



June 20, 2019

Mr. Sam Bishop, AICP
Director of Community Development
City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108

**SUBJECT: LAGAE RANCH FILING NO. 1, 2nd AMENDMENT, LOT 235A
REPLAT – PROJECT NARRATIVE**

Dear Mr. Bishop:

Rick Engineering Company (RICK) is pleased to submit on behalf of Meritage Homes the Applicant, a Replat of the Lagae Ranch Filing No. 1, 2nd Amendment. The following documents have been included in the submittal package for your review. Please do not hesitate to contact us should you need any additional items.

- Land Use Application
- Application Fee
- Letter of Authorization
- Original Plat
- Replat Exhibit
- Title Report

Property Description:

The property is located within the Lagae Ranch Development south of Castle Pines Parkway and West of I-25. The property is currently under development and during construction it has been determined that the 3ft. rear setback is not enough to construct the dry utilities and building foundation. We are requesting to process a Replat to the existing Lagae Ranch Filing No. 1, 2nd Amendment Final Plat to revise the Typical Single Family Attached Lot Detail on sheet 4 to reduce the front setback from 10ft. to 7ft. with the caveat that the rear setback will be increased to 4ft. The intent is to not increase floor area of the units but to only allow for an increase in rear area for installation of the building foundation and dry utilities. This application is being processed concurrently with the Minor PD Amendment for the subject property.

We appreciate your review and consideration of this application package. If you have any questions regarding the attached application documents, please contact me at 303-537-8025.

Sincerely,
RICK ENGINEERING COMPANY

A handwritten signature in blue ink, appearing to read "Troy Bales", is written over the printed name.

Troy Bales, P.E.
Principal Project Engineer/Manager