



**BOARD OF ADJUSTMENT
TUESDAY, JULY 29, 2025
AGENDA
REGULAR MEETING**

Tuesday, July 29, 2025

1:30 PM

Hearing Room

1:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda
- c. Commissioners' Disclosure for Items on This Agenda

2. Consent Agenda

- a. Approval of Minutes from May 20, 2025.

Attachments: [Minutes Board of Adjustment 05.20.2025](#)

3. Regular Agenda

- a. Woodmoor Mountain Ranch Filing 1, Lot 35 - Variance - Project File: VA2025-008.
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*

Attachments: [Staff Report - VA2025-008](#)

4. Adjournment

MEETING DATE: July 29, 2025

DESCRIPTION: Approval of Minutes from May 20, 2025.

ATTACHMENTS:

Minutes Board of Adjustment 05.20.2025



BOARD OF ADJUSTMENT

TUESDAY, MAY 20, 2025

MINUTES

Tuesday, May 20, 2025

1:30 PM

Hearing Room

1:30 PM

1. Call to Order

PRESENT

Chairperson George Teal
Vice Chair Abe Laydon
Kevin Van Winkle

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been properly noticed and the Board has jurisdiction to proceed.

c. Commissioners' Disclosure for Items on This Agenda

2. Consent Agenda

a. Approval of Minutes from April 4, 2025.

This is Motion No. 025-073

Commissioner Teal moved that the Board approve the Request of Item "a" of the Consent Agenda.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Teal, Laydon, Van Winkle

3. Regular Agenda

a. Bald Mountain Estates Filing 1, Block 5, Lot 3 - Variance - Project File: VA2025-003.

Carolyn Washee-Freeland, Department of Community Development, addressed the Board to present on this Item.

Commissioner Van Winkle asked clarifying questions.

Ms. Washee-Freeland addressed the Board to answer the Commissioner's questions.

Emily Sarmiento, Applicant, addressed the Board to further present on this Item.

Commissioner Laydon asked a clarifying question.

Michael Cairry, Department of Community Development, addressed the Board to help answer the Commissioner's question.

Public Comment:

Amber Laport addressed the Board to comment on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item and asked a clarifying question.
Mr. Cairry addressed the Board to answer the Commissioner's question.

This is Motion No. 025-074

Commissioner Teal moved that the Board approve Bald Mountain Estates Filing 1, Block 5, Lot 3 - Variance - Project File: VA2025-003.

RESULT: ADOPTED
MOVER: George Teal
SECONDER: Kevin Van Winkle
AYES: Teal, Laydon, Van Winkle

4. Adjournment

www.douglas.co.us

MEETING DATE: July 29, 2025

STAFF PERSON RESPONSIBLE: Carolyn Washee-Freeland, AICP, Senior Planner

DESCRIPTION: Woodmoor Mountain Ranch Filing 1, Lot 35 - Variance - Project File: VA2025-008.

SUMMARY: The request is for approval of a variance to allow for a reduction to the street setback for two structures.

STAFF ASSESSMENT: It is staff's assessment that the applicants have adequately demonstrated that a strict application of this resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship, that the request is not a self-imposed hardship, and that there would be no substantial detriment to the public good created by the request.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	7/10/2025
Steven E Koster	Approve	7/10/2025
Jeff Garcia	Approve	7/11/2025
Doug DeBord	Approve	7/15/2025
Samantha Hutchison - FYI	Notified - FYI	7/15/2025

ATTACHMENTS:

Staff Report - VA2025-008

Variance Staff Report

Date: July 8, 2025
To: Douglas County Board of Adjustment
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Carolyn Washee-Freeland, AICP, Senior Planner
Michael Cairry, Zoning Compliance Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Woodmoor Mountain Ranch Filing 1, Lot 35 - Variance**
Project File: **VA2025-008**

Board of Adjustment Hearing:

July 29, 2025 @ 1:30 p.m.

I. APPLICATION INFORMATION

A. Applicants

Michael and Loana Antonucci
1876 Mountain Ranch Road
Larkspur, Colorado 80118

B. Request

The applicants request approval of a variance to allow for a reduction to the street setback for two structures. The two structures are a garage that is under construction and an existing shed. The subject property is located at 1876 Mountain Ranch Road, within the Woodmoor Mountain Ranch Filing 1 Subdivision.

The variance request will allow a reduction to the street setback for the two structures along the northwest and northeast property lines. Reductions from the northwest property line will be from 40 feet to 23.2 feet for the garage, and from 40 feet to 36.3 feet for the shed. Additionally, a small portion of the garage also encroaches into the street setback along the northeast property line. The street setback will be reduced from 40 feet to 39.3 feet on that side of the lot. The property is zoned Estate Residential (ER) and is 4.055 acres in size.

C. Location

The site is located at 1876 Mountain Ranch Road, in Larkspur, approximately one third of a mile west of S. Perry Park Road, and two miles north of the County's boundary with El Paso County. See the attached zoning map, vicinity map, and aerial map.

D. Development Standards

The property is zoned Estate Residential (ER) and is approximately 4.055 acres in size. The Woodmoor Mountain Ranch Filing 1 final plat states that the platted building setbacks for all front and back lot lines are 40 feet; and all side lot lines are 12 feet. The plat further notes that all land between building setback lines and lot lines shall be subject to a utility easement.

II. CONTEXT

A. Background

The Woodmoor Mountain Ranch Filing 1 subdivision was established in 1971 and originally zoned Residential (R). The subdivision was later rezoned to Estate Residential (ER) during a countywide zoning effort. The property owners, Mr. and Mrs. Antonucci, purchased the property in 2022. The County Assessor's Office shows an 1,844 square foot (SF) single-family residence with an attached garage that was built in 1996.

The applicants are seeking a variance for two structures recently constructed on the site. The structures are described as an existing 187 SF Tuff Shed, and a partially constructed 1,440 SF garage. The garage and the shed both encroach on the street setback. In 2024, the applicants hired a contractor to build a 48-foot by 30-foot garage on the property. The applicant's contractor obtained a building permit from the County and began construction of the garage in early 2025. The existing shed was installed on the property by a Tuff Shed contractor in recent years. The applicants request that both structures remain in the current locations on the lot.

During construction of the garage, a survey of its foundation was prepared, leading to identification of the setback encroachments. The applicant has provided more information regarding the construction process and how it resulted in this variance request in the attached narrative.

B. Adjacent Land Uses and Zoning

The property is located at 1876 Mountain Ranch Road, west of S. Perry Park Road, in Larkspur, and is zoned ER. Parcels adjacent to the property are zoned ER and Agricultural One (A-1). Vicinity, zoning, and aerial maps are contained in this report as an attachment.

Zoning and Land Use

Direction	Zoning	Land Use
North	Estate Residential	Residential
South	Agricultural One	Residential
East	Estate Residential	Residential
West	Estate Residential	Vacant Land

III. SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The 4.055-acre site is located on Mountain Ranch Road and is generally located two miles north of El Paso County. Mountain Ranch Road is an unpaved private road, owned and maintained by the Woodmoor Mountain Improvement District. The Woodmoor Mountain Ranch Filing 1 subdivision borders the Pike National Forest to the west and large lot residential development to the north, south, and east, near S. Perry Park Road. Vegetation on the property consists of native grasses, pine trees and native shrubs.

Lot 35 is an irregularly shaped parcel with a triangular shape that presents a unique challenge for developable areas. The front portion of the lot is flat, with less than an acre of developable space. The sides and rear of the property rise sharply in elevation ranging from 7,300 to 7,360 feet. The property slopes upward to the northwest into heavily forested foothills near the Pike National Forest.

IV. PUBLIC NOTICE AND INPUT

At least 14 days prior to the Board of Adjustment hearing, the applicant is required to mail a written notice by first-class mail to each abutting property landowner and post a notice on the land under consideration in compliance with Section 2606 of the Douglas County Zoning Resolution (DCZR). As of the writing of this staff report, no community input has been received.

Referral requests were sent to required referral agencies on June 27, 2025. Referral responses were due on July 7, 2025. Referral agencies did not provide comments for the applicant to address. All referral responses received are included in the referral response report attached to the staff report.

V. STAFF ANALYSIS

The following approval criteria for variances are set forth in Section 2603 of the DCZR:

2603.01: A variance shall be granted only upon the finding that a strict application of this resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness, or shape of the specific parcel of land or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the land.

Staff Comment: The applicants state that both the shed and the garage encroach into the street setback. The applicants assert that both structures were constructed within the street setback areas at the error of the garage contractor, and Tuff Shed, without their knowledge.

The applicants indicate that the garage contractor obtained a County issued building permit and began construction of the building. During construction, an Improvements Survey Plat was completed and showed the garage located within the street setbacks. The survey also showed a shed structure situated near the existing home that was located within the street setback. The applicants indicate that they previously hired a Tuff Shed contractor to install the shed on the property and were unaware that the shed was constructed within the street setback.

The applicants wish to act in good faith and rectify these issues by obtaining a variance for both structures to remain in place on Lot 35. The applicants have indicated that they have considered demolishing a portion of the garage to bring it into compliance with the setback requirement, and state that it would affect the structural stability of the overall building.

Please see the applicants' attached narrative for additional evidence in support of the request.

2603.02: The applicant shall provide reasonable and adequate evidence that the variance request is not a self-imposed hardship which can be rectified by means other than relief through a variance.

Staff Comment: The applicants state that this is not a self-imposed hardship. The Antonucci's purchased the property in 2022. In 2024, the applicants hired a contractor to build a garage on the subject property. The contractor proceeded to obtain a County building permit and began construction. After the building was ready for structural inspections, an Improvements Survey Plat was completed and showed that the garage was 16.8 feet into the 40-foot setback along the northwest property line, and 0.70 feet into the 40-foot setback along the northeast property line. Additionally, the survey plat also depicted an existing shed located 3.70 feet within the 40-foot street setback along the northwest property line.

The permit has remained open since this time. After learning of the status of the building permit and the street setback encroachments, the applicants began the process of working with Building Services and Zoning Compliance to seek a variance.

Please see the applicants' attached Improvement Survey Plat showing the garage and existing shed for additional details.

2603.03: A variance may be granted provided that no substantial detriment to the public good is created and that the intent and purpose of this Resolution are not impaired.

Staff Comment: The applicants plan to use the garage and the shed for equipment storage. Both the garage and the shed are considered accessory structures and are permitted as accessory uses within the ER zone district.

Referral review requests were sent to utility companies to review the setback encroachment. The utility companies did not provide any comments for the applicant to address. Granting the variance will not create a substantial detriment to the public good or impair the purpose of the Douglas County Zoning Resolution.

2603.04: The concurring vote of three members of the Board of Adjustment shall be necessary for a variance.

VI. STAFF ASSESSMENT

It is staff's assessment that the applicants have adequately demonstrated that a strict application of this resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship, that the request is not a self-imposed hardship, and that there would be no substantial detriment to the public good created by the request.

ATTACHMENTS	PAGE
Douglas County Land Use Application	6
Applicant's Narrative	7
Vicinity Map	21
Zoning Map	22
Aerial Map.....	23
Referral Agency Response Report	24
Referral Response Letters.....	26
Applicant HOA and Utility Provider Letters	29
Improvement Survey Plat Exhibit	37

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLYPROJECT NAME: Woodmoor Mountain Ranch Filing 1, Lot 35 - Variance Request

PROJECT FILE #:

VA2025-008PROJECT TYPE: Poll Barn buildMARKETING NAME: Peak Barn BuildersSITE ADDRESS: 1876 Mountain Ranch Rd Larkspur CO 80118

OWNER(S):

Name(s): Loana & Michael AntonucciAddress: 1876 Mountain Ranch Rd Larkspur CO 80118Phone: 720.245.4960Email: Loana.antonucci@antonucci-insurance.com

AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)

Name: _____

Address: _____

Phone: _____

Email: _____

PLANNING FEES:

\$500.00

ENGINEERING FEES:

TOTAL FEES:

RELATED PROJECTS:

Final Plat: 144885

LEGAL DESCRIPTION:

Subdivision Name: Woodmoor MountainFiling #: _____ Lot #: 35 Block #: _____ Section #: _____ Township: DC Range: _____

STATE PARCEL NUMBER(S): _____

ZONING:

Present Zoning: residential estate

Proposed Zoning: _____

Gross Acreage: 4.055

Gross Site Density (DU per AC): _____ # of Lots or Units Proposed: _____

SERVICE PROVIDERS:

Fire District: Larkspur

Metro District: _____

Gas: N/AWater: wellSewer: spetic tankElectric: CoreRoads: ☐ Public ☒ Private (please explain): Woodmoor Moutain/ residential estate

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***

Loana antonucci

Applicant Signature

06/18/2025

Date

Variance Request

Narrative

Michael & Loana Antonucci /1876 Mountain Ranch Rd Larkspur, CO 80118

Request: We are requesting a variance approval for a reduction in street setbacks.

. For Mountain Ranch rd. Northeast Corner 40 feet to 39.3 feet

. For Mountain Ranch rd. Northwest Corner 40 feet to 16.8 Feet

Hardship Description

1). In late 2024, we contracted in good faith for the building of a 48 x 30 garage (labeled “barn” on the enclosed survey) with Peak Barn Buildings of Colorado Springs. They presented the engineer’s letter and directly opened the building permit with Douglas County at the time, approving the plot plan. Peak Builders started the project in early 2025, The builder had the survey company come out prior to the start of the building and put flags in the ground and mark the building location on the property with dimensions 48 x 30 in a specific location. The surveyor did so with the given measurements of the barn and from the surveyed setbacks, the Surveyor did so. When the builder came to start the build and noticed that the flags were not in the location of the builder’s barn site, He stated to me, “why did he put the flags over there, they are supposed to be here”. He, builder, stated” well he can’t get out here again till next week, I have to get started” and he started the build. The builder was ready for structural inspection. This was 5 days after the building was started. The Surveyor was also due to be back out at the site to plot the building on the plot plan. Upon doing this the builder was informed he was not outside of the property setback. The build was then and still on hold $\frac{3}{4}$ of the way done.

We are seeking a variance approval due to the exceptional situation of the contractor’s error. This was done without our, the homeowners, knowledge or awareness. We hired and entered into a building contract agreement, and this was established in good faith.

2). There is a small, secondary shed (labeled “shed” on the attached survey) in the same location on our property, that is unrelated to the building permit. We are requesting that the shed be included in the public hearing on the variance in question. This Shed is siting 3 feet into the setback. This again was entered into a construction agreement with Tuff sheds unbeknownst to us until now that we are not outside of the setbacks as we thought and was also entered in good Faith that we were in compliance.

For the large garage in question, it was constructed on site as a permanent structure and bolted down on 8' o/c 4 ply 2x6 Enduralam Columns Load bearing columns. In reviewing our options, it is clear that moving it would require tearing it down, causing permanent damage to the materials and a complete loss of the investment.

3). There is a good distance between the edge of the garage structure on both streets and where the right of way begins on what is a rural residential road with limited traffic Keeping in mind this is a residential estate gated HOA. Where there is a good distance between the edge of the garage structure on both streets and where the right of way begins on what is a rural residential road with limited traffic and to be no future development from either the county or utilities.

Pictures have been attached.

From: [Loana Antonucci](#)
To: [Loana Antonucci](#)
Subject: 1876 mountain ranch rd pics
Date: Wednesday, June 18, 2025 11:04:36 AM

























VARIANCE

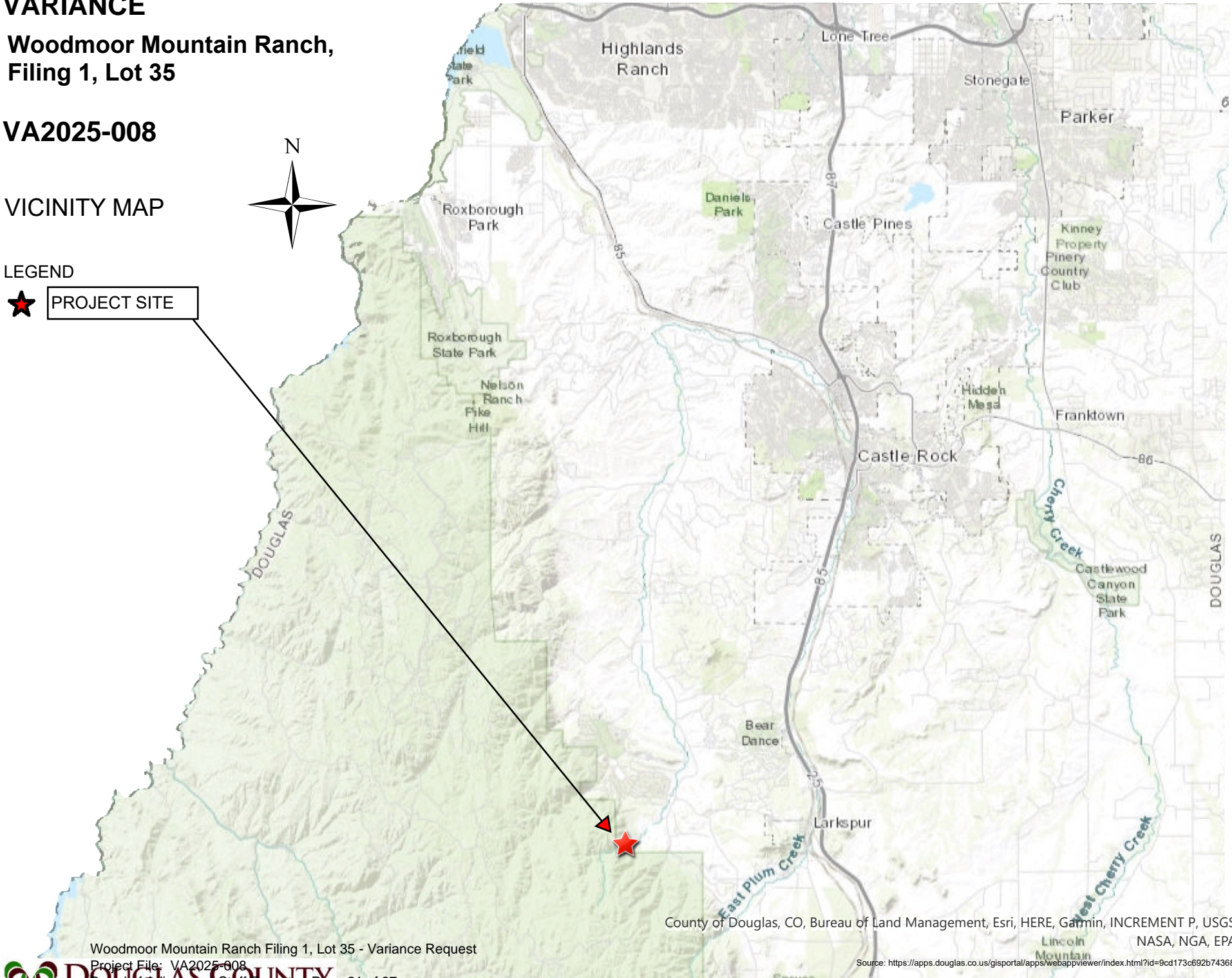
Woodmoor Mountain Ranch,
Filing 1, Lot 35

VA2025-008

VICINITY MAP

LEGEND

★ PROJECT SITE



ZONING MAP

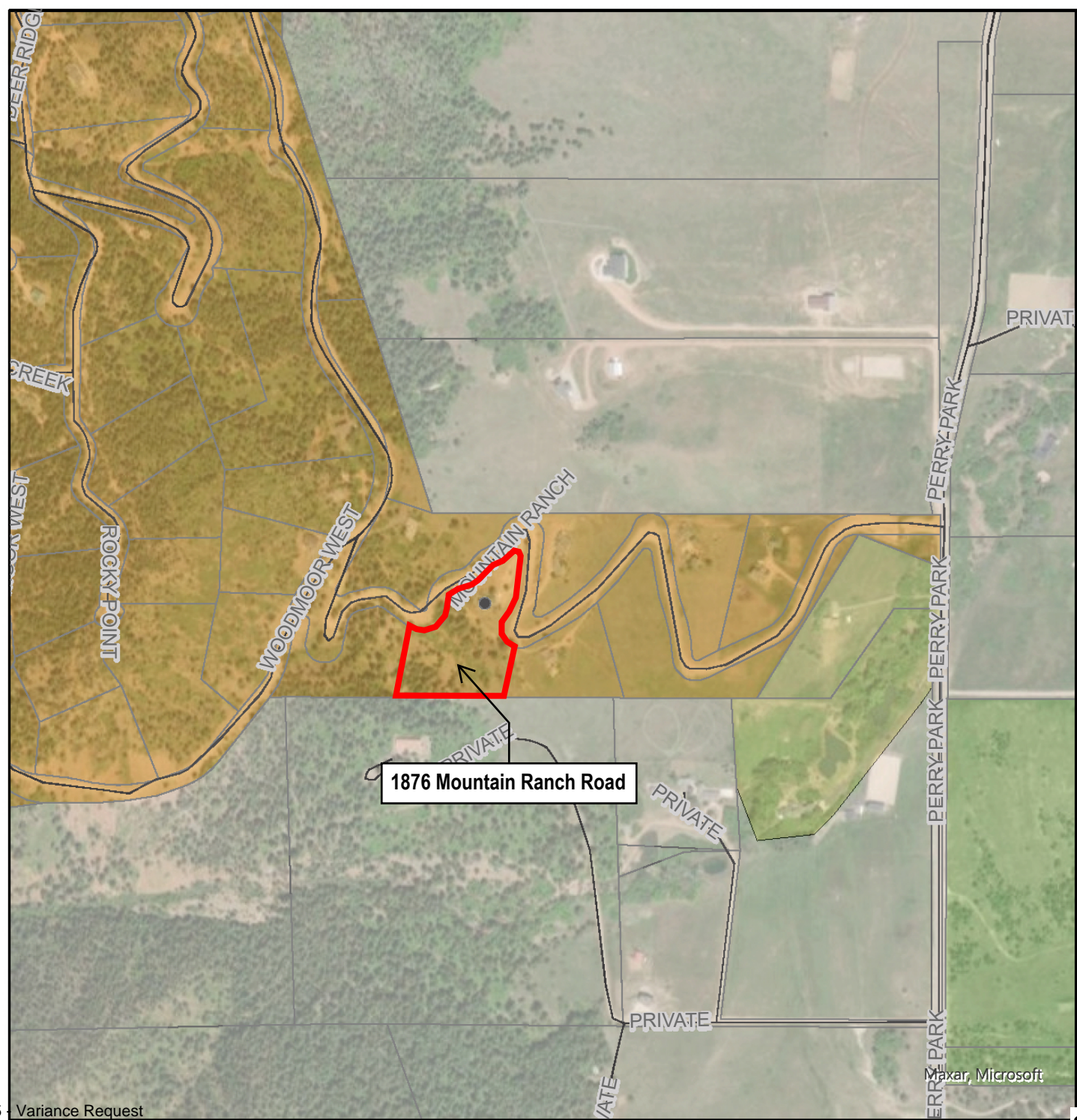
Woodmoor Mountain Ranch, Filing 1, Lot 35

VA2025-008



LEGEND

- Roads
- Major Roads
- ▭ Parcels - PARCELS
- ▭ A1 - AGRICULTURAL ONE
- ▭ RR - RURAL RESIDENTIAL
- ▭ ER - ESTATE RESIDENTIAL
- ▭ OS - OPEN SPACE CONSERVATION



AERIAL MAP

Woodmoor
Mountain Ranch
Filing 1, Lot 35

VA2025-008



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS



Referral Agency Response Report**Page 1 of 2****Project Name:** Woodmoor Mountain Filing 1, Lot 35**Project File #:** VA2025-008**Date Sent:** 06/27/2025**Date Due:** 07/07/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/27/2025	No Comment	No action necessary
Assessor	06/27/2025	No Comment	No action necessary
AT&T Long Distance - ROW	07/02/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Mt Ranch Rd Larkspur, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities. Ann Barnowski Clearwater Consulting Group Inc 120 9th Avenue South, Suite 140 Nampa, ID 83651 Annbn@cwc64.com	No action necessary
Black Hills Energy		No Response Received	No action necessary
Building Services	07/03/2025	Received: The exterior wall, doors, windows, all openings shall comply with the Fire resistive rating requirements of the code. Please contact the building division for inspection and verification of the requirements.	Comments forwarded to the applicant

Referral Agency Response Report**Page 2 of 2****Project Name:** Woodmoor Mountain Filing 1, Lot 35**Project File #:** VA2025-008**Date Sent:** 06/27/2025**Date Due:** 07/07/2025

Agency	Date Received	Agency Response	Response Resolution
CenturyLink	07/01/2025	Received: we have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P866687, and it should be referenced in all emails sent in for review. Your project owner is Stephanie Canary, and they can be reached by email at Stephanie.Canary@lumen.com with any questions that you may have regarding this project. Ashley Viola, Project Coordinator Faulk & Foster 214 Expo Circle, Suite 7 West Monroe, LA 71291 Ashley.Viola@lumen.com	No action necessary
Comcast		No Response Received	No action necessary
CORE Electric Cooperative	07/02/2025	CORE approves variance	No action necessary
Engineering Services	07/01/2025	No comment	No action necessary
Woodmoor Mountain HOA		No Response Received	No action necessary
Xcel Energy-Right of Way & Permits	07/01/2025	No apparent conflict	No action necessary

REFERRAL RESPONSE REQUEST – VARIANCE


 Date sent: June 27, 2025

 Comments due by: **July 7, 2025**
Project Name: *Woodmoor Mountain Ranch Filing 1, Lot 35 –Variance*
Project File #: VA2025-008

Project Summary:

The applicant is requesting a street setback variance for two existing structures that encroach into the 40-foot street setback. Setback reductions from the northwest property line will be from 40 feet to 23.2 feet and 36.3 feet for the barn and shed respectively; and the street setback reduction from the northeast property line will be from 40 feet to 39.3 feet for the barn. The property is located at 1876 Mountain Ranch Road, Larkspur, CO (SPN: 2771-203-03-002). The property is zoned Estate Residential (ER) and is 4.055 acres in size.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input checked="" type="checkbox"/>	No Comment		
<input type="checkbox"/>	Please be advised of the following concerns: <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/>		
<input type="checkbox"/>	See letter attached for detail.		
Agency:	Douglas County Public Works	Phone #:	303-660-7490
Your Name:	Ken Murphy, P.E.	Your Signature:	
	(please print)	Date:	01 JUL 2025

A Variance Hearing on this request will be held before the Douglas County Board of Adjustment on Tuesday, **July 29, 2025 at 1:30 pm.**

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
 Senior Planner
 Enclosure

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, July 2, 2025 3:07 PM
To: Carolyn Freeland
Cc: CHOY, PAM; duanew cwc64.com; jt cwc64.com
Subject: Mt Ranch Rd Larkspur, Colorado Douglas County eReferral #VA2025-008
Attachments: Mt Ranch Rd Larkspur, Colorado.jpg

Hi Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Mt Ranch Rd Larkspur, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Friday, June 27, 2025 2:40 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (VA2025-008) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

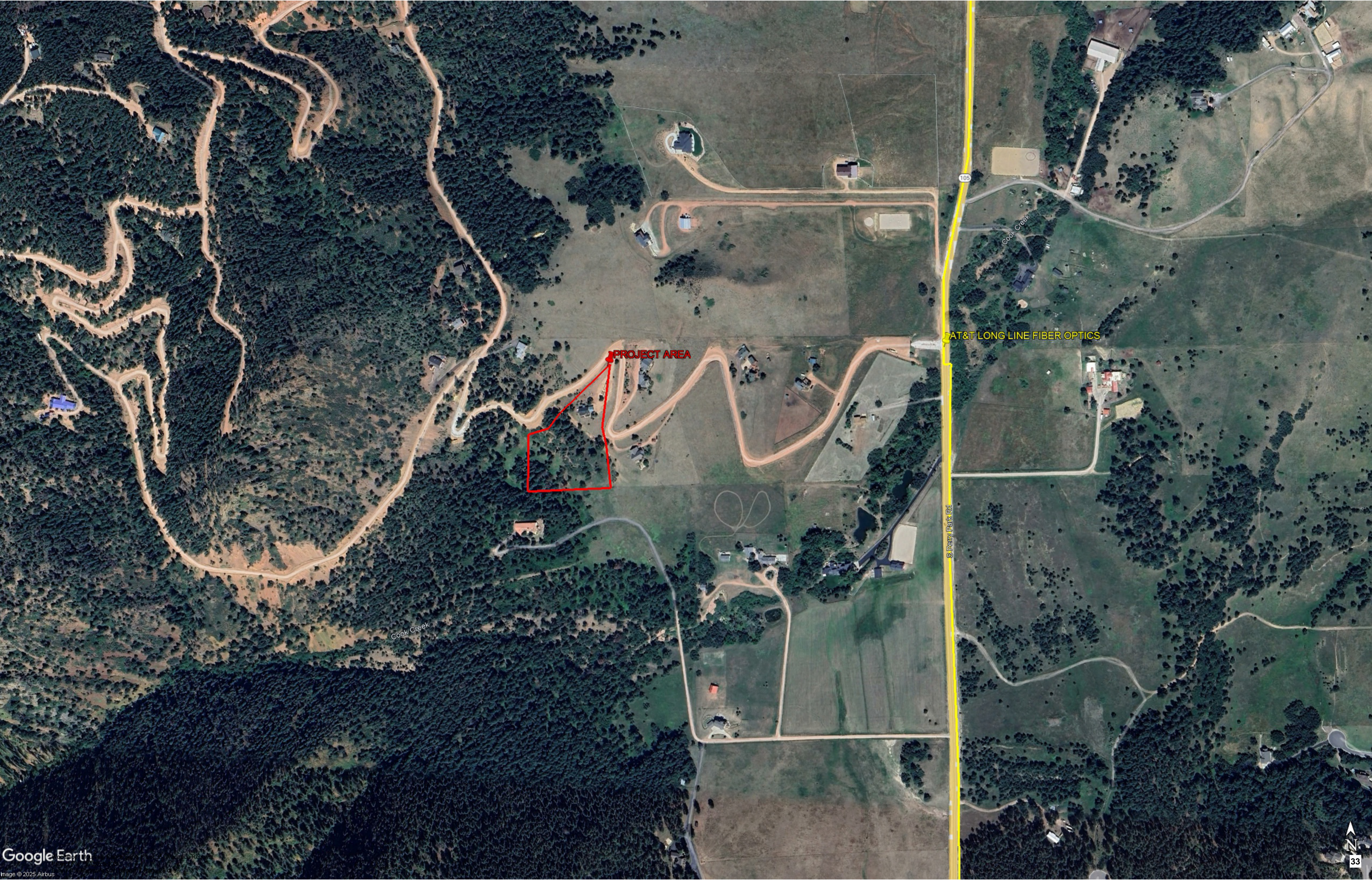
VA2025-008, Woodmoor Mountain Ranch Filing 1, Lot 35 - Variance Request

The applicant is requesting a street setback variance for two existing structures that encroach into the 40-foot street setback. Setback reductions from the northwest property line will be from 40 feet to 23.2 feet and 36.3 feet for the barn and shed respectively; and the street setback reduction from the northeast property line will be from 40 feet to 39.3 feet for the barn.

This referral will close on July 7, 2025.

If you have any questions, please contact me.

Sincerely,



Woodmoor Mountain ACC Check List

- **SITE PLAN WITH CONTOURS.** Must show location of construction on plot map of property showing setbacks to property line and must be from a licensed surveyor
- **LOCATION OF WELL, SEPTIC and LEACH FIELDS.** (There must be at least 100 feet separation between a well and any septic or leach field system to include neighbors—per Tri-County Health Regulations.)
- **DRIVEWAY ACCESS AND/OR NATURAL RESOURCE MODIFICATION** (Tree clearing and excavation plan)
- **FULL CONSTRUCTION DRAWING SET**
- **COLOR CHIPS FOR ALL EXTERIOR COLORS, AND/OR SAMPLE OF ROOF MATERIAL, FENCING OR OTHER PROJECT MATERIAL**
- **DUMPSTER/Trash removal Plan**
- **TOILET LOCATION** (toilet required by Tri-County Health/Douglas County)

The above list of documents, as applicable to your project, are required to obtain Architectural Control Committee approval of any structure, driveway, lot access road, retaining wall or fence on any lot or parcel within the Woodmoor Mountain development.

To obtain consideration /review of your plan, please submit all documents described above along with this form to any Board member to be discussed at the next scheduled Architectural Control Committee (ACC) meeting. The ACC will retain all documentation (do not submit originals).

The ACC will rule on your request based on the recorded covenants and your plans as submitted. Design, materials used in construction, color and location should reflect, and be in harmony with the nature of the community and setting.

Lot/ Parcel # 35 Owners Name Mike and Loana Antonucci
 Phone # 720.245.4960 Date 01/01/2025 Name of Contractor Bob McClure
 Contractor Phone # 719.494.6718 Start date Feb 24th 2025 Proposed Completion date April 4, 2025 weather permitting

FOR ACC USE ONLY			
APPROVAL / DENIAL	CIRCLE ONE		REASON
Design	<u>Approve</u>	Disapprove	N/A
Color	<u>Approve</u>	Disapprove	N/A
Location (setbacks)	<u>Approve</u>	Disapprove	N/A
Natural Resource Preservation	<u>Approve</u>	Disapprove	N/A
Well, Septic and Leach Field	<u>Approve</u>	Disapprove	N/A
Culvert Location	<u>Approve</u>	Disapprove	N/A
Trash Removal Plan & Toilet	<u>Approve</u>	Disapprove	N/A




per the plot submitted 25 Mar 2025 in compliance with 90' setbacks

CONSTRUCTION REQUIREMENTS: SEE NEXT PAGE

CONSTRUCTION REQUIREMENTS:

1. Property owners are directly and financially responsible for the conduct of their contractors and any fines or consequences imposed by the Woodmoor Mountain HOA related to contractors'/builders' actions in the community.
2. Advise your contractors regarding our driving policy (voluntary one way system, uphill traffic courtesy right of way), speed limits and the operation of the gate.
3. Provide your trash disposal plan. The construction site must be kept reasonably clean and construction trash and/or materials must be secured from blowing onto adjacent private or community property.
4. Construction trash is NOT permitted in the dumpsters at the gate. Contractors must be informed that if they throw trash in the dumpsters or litter in the community, you could be fined.
5. Any damage caused by your contractors to the common road system, or gate is your responsibility and repairs will be at your expense. Any concrete spilled on the roads by concrete mixer trucks must be cleaned up and removed.
6. You are responsible for drainage from your property: drainage that damages the road will be repaired at your expense.
7. Construction noise may not exceed 75db(A) from 7:00 pm to 7:00 am and 80db(A) from 7:00 am and 7:00 pm per Douglas County Ordinance No. 0-991-001.
8. Prior to commencing work, a copy of all required Douglas County Permits must be on file with the Woodmoor Mountain ACC. Upon approval by Douglas County, the Site Improvement Survey must be filed with the ACC.

Compliance with the above requirements will ensure that your project has a minimal impact on the community and its residents

Signed:	 _____ Property Owner	01/01/2025 _____ Date
Signed:	 _____ Board Member President	7 Apr 25 _____ Date
Signed:	 _____ ACC Member President	7 Apr 25 _____ Date

WMHOA ACC approval date: 7 Apr 25



June 21, 2025

Loana Antonucci
6312 S. Fiddler's Green Circle, Suite 300E
Greenwopod Village, CO 80111

Sent To: loana.antonucci@antonucci-insurance.com
Copied to: Lumen Engineering

P866413
No Reservations/No Objection

No Comment/No Objection for: Adams County CO Variance & Encroachment Into Set-Back/ 1876 Mountain Ranch Road in Larkspur CO/ Woodmoor Mountain Plat, Lot 35, Douglas County CO/ Douglas PID# 2771-203-03-002

Dear Ms. Antonucci:

Qwest Corporation, d/b/a CenturyLink QC ("CenturyLink") has reviewed the request for comment on the project described above and has determined that it has No Comments/No Objections.

It is the intent and understanding of CenturyLink that this Letter of No Objection shall not reduce our rights to any existing easement or rights we have on this site or in the area.

This Letter of No Comment/No Objection response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the area as described, the Applicant will notify Lumen and bear the cost of relocation and repair of said facilities.

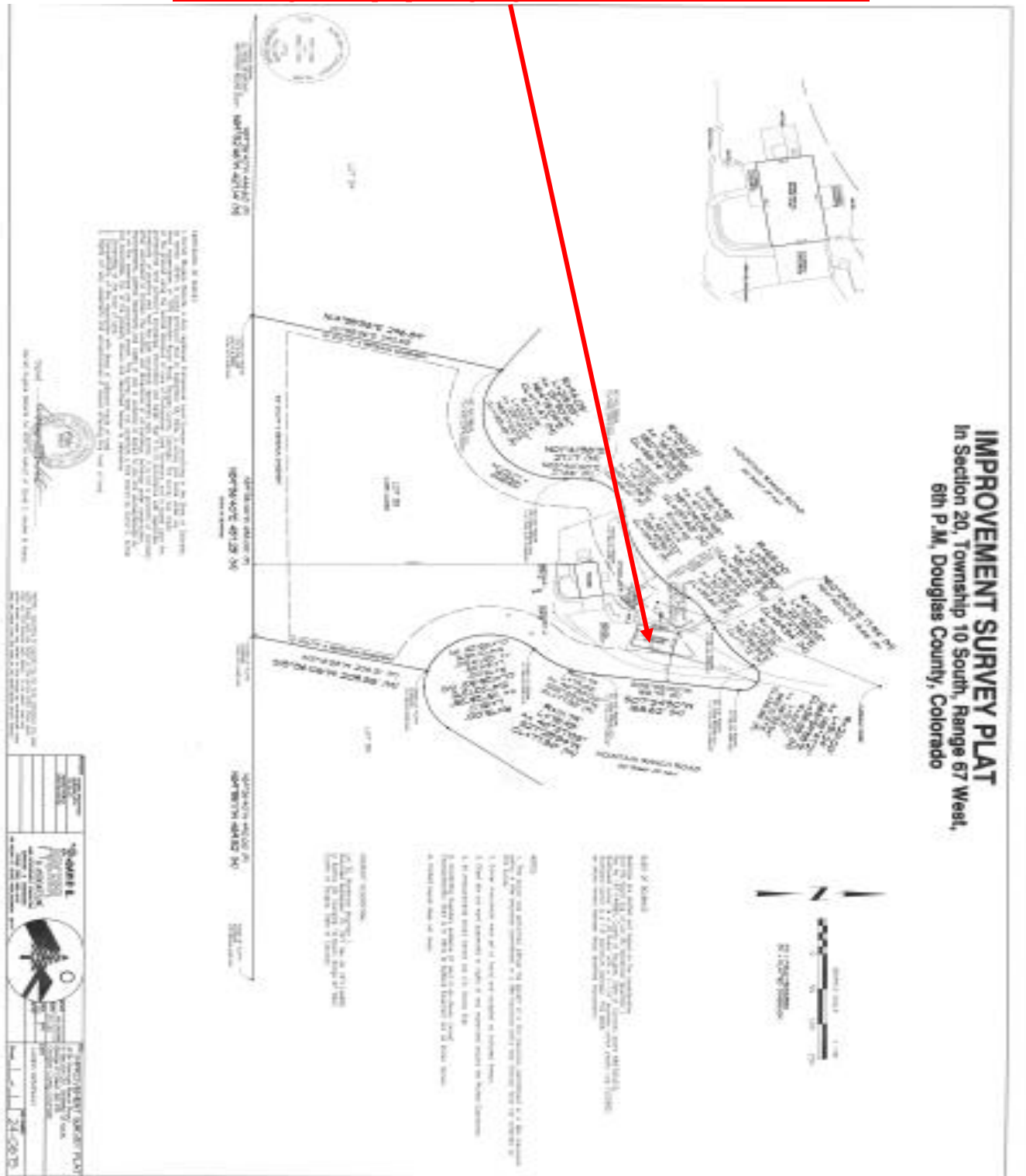
If you have any questions please contact Stephanie Canary at stephanie.canary@lumen.com or (352) 425-8763.

Sincerely yours,

CenturyLink Right of Way Team

EXHIBIT P864568
VARIANCE AND SET-BACK ENCROACHMENT

The building is the "proposed garage" which is 6.2' over the 40' setback



June 11, 2025

Michael J. and Loana Antonucci
1876 Mountain Ranch Rd.
Larkspur, CO 80118

Re: Shed, well and garage porch encroachment into the Forty-foot (40') wide platted utility easement and Building Setback within Lot 35 Woodmoor Mountain Filing 1; County of Douglas, State of Colorado; T10S, R67W, Section 20 in the 6th P.M.

CORE Electric Cooperative does consent to the above requested encroachments into the Forty-foot (40') wide platted utility easement and Building Setback.

CORE Electric Cooperative does not relinquish any rights or easements pertaining to the existing overhead and future underground distribution facilities within the property or within the platted utility easements.

Should there be any questions, please feel free to contact me or Brooks Kaufman.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shannon Kasper".

Shannon Kasper
Project Manager II



June 9th, 2025

Re: 1876 Mountain ranch rd. Larkspur, CO 80118

Comcast has reviewed the homeowners request to encroach with a pole barn into easement.
Comcast has no objections.

Feel free to contact me with any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott Moore".

Scott Moore
Construction Manager
Comcast

From: [Bob McClure](#)
To: [Loana Antonucci](#)
Subject: Fwd: Easement approval
Date: Thursday, June 5, 2025 3:16:15 PM

This is the gas company

----- Forwarded message -----

From: **Martinez, Robyn M** <Robyn.M.Martinez@xcelenergy.com>
Date: Thu, Apr 10, 2025 at 11:36 AM
Subject: RE: Easement approval
To: Bob McClure <bob@peakpolebarns.com>

Hi Bob,

This location is outside of Xcel Energy's service territory, therefore, Xcel Energy has no comment.

Thank you,

Robyn Martinez

Xcel Energy | You. Us. Together.

Public Service Company of Colorado, PSCo

Right of Way & Permits Department

O: [303.716-2043](tel:303.716-2043)

E: robyn.m.martinez@xcelenergy.com

Division Agent/Lead: marc.a.mayorga@xcelenergy.com

From: Bob McClure <bob@peakpolebarns.com>
Sent: Thursday, April 10, 2025 8:23 AM
To: Martinez, Robyn M <Robyn.M.Martinez@xcelenergy.com>
Subject: Easement approval

EXTERNAL - STOP & THINK before opening links and attachments.

Robyn I need to get an approval letter from you to build a Pole barn at 1876 Mountain Ranch Road in Larkspur CO. The Owners are Loana and Mike Antonucii. I have attached a survey showing the building and property. Douglas county is requiring a letter of approval before they can Issue a permit for the project

--

Thanks,

Bob McClure

Peak Pole Barns 719-494-6718

bob@peakpolebarns.com

www.peakpolebarns.com

***** Please Note and Update *****

My email address has changed,

peakpolebarns@gmail.com will no longer be used

--

Thanks,

Bob McClure

Peak Pole Barns 719-494-6718

bob@peakpolebarns.com

www.peakpolebarns.com

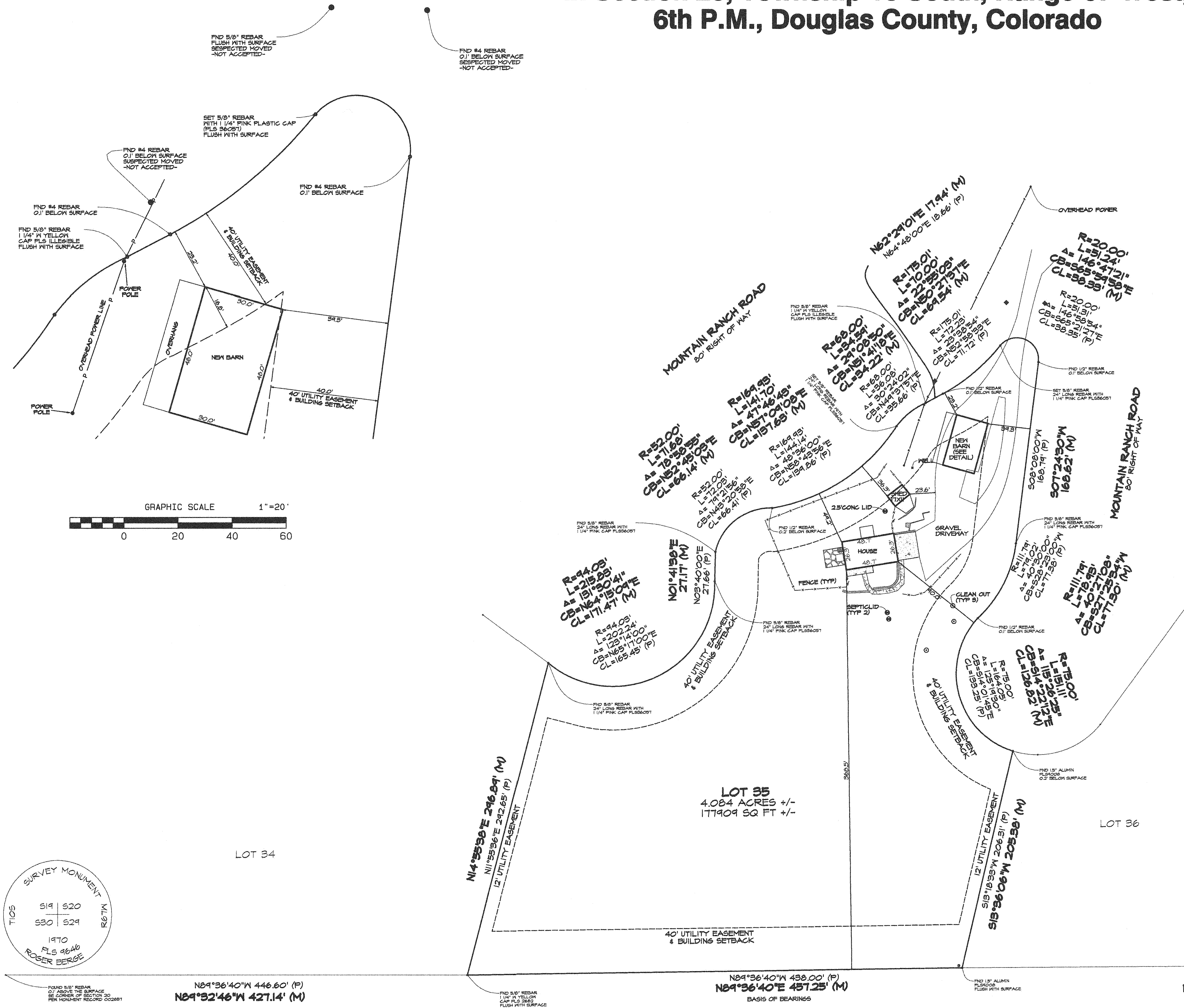
***** Please Note and Update *****

My email address has changed,

peakpolebarns@gmail.com will no longer be used

IMPROVEMENT SURVEY PLAT

In Section 20, Township 10 South, Range 67 West,
6th P.M., Douglas County, Colorado



BASIS OF BEARINGS

Bearings are plotted and based on the consideration that the South line of Lot 35, Woodmoor Mountain, Filing 1 Rec No 144885, County of Douglas, State of Colorado bears N89°36'40"E; as shown hereon between the identified monuments.

NOTES:

- This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey.
- Corner monuments were set or found and accepted as indicated hereon.
- Client did not want easements or rights of way researched beyond the Platted Easements.
- All measurements shown hereon are U.S. Survey Feet.
- Conflicting boundary evidence (if any) is as shown. Encroachments (if any) are as shown hereon. Fence lines (if any) are not indicative of property lines and are as shown hereon.
- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to a Colorado State Statute CRS 18-4-508.

PROPERTY DESCRIPTION:

LOT 35, WOODMOOR MOUNTAIN, FILING 1
SECTION 20, TOWNSHIP 10 SOUTH, RANGE 67 WEST
DOUGLAS COUNTY, COLORADO.

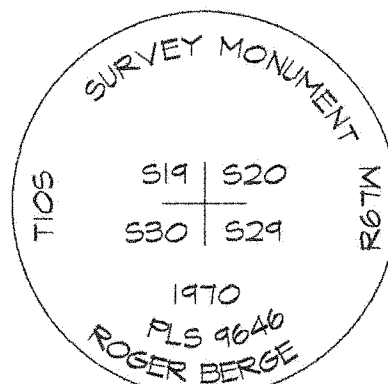
CERTIFICATE OF SURVEY:

I, Darrell Eugene Roberts, a duly registered Professional Land Surveyor practicing in the State of Colorado, do hereby certify to Loana Antonucci that on May 15, 2025, a survey was made under my direct supervision, of 1876 Mountain Ranch Road, Douglas County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors, and is based upon the professional land surveyor's knowledge, information and belief, that it is in accordance with applicable standards of practice and that this plat accurately represents said survey. It is not a guaranty or warranty, either expressed or implied. The location and dimensions of all buildings, buildings under construction, improvements, platted easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property shown and described hereon to determine:

- Ownership of the tract of land.
- Compatibility of this description with those of adjacent tracts of land.
- Rights of way, easements and encumbrances of record affecting this tract of land.

Signed

Darrell Eugene Roberts for and on behalf of David E. Archer & Associates Inc.



REVISIONS

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE	IMPROVEMENT SURVEY PLAT
SCALE	AS SHOWN
DATE	5-15-25
DRN.	
CHKD.	
APVD.	
CLIENT	LOANA ANTONUCCI
JOB NUMBER	24-0675
Sheet	1 of 1