Board of County Commissioners Meeting

Tuesday, December 20, 2016

Hearing Room 1, First Floor

AGENDA

The Tuesday meeting of the Board of County Commissioners (The Board) is an open meeting in which The Board approves contracts, expends funds, hears testimony, makes decisions on land use cases and takes care of other county matters. The public is welcome to attend.

The Board meeting has three parts: Public Comment, the Business Meeting and the Public Hearing.

General Procedures

Agenda items will normally be considered in the order they appear on this agenda. However, The Board may alter the agenda, take breaks during the meeting, work through the noon hour; and even continue an item to a future meeting date.

Public Comment (8:00 a.m.)

The Board welcomes your comments; During the Public Comment time, members of the public have three minutes to present views on county matters that are not included on the Hearing Agenda. The Public Comment time is not for questions and answers: it is your time to express your views.

Please note that you are always welcome to communicate with the Board on the county's Web site (www.jeffco.us), by e-mail (commish@jeffco.us), by phone (303-271-8525), fax (303-271-8941) or US mail (100 Jefferson County Parkway, Golden, CO 80419). You can also meet your Commissioners at numerous community events such as town hall meetings, homeowner associations and chamber meetings.

Business Meeting

Call to Order

Pledge of Allegiance

Proclamation - National Radon Action Month

Tuesday, December 20, 2016 (continued)

Approval of Minutes Dated December 13, 2016

Consent Agenda

CONSENT AGENDA PROCEDURES - Items on the Business Meeting Consent Agenda generally are decided by The Board without further discussion at the meeting. However, any Board member may remove an item from the Business Meeting Consent Agenda. The Board is not required to take public comment on removed items, but may request additional information and input.

1. **Resolution CC16-502** Expenditure Approval Listings Dated December 15, 2016 - Accounting

2. **Resolution CC16-503** Expenditure Approval Listings Dated December 22, 2016 and December 29, 2016 - Accounting

3. **Resolution CC16-504** Bi-Weekly Payroll Register - Accounting

4. **Resolution CC16-505** Abatement/Refund of Property Taxes - Board of Equalization

5. **Resolution CC16-506** Second Contract Renewal - Waxie's Enterprises, Inc. for Janitorial Supplies and Inventory Monitoring and Restocking Services (NTE $115,357.38) - Facilities

6. **Resolution CC16-507** Agreement - City of Golden and Urban Drainage and Flood Control District (UDFCD) for Funding of Design and Construction of Drainage and Flood Control Improvements for Lena Gulch - Tributary H at CDOT Infield Upstream of 6th Avenue - Transportation and Engineering

7. **Resolution CC16-508** Intergovernmental Improvements Agreement - City and County of Denver Relating to Red Rocks Parking Lot, Phase 2 - Planning and Zoning

8. **Resolution CC16-509** Purchase Order - Honnen Equipment Company for the Purchase of One (1) Used 2015 John Deere 724 Articulated Wheel Loader ($241,947.40) - Airport

9. **Resolution CC16-510** Purchase Order - Corus360 for the Purchase of One (1) 20TB Pure Datapack Storage Chassis and Associated Maintenance ($139,521.84) - Finance and IT

Tuesday, December 20, 2016 (continued)

10. **Resolution CC16-511** Personal Property Tax Incentive - Denver West Health and Rehab, LLC - Finance and IT

11. **Resolution CC16-512** Contract - Farm Credit Council Services, Inc. (FCC Services) for Third Party Claims Administration Services for Workers' Compensation Claims - Risk Management

12. **Resolution CC16-513** District Attorney Establishment of Salary - District Attorney

Other Contracts and Resolutions for which Notice was not possible may be considered.

Regular Agenda - No Agenda Items

Public Hearing

There are two parts to the Public Hearing Agenda: the Hearing Consent Agenda and the Regular Hearing Agenda.

Items are listed on the Hearing Consent Agenda because no testimony is expected. In the event a Commissioner or any member of the public wishes to testify regarding an item on the Consent Agenda, the item will be removed and considered with the Regular Hearing Agenda.

Unless otherwise stated by the Chair, a motion to approve the Hearing Consent Agenda shall include and be subject to staff's findings, recommendations, and conditions as listed in the applicable Staff Report.

Hearing Consent Agenda

13. **Resolution CC16-499**

Case Number:	**16-100168PF: Preliminary and Final Plat**
Case Name:	Courrier Subdivision
Owner/Applicant:	Karen P. Courrier and Peter Atkins
Location:	5350 Eldridge Street Section 18, Township 3 South, Range 69 West
Approximate Area:	1.70 Acres
Purpose:	**To subdivide the property into two (2) lots for single-family detached units.**
Case Manager:	Ross Klopf

Tuesday, December 20, 2016 (continued)

14. **Resolution CC16-500**

Case Number:	**16-121116SV: Service Plan**
Case Name:	Tablerock Metropolitan District Material Modification
Applicant:	Tablerock Metropolitan District
Location:	Tablerock Subdivision Located a quarter mile southeast of the intersection of Hwy 93 and West 58th Avenue. Section 10 & 15, Township 3 South, Range 70 West
Approximate Area:	203 Acres
Purpose:	**To set a formal hearing date of January 17, 2017 for consideration of a Material Modification to a Special District Service Plan.**
Case Manager:	Christiana Farrell

The public is entitled to testify on items under the Public Hearing Regular Agenda. Information on participation in hearings is provided in the County's brochure, "Y*our Guide to Board of County Commissioners Hearings.*" It may be obtained on the rack outside the hearing room or from the County Public Engagement Office at 303-271-8512.

Hearing Regular Agenda

15. **Resolution CC16-501**

Case Number:	**06-112771FI: Final Plat**
Case Name:	Silver Leaf
Owner/Applicant:	Skyland Meadows Developments LTD.
Location:	6315 South Kipling Parkway Section 21, Township 5 South, Range 69 West
Approximate Area:	24.178 Acres
Purpose:	• **To subdivide the property into 50 lots for single-family detached units.** • **To appeal the decision by the Director of Planning and Zoning requiring the plat to meet the current park and school regulation.**
Case Manager:	Ross Klopf

Reports

County Commissioners

County Manager

County Attorney

Adjournment

Jefferson County does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or sexual orientation in the provision of services. Disabled persons requiring reasonable accommodation to attend or participate in a County service, program or activity should call 303-271-5000 or TDD 303-271-8071. We appreciate a minimum of 24 hours advance notice so arrangements can be made to provide the requested auxiliary aid.

The Board meetings can be viewed on a television monitor in the cafeteria on the lower level of the Jefferson County Administration and Courts Facility. Also, you may use the cafeteria tables there to work or gather until The Board is ready to hear your case. The Board meetings and hearings are recorded and available on the county's Web site at www.jeffco.us.

JEFFERSON COUNTY, COLORADO

PROCLAMATION

National Radon Action Month

January, 2017

WHEREAS, radon is an invisible, odorless, radioactive gas that threatens the health of our citizens and their families; and

WHEREAS, the U.S. Environmental Protection Agency has ranked all of Colorado as Zone 1 - an area with the highest radon potential possible; and

WHEREAS, any home in Jefferson County may have elevated levels of radon - even if homes in the same neighborhood do not; and

WHEREAS, radon problems can be fixed once they are easily identified through simple and inexpensive testing; and

WHEREAS, Jefferson County Public Health, the Colorado Department of Public Health and Environment, the U.S. Environmental Protection Agency and the American Lung Association are supporting efforts to encourage Americans to test their homes for radon, have elevated levels of radon reduced, and have new homes built with radon-resistant features;

NOW, THEREFORE be it proclaimed by, the Jefferson County Board of Commissioners, of the State of Colorado, that the month of January 2017, be declared as National Radon Action Month.

Libby Szabo, Chairman

Donald Rosier, Chairman Pro Tem

Casey Tighe, Commissioner

Dated: December 20, 2016

COMMISSIONERS' MINUTES OF DECEMBER 13, 2016

The Board of County Commissioners of the County of Jefferson, State of Colorado, met in regular session on December 13, 2016 in the Jefferson County Government Center, Golden, Colorado. Commissioner Libby Szabo, Chairman presided. Commissioner Donald Rosier, Commissioner Casey Tighe and Katelyn Kellogg, Deputy Clerk to the Board, were present.

Commissioner Libby Szabo, Chairman called the meeting to order.

STAFF PRESENT:
Ralph Schell, County Manager
Ellen Wakeman, County Attorney
Kourtney Hartman, Assistant County Attorney
Heather Gutherless, Planner
Christiana Farrell, Planner
Roy Laws, Environmental Health Division

PROCLAMATION

Bill Of Rights Day

The Board of County Commissioners proclaimed that December 15, 2016 be declared as Bill of Rights Day in Jefferson County.

APPROVAL OF MINUTES

Following a general discussion, the Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, approved the Minutes of December 6, 2016.

CONSENT AGENDA

The Board approved the following Resolutions:

1. **Resolution CC16-480** Expenditure Approval Listings - Accounting

2. **Resolution CC16-481** Abatement/Refund of Property Taxes – Board of Equalization

3. **Resolution CC16-482** Abatement/Refund of Property Taxes – Board of Equalization

5. **Resolution CC16-484** Appointments to the Jefferson County Cultural Council - Board of County Commissioners

6. **Resolution CC16-485** Appointment of the Jefferson County Veteran Services Officer - Board of County Commissioners

7. **Resolution CC16-486** Jefferson County Surveyor Office Designation as Part Time and Establishment of Salary - Board of County Commissioners

8. **Resolution CC16-487** Payment to the Foothills Animal Shelter for Operation Expenses - Finance and IT

9. **Resolution CC16-488** Payroll and Payment Certifications for the Month of October 2016 - Human Services

10. **Resolution CC16-489** Purchase Order - OJ Watson Company, Inc.
for the Purchase of Five (5) Component Packages to be Installed on New Kenworth Dump/Snowplow Trucks ($350,495.00) - Fleet

11. **Resolution CC16-490** Purchase Order - MHC Kenworth, Inc. for the Purchase of One (1) New 2017 Kenworth T800 Tandem Axle Cab and Chassis for Sewer Jetter Functions ($130,716.00) - Fleet

12. **Resolution CC16-491** Purchase Order - MHC Kenworth, Inc. for the Purchase of Two (2) New 2017 Kenworth T800 Tandem Axle Cabs and Chassis for Lowboy Heavy Haul Trailers ($312,056.00) - Fleet

13. **Resolution CC16-492** Purchase Order - MHC Kenworth, Inc. for the purchase of Five (5) New 2017 Kenworth T470-CL8 Tandem Axle Cabs and Chassis for Dump/Snowplows Trucks ($612,675.00) – Fleet

14. **Resolution CC16-493** Purchase Order - Honnen Equipment Company for the Purchase of One (1) 2017 John Deere 644K 4-Yard Loader ($216,637.00) - Fleet

15. **Resolution CC16-494** Purchase Order - Honnen Equipment Company for the Purchase of One (1) 2017 John Deere 410L Backhoe with Thumb ($111,635.00) - Fleet

16. **Resolution CC16-495** Purchase Order - Honnen Equipment Company for the Purchase of Three (3) 2017 John Deere 772G, 6WD, Motor Graders ($784,500.00) – Fleet

17. **Resolution CC16-496** Second Contract Renewal - Rolling R Ranch
Company, LLC for Forest Slash Collection and Utilization (NTE $105,000.00) – Facilities

18. **Resolution CC16-497** Policy Manual Part 5, Chapter 3, Section 1 Regarding Training and Education - Human Resources

19. **Resolution CC16-498** Jefferson County Multi-Hazard Mitigation Plan - 2016 Update - Sheriff

REGULAR AGENDA

The Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, approved to move Resolution CC16-483 to the regular agenda.

4. **Resolution CC16-483** Appointments to the Jefferson County Board of Adjustment - Board of County Commissioners

Following a general discussion, the board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, approved **RESOLUTION CC16-483** with an amendment to remove Mindi Grissom from the BOA.

PUBLIC HEARING CONSENT AGENDA – No Agenda Items

PUBLIC HEARING REGULAR AGENDA

20. **Resolution CC16-479**
Case Number: 16-103547AM: Regulation Amendment (continued from November 15, 2016)
Applicant: Jefferson County
Location: Unincorporated Jefferson County
Purpose: To amend the Site Development Plan process and associated regulations within the Zoning Resolution and Land Development Regulations.
Case Manager: Heather Gutherless/Christiana Farrell

Following a general discussion, the Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, adopted **RESOLUTION CC16-479** approving Regulation Amendment #16-103547AM.

REPORTS

The Commissioners reported attending many events and meetings including a C-PACE program presentation, the Highway Committee meeting, the Jefferson County Open Space holiday event and a meeting with Mayors and other city officials.

Commissioner Rosier participated in an interview with Mullen High School students for their government class.

Commissioner Szabo participated in the reaccreditation process for the Jefferson County Sheriff's office.

ADJOURNMENT

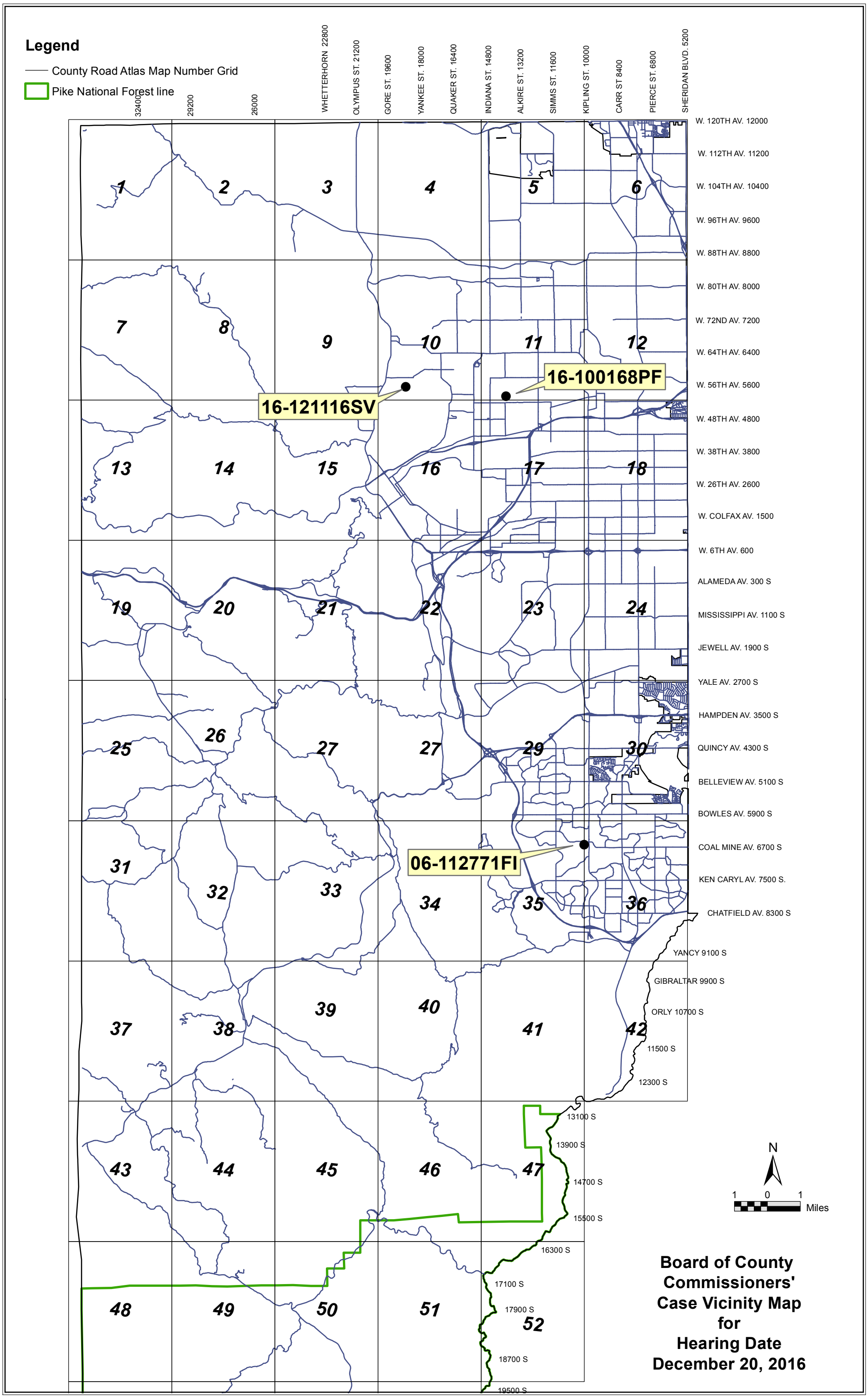
There being no further business to come before the Board, the meeting was adjourned.

Attest:

Board of County Commissioners of the County of Jefferson, Colorado

_____
Katelyn Kellogg, Deputy Clerk

_____
Libby Szabo, Chairman


Legend
County Road Atlas Map Number Grid
Pike National Forest line
32400
29200
26000
WHETTERHORN 22800
OLYMPUS ST. 21200
GORE ST. 19600
YANKEE ST. 18000
QUAKER ST. 16400
INDIANA ST. 14800
ALKIRE ST. 13200
SIMMS ST. 11600
KIPLING ST. 10000
CARR ST 8400
PIERCE ST. 6800
SHERIDAN BLVD. 5200
W. 120TH AV. 12000
W. 112TH AV. 11200
W. 104TH AV. 10400
W. 96TH AV. 9600
W. 88TH AV. 8800
W. 80TH AV. 8000
W. 72ND AV. 7200
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ALAMEDA AV. 300 S
MISSISSIPPI AV. 1100 S
JEWELL AV. 1900 S
YALE AV. 2700 S
HAMPDEN AV. 3500 S
QUINCY AV. 4300 S
BELLEVIEW AV. 5100 S
BOWLES AV. 5900 S
COAL MINE AV. 6700 S
KEN CARYL AV. 7500 S.
CHATFIELD AV. 8300 S
YANCY 9100 S
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ORLY 10700 S
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Board of County Commissioners' Case Vicinity Map for Hearing Date December 20, 2016

AGENDA ITEM 1

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

DIST: Tim Kauffman, County Treasurer

RE: EXPENDITURE APPROVAL LISTINGS

DATE: December 20, 2016

Staff Recommendation:

Allow settlement of accounts listed on the Expenditure Approval Listings dated December 15, 2016

Resolution No. CC16-502

Background:

Jefferson County has established a system of controls to reasonably assure that the claims to be examined and settled by the BCC on the Expenditure Approval Listings are allowable.

Further, the staff has reviewed all claims and has reasonable assurance that all claims are allowable and are in order to be paid.

Prepared By: Kay Aberle, Accounting Supervisor, x8532, Jefferson County Accounting Division

Reviewed by: Deborah Freischlag, Director of Accounting, x8542, Jefferson County Accounting Division

AGENDA ITEM 2

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

DIST: Tim Kauffmann, County Treasurer

RE: Approval of Expenditure Approval Listing dated December 22, 2016 and December 29, 2016

DATE: December 20, 2016

Staff Recommendation:

Allow settlement of accounts listed on the Expenditure Approval Listings dated December 22, 2016 and December 29, 2016 to be prepared by the Accounting Division subject to review and approval by the County Manager or his designee.

Resolution No. CC16-503

Background:

Jefferson County has established a system of controls to reasonably assure that the claims to be examined and settled by the BCC on the Expenditure Approval Listings are allowable.

Further, the staff has reviewed all claims and has reasonable assurance that all claims are allowable and are in order to be paid.

Prepared by: Sheri Haxton, Administrative Coordinator, x8559, Jefferson County Accounting Division

Reviewed by: Deborah Freischlag, Director of Accounting, x8542, Jefferson County Accounting Division.

AGENDA ITEM 3

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

DIST: Ralph Schell, Tim Kauffman, Accounting

RE: BI-WEEKLY PAYROLL REGISTER

DATE: December 20, 2016

Staff Recommendation:

Approve the issuance of county warrants as listed on this Bi-Weekly Payroll Register for period ending December 24, 2016.

Resolution No. CC16-504

Background:

Payroll warrants and ACH Direct Deposit Notifications have been prepared in accordance with current Personnel Action forms and time sheets received in the Financial Control Division by the required deadlines and all applicable taxes and deductions have been withheld therefrom. A summary register of these claims has been circulated and thereby presented for audit and allowance by the Board of County Commissioners. The Board of County Commissioners hereby directs the County Treasurer to pay same.

Prepared By: Jefferson County Accounting Division

AGENDA ITEM 4

MEMORANDUM

TO: The Board of County Commissioners

FROM: Board of Equalization

CC: Ellen G. Wakeman, County Attorney

RE: Abatement/Refund of Property Taxes

Staff Recommendation:

Resolved, that the Board of County Commissioners approves the findings and recommendations of the Jefferