the type of low impact growth that may occur within the planning area and at the gateways to Woodland Park.

The Future Land Use Map identifies locations for the most appropriate future land use within the broad categories. The land use designation of each area is based on what is currently in place; what the community would like to see more of; and identification of harmonious uses that do not infringe on the existing land uses. Water use is a major consideration in land use planning and ensures that a diversity of land uses are planned for with the amount of water available. A more detailed description of each land use designation is listed below:

The entire site is zoned Multi-Family Residential Suburban (MFS) (see Figure 6 for the Zoning Map) and, if granted, the variance would facilitate the development of multifamily dwelling units which can be permitted at this location through a conditional use permit and site plan review. The proposed use (condominiums) is similar to the adjacent use of townhomes along Elk Grove Lane in that both are types of attached dwelling units. However, the height and overall mass (three stories of living space plus a parking level) of the proposed structures would be greater

STAFF REPORT

than that of the existing townhomes, which even though they contain three stories, appear to be 2-story structures due to how they are set into the hillside.

Figure 5: Comprehensive Plan – Future Land Use Map

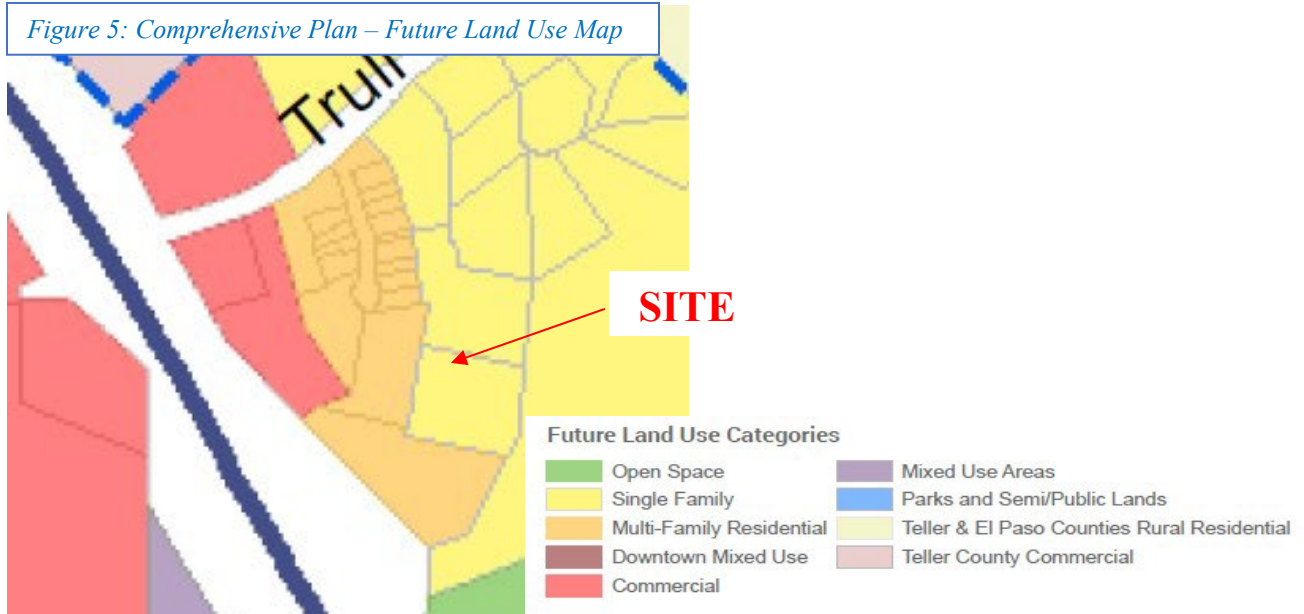
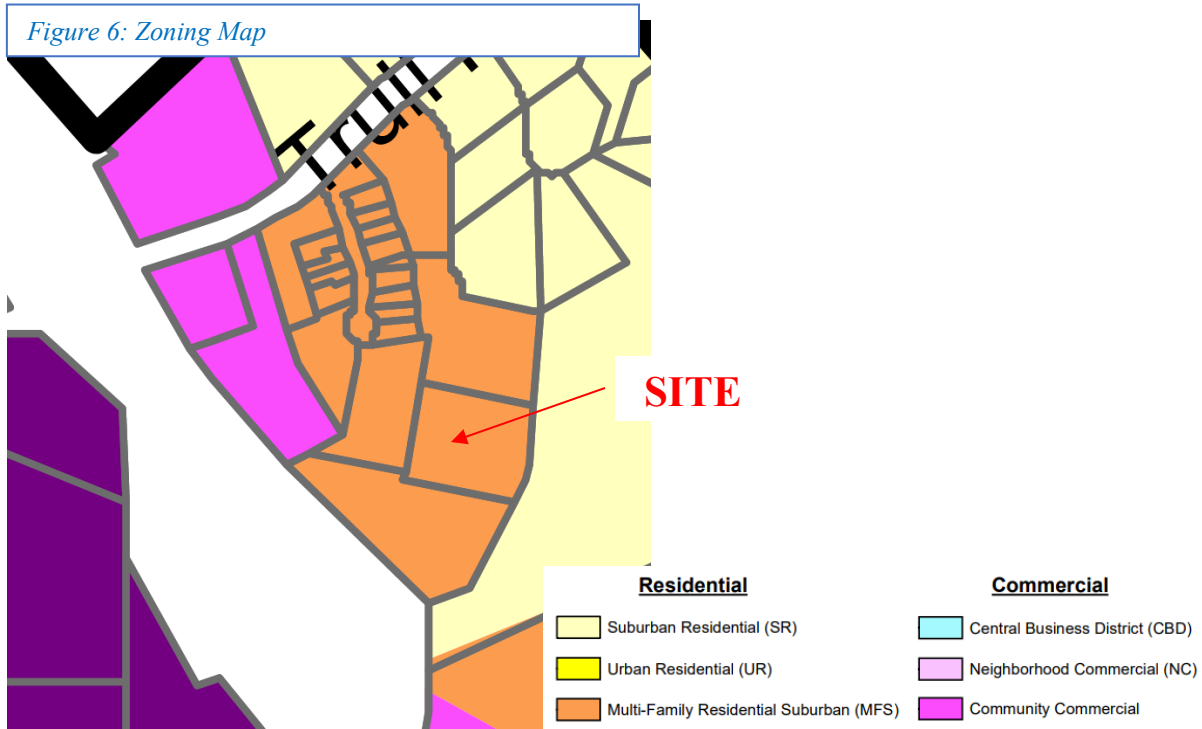


Figure 6: Zoning Map



STAFF REPORT

VI. STAFF RECOMMENDATION

While Staff did not find sufficient justification to grant the variance as requested, Staff does find justification for a lesser variance. Therefore, Staff recommends approval of a 5-foot variance to allow for a maximum building height of 35' with the condition that the building is a maximum of 3 stories (floors) in height including the parking level.

Attachments

1. Application
2. Elk Grove Townhomes Filing No. 1 Subdivision Plat
3. Fire Chief's Comments
4. Neighbor's Comments



2022 GENERAL APPLICATION

(Revised 1/1/2022)

Project # 202206155B
 Case # VAR 2022-068 ?
 Fee(s): See City of Woodland Park
 Fees Sheet (Plus publication/recording
 fees, as applicable)



Type of Application (Check one or more as applicable)

- | | | |
|---|---|---|
| ☐ Site Plan Review Permitted Use | ☐ Special Use Permit | ☐ Preliminary Plat |
| ☐ Site Plan Review Conditional Use | ☐ Planned Unit Development (PUD) | ☐ Exemption Plat |
| ☐ Conditional Use Permit | ☐ PUD Amendment | ☐ Final Plat |
| ☐ Zoning Change | ☐ Appeal | ☐ Townhouse Plat |
| ☐ Extension of Development | ☒ Variance | ☐ Condominium Plat |

1. Applicant Information

- a. Applicant Name Mike Bramlett (JR Engineering)
- b. Project Coordinator ☒ Property Owner ☐
- c. Mailing Address 5475 Tech Center Drive, Ste. 235, Colorado Springs, CO 80919
- d. E-mail Address mbramlett@jrengineering.com
- e. Phone Numbers Home 719-593-2593 Work 719-593-2593 Mobile 719-659-7979

2. Property Owner Information (if different from above)

- a. Name Elk Grove Land Development LLC Project Contact? Yes ☒ No ☐
- b. Mailing Address C/O Registered Agents Inc, 30 N Gould St, Ste R, Sheridan WY 82801
- c. E-mail Address chipplatz@aol.com
- d. Phone Numbers Home _____ Work _____ Mobile 203 610 0086

3. Site Information

- a. Site Address Lot 10-14, Tract B & C Elk Grove Townhomes
- b. Lot 10-14 Block _____ Subdivision Elk Grove Townhomes Filing 1
- c. Property Zoning MFS Lot Size 4.81 Acres ☒ Square Feet ☐

4. Is the property subject to covenants? Yes ☐ No ☐ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

- a. Project Name Elk Grove Land Development LLC
- b. Brief Description of Project/Request Construct two - 3 story and one - 2 story buildings to create 37 residential condominium units. A height variance is requested to construct the 3 story building to a max height of 44 feet.

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact Mike Bramlett
- ii. Firm Name JR Engineering
- iii. Physical Address 5475 Tech Center Dr., Ste 235 Colorado Springs, CO 80919
- iv. Mailing Address 5475 Tech Center Dr., Ste 235 Colorado Springs, CO 80919
- v. E-mail Address mbramlett@jrengineering.com
- vi. Phone Numbers: Business 719-593-2593 Mobile 719-659-7679

b. Engineer

- i. Project Contact Mike Bramlett
- ii. Firm Name JR Engineering
- iii. Physical Address 5475 Tech Center Dr., Ste 235 Colorado Springs, CO 80919
- iv. Mailing Address 5475 Tech Center Dr., Ste 235 Colorado Springs, CO 80919
- v. E-mail Address mbramlett@jrengineering.com
- vi. Phone Numbers: Business 719-593-2593 Mobile 719-659-7679

c. Planner

- i. Project Contact Anilia Agaraj
- ii. Firm Name Anilia Agaraj
- iii. Physical Address 2 Strang Road Derby CT 06418
- iv. Mailing Address 2 Strang Road Derby CT 06418
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile 203 278 1644

d. Surveyor

- i. Project Contact Eric Simonson
- ii. Firm Name Rampart Surveys LLC
- iii. Physical Address 1050 Tarmarac Parkway Woodland Park CO. 80863
- iv. Mailing Address P.O Box 5101 WoodLand Park, CO 80866
- v. E-mail Address eric@rampartls.com
- vi. Phone Numbers: Business 719 687 0920 Mobile _____

e. Other (specify role) Designer

- i. Project Contact Chip Platz
- ii. Firm Name H&P Builders LLC
- iii. Physical Address 280 Post Rd Fairfield Ct 06824
- iv. Mailing Address 280 Post RD Fairfield CT 06824
- v. E-mail Address chipplatz@aol.com
- vi. Phone Numbers: Business _____ Mobile 203 610 0086

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1

7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

Harold Platz Member 5/24/2022
Owner Date
Harold Platz Member 5/24/2022
Owner Date

9. Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

Harold Platz Member 5/24/2022
Applicant Date



BOARD OF ADJUSTMENT CHECKLIST FOR VARIANCES

FINDINGS: Per Chapter 18.60 (Variances) of the Woodland Park Municipal Code, the Board of Adjustment (“the board”) shall consider the application and grant or deny it according to the provisions of Chapter 18.60. In granting a variance, the board may prescribe appropriate conditions in conformity with Title 18.

Section 18.60.010. The application shall demonstrate the existence of a hardship, such as (check all that apply):

- ☐ Exceptional narrowness, shallowness or shape of the property.
- ☒ Exceptional topography of the property.
- ☐ Other extraordinary or exceptional situation or condition peculiar to the property.

Section 18.60.020. The applicant shall submit a written application with a site plan for a variance demonstrating that all of the following conditions exist:

- ☒ There exists hardships which are peculiar to the land, structure, or building and are not applicable to other lands or structures in the same zone district.
- ☒ The hardships did not result from actions of the present or past owner/applicant.
- ☒ The literal interpretation of Title 18 would deprive the applicant/property owner of rights commonly enjoyed by other properties in the same zone district.
- ☒ If granted, the applicant/property owner will not confer special privileges denied to other lands or structures in the same zone district.

Section 18.60.040. The BOA shall make the following findings:

- A. That the representations in the application are valid.
- B. That the variance is justified and will make possible the reasonable use of the land or structure.
- C. That the variance will be in harmony with the general purpose and intent of the comprehensive plan and Title 18 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Letter of Intent

Project Description

Elk Grove Land Development LLC owns the remaining undeveloped lots and tracts (Lot 10-14, Tract B & C, 4.81 acres) within Elk Grove Subdivision. The undeveloped land is located within the City of Woodland Park, southeast of Trull Road. Swiss Chalet and Highway 24 border the property to west-southwest and Aspen Acres Filing No. 2 and Lot 1 Gator Mountain Subdivision border the property to southeast – east. The land is zone Multi-Family Suburban (MFS).

The initial development Elk Grove, 12 Townhome units and the private Elk Grove Lane, were constructed 15-20 years ago but the full development was never completed due to market forces. The remaining land has sat idle since that time.

To complete the development of Elk Grove, **Elk Grove Land Development LLC** wishes to construct two - 3 story buildings and one – 2 story residential buildings (37 condominium units, 7.7 DU/Ac.). Each building will be split into individual condominium units to help provide more reasonably priced housing for residents of Woodland Park. As shown on the site plan, one 3 story building will be at the end of the existing privately owned Elk Grove Lane cul-de-sac, which the land owner has a right to access. The two story and the other 3 story building will require the extension of Aspen Grove Lane as a private street ending in a cul-de-sac. The two story building is placed near Trull Road and the other 3 story building is situated at the end of the cul-de-sac.

In order to accommodate the exceptionally sloping topography of the site, buildings will have a garage level under the condominium floors on the front side while the back side of the garages are buried into the hillside. Each building will have elevators to provide access to the condominium floors and planned rooftop that will have solar and a common area.

Per the MFS zoning the maximum building height is 30 feet. **The applicant is requesting a variance to that code be granted to allow the applicant to construct the two - 3 story buildings to a maximum height of 44 feet when measured from the top of the parapet wall above the roof to the average final grade at front and back corners.** The two story building will be within the MFS zone building height requirement.

Justification of the 10 foot variance to maximum building height:

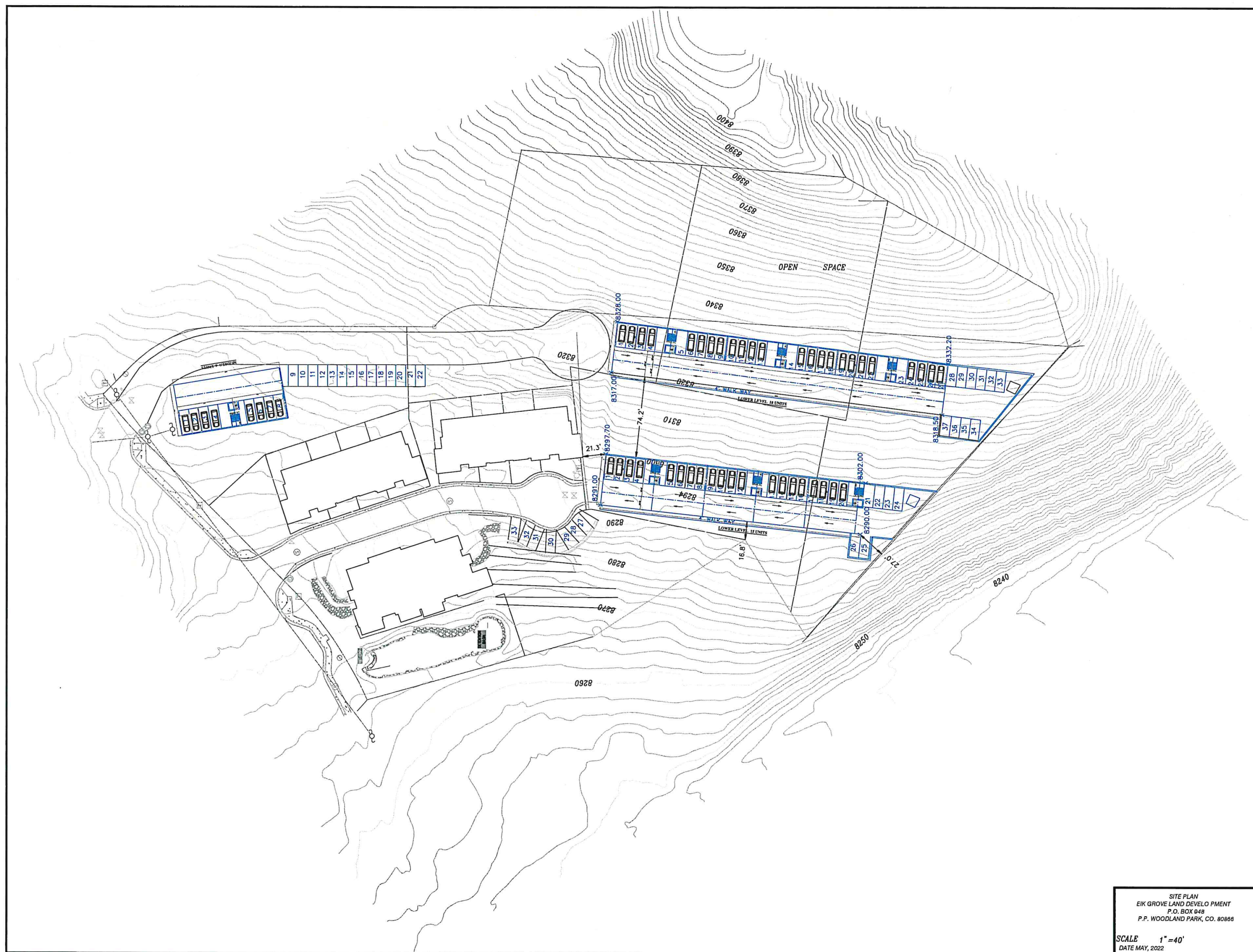
1. There are hardships which are peculiar to this land that are not applicable to other lands in the MFS zone district.
 - The severe slope of the land and its direction parallel to the private street alignments creates a very small development area. Because of this small area and the desire to

provide reasonably priced units, a third floor has been added to the 3 story buildings to increase the number of condominium units per building.

- The site is heavily treed with mature pines. Because of this, the owner has proposed the three story buildings to limit the amount of trees that will be removed due to disturbance and wildland fire mitigation.
 - To adhere to the height requirement by limiting the buildings to two story, an additional building would be required to maintain unit density. While it may not even be possible to add another building to the site, to do so would greatly increase the site disturbance causing significantly more trees to be removed and the need for very large retaining walls.
2. The severe slope of the land and its direction parallel to the private street alignments were not created by present or past owners.
 3. All properties in the MFS zone have the right to a density up to 8 DU/AC. IF the requested height variance is denied, the third floor of condominium units will have to be removed and the density would reduce to 5.4 DU/AC.
 4. IF the requested height variance is granted, the third floor of condominium units will remain and the density would be 7.7 DU/AC.

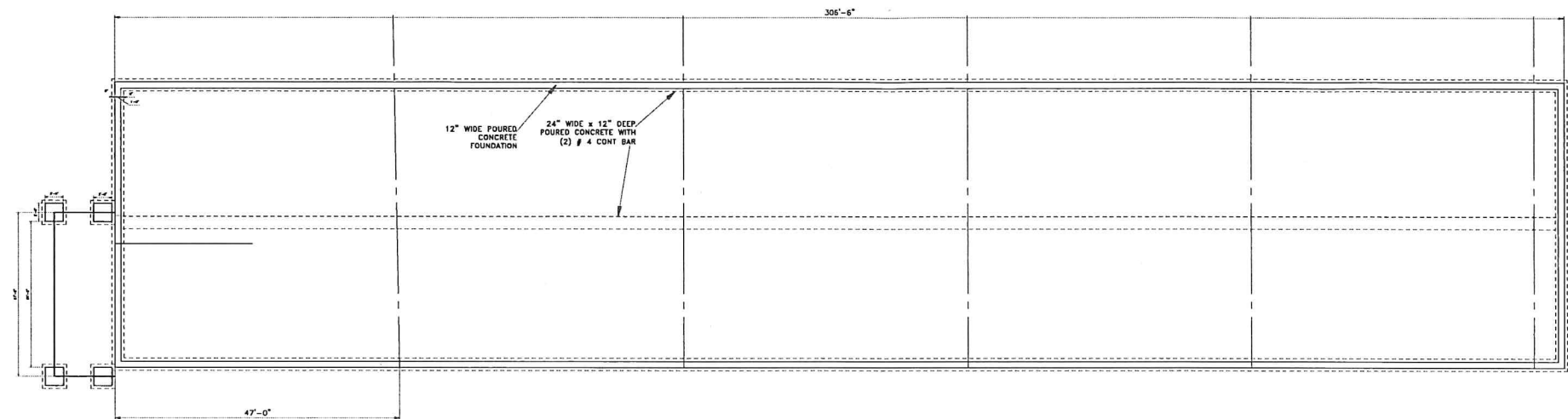


SITE PLAN
EIK GROVE LAND DEVELOPMENT
P.O. BOX 948
P.P. WOODLAND PARK, CO. 80866
SCALE 1" = 40'
DATE MAY, 2022

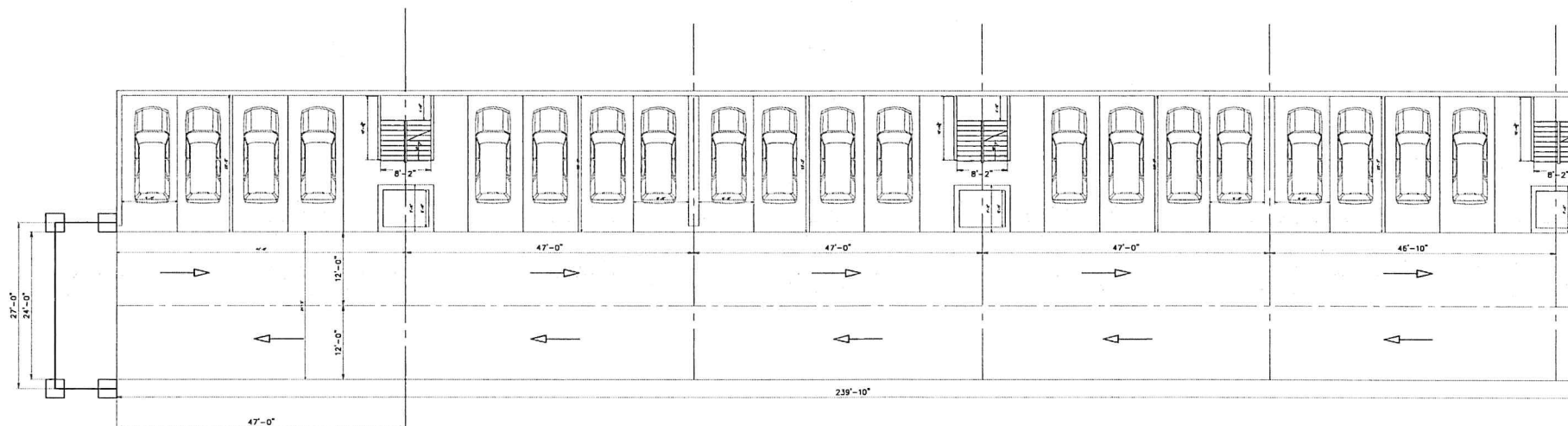


SITE PLAN
 EIK GROVE LAND DEVELOPMENT
 P.O. BOX 948
 P.P. WOODLAND PARK, CO. 80866

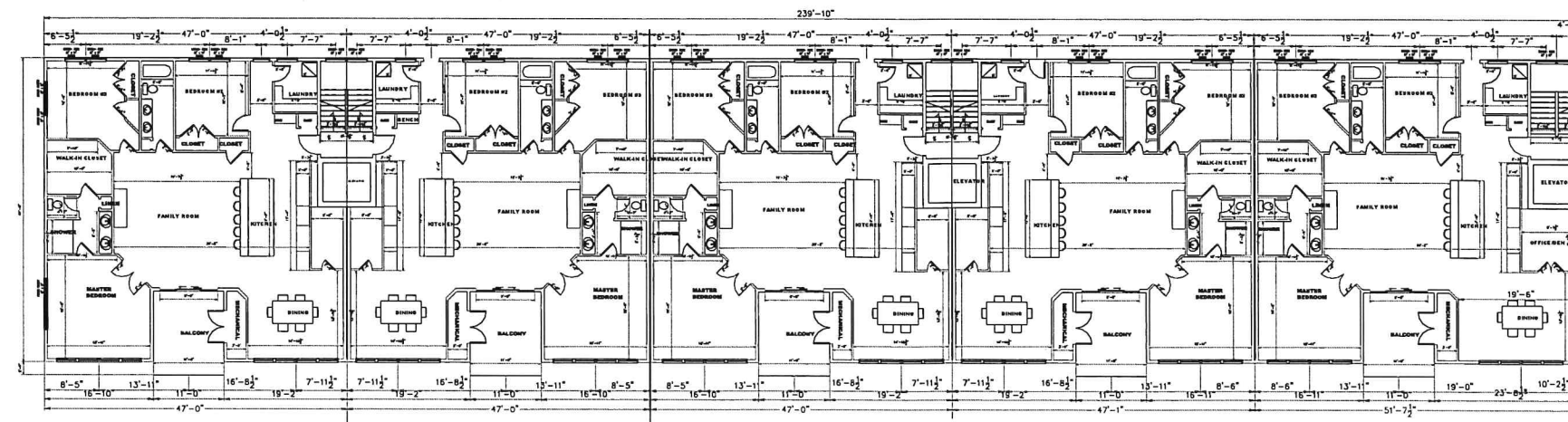
SCALE 1" = 40'
 DATE MAY, 2022



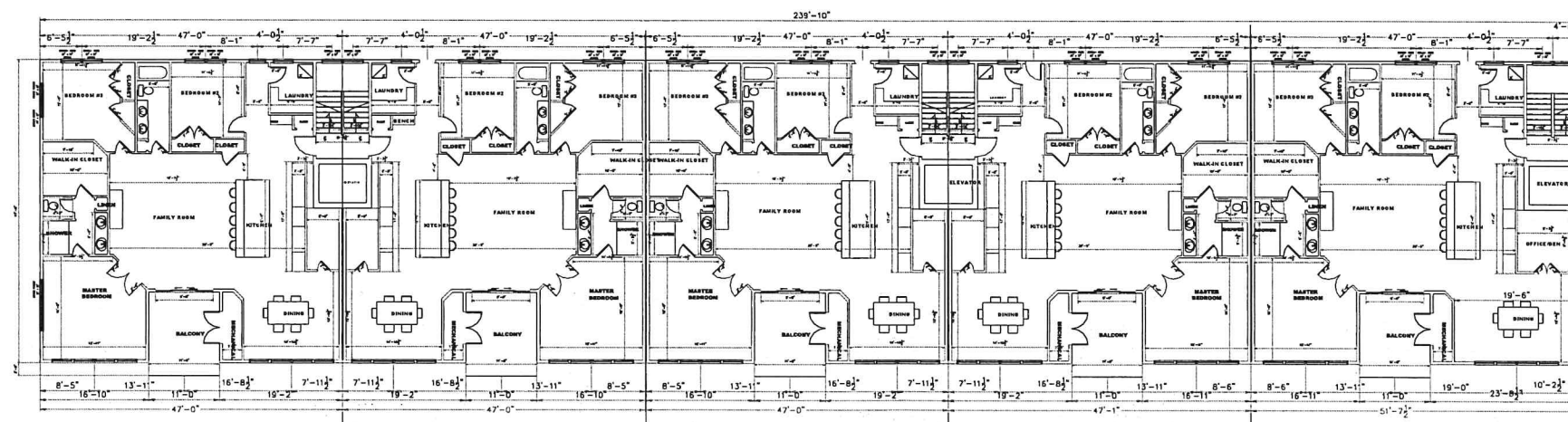
FOUNDATION 12 UNITS



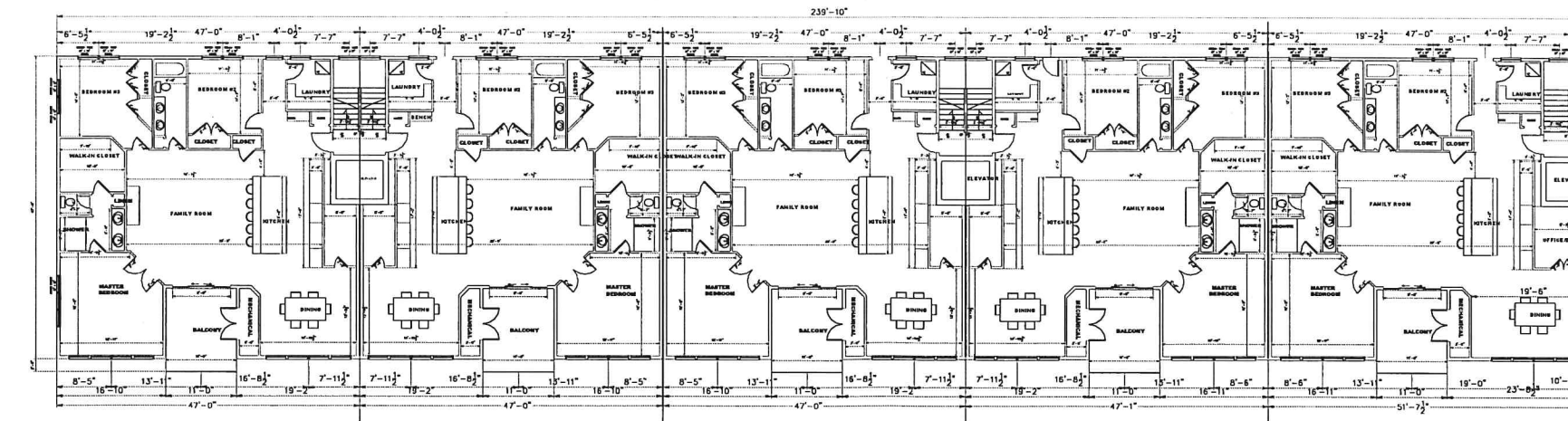
LOWER LEVEL 15 UNITS
PROVIDED 20 PARKING INSIDE
10 PARKING OUTSIDE. SEE SITE PLAN



THIRD FLOOR 5 UNITS



2ND FLOOR 5 UNITS



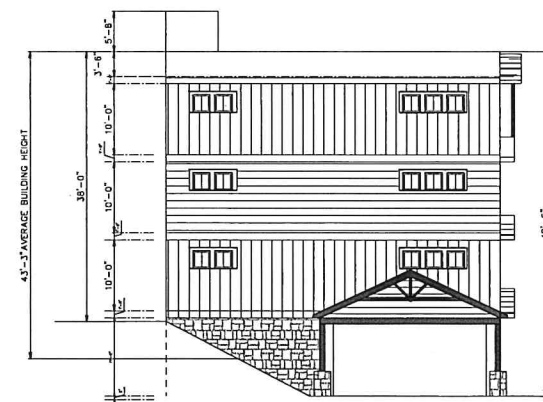
FIRST FLOOR 5 UNITS



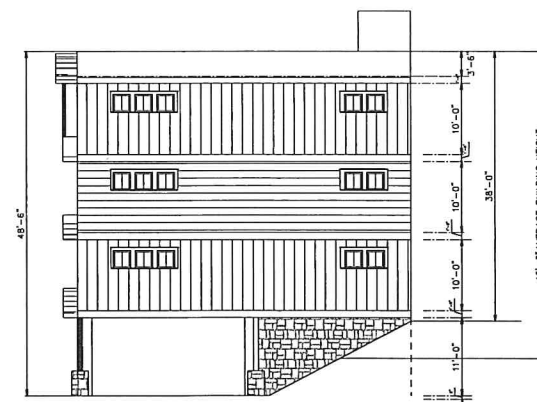
PROPOSED FRONT ELEVATION



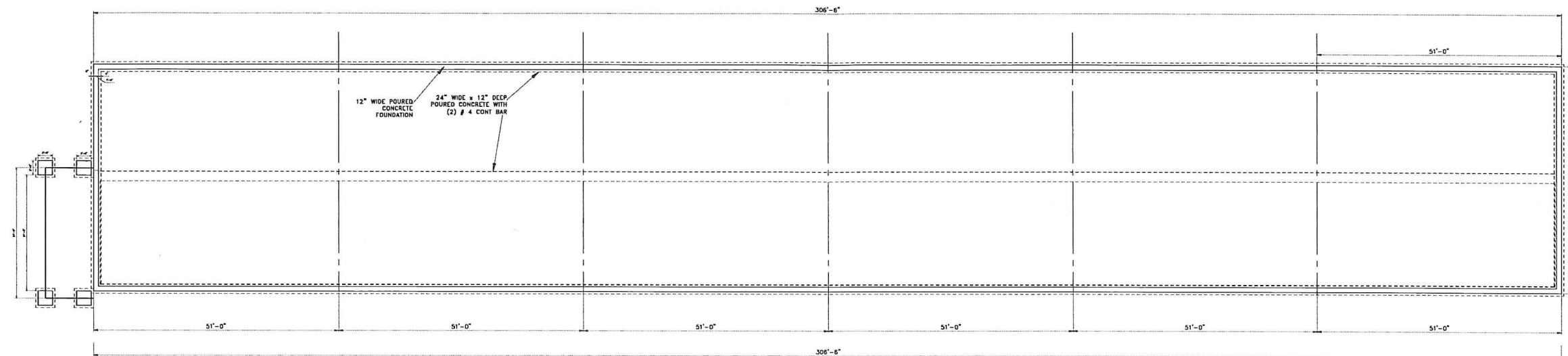
PROPOSED REAR ELEVATION



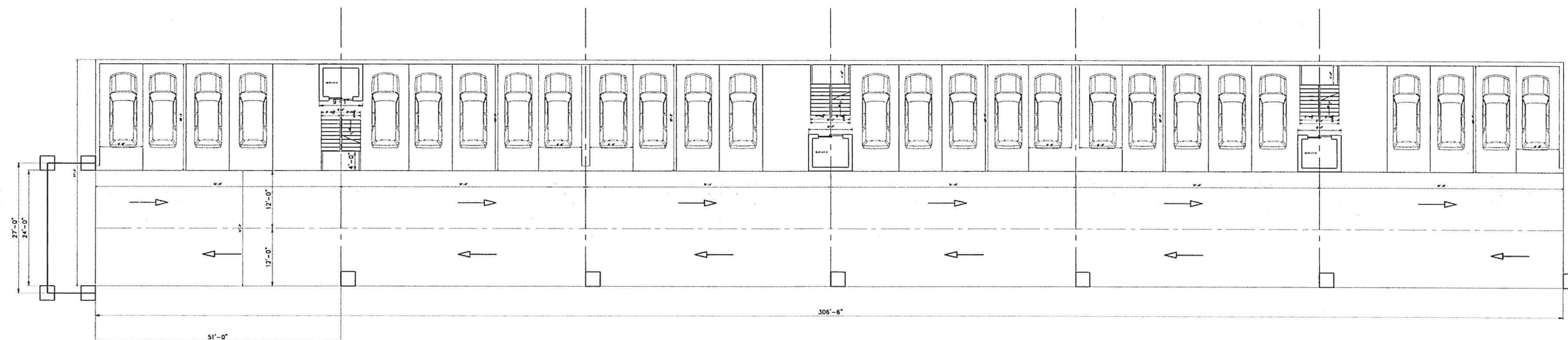
LEFT ELEVATION



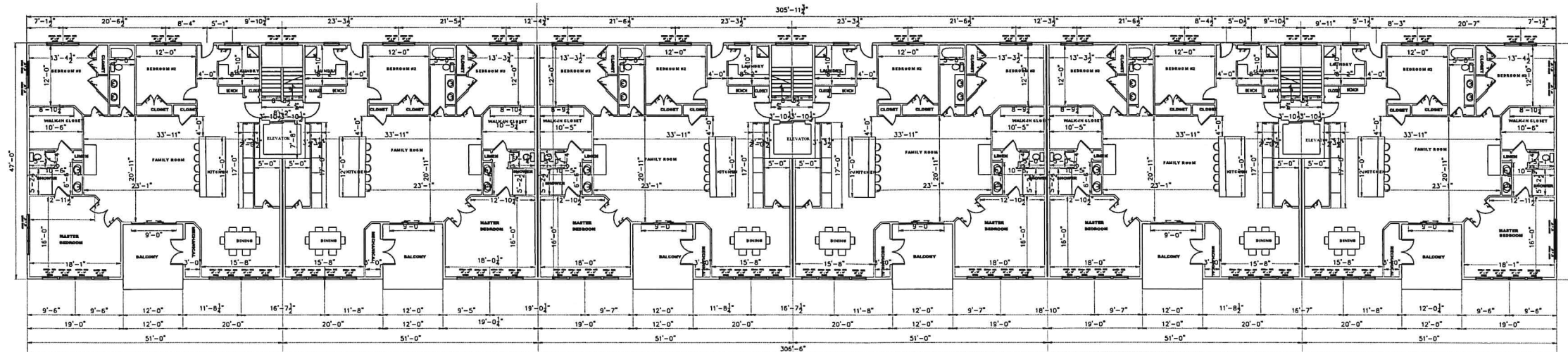
RIGHT ELEVATION



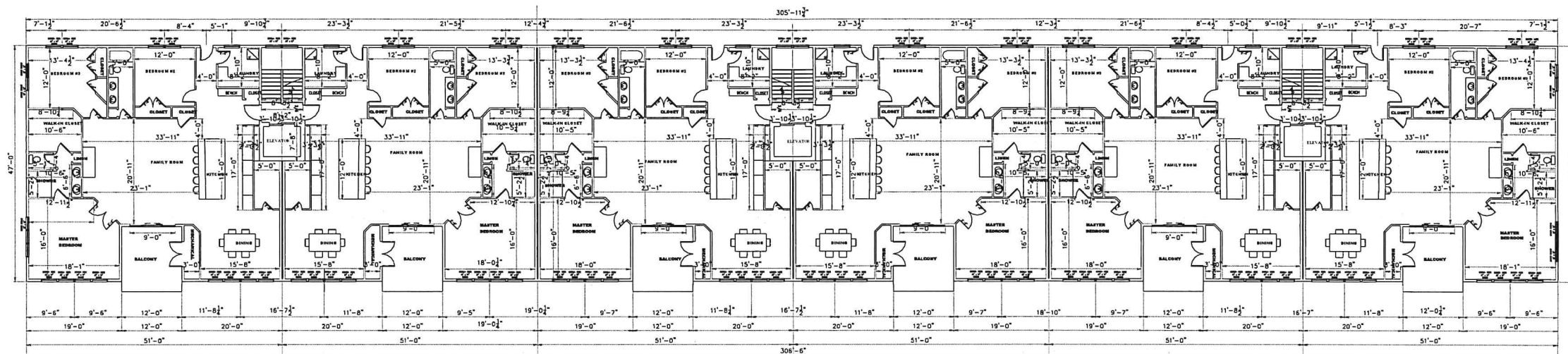
FOUNDATION 18 UNITS



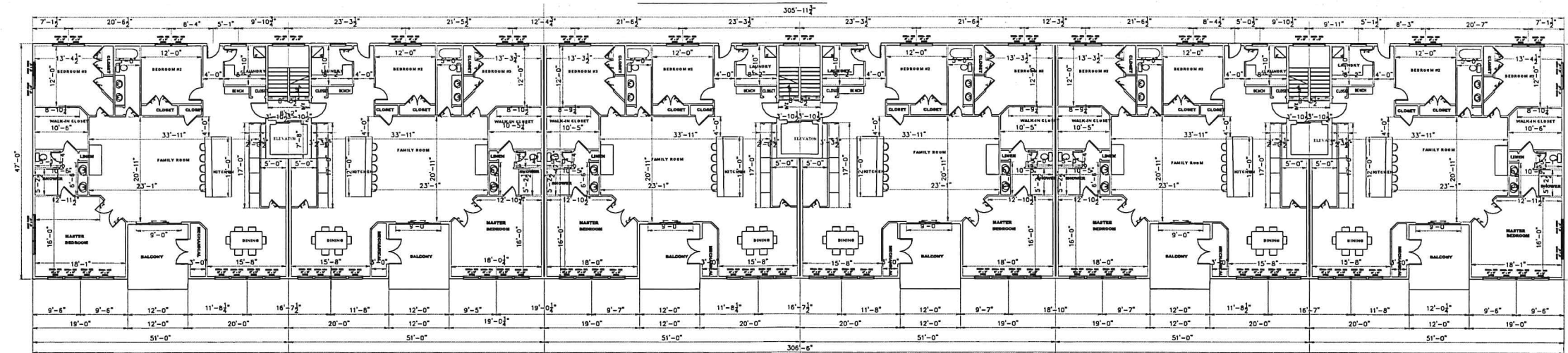
LOWER LEVEL 18 UNITS
PROVIDED 27 PARKING INSIDE
10 PARKING OUTSIDE. SEE SITE PLAN



FIRST FLOOR 6 UNITS



2ND FLOOR 6 UNITS



THIRD FLOOR 6 UNITS

EIK GROVE LAND DEVELOPMENT
P.O. BOX 948
WOODLAND PARK CO. 80868
FLOOR PLAN 18 UNITS

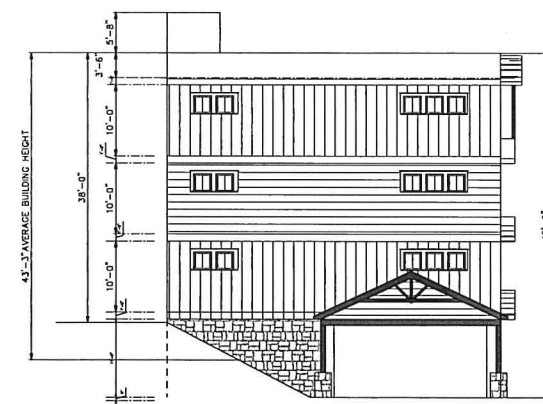
SCALE: 1/8"=1'-0"
DATE: MAY, 2022



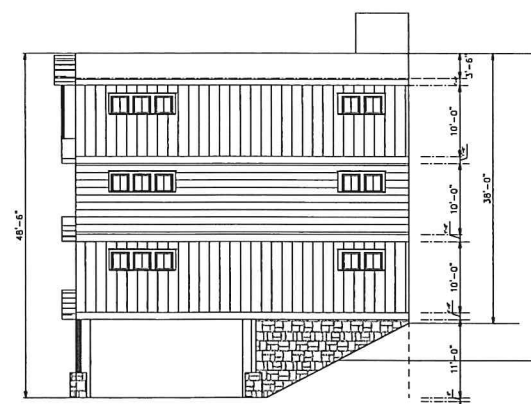
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



LEFT ELEVATION

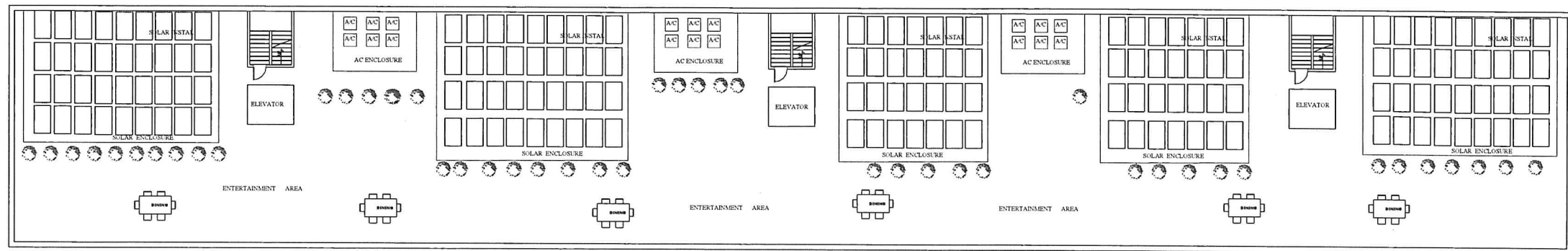


RIGHT ELEVATION

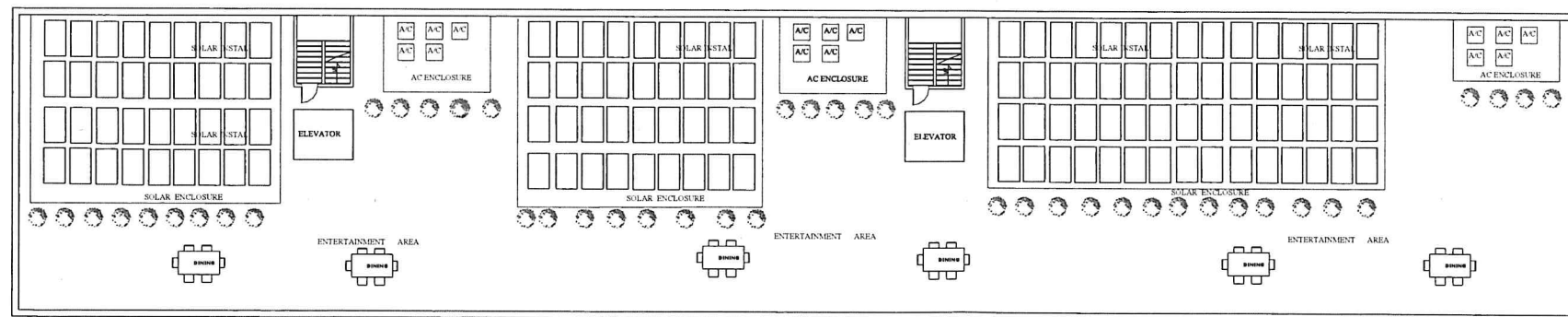
EIK GROVE LAND DEVELOPMENT
P.O. BOX 948
WOODLAND PARK CO. 80866
ELEVATIONS
18 UNITS

SCALE : 1/8" = 1'-0"
DATE MAY, 2022

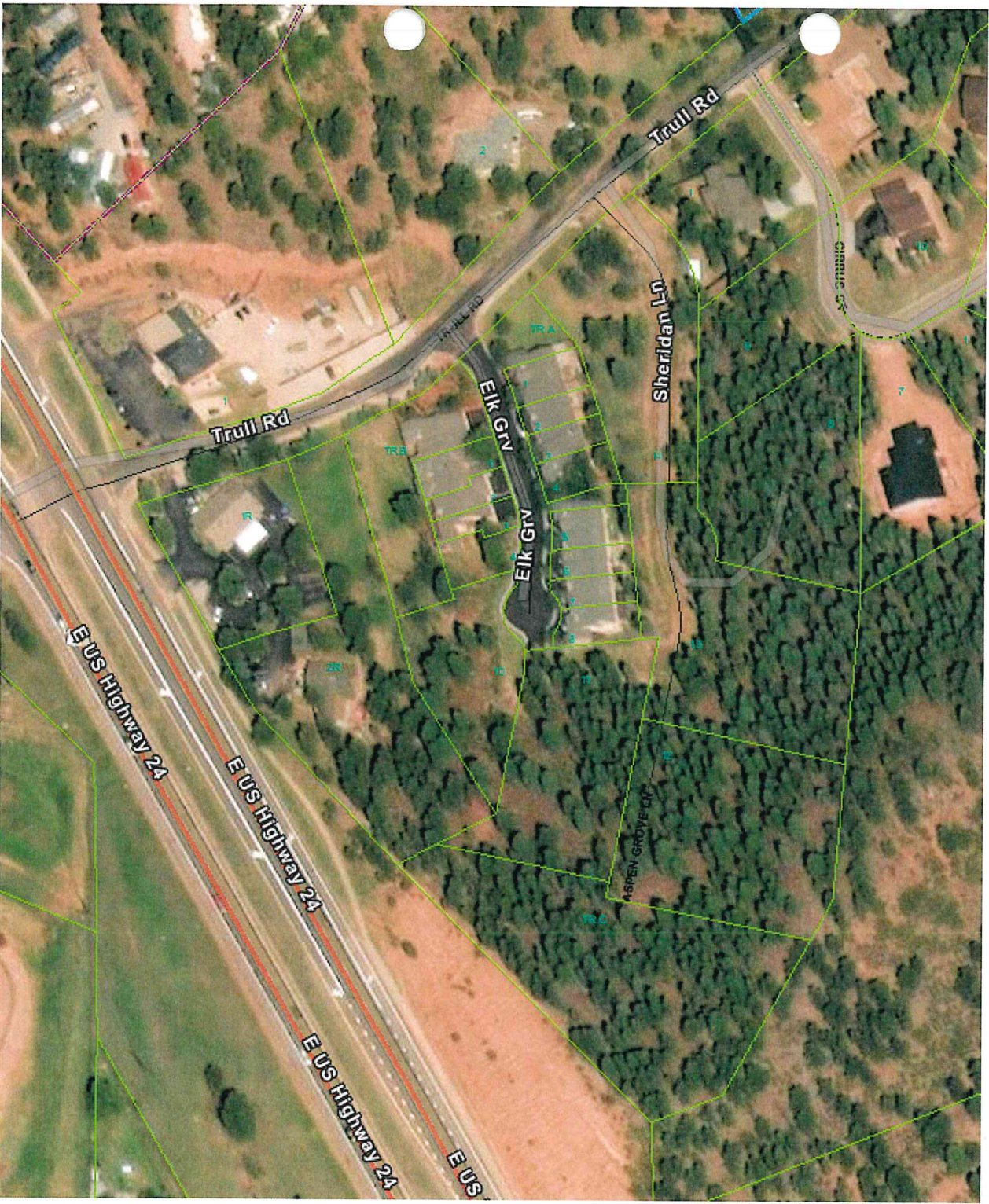
PAGE 3



ROOF PLAN 18 UNITS



ROOF PLAN 15 UNITS





Teller County Government

The Official Site For Teller County, Colorado

Property Records Database

[Teller Home](#)
[County Offices](#)
[Contributing Offices](#)
[New Search](#)
[Mapping Application](#)
[Foreclosures](#)

Property Record Database

Account Information (provided by Assessor)

Account No R0051935

Parcel Id 6031.302250100

Notice of Value [A PDF of the 2021 Notice of Value](#)

Actual \$9,137

Assessed \$2,650

Tax Dist 60

Acct Type Vacant Land

School Dist RE-2

Acres 0.4200

Map No. 3031-30

Owner Name ELK GROVE LAND
DEVELOPMENT LLC

Mailing C/O REGISTERED AGENTS INC

Address 30 N GOULD ST STE R
SHERIDAN, WY 828016317

**Physical
Address**

Area SWISS CHALET SUBDIVISION

Brief Legal Desc L10 ELK GROVE TOWNHOMES 1



Brief Legal Description is not intended for use on legal documents

[Show Map](#)

[Show Sales Map](#) [Vacant Land Sales List](#)

Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning MFS

Land Information (provided by Assessor)

Land Type Abst Code Acres

Vacant 0101 0.4200

TOTAL 0.4200

Transfers (provided by Assessor)[Vacant Land Sales List](#)

Sale Date	Reception No	Deed Type	Sale Price
10/14/2003	621247	Easement	\$0
06/17/2004	567133	Plat	\$0
10/08/2017	701783	Warranty Deed	\$40,000
01/20/2021	733966	Special Warranty Deed	\$110,000
01/20/2021	734022	Correction Deed	\$0

Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

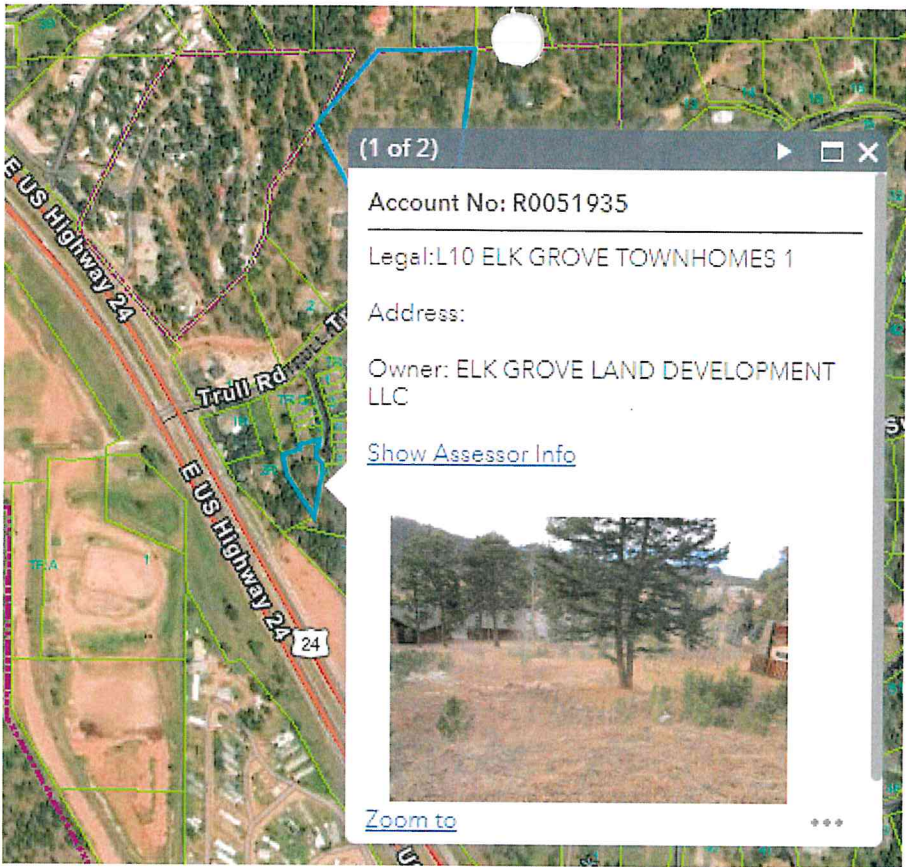
[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\)](#)

Tax Year	Tax Amount
2017	\$293.60
2018	\$293.12
2019	\$108.92
2020	\$109.66
2021	\$213.96

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)

06/02/2022 11:42:29 AM



(1 of 2)



Account No: R0051935

Legal: L10 ELK GROVE TOWNHOMES 1

Address:

Owner: ELK GROVE LAND DEVELOPMENT
LLC

[Show Assessor Info](#)



[Zoom to](#)





Teller County Government

The Official Site For Teller County, Colorado

Property Records Database

[Teller Home](#)
[County Offices](#)
[Contributing Offices](#)
[New Search](#)
[Mapping Application](#)
[Foreclosures](#)

Property Record Database

Account Information (provided by Assessor)

Account No R0051936

Parcel Id 6031.302250110

Notice of Value [A PDF of the 2021 Notice of Value](#)

Actual \$10,916

Assessed \$3,170

Tax Dist 60

Acct Type Vacant Land

School Dist RE-2

Acres 0.6700

Map No. 3031-30

Owner Name ELK GROVE LAND
DEVELOPMENT LLC

Mailing C/O REGISTERED AGENTS INC

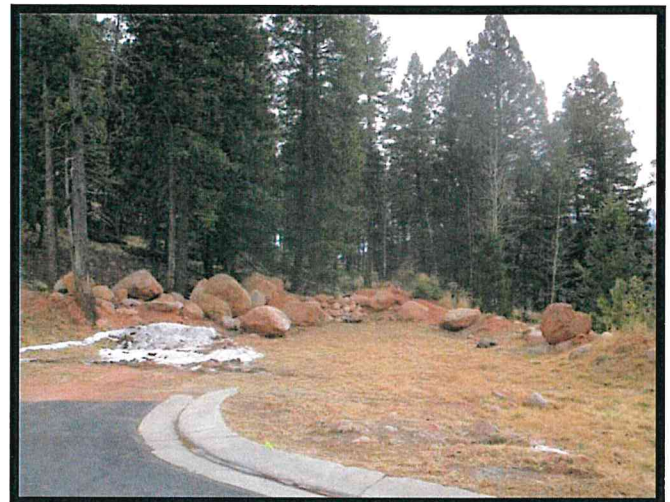
Address 30 N GOULD ST STE R
SHERIDAN, WY 828016317

Physical

Address

Area SWISS CHALET SUBDIVISION

Brief Legal Desc L11 ELK GROVE TOWNHOMES 1



Brief Legal Description is not intended for use on legal documents

[Show Map](#)
[Show Sales Map](#) [Vacant Land Sales List](#)

Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning MFS

Land Information (provided by Assessor)

Land Type Abst Code Acres

Vacant 0101 0.6700

TOTAL 0.6700

Transfers (provided by Assessor)**Vacant Land Sales List**

Sale Date	Reception No	Deed Type	Sale Price
10/14/2003	621247	Easement	\$0
06/17/2004	567133	Plat	\$0
10/08/2017	701783	Warranty Deed	\$40,000
01/20/2021	733966	Special Warranty Deed	\$110,000
01/20/2021	734022	Correction Deed	\$0

Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

Tax detail on Treasurers Web Site (Note: Select Public User Login Button if prompted)

Tax Year	Tax Amount
2017	\$368.20
2018	\$367.60
2019	\$137.92
2020	\$138.86
2021	\$255.94

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)
06/02/2022 11:42:52 AM



Account No: R0051936

Legal: L11 ELK GROVE TOWNHOMES 1

Address:

Owner: ELK GROVE LAND DEVELOPMENT LLC

[Show Assessor Info](#)



[Zoom to](#)



Teller County Government

The Official Site For Teller County, Colorado

Property Records Database



Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
-----------------------------	--------------------------------	--------------------------------------	----------------------------	-------------------------------------	------------------------------

Property Record Database

Account Information (provided by Assessor)

Account No R0051937

Parcel Id 6031.302250120

Notice of Value [A PDF of the 2021 Notice of Value](#)

Actual \$14,336

Assessed \$4,160

Tax Dist 60

Acct Type Vacant Land

School Dist RE-2

Acres 0.8500

Map No. 3031-30

Owner Name ELK GROVE LAND
DEVELOPMENT LLC

Mailing C/O REGISTERED AGENTS INC

Address 30 N GOULD ST STE R
SHERIDAN, WY 828016317

**Physical
Address**

Area SWISS CHALET SUBDIVISION

Brief Legal Desc L12 ELK GROVE TOWNHOMES 1



Brief Legal Description is not intended for use on legal documents

[Show Map](#)

[Show Sales Map](#) [Vacant Land Sales List](#)

Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning SR

Land Information (provided by Assessor)

Land Type Abst Code Acres

Vacant 0101 0.8500

TOTAL 0.8500

Transfers (provided by Assessor)[Vacant Land Sales List](#)

Sale Date	Reception No	Deed Type	Sale Price
10/14/2003	621247	Easement	\$0
06/17/2004	567133	Plat	\$0
10/08/2017	701783	Warranty Deed	\$40,000
01/20/2021	733966	Special Warranty Deed	\$110,000
01/20/2021	734022	Correction Deed	\$0

Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

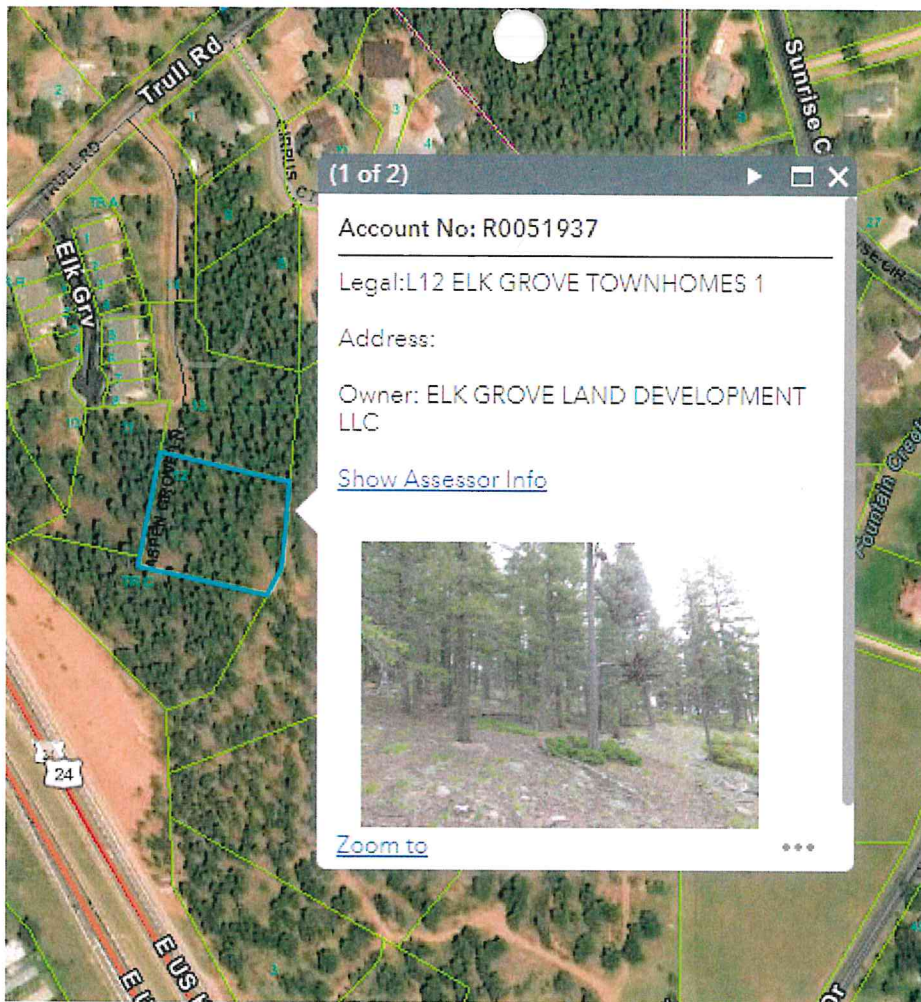
[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\)](#)

Tax Year	Tax Amount
2017	\$401.90
2018	\$401.24
2019	\$153.58
2020	\$154.64
2021	\$335.86

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)

06/02/2022 11:46:03 AM



(1 of 2)

Account No: R0051937

Legal: L12 ELK GROVE TOWNHOMES 1

Address:

Owner: ELK GROVE LAND DEVELOPMENT
LLC

[Show Assessor Info](#)



[Zoom to](#)

...



Teller County Government

The Official Site For Teller County, Colorado

Property Records Database



Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
-----------------------------	--------------------------------	--------------------------------------	----------------------------	-------------------------------------	------------------------------

Property Record Database

Account Information (provided by Assessor)

Account No R0051938

Parcel Id 6031.302250130

Notice of Value [A PDF of the 2021 Notice of Value](#)

Actual \$14,992

Assessed \$4,350

Tax Dist 60

Acct Type Vacant Land

School Dist RE-2

Acres 0.9100

Map No. 3031-30

Owner Name ELK GROVE LAND
DEVELOPMENT LLC

Mailing C/O REGISTERED AGENTS INC

Address 30 N GOULD ST STE R
SHERIDAN, WY 828016317

**Physical
Address**

Area SWISS CHALET SUBDIVISION

Brief Legal Desc L13 ELK GROVE TOWNHOMES 1



Brief Legal Description is not intended for use on legal documents

[Show Map](#)

[Show Sales Map](#) [Vacant Land Sales List](#)

Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning SR

Land Information (provided by Assessor)

Land Type Abst Code Acres

Vacant 0101 0.9100

TOTAL 0.9100

Transfers (provided by Assessor)[Vacant Land Sales List](#)

Sale Date	Reception No	Deed Type	Sale Price
10/14/2003	621247	Easement	\$0
06/17/2004	567133	Plat	\$0
10/08/2017	701783	Warranty Deed	\$40,000
01/20/2021	733966	Special Warranty Deed	\$110,000
01/20/2021	734022	Correction Deed	\$0

Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

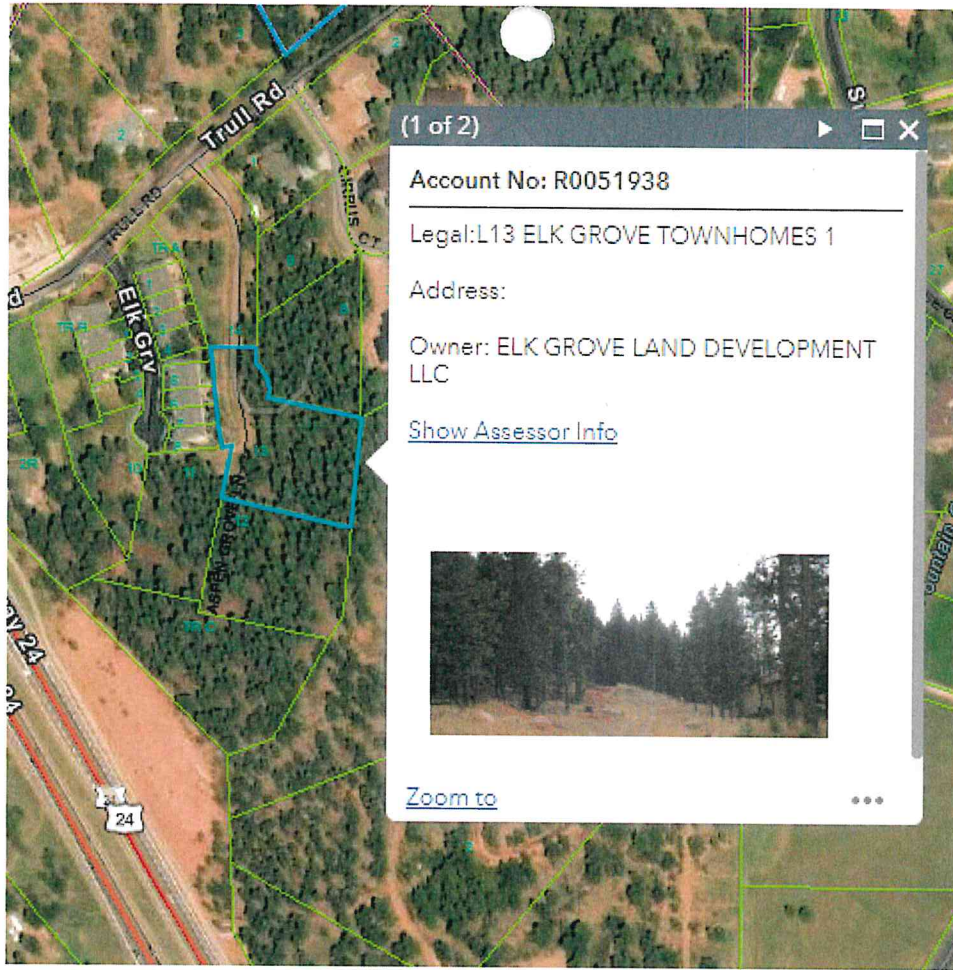
[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\)](#)

Tax Year	Tax Amount
2017	\$408.32
2018	\$407.64
2019	\$162.20
2020	\$163.30
2021	\$351.20

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)

06/02/2022 11:48:03 AM



(1 of 2)

Account No: R0051938

Legal: L13 ELK GROVE TOWNHOMES 1

Address:

Owner: ELK GROVE LAND DEVELOPMENT
LLC

[Show Assessor Info](#)



[Zoom to](#)

...



Teller County Government

The Official Site For Teller County, Colorado

Property Records Database


[Teller Home](#)
[County Offices](#)
[Contributing Offices](#)
[New Search](#)
[Mapping Application](#)
[Foreclosures](#)

Property Record Database

Account Information (provided by Assessor)

Account No R0051939

Parcel Id 6031.302250140

Notice of Value [A PDF of the 2021 Notice of Value](#)

Actual \$10,790

Assessed \$3,130

Tax Dist 60

Acct Type Vacant Land

School Dist RE-2

Acres 0.6600

Map No. 3031-30

Owner Name ELK GROVE LAND
DEVELOPMENT LLC

Mailing C/O REGISTERED AGENTS INC

Address 30 N GOULD ST STE R
SHERIDAN, WY 828016317

**Physical
Address**

Area SWISS CHALET SUBDIVISION

Brief Legal Desc L14 ELK GROVE TOWNHOMES 1



Brief Legal Description is not intended for use on legal documents

[Show Map](#)

[Show Sales Map](#) [Vacant Land Sales List](#)

Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning SR

Land Information (provided by Assessor)

Land Type Abst Code Acres

Vacant 0101 0.6600

TOTAL 0.6600

Transfers (provided by Assessor)[Vacant Land Sales List](#)

Sale Date	Reception No	Deed Type	Sale Price
10/14/2003	621247	Easement	\$0
06/17/2004	567133	Plat	\$0
10/08/2017	701783	Warranty Deed	\$40,000
01/20/2021	733966	Special Warranty Deed	\$110,000
01/20/2021	734022	Correction Deed	\$0

Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\)](#)

Tax Year	Tax Amount
2017	\$365.80
2018	\$365.20
2019	\$135.56
2020	\$136.48
2021	\$252.70

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)

06/02/2022 11:49:31 AM

(1 of 1)



Account No: R0051939

Legal: L14 ELK GROVE TOWNHOMES 1

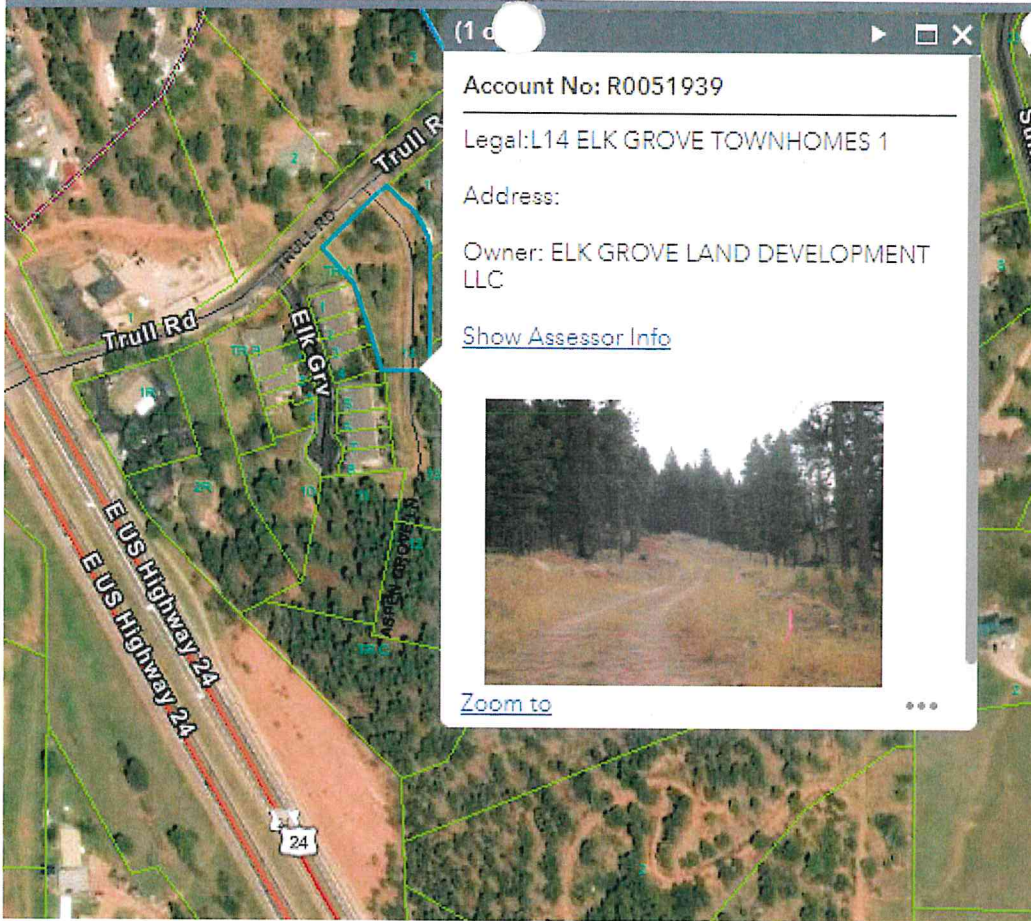
Address:

Owner: ELK GROVE LAND DEVELOPMENT
LLC

[Show Assessor Info](#)



[Zoom to](#)





Teller County Government

The Official Site For Teller County, Colorado

Property Records Database


[Teller Home](#)
[County Offices](#)
[Contributing Offices](#)
[New Search](#)
[Mapping Application](#)
[Foreclosures](#)

Property Record Database

Account Information (provided by Assessor)

Account No R0051940

Parcel Id 6031.302250150

Notice of Value [A PDF of the 2021 Notice of Value](#)

Actual \$35

Assessed \$10

Tax Dist 60

Acct Type Vacant Land

School Dist RE-2

Acres 0.2700

Map No. 3031-30

Owner Name ELK GROVE LAND
DEVELOPMENT LLC

Mailing C/O REGISTERED AGENTS INC

Address 30 N GOULD ST STE R
SHERIDAN, WY 828016317

**Physical
Address**

Area SWISS CHALET SUBDIVISION

Brief Legal Desc TR B ELK GROVE TOWNHOMES 1



Brief Legal Description is not intended for use on legal documents

[Show Map](#)
[Show Sales Map](#) [Vacant Land Sales List](#)

Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning MFS

Land Information (provided by Assessor)

Land Type Abst Code Acres

Vacant 0104 0.2700

TOTAL 0.2700

Transfers (provided by Assessor)[Vacant Land Sales List](#)

Sale Date	Reception No	Deed Type	Sale Price
10/14/2003	621247	Easement	\$0
06/17/2004	567133	Plat	\$0
10/08/2017	701783	Warranty Deed	\$40,000
01/20/2021	733966	Special Warranty Deed	\$110,000
01/20/2021	734022	Correction Deed	\$0

Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

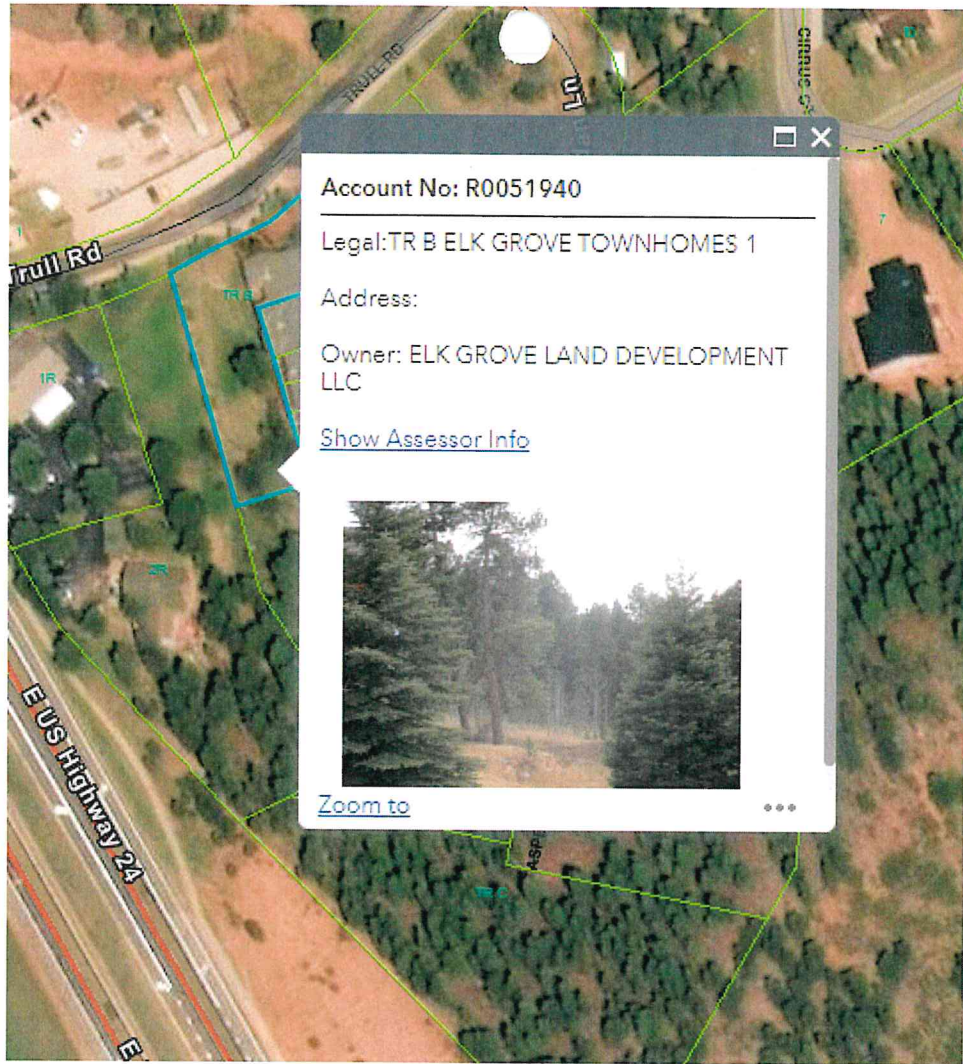
[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\)](#)

Tax Year	Tax Amount
2017	\$0.80
2018	\$0.80
2019	\$0.78
2020	\$0.80
2021	\$0.82

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)

06/02/2022 12:13:04 PM



Account No: R0051940

Legal: TR B ELK GROVE TOWNHOMES 1

Address:

Owner: ELK GROVE LAND DEVELOPMENT
LLC

[Show Assessor Info](#)



[Zoom to](#)

...



Teller County Government

The Official Site For Teller County, Colorado

Property Records Database

[Teller Home](#)
[County Offices](#)
[Contributing Offices](#)
[New Search](#)
[Mapping Application](#)
[Foreclosures](#)

Property Record Database

Account Information (provided by Assessor)

Account No R0051941

Parcel Id 6031.302250160

Notice of Value [A PDF of the 2021 Notice of Value](#)

Actual \$51

Assessed \$10

Tax Dist 60

Acct Type Vacant Land

School Dist RE-2

Acres 1.0300

Map No. 3031-30

Owner Name ELK GROVE LAND
DEVELOPMENT LLC

Mailing C/O REGISTERED AGENTS INC

Address 30 N GOULD ST STE R
SHERIDAN, WY 828016317

Physical

Address

Area SWISS CHALET SUBDIVISION

Brief Legal Desc TR C ELK GROVE TOWNHOMES 1



Brief Legal Description is not intended for use on legal documents

[Show Map](#)

[Show Sales Map](#) [Vacant Land Sales List](#)

Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202)

Zoning MFS

Land Information (provided by Assessor)

Land Type Abst Code Acres

Vacant 0104 1.0300

TOTAL 1.0300

Transfers (provided by Assessor)[Vacant Land Sales List](#)

Sale Date	Reception No	Deed Type	Sale Price
10/14/2003	621247	Easement	\$0
06/17/2004	567133	Plat	\$0
10/08/2017	701783	Warranty Deed	\$40,000
01/20/2021	733966	Special Warranty Deed	\$110,000
01/20/2021	734022	Correction Deed	\$0

Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

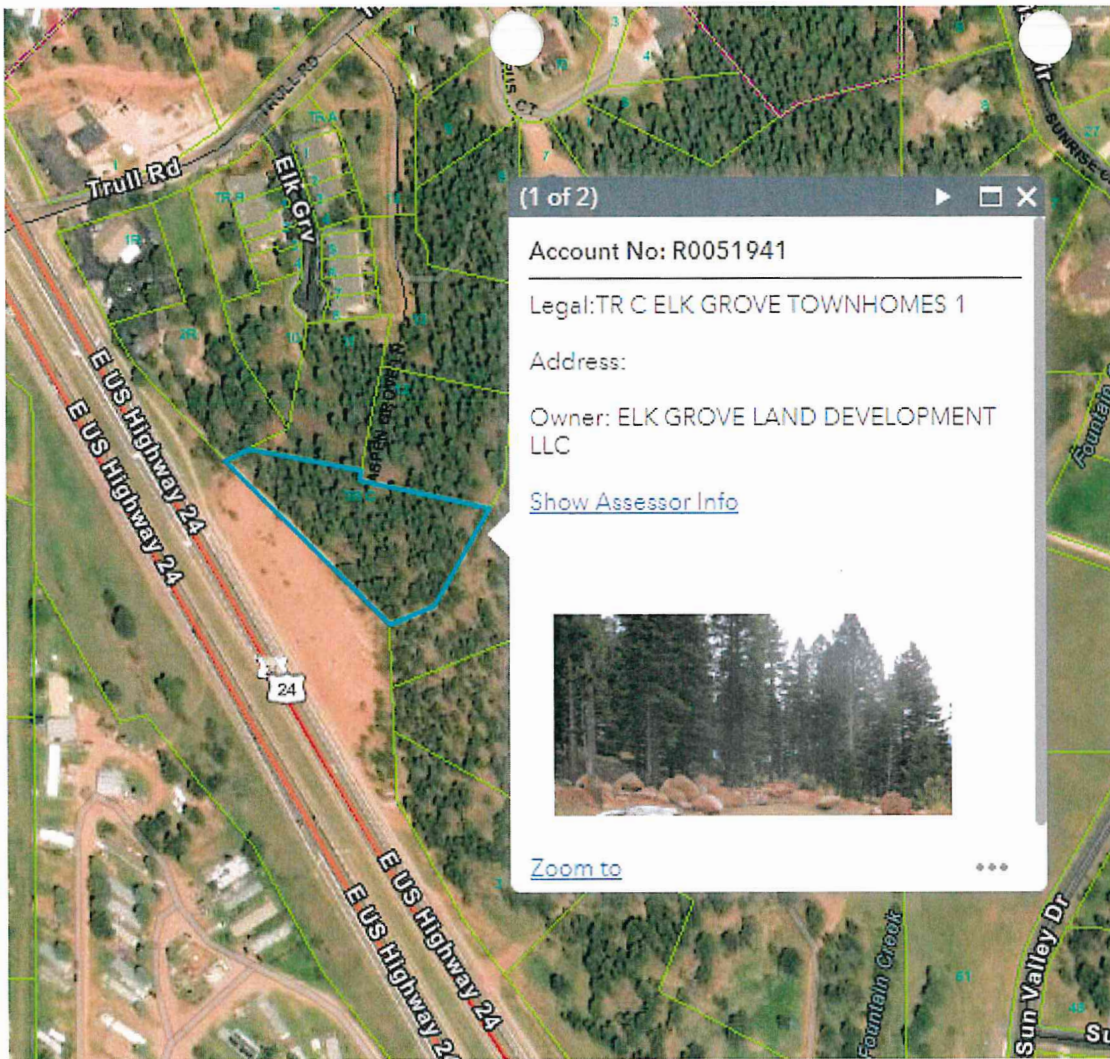
[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\)](#)

Tax Year	Tax Amount
2017	\$0.80
2018	\$0.80
2019	\$0.78
2020	\$0.80
2021	\$0.82

This information is updated daily and is as current and accurate as is practical, but it is not official. You may use this data at your own risk. If you have any questions about this data please call the Assessor's Office at (719)689-2941. Zoning Designations may not be accurate. Please call the Teller County Planning Department at (719)687-3048 for information on Zoning in Teller County

E-Mail suggestions or comments to [WebDeveloper](#)

06/02/2022 11:46:16 AM



City of Woodland Park Development Fees Receipt

Print
Record



ID
Project # 202206155B
Project # EXT/Case # VAR202-06B
Date Initial Permit Approved
Project Type VAR
Project Type Number 11
Project Classification Height Varian
Residential or Commercial Residential
Project Name Elk Grove Land Development Height VAR
Site Address # Site Address
Lot # 10-14 & Tract Block # Subdivision Elk Grove Townhomes
Filing # 1
Applicant Business Name JR Engineering
App First Name Mike App Last Name Bramlett
Filed in Area:

Building Fees	\$0.00	Account Number 100-000-3433 PPRBD Building Fees
Regional Park Fee	\$0.00	Account Number 100-000-3651
Water Plant Investment Fee	\$0.00	Account Number 510-343-3465
Water Physical Connection	\$0.00	Account Number 510-342-3462
Sewer Plant Investment Fee	\$0.00	Account Number 520-348-3475
Sewer Physical Connection	\$0.00	Account Number 520-347-3472
Water Right Fee	\$0.00	Account Number 510-344-3468 WATER Rights Fees
Reimbursement Agreement	\$0.00	Account Number 520-000-1920
Stormwater Capital Fee	\$0.00	Account Number 420-000-3486
Transportation Capital Fee	\$0.00	Account Number 410-000-3654
Water Development Fee	\$0.00	Account Number 510-343-3467
Zoning Development Permit Fee	\$0.00	Account Number 100-000-3431
Other Fees	\$0.00	Account Number
Description of Other Fees	\$338 BOA fee paid on 6/2/2022 w/orig. submittal	
Use Tax Fee	\$0.00	Account Number 100-000-3142
Total Amount Due	\$0.00	Date Permit Paid: 6/2/2022

Amount Receiv \$0.00 Rec'd By AW Date Payment Received 6/2/2022 Check # 2793

ELK GROVE TOWNHOMES FILING NO. 1

A REPLAT OF LOT 3A, SWISS CHALET SUB. AND VACATED SHERIDAN LANE LOCATED IN THE W 1/2 OF SECTION 30, T. 12 S., R. 68 W. OF THE 6TH P.M. IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT ELK GROVE VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, MARC MURPHY, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

LOT 3A, SWISS CHALET SUBDIVISION (A COMBINATION OF LOT 3R, SWISS CHALET SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 470031 AND A PORTION OF LOT 8, ASPEN ACRES AS RECORDED UNDER RECEPTION NUMBER 171116) AND VACATED SHERIDAN LANE AS RECORDED UNDER RECEPTION NUMBER 547745, ALL OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND LOCATED IN THE WEST ONE-HALF (W 1/2) OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO AND CONTAINING 5.87 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCELS TO BE REPLATTED INTO LOTS, TRACTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS AND AREAS FOR PUBLIC USE SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "ELK GROVE TOWNHOMES FILING NO. 1" IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

IN WITNESS WHEREOF:

THAT ELK GROVE VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED

THIS INSTRUMENT THIS 17 DAY OF JUNE, 2004, A.D.

MARC MURPHY, MANAGER

STATE OF COLORADO }
COUNTY OF TELLER }

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF

June, 2004, A.D., before me, Teresa M. Huggins, Notary Public, State of Colorado.

A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 7/31/2006

NOTARY PUBLIC

RECORDING:

STATE OF COLORADO }
COUNTY OF TELLER }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 12:55 O'CLOCK P. M.,

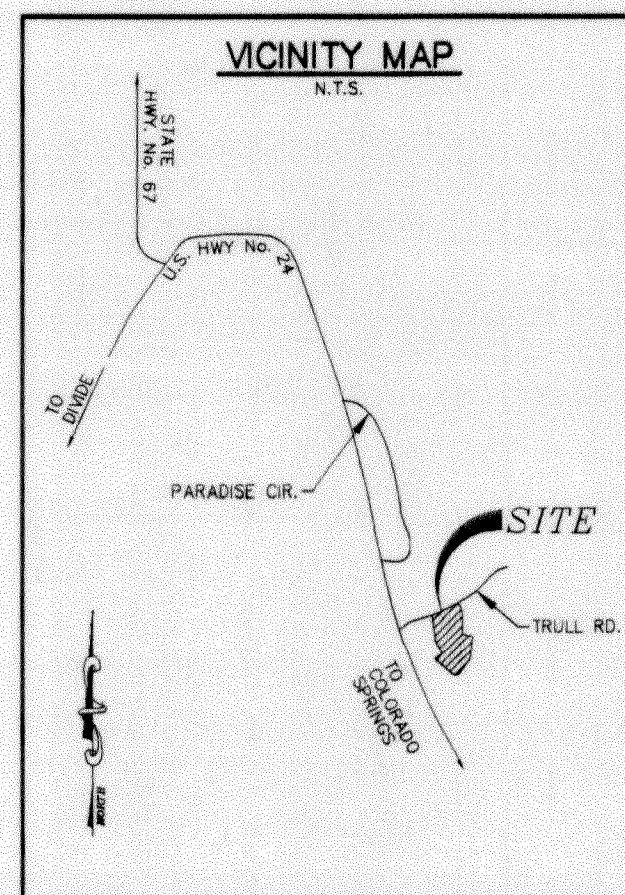
THIS 18th DAY OF JUNE, 2004, A.D., AND IS DULY RECORDED IN PLAT BOOK N/A AT

PAGE N/A UNDER RECEPTION NUMBER 567133 OF THE RECORDS OF TELLER COUNTY, COLORADO.

FEES: \$20.00

BY: Juliana Nolas Deputy Clerk

TELLER COUNTY CLERK AND RECORDER

**APPROVAL BY THE PLANNING COMMISSION:**

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS 8th

DAY OF APRIL, 2004, A.D.

Sam Rando
CHAIRMAN
PLANNING COMMISSION

ATTEST: Amey Kozli
RECORDING SECRETARY

APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE PUBLIC WAYS SHOWN HEREON, AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THIS 15th DAY OF APRIL, 2004, A.D.

MAYOR

ATTEST: Cindy Moore
CITY CLERK

COUNTY TREASURER:

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL.

SIGNED THIS 18th DAY OF JUNE, 2004, A.D.

Nancy A. Nolas, Deputy Treasurer
TELLER COUNTY TREASURER

NOTES:

1. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM, SANITARY SEWER SYSTEM AND STREET SYSTEM SHALL BE FINANCED BY THE SUBDIVIDER, NOT THE CITY. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

2. ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S04°45'57"W, A DISTANCE OF 299.56' BETWEEN A 1" (O.D.) IRON PIPE AT THE MOST EASTERLY ANGLE POINT IN THE EASTERLY LINE OF LOT 3A, SWISS CHALET SUBDIVISION AS RECORDED UNDER RECEPTION NO. 470031 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER AND A REBAR AND YELLOW CAP STAMPED "LS 12043" AT THE NEXT ANGLE POINT SOUTH OF SAID MOST EASTERLY ANGLE POINT OF SAID LOT 3A.

3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. RAMPART SURVEYS RELIED ON TITLE COMMITMENT NO. 812573, EFFECTIVE DATE OF FEBRUARY 9, 2004 AT 8:00 A.M., ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FOR OWNERSHIP AND EASEMENTS OF RECORD.

4. THE PROPERTY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS, INCLUDING, BUT NOT LIMITED TO THOSE FOR ROADS, DITCHES, WATERWAYS, UTILITIES, DRAINAGE, PIPELINES, RAILROADS, AND AVIGATION. (TITLE COMMITMENT NO. 812573, SCHEDULE B-EXCEPTIONS, ITEM NO. 7)

5. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED JUNE 5, 1957 IN BOOK 275 PAGE 427; RELEASE AND MODIFICATION RECORDED IN BOOK 277 PAGE 373, AND JULY 1, 1998 AT RECEPTION NO. 476301, AND ANY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO. (TITLE COMMITMENT NO. 812573, SCHEDULE B-EXCEPTIONS, ITEM NO. 8)

6. THE PROPERTY SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELK GROVE TOWNHOMES RECORDED UNDER RECEPTION NO. 567133 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDER.

7. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF ORDINANCE 541, SERIES 1991 RECORDED MAY 19, 1992 IN BOOK 606 PAGE 98 AND DECEMBER 30, 1992 IN BOOK 646 PAGE 117. (TITLE COMMITMENT NO. 812573, SCHEDULE B-EXCEPTIONS, ITEM NO. 9)

8. THE PROPERTY IS SUBJECT TO AN AGREEMENT FOR OUTSIDE SEWER USERS SERVICE WITH THE CITY OF WOODLAND PARK RECORDED FEBRUARY 12, 1986 IN BOOK 375 PAGE 573. (TITLE COMMITMENT NO. 812573, SCHEDULE B-EXCEPTIONS, ITEM NO. 10)

9. THE PROPERTY IS SUBJECT TO EACH AND EVERY RIGHT OF ACCESS TO AND FROM STATE HIGHWAY NO. 24, SAID ACCESS RIGHTS HAVING BEEN CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS BY DEED RECORDED AUGUST 28, 1975 IN DRAWER 17 CARD 940. (TITLE COMMITMENT NO. 812573, SCHEDULE B-EXCEPTIONS, ITEM NO. 11)

10. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF UTILITY REIMBURSEMENT AGREEMENTS RECORDED AUGUST 6, 1998 AT RECEPTION NO. 480000 AND 480001. (TITLE COMMITMENT NO. 812573, SCHEDULE B-EXCEPTIONS, ITEM NO. 12)

11. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF VACATION RECORDED JANUARY 3, 2002 AT RECEPTION NO. 528045. (TITLE COMMITMENT NO. 812573, SCHEDULE B-EXCEPTIONS, ITEM NO. 13)

12. THE THICKNESS OF THE COMMON WALLS BETWEEN OR SEPARATING THE INDIVIDUAL UNITS IS 12 INCHES. CCA = GENERAL COMMON AREA AND LCA = LIMITED COMMON AREA. "GENERAL COMMON AREA" SHALL MEAN AND REFER TO AREAS WHICH MAY BE USED BY BOTH THE INDIVIDUAL LOT OWNERS AND THE HOMEOWNERS ASSOCIATION, TOGETHER WITH ALL THE IMPROVEMENTS LOCATED WITHIN TRACT A AND OWNED BY THE HOMEOWNERS ASSOCIATION. "LIMITED COMMON AREA" SHALL MEAN AND REFER TO THE YARD AREAS WITHIN LOTS 1 THROUGH 8, AND ARE FOR THE EXCLUSIVE USE OF THE RESPECTIVE LOT/TOWNHOME OWNER AS DEFINED BY THE ELK GROVE TOWNHOME COVENANTS AS DESCRIBED ABOVE IN NOTE 6.

13. ALL OF THE BUILDING TIE DISTANCES THAT ARE SHOWN ON THE PLAT ARE MEASURED PARALLEL TO THE SIDE LOT LINES.

14. TRACT B SHALL BE USED FOR DRAINAGE AND DETENTION AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

15. TRACT C SHALL BE PRIVATE OPEN SPACE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS DIRECT RESPONSIBILITY AND SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THIS MAP SUBSTANTIALLY DEPICTS THE LOCATION AND THE HORIZONTAL MEASUREMENTS OF UNITS, THE UNIT DESIGNATIONS, AND THE BUILDING DESIGNATION OF THE UNITS.

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.



KEVIN F. LLOYD
COLORADO PROFESSIONAL
LAND SURVEYOR NO. 26965
FOR AND ON BEHALF OF
RAMPART SURVEYS, INC.

DATE

REVISED: JUNE 15, 2004
MARCH 5, 2004

ELK GROVE TOWNHOMES FIL. NO. 1, SEC. 30,
T12S, R68W OF THE 6TH P.M., TELLER CO., CO.

**RAMPART
SURVEYS**

P.O. Box 5101
Woodland Park, CO. 80866
(719) 687-0920

DRAWING: 0402401.DWG

PAGE 1 OF 2

**DESIGNER OF SUBDIVISION:**

PINNACLE DESIGNWORKS, INC.
750 EAST HIGHWAY 24, BUILDING 1
WOODLAND PARK, COLORADO 80863
(719) 687-5990

SUBDIVIDER/OWNERS:

ELK GROVE VILLAGE, LLC
PO BOX 590
CRIPPLE CREEK, COLORADO 80813
(719) 689-2142

PROFESSIONAL LAND SURVEYOR:

KEVIN F. LLOYD
RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
(719) 687-0920

ELK GROVE TOWNHOMES FILING NO. 1

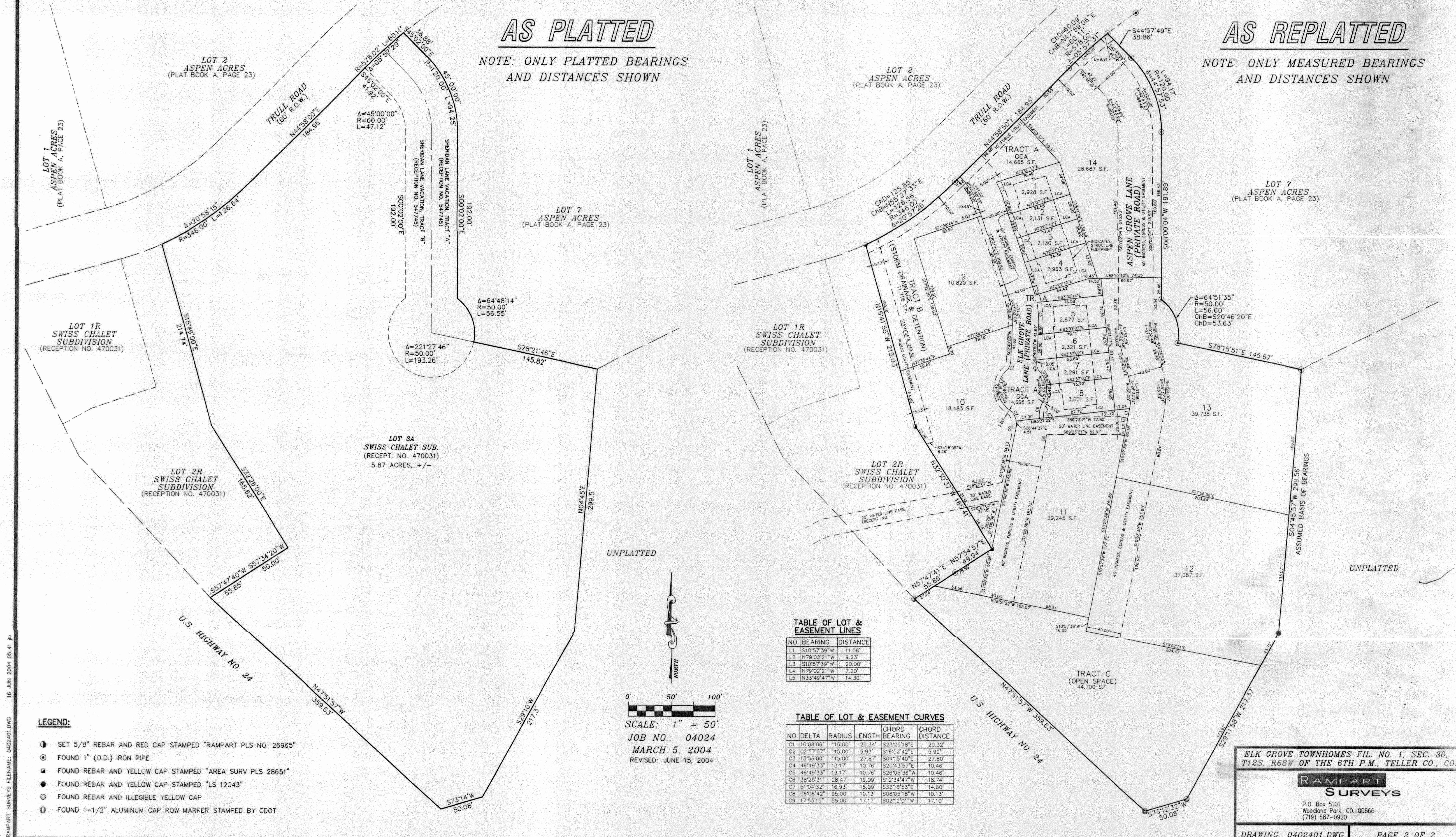
A REPLAT OF LOT 3A, SWISS CHALET SUB. AND VACATED SHERIDAN LANE
LOCATED IN THE W 1/2 OF SECTION 30, T. 12 S., R. 68 W. OF THE 6TH P.M.
IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

AS PLATTED

NOTE: ONLY PLATTED BEARINGS
AND DISTANCES SHOWN

AS REPLATTED

NOTE: ONLY MEASURED BEARINGS
AND DISTANCES SHOWN



FW: Elk Grove - BOA Height Variance on 8/15/2022.

Karen Schminke <kschminke@city-woodlandpark.org>

Tue 8/9/2022 1:32 PM

To: Amy Wolin <awolin@city-woodlandpark.org>

From: Tyler Lambert <tlambert@netellerfire.org>

Sent: Tuesday, August 2, 2022 10:44 AM

To: Karen Schminke <kschminke@city-woodlandpark.org>; David Burgess <dburgess@city-woodlandpark.org>

Cc: Will Charles <Will.charles@city-woodlandpark.org>; Tyler Lambert <tlambert@netellerfire.org>

Subject: RE: Elk Grove - BOA Height Variance on 8/15/2022.

[EXTERNAL]

Karen,

The FD would disapprove this project as submitted. They will need to have the access to both sides of the buildings for an ladder truck to reach the upper floors and roof system based on the attached drawing heights. This would include a full access loop minimum of 26 feet wide and/or a hammerhead type turnaround. Please provide a site plan to meet this criteria.



Tyler Lambert, Fire Chief

Northeast Teller County FPD

1010 Evergreen Heights Dr.

Woodland Park, CO 80863

(719) 687-1866 x 4

tlambert@netellerfire.org

www.netellerfire.org

From: Amy Wolin <awolin@city-woodlandpark.org>
Sent: Friday, July 15, 2022 10:26 AM
To: Karen Schminke <kschminke@city-woodlandpark.org>
Subject: Elk Grove Height VAR comments from Carol & Tom Kearns

Hi Karen,

Carol & Tom Kerns stopped in to see you about the Elk Grove Height Variance.
Some comments: They are against it, don't think it fits in WP, paid above asking price in August 2021 to be surrounded by woods, and don't want to look at elevator shafts.

They live at 145 Elk Grove Lane, 719-650-0927, carolandtom@aol.com

They would appreciate a phone call from you, or an email. They can't make Tuesday's meeting with the HOA.

Regards,



Amy Wolin
Permit Technician
Planning & Building Department
City of Woodland Park
awolin@city-woodlandpark.org
719-687-5282



From: mary hocevar <mary.hocevar@yahoo.com>
Sent: Wednesday, July 20, 2022 6:02 AM
To: Karen Schminke <kschminke@city-woodlandpark.org>
Subject: NOTES for Board of Adjustment

[EXTERNAL]

Karen, Please share these thoughts with the Board of Adjustment.

The proposed EGV "Great Wall of Woodland Park" poses many problems for our neighborhood.

- EGV is zoned MFS limiting the area to 8 units/acre according to Municode 18.14. Is that *literally* 8 units per each acre of the subdivision OR can the number of units be distributed into any configuration on the overall property as long as there aren't more than the total of 8 times the number of acres within the property boundaries?
 - Currently 12 units on EGV property. 37 units are proposed. $12 + 37 = 49$ total units.
 - EGV's 5.5 ac times 8 units per acre equals 44 units allowed in subdivision per MFS zoning.
 - Won't Chip Platz need a zoning variance for the additional 5 units?
- Does the Board of Adjustment consider the "Comprehensive City 10 Year Plan" when reviewing the mass/size of a proposed building's impact on the property neighbors and city?
 - p18 1.1.5 Respect and preserve adjacent properties' rights. (Tall bldgs block views and invade neighbors backyard privacy)
 - p19 1.2 Minimize negative impact on neighbors. (4-story buildings invade privacy and tranquility [light & noise pollution] of Cirrus Ct. neighbors as well as block Line of Sight necessary for Internet/TV reception).
 - p35 1.4.1 of Comprehensive Plan speaks to preserving naturally forested area as much as is feasible. These oversized bldgs require redesigning the entire hillside and removing almost ALL the natural forested area on the entire 5.5 acres.
 - p36 1.4.3 Protect night sky, mitigate light pollution. A 44 ft tall flat *party roof* is the antithesis of this.
 - p36 1.4.4. Respect noise ordinance. 44ft tall party roof full of people allows the noise of people and music to travel easily throughout the valley.
- Internet/TV Line of Sight will be difficult to obtain once these 44ft tall, very long bldgs are erected. It will become the Great Wall of Woodland Park, blocking internet and TV signals. Some neighbors work from home. Internet is indispensable for daily living activities.
- Variance 18.60.020 - Said special conditions and circumstances do not result from the actions of the applicant. There is **NO NEED for 4-story bldgs**. *Chip Platz 4-story design has created the sole reason for a variance request.*

- Variance 18.60.050 - No non-conforming structures shall be considered grounds for issuance of a variance. *Marc Murphy's previously approved and buildable PUD did NOT have these issues.*
- Variance 18.60.040 - That the granting of the variance will be in harmony with the general purpose and intent of the comprehensive plan and this will not be injurious to the neighborhood. **This height variance would absolutely be injurious to the surrounding neighborhood as well as EGV's existing units as outlined above.**

I implore the Board of Adjustment to understand and consider the adverse affects these 44ft tall buildings will have on the surrounding neighborhood. EGV can be developed profitably while maintaining the integrity and property values of the surrounding area.

Respectfully submitted, Mary & Al Hocesvar, Owners of 245 Elk Grove Ln.



July 24, 2022

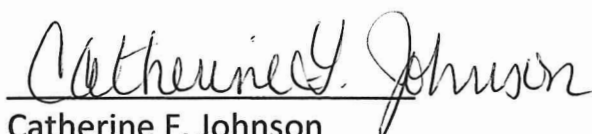
Karen Schminke
Woodland Park City Planner
200 W. South Avenue
Woodland Park, CO 80863

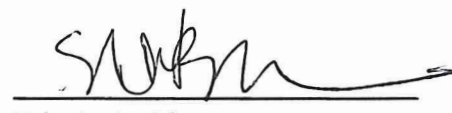
Dear Ms. Schminke,

Concerning the height variance requested by Chip Platz for his proposed development at Elk Grove Townhomes Subdivision, we strongly disagree with granting the variance. Our reasons are listed below.

- **Fire Truck Ingress/Egress** - Elk Grove lane is too narrow for fire truck access and maneuvering.
- **Fire Protection For 45 Ft. Buildings** – Does WPK Fire Dept. have available ladder truck and staffing in case of fire?
- **Blocking Internet & Phone Signals To Existing Residences On Elk Grove Ln. and Cirrus Ct.**
- **Noise Ordinance** – Proposed rooftop party decks present a concern for excessive and unwanted noise.
- **Additional Height Adding To 45 Ft.** – Elevator shafts, HVAC equipment, parapet walls, outdoor furniture, umbrellas, pergolas.
- **Traffic Considerations** – Additional height creates one more level of density.
- **Increase In Number Of Vehicles** – This will result in traffic congestion on 2 dead end roads, Elk Grove Lane & Trull Road.
- **Potential Evacuation Risks In Case Of Fire Or Emergency** – With proposed 37 units with 2 vehicles per unit and overflow parking, this could add 74 plus more vehicles in addition to the existing residence's vehicles. This number of vehicles trying to access Trull Road and Hwy. 24 in an emergency could be catastrophic. Keep in mind that Trull Road is our only road out of this subdivision.

We respectfully submit our concerns to you and thank you for your consideration.


Catherine F. Johnson
#225 Elk Grove Lane


Edwin LeBlanc
#110 Elk Grove Lane

City Planning Director/David Burgess
220 W South Avenue
Woodland Park, CO 80866
25 July 2022

Re: EGV Development Height Variance (VAR2022-06)
Jeffrey & Jennifer Pitus
110 Cirrus Court
Woodland Park, CO 80863
jennpitus@gmail.com
719-360-0604

To whom it may concern;

This letter is being submitted as a formal notice and request for a “no” vote to the City Council of the Planning Commission’s in response to EGV Development’s height variance. As residents to the community for over six years, we strongly request that the City of Woodland Park reject the variance requested. The following are specific reasons for the appeal:

1. The physical surroundings, topographical conditions will create a hardship to JR Engineering. The proposed design will require that the builder:
 - a. removing mature vegetation (will the removal of the Aspens result in the entire grove being impacted? Since they are part of the root system, how do we determine if my property will not suffer?), require leveling out the ground and can be quite costly depending on grade, and soil conditions. With the limited space vehicles, equipment, and delivery trucks will not have a staging area that will not impact local traffic and community living;
 - b. building on a slope will require proper attention to the drainage, for both surface and subsurface water, with the slope a pump may be required;
 - c. and retaining walls will need to be tanked and drained to prevent water from pooling. They will be necessary to stop erosion and flooding to the community;
2. The petition for the variance would not be applicable to the same zoning district. The proposed design is not in alignment with the original townhouse plans;
3. The proposed variance is based exclusively upon the desire to make more money out of the property;
4. The proposed variance will:
 - a. Impair an adequate supply of light to the adjacent townhomes;
 - b. Substantially increase the hazard from fire. Accessibility of emergency vehicles will need to evaluate. With the design plans, it does not look like they will have any place to turn. Evacuating 80 plus people during an emergency will create a huge issue. Any homeowners above that roadway will not be able to leave the area due to congestion. Flooding (drainage)to EGV and adjacent properties;
 - c. Diminish or impair property values within the neighborhood;
 - d. Unduly increase traffic congestion in the public streets and highway. Trull road is not wide enough for increased traffic and accessing Hwy 24 is already a nightmare. Adding more cars will only make this worse for all;
 - e. Create a nuisance in the neighborhood, light and noise pollution;

- f. Neighboring community will see a reduction in water pressure for the established residences;
- g. Natural views will partially or totally be obstructed by neighboring properties; now solar panels, elevator shafts, parking garage, and party terraces will replace the natural vegetation;
- h. Block internet signals that are required for security systems and connectivity for work from home employees;
- i. Result in an increase in public expenditures (road maintenance, increase in public safety officials hiring);

I thank you for taking the time to review our reasoning for variance appeal. If you have any questions, please feel free to contact us.

Respectfully,

A handwritten signature in black ink, appearing to read "JP" followed by a stylized flourish.

Jeffrey & Jennifer Pitus

received
7-29-2022 JCB
2:20pm

July 26, 2022

To: Karen Schminke, Woodland Park City Planner and, Woodland Park Board of adjustment

Having viewed the Elk Grove Land Development and Site Plan specs for the proposed additional EGV housing additions, as proposed by Chip Platt, developer, I have many concerns regarding such:

3 tall (44' +) buildings with extremely large **"dormitory like appearances"**:

1 very tall (44'+high) and exceptionally long building, designed to accommodate 18 condominiums with level 1 parking; 3 elevators from the parking level to the occupied roof deck, designed for gatherings and entertainment. This becomes a 5-story building.

1 very tall (44'+ high) and exceptionally long building, designed to accommodate 15 condominiums with level 1 parking, 2 elevators from the parking to the occupied roof deck: another 5-story building.

1 very tall (44' + high) building designed to accommodate 4 condominiums with level 1 parking, 1 elevator from the parking level to the occupied roof deck, which also becomes a 5-story building.

The height of the above proposed building additions to our EGV and Cirrus Ct. residents is not acceptable:

The 3 proposed building heights, as depicted on the Elevation spec plan drawing, **are not 44'.**

To the top of the roof peak projection, the height of each building is 48' 8".

To the top of the elevator shaft, the height of each building is 54'

The original variance application was requested for 45' to top of the elevator shaft, but changed to read 44' to the top of the roof

These heights exceed the 30' maximum per W P city code by more than 14'

Possible resulting problems:

Fire Dept. ability to respond to / fight a fire to a very high building housed on a steep slope. High enough ladders?

Internet or TV lines of sight will be difficult to obtain for neighborhood residents of these extremely tall buildings. **This would be prohibited under the 1996 FCC statutes which would require the variance to be denied , with no local override possible.**

The construction of these oversized buildings will destroy 90 % of the forest trees, wildlife habitat, and our view of the beautiful natural surroundings, including the deer and bears that we, as residents, all love and enjoy!

In reference to the Elk Grove Village HOA Annual Meeting minutes from 2018:

Marc Murphy, President, said "The undeveloped lots have been purchased by a new entity, EGV, LLC." (Marc Murphy was a partner of EGV, LLC at that time.) "The new entity intends future construction of 22 units to be architecturally compatible with the existing units". (See attached)

The above statements are reinforced by the Declaration of Covenants, Conditions, and Restrictions of the EGV Townhomes, Section 10 Phased Development Sub Section 10.1, Right to Expand:

"Buildings to be constructed shall be of comparable style, size, quality and cost in relation to those buildings existing on the property".

37 units, instead of the 22 that were originally planned for in future construction, have been proposed. 37 future units is not what was intended by the EGV Covenant.

The extreme lengths of 2 of the newly proposed units are not acceptable:

* The 18-unit building is 320' long. (1/3 the length of a football field)

*The 15-unit building is 238' long.

*The 4-unit building is 90' long.

The size & proposed design of these buildings are NOT architecturally compatible with what EGV HOA members agreed to in 2018.

Woodland Park Variances:

Variance 18.60.050- No non-conforming structures shall be considered grounds for issuance of a variance".

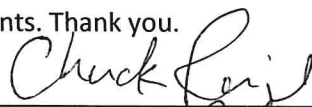
Variance 18.60.040- "That the granting of the variance will be in harmony with the general purpose and intent of the comprehensive plan and will not be injurious to the neighborhood. No non-conforming structures shall be considered grounds for issuance of a variance."

The granting of this variance would not be in harmony with the general purpose and intent of the Woodland Park Comprehensive Plan, and would be greatly injurious to our current neighborhoods, EGV and Cirrus Ct. for the many reasons stated above.

Please give your utmost consideration to these important points. Thank you.

Chuck Reigel, 211 Elk Grove Ln., Woodland Park, CO

Joby Reigel, 211 Elk Grove Ln., Woodland Park, CO




See page 2

Elk Grove Village Townhome Owners Association
Annual Meeting Minutes for July 19, 2018
3rd floor meeting room of the Woodland Park Library

Marc Murphy, President of the Elk Grove Village Townhome Owners Association, called the Annual Meeting to order at 5:04 p.m. on July 19, 2018. In attendance were Marc Murphy, Director; Ed Beebe, Director-Homeowner #120, and Tami Heppard, Secretary/Treasurer. Also in attendance were: Bill & Stephanie Patten-Homeowners #225, Mary & Al Hocevar- Homeowners # 245, Jack & Sandie Gordon-Homeowners #111, Robbie Hayes- Homeowner #133, and Tracy & Chad Jones- Homeowners #233.

Review and Approval:

2017 financial statements were reviewed. Ed moved to approve, Mary seconded. Motion carried.

2018 budget was reviewed. Ed moved to approve, and Sandie seconded. Motion Carried.

2018 YTD financial statements were reviewed.

Report of Delinquent Dues:

As of June 30, 2018 there were no delinquent dues to report.

Trash Service:

December 1, 2017 a new agreement was signed with Waste Management for a term of five years. A credit was received for 2018 allowing the 2017 rate (\$18.30/unit/month) to be honored for an additional 12 months. Tami will inquire about the cost of adding recycling to current trash service if available. Previously recycling was not offered to HOA customers. Jack mentioned current customers can recycle for free at Waste Management by giving the service address.

Maintenance:

Staining of Building 1 (Odd Units 111-145) was performed in June of this year. Next year Building 2 (Even Units 110 - 140) will be stained.

Spring landscape maintenance was performed in June of this year.

Ed suggested gutter cleaning might need to be added to regularly scheduled maintenance. Marc will inquire about the cost of adding two additional gutter cleanings per year. Currently gutters are cleaned during spring and fall maintenance.

Tracy, Unit 233, said she had superficial "holes" in some posts from the insect issue earlier this year. Mary in Unit 245 said she had some as well. Marc asked the homeowners to send pictures so he can review the damage. He will determine if the holes can be filled and stained to improve the look of the posts.

Jack, Unit 111, said there is a gap due to warped trim between his soffit and fascia. Marc asked Jack to send pictures and he will ask Ryan, the maintenance man, to look at it.

It was pointed out there are some cracked landscape railroad ties. Marc asked the homeowner to send pictures for review.

New Business:

Ed suggested a private property sign at the entrance to the community. It was agreed a sign should be commissioned.

Marc said the undeveloped lots have been purchased by a new entity, EGV, LLC, in which he is a partner. Discussion followed on future development plans. The new entity intends future construction to be architecturally compatible with the existing units. Marc discussed the possibility that the proposed 22 new units could be added to the existing HOA or alternatively, if the current owners opposed that addition, the lots could be developed in a separate, new association. However, the addition of new units to the existing HOA could provide economy of scale for the HOA by providing more income through additional dues. In order to move forward with the possible addition of the undeveloped lots, EGV, LLC wishes to extend declarant rights due to its majority ownership in the development. A vote to amend the CC&Rs, via mail-in ballot, will be held on this item. Various owners spoke in support of the possible addition of the undeveloped lots to the HOA; no owner spoke in opposition. Marc said that the ballot would be sent out soon and if homeowners have any questions, they can contact him.

Marc recommended an increase in dues from \$160 to \$200/month. Currently, the amount of dues allocated to the reserve account each year does not cover the ongoing cost of staining one building per year. The staining expense is limiting reserve growth. A vote, via mail-in ballot, will be held on this item.

Ed suggested homeowner volunteers could assume management of the HOA in order to save management fees. Marc will consult with the HOA attorney on this item.

The following additions to the CC&Rs were discussed:

- A. Single family occupancy rules
- B. No short-term rentals. (Required lease term of 6, 9, or 12 months?)
- C. Maximum number of permanent occupants per unit (4, 5, or 6 occupants?)
- D. Time limit of visitation for guests. (2 or 3 weeks?)

Homeowners expressed their wish to allow the board discretion to evaluate the situations above on an individual basis. The HOA attorney will be consulted on this item.

Parking difficulties on the street and in driveways was discussed. Due to the physical limitations of the community, no resolution was reached.

There being no more business, Ed moved and Mary seconded to adjourn at 6:38 p.m. Motion carried.

Respectfully submitted,
Tami Heppard, Secretary/Treasurer

Addendum to letter submitted by Chuck & Joby Reigel

From Joby For
Elk grove
Insert
rcrd 8/2/2022

Explanation for heights and lengths provided

Using the reduced in size architectural drawings provided to us (of proposed Elk Grove land development elevation scale page 3)

$11/8" = 37.4'$ so scale should be $1/8" = 3.4'$

Using this scale

4 unit building height = 45' height + elevator shaft = 54' width = 90'

15unit building height = 45' height + elevator shaft = 54' width = 238'

18 unit building height = 45' height + elevator shaft = 54' width = 319.6'

received
7.29.2022 9:11am
JB

July 28, 2022

Karen Schminke
Woodland Park City Planner
200 W. South Avenue
Woodland Park, Co. 80863

Dear Ms. Schminke,

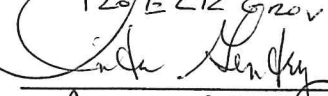
Concerning the height variance requested by Chip Platz concerning his proposed development at Elk Grove Townhomes Subdivision, we strongly disagree with this variance. We have listed our concerns below.

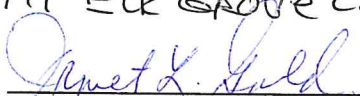
1. Will affect views.
2. Cause noise/light pollution.
3. Increased density causes more traffic.
4. Height exceeds the 30 foot maximum.
5. Floors of living space above garages will tower above all homes nearby
6. Buildings are not conducive/ compatible to the neighborhood
7. If there is the possibility of 44 foot buildings blocking internet and/ or TV, that is prohibited under the 1996 FCC statutes and would require the variance be denied, no local override possible.

Furthermore, as per. the Declaration of Covenants, Conditions, and Restrictions of the Elk Grove Village Townhomes section X Phased Development sub section 10.1, Right to Expand: " buildings to be constructed shall be of comparable style, size, quality and cost in relation to those buildings existing on the property".

Additionally, Variance 18.60.040 – That the granting of the Variance will be in harmony with the general purpose and intent of the comprehensive plan and this will not be injurious to the neighborhood. However, the requested height variance will absolutely be injurious to the surrounding neighborhood and as well as Elk Grove Village existing units.

Respectfully submitted by:


EDWARD BEEBE
120 ELK GROVE LN

ANITA GENTRY
130 ELK GROVE LANE


CAROL MOLDBEN
111 ELK GROVE LANE

140 ELK GROVE LANE
Janet L. Gould

From: Janet Gould <jballet@msn.com>
Sent: Saturday, July 30, 2022 5:57 PM
To: Karen Schminke <kschminke@city-woodlandpark.org>
Subject: Input for August 15, 2022 Board of Adjustment Meeting

[EXTERNAL]

Dear Ms. Schminke,

Although I have already provided some input for this meeting in a letter signed off on by four homeowners of Elk Grove Village Townhomes that was hand delivered to your office on July 29, 2022, I have some additional input for you.

I have lived here in Woodland Park for 34 years, and I have had to evacuate three times due to wildfire proximity. Luckily, the home(s) I have lived in never burnt down. Because of that, and in accordance with the City Charter, I think we need to ensure that any new buildings constructed fall within sustainable fire capabilities. This sustainability needs to include both the ability of the Woodland Park Fire Department to service the new buildings as well as adequate planning for fire evacuation when needed.

Our neighbor, Mary Hovevar, corresponded with Chief Lambert who advised that he reviews plans for all new developments. At the time of the correspondence, he indicated that he planned to meet with city staff to go over the plans for Elk Grove Village, but he did not know when that meeting might take place. He also shared that he wasn't sure that the ladder truck available to the city would have the capacity to service buildings as high as requested and to get into and out of our subdivision. If this meeting hasn't taken place before the August 15th meeting, then I think the Board of Adjustment meeting needs to be postponed to await input from the Fire Chief on this extremely important issue. If it does take place, then I hope you plan to present the findings of that meeting during our August 15th meeting.

The second part of the fire issue is having an adequate evacuation plan for the city. I recently read an article which described Teller County as one of the two areas in our state which does not have adequate evacuation protocols. Since we have been surrounded on all sides by the Hayman Fire, the Waldo Canyon Fire, and others, I think it is imperative that we make sure that city services aren't strained by unnecessary building heights. Further, since Trull Road is the only road into and out of our subdivision, traffic congestion in the event of an evacuation needs to be taken into consideration.

In a recent Courier article on June 29, 2019 relative to Charis' requests for height variances and tax exemptions, Chief Lambert says that whenever expansions take place at Charis, then the city receives more emergency calls. And although the fire department has the resources to service the buildings at the new height, they don't have funding for staff to do so. I understand this issue will be taken up by City Council at the August 4, 2022 meeting. If city fire services are already too limited to meet the need for the requested Charis expansion/tax exemption, then fire services are also too limited to meet the height variance request for Elk Grove Village.

Thank you for your attention to this matter, and I look forward to meeting with you on August 15th,

Janet L. Gould
140 Elk Grove Lane

RICHARD & LAURA DE LA TORRE
140 Cirrus Court Woodland Park CO. 90863 · 915 4492910

Email · Rdl2511@GMAIL.COM · Ldelat57@GMAIL.COM

RECEIVED
by Will Charles via email:
8/1/2022

Mr. Will Charles
Senior City Planner
City of Woodland Park
220 W. South
Woodland Park, CO. 80866
will.charles@city-woodlandpark.org

REF: VAR2022-06: ELK GROVE LAND DEVELOPMENT HEIGHT VARIANCE

MR. W. CHARLES

Referencing the requested height variance as requested by the developers to the Elk Grove Land Development LLC (property owner), Mike Bramlett of JR Engineering (Applicant), we object to the requested height variance, as listed with concerns noted below:

1. Variance affecting and disrupting views.
2. Variance will destroy Woodland Parks dark night sky due to increased population and respective lighting.
3. Variance will impede with local serenity associated to Woodland Park.
4. Variance will effect population density, resulting in a dangerous daily traffic, congestion, evacuation and or in the event of natural and or human related disaster.
5. Variance exceeds current 30 foot height limit.
6. Variance proposed opens the door to a development not conducive and compatible to the existing neighborhood and surrounding subdivisions.
7. Variance approval will impede existing internet line of sight and satellite communications.
8. Variance approval leads to a development plan for a/c , solar panel installation, promoting the possibility for roof top patios, allowing for increased noise levels and potential unruly residents and party goers.
9. Per established Declaration of Covenants, Conditions, and Restrictions for the Elk Grove Village Townhomes section X. Phased Development sub section 10.1 Right to Expand: "buildings to be constructed shall be of comparable style, size and cost in relation to those building existing on the property" too include density and general conformity to the surrounding community.

10. Variance 18.60.040 – That the granting of the Variance will be in harmony with the general purpose and intent of the comprehensive plan; approval will violate the original intent.
11. Variance approval will be injurious to the neighborhood and to the existing Elk Grove Village units and their respective property values.
12. Variance approval will include multiple unsightly mass parking lots creating dangerous and injurious water and snow melt runoff, reflective of a apartment complex.
13. Variance approval potentially poses an economic concern for the City of Woodland Parks Fire Department and its need to purchase a new latter truck capable meeting the firefighting requirement of 45 foot structures and variable terrain with a forested environment. Large latter trucks require unavailable ability to safety enter and exit the subdivisions current and future population.
14. Height variance approval will effect decreased forest density, devastating the current natural habitat and native wildlife. (bear, dear, mountain lion, bobcat, squirrels, chipmunks, and migratory bird flyways).
15. Variance approval will negatively impact the quality of life as provided in Woodland Park, paving the road to a future of high density urban strain, impacting the environment and its resources; natural habitat, infrastructure, water, sewer, electrical, natural gas, etc.

Respectfully submitted by :

Richard De La Torre



Laura De La Torre

