

## Variance Staff Report

**Date:** June 1, 2026  
**To:** Douglas County Board of Adjustment  
**Through:** Douglas J. DeBord, County Manager  
**From:** Kati Carter, AICP, Director of Community Development *K C*  
**CC:** Carolyn Washee-Freeland, AICP, Senior Planner  
Michael Cairy, Zoning Compliance Manager  
Steven E. Koster, AICP, Deputy Director of Community Development  
**Subject:** **Woodmoor Mountain Filing 3, Lot 62 – Variance**  
**Project File:** **VA2026-004**

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**Board of Adjustment Hearing:**

**June 16, 2026 @ 1:30 p.m.**

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### **I. APPLICATION INFORMATION**

#### **A. Applicants**

Mike and Pam Klinkner  
The Klinkner Family Trust  
13850 Boulder Lane  
Larkspur, Colorado 80118

#### **B. Project Representative**

John Trisco  
Mr. Handy Hands Renovation  
2745 Haystack Drive  
Colorado Springs, CO 80922

#### **B. Request**

The applicants request approval of a variance to allow for a reduction to the street setback for a new detached garage. The property is located at 13850 Boulder Lane, Larkspur, within the Woodmoor Mountain Filing 3 subdivision.

The variance request will allow a reduction to the street setback from 25 feet to 5 feet.

The property is located within the West Plum Creek Subarea as identified in the Douglas County 2040 Comprehensive Master Plan (CMP).

**C. Location**

The site is located at 13850 Boulder Lane, Larkspur, approximately one mile west of S. Perry Park Road, and two and one-half miles north of the County’s boundary with El Paso County. See the attached zoning, vicinity, and aerial maps.

**D. Development Standards**

The property is zoned Estate Residential (ER) and is approximately 3.016 acres in size. The ER zoning setback for a street is 25 feet. The Woodmoor Mountain Filing 3 plat notes that all side lot lines are subject to a 12-foot utility easement.

**II. CONTEXT**

**A. Background**

The Woodmoor Mountain Filing 3 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. Klinkner, purchased the property in 2022. The County Assessor’s Office shows a 2,902 square foot (SF) single-family residence that was built in 2024.

The applicants are seeking a variance to reduce the street setback from 25 feet to 5 feet from the front property line to construct a new detached garage. The proposed structure will be 24 feet by 30 feet, and will be located within the existing driveway area, between the front property line and the existing home.

**B. Adjacent Land Uses and Zoning**

Parcels adjacent to the property are all zoned ER. 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, and Vacant Land
South	Estate Residential	Residential
East	Estate Residential	Vacant Land
West	Estate Residential	Residential

**III. SITE CHARACTERISTICS**

**A. Site Characteristics and Constraints**

Boulder Lane is an unpaved private road, owned and maintained by the Woodmoor Mountain Improvement Association. The Woodmoor Mountain Filing 3 subdivision borders the Pike National Forest to the west and residential development to the north, south, and east. Vegetation on the property consists of native grass, pine trees and native shrubs.

The rear of the property slopes sharply downward in elevation ranging from 8,180 feet to 8,060 feet into heavily forested foothills. Boulder Lane is adjacent to the front lot line of the subject property.

The applicants state that the existing driveway is the only developable area to site the proposed garage. The existing home is situated in the southwest portion of the lot, along with a well and septic system with a leach field. The area behind the existing home drops in elevation from 8,180 feet to 8,060 feet. The existing driveway takes access from Boulder Lane, and is relatively level, and accordingly to the applicants, is an area suitable to construct the proposed garage. Please refer to the site plan exhibit attached to this staff report.

#### **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). No public comments were received.

Referral requests were sent to referral agencies on May 27, 2026. Referral responses were due on June 6, 2026. Building Services noted that a building permit will be required. AT&T had no conflicts with the request, and other 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 indicate that due to the steep mountainous terrain found on the lot, there are limited usable areas in which to construct a detached garage. The applicants state that without approval of the variance, they are deprived of a reasonable opportunity to construct a customary residential accessory garage on the property.*

**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 the variance request is not a self-imposed hardship, and the constraints are the result of the natural topography and mountainous terrain found on the property, as well as the location of the existing septic system.*

*The applicants have considered alternative locations to site the proposed garage on the property and found that the proposed location along the existing driveway would minimize land disturbance. The applicants state that locating the garage elsewhere on the site would result in the encroachment into the existing septic system, tree removal in areas that would affect their neighbors, create unsafe or impractical driveway access to the garage, and disturb steep slopes on the site.*

**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 indicate that the proposed garage is accessory to residential use of the property, and the garage will maintain compatibility with the surrounding neighborhood. The proposed location of the garage will minimize additional site disturbance and will not affect surrounding properties or public safety. The applicants state that locating the garage within the existing driveway area, natural terrain will be preserved.*

*Should the Board of Adjustment grant a variance for the setback reduction, the applicants will need to meet the requirements of the Douglas County Building Code and Engineering’s grading, erosion, and sediment control (GESC) requirements.*

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

## **VI. STAFF ASSESSMENT**

If the Board determines that the applicants have demonstrated that the variance meets the criteria, then it may be granted. If not, the Board may deny the variance.

<b><u>ATTACHMENTS</u></b>	<b><u>PAGE</u></b>
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# Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to [planningsubmittals@douglasco.gov](mailto:planningsubmittals@douglasco.gov). Submittals may also be mailed or submitted in person to Planning Resources.

## PROJECT INFORMATION

Project Type: Variance - garage build

Marketing Name: \_\_\_\_\_

Presubmittal Review Project Number: \_\_\_\_\_

## PROJECT SITE

Address: 13850 Boulder Lane Larkspur Colorado 80118

State Parcel Number(s): 2771-193-05-006

Subdivision/Block#/Lot# (if platted): \_\_\_\_\_

## PROPERTY OWNER(S)

Name(s): Klinkner Family Trust

Address: 158 Oakridge Drive Dayton Nevada 89403

Phone: 510.453.2219 (Mike)

Email: mklinkner@at&t.net

## AUTHORIZED REPRESENTATIVE

Name: John Trisco

Company: Mr. Handy Hands Renovations

Address: 2745 Haystack Drive Colorado Springs CO 80922

Phone: 719.761.8881

Email: johntrisco@gmail.com

*A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.*

## ACKNOWLEDGMENT

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*.

*John Trisco*  
Applicant's Signature

5/17/26  
Date

**NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglasco.gov beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email [planning@douglasco.gov](mailto:planning@douglasco.gov).**

**Project Number (Office Use Only):** VA2026-004

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## Variance Request for Douglas County

Property Owner: Klinkner Family Trust

Property Address: 13850 Boulder Lane, Larkspur, Colorado 80118

Parcel Number: 2771-193-05-006

Legal Description: Lot 62, WOODMOOR MOUNTAIN 3, 3.016 AM/L

Purchase Date: June 27, 2022

### Request

The applicants respectfully request approval of a variance to the required 25-foot street setback for construction of a detached accessory garage on the above-referenced property. The proposed garage is an unfinished detached 24' x 30' structure to be located in place of the existing driveway between Boulder Lane and the existing single-family residence.

The requested variance would allow the structure to be located approximately 5' feet from the front property line at its closest point, resulting in an encroachment of 20' into the required 25-foot street setback.

This request is being made pursuant to Douglas County Zoning Resolution (DCZR) Section 26, Variance Standards and Procedures, specifically Sections 2602 and 2603 regarding setback variances and hardship criteria.

### Existing Conditions

The property consists of approximately 3.016 acres located within the Woodmoor Mountain 3 subdivision in unincorporated Douglas County. The existing residence is a two-story walkout single-family home constructed in 2024 without an attached garage.

The site contains significant topographical constraints that severely limit buildable

areas on the parcel. The property slopes steeply upward from the roadway, with substantial mountainous terrain beginning approximately 35' from the street frontage. The only relatively flat and usable portions of the property are occupied by the existing residence, driveway access, septic system, and leach field.

The proposed garage location is the only feasible location on the property that allows safe access from the existing driveway, avoidance of disturbance to the septic and leach field systems, construction on reasonably stable and buildable terrain, and compliance with practical grading and drainage limitations.

All remaining portions of the property contain steep slopes and mountainous terrain unsuitable for development without excessive grading, retaining walls, environmental disturbance, or significant engineering intervention.

### Narrative and Hardship Statement

The applicants are requesting relief from the required street setback due to exceptional topographical conditions affecting the property. Strict application of the Douglas County Zoning Resolution would create an exceptional and undue hardship because the physical characteristics of the land prevent reasonable placement of a detached garage in compliance with the standard setback requirements.

The existing driveway and developed area create the only practical and accessible building envelope for the proposed garage. The septic system and leach field occupy the only other relatively level area of the property. Because of the steep terrain and mountain-side conditions across the remainder of the parcel, there is no other feasible location where a garage could reasonably be constructed.

The requested variance represents the minimum relief necessary to allow construction of a functional detached garage accessory to the residence.

Douglas County Zoning Resolution Section 2603.01 states that a variance may be granted when strict application of the Resolution causes "peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition

of the land."

This property contains exceptional topographic constraints that are unique to the parcel. The steep mountainous terrain substantially limits buildable area and prevents reasonable placement of the proposed garage outside of the required setback as discussed above.

Without approval of the variance, the applicants would be deprived of a reasonable opportunity to construct a customary residential accessory garage on the property.

DCZR Section 2603.02 requires that the hardship not be self-imposed and that it cannot reasonably be rectified by means other than a variance.

The hardship associated with this request is not self-created. The constraints are the result of the natural topography and existing site conditions of the property, including steep mountainous terrain and the location of the septic and leach field systems.

Alternative locations and layouts were considered; however, those alternatives were determined to be infeasible because they would:

1. Encroach into the septic or leach field areas.
2. Require excessive changes to the terrain that would impact not only this property, but likely neighboring properties and the neighborhood by introducing large machinery and equipment, tree removal and extensive engineered earth work.
3. Create unsafe or impractical driveway access.
4. Disturb steep slopes and mountainous terrain.
5. Result in unreasonable construction impacts and site disturbance.

The proposed garage location along the existing driveway corridor minimizes land disturbance and represents the least impactful and most practical placement available on the parcel.

DCZR Section 2603.03 provides that a variance may be granted when "no substantial detriment to the public good is created and the intent and purpose of this Resolution are not impaired."

Approval of this variance will not create substantial detriment to the public good and remains consistent with the intent and purpose of the Douglas County Zoning Resolution.

The proposed garage is accessory and subordinate to the existing residential use, maintains compatibility with surrounding residential properties, utilizes the existing driveway access to minimize additional site disturbance, and does not negatively affect neighboring properties or public safety. It preserves the majority of the site's natural terrain and vegetation, and represents the minimum variance necessary to accommodate the unique physical limitations of the property.

The request is reasonable in scope and is directly tied to the unusual physical characteristics of the parcel rather than personal preference or economic gain.

## Conclusion

The applicants respectfully request approval of the proposed setback variance for the detached garage at 13850 Boulder Lane.

The request satisfies the variance criteria established in Douglas County Zoning Resolution Sections 2602 and 2603 because of exceptional topographical conditions create a practical difficulty and undue hardship unique to the property, the hardship is not self-imposed and cannot reasonably be resolved without variance relief, and the requested variance will not impair the intent of the DCZR or create substantial detriment to the public good.

The proposed garage location is the only practical and reasonable buildable area available on the parcel and represents the minimum relief necessary to allow reasonable residential use of the property.

We respectfully request favorable consideration and approval by the Douglas County Board of Adjustment.











Submitted by:

Klinkner Family Trust  
13850 Boulder Lane  
Larkspur, Colorado 80118


Michael E. Klinkner, Trustee, Klinkner Family Trust

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

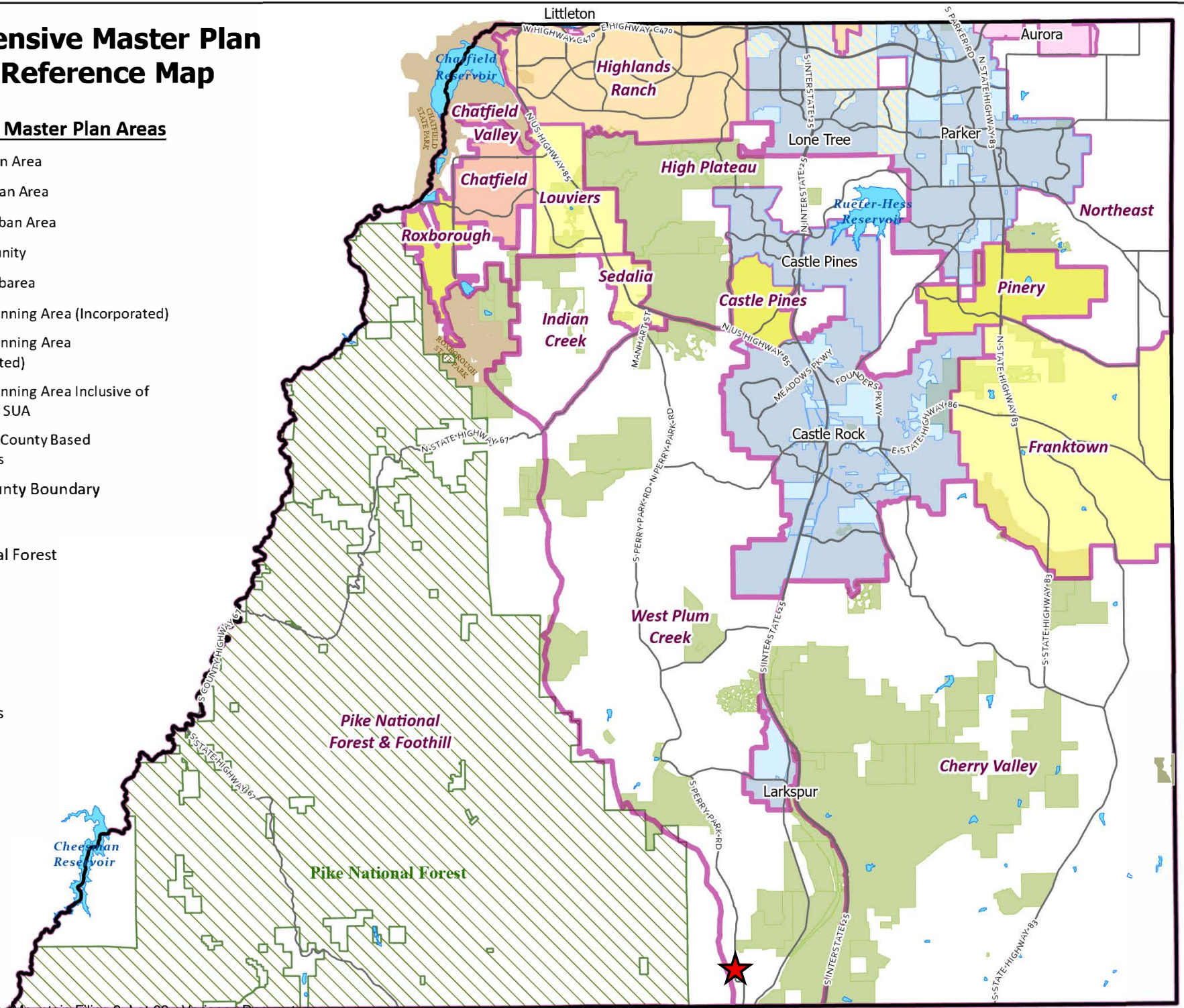
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas County Boundary

## Parks

-  Pike National Forest
-  State Parks
-  Open Space
-  Lakes

## Roadways



-  Major Roads



# Woodmoor Mountain Filing 3, Lot 62 Zoning Map





Date Saved: 5/28/2026 12:37 PM

-  A1 - AGRICULTURAL ONE
-  ER - ESTATE RESIDENTIAL

# Woodmoor Mountain Filing 3, Lot 62 Aerial Map



Date Saved: 5/28/2026 12:39 PM

-  A1 - AGRICULTURAL ONE
-  ER - ESTATE RESIDENTIAL

**Referral Agency Response Report****Project Name:** Woodmoor Mountain Filing 3, Lot 62**Project File #:** VA2026-004**Date Sent:** 05/27/2026**Date Due:** 06/06/2026

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	05/27/2026	No Comment (Verbatim)	No action necessary
Assessor		Awaiting response	
AT&T Long Distance - ROW	05/27/2026	See Letter: No Conflicts	No action necessary
Building Services	05/29/2026	Douglas County's permit records indicate that no permit was issued for the garage. Permit is required, please visit Douglas County's web site for requirements and contact 303-660-7494 if you have any questions. (Verbatim)	Comments forwarded to applicants.
CenturyLink		Awaiting response	
Comcast		Awaiting response	
CORE Electric Cooperative		Awaiting response	
Engineering Services		Awaiting response	
Mountain View Electric Association	06/01/2026	No Comment. Project outside of service area. (Verbatim)	No action necessary
Xcel Energy-Right of Way & Permits	05/28/2026	See Letter: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above-mentioned application and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Violeta Ciocanu (Chokanu) Right of Way and Permits Public Service Company of Colorado dba Xcel Energy Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com	No action necessary

Carolyn Freeland

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**From:** annb cwc64.com <annb@cwc64.com>  
**Sent:** Wednesday, May 27, 2026 2:04 PM  
**To:** Carolyn Freeland  
**Cc:** LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com  
**Subject:** 13850 S Boulder Ln Larkspur, Colorado Douglas County eReferral #VA2026-004  
**Attachments:** 13850 S Boulder Ln Larkspur, Colorado.jpg

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 13850 S Boulder Ln Larkspur, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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@douglasco.gov <cfreeland@douglasco.gov>  
Sent: Wednesday, May 27, 2026 12:03 PM  
To: annb cwc64.com <annb@cwc64.com>  
Subject: Douglas County eReferral (VA2026-004) 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>

VA2026-004, Woodmoor Mountain Filing 3, Lot 62 - Variance Request

The applicant requests a variance to allow for a reduction in the street setback from 25 feet to 5 feet from the property line on Boulder Lane. The applicant proposes to construct a new 24-foot by 30-foot detached garage to be located within the existing driveway area between the front property line and the existing single-family residence. The subject property is located at 13850 Boulder Lane, Larkspur, CO 80118, (SPN: 2771-193-05-006). The property is zoned Estate Residential (ER) and is 3.016-acres in size.



13850 S Boulder LN





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

May 28, 2026

Douglas County Planning Services  
100 Third Street  
Castle Rock, CO 80104

Attn: Carolyn Washee-Freeland

**Re: Woodmoor Mountain Filing 3, Lot 62, Case # VA2026-004**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above-mentioned application and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email: [violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

*Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.*

# 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 # 62 Owners Name Michael Klinkner Trustee, Klinkner Family Trust  
 Phone # 510 453 2219 Date 4/1/26 Name of Contractor John Trisco  
 Contractor Phone # 719 761 8881 Start date \_\_\_\_\_ Proposed Completion date \_\_\_\_\_

<b>FOR ACC USE ONLY</b>			
<b><u>APPROVAL / DENIAL</u></b>	<b><u>CIRCLE ONE</u></b>		<b><u>REASON</u></b>
Design	Approve	Disapprove	N/A
Color	Approve	Disapprove	N/A
Location (setbacks)	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">Approve</span>	Disapprove	N/A
Natural Resource Preservation	Approve	Disapprove	N/A
Well, Septic and Leach Field	Approve	Disapprove	N/A
Culvert Location	Approve	Disapprove	N/A
Trash Removal Plan & Toilet	Approve	Disapprove	N/A

**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

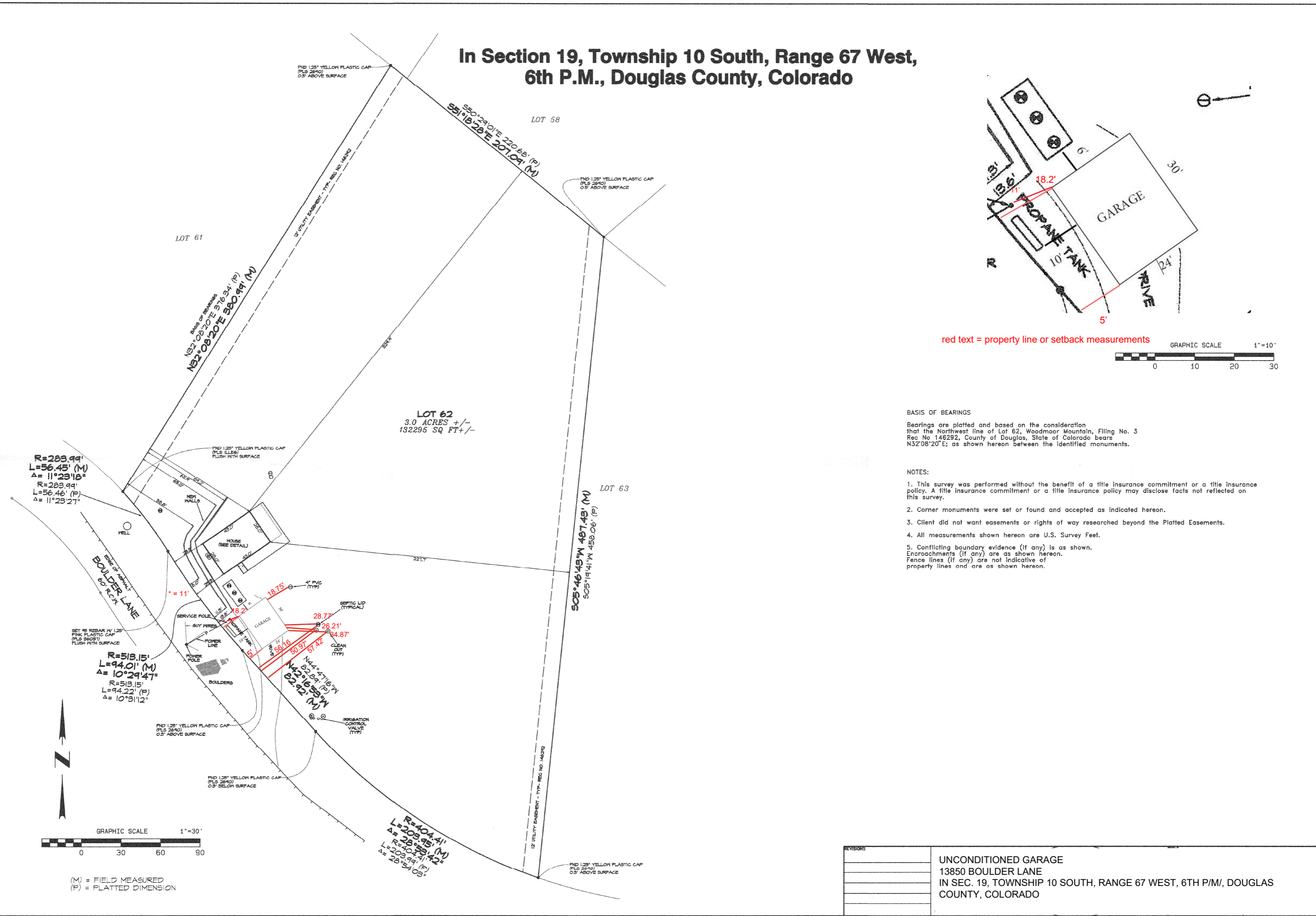
Signed: Richard Klunkner-Truskey, Klunkner Family Trust 4-1-26  
Property Owner Date

Signed: Byrd 4-9-26  
Board Member Date

Signed: Diana L. Meyer 4-9-26  
ACC Member Date

WMHOA ACC approval date: April 9, 2026

# In Section 19, 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 Northwest line of Lot 62, Woodmoor Mountain, Filing No. 3 Rec No 146292, County of Douglas, State of Colorado bears N32°08'20"E; as shown hereon between the identified monuments.

**NOTES:**

1. 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.
2. Corner monuments were set or found and accepted as indicated hereon.
3. Client did not want easements or rights of way researched beyond the Platted Easements.
4. All measurements shown hereon are U.S. Survey Feet.
5. 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.

REVISIONS

UNCONDITIONED GARAGE  
 13850 BOULDER LANE  
 IN SEC. 19, TOWNSHIP 10 SOUTH, RANGE 67 WEST, 6TH P/M, DOUGLAS COUNTY, COLORADO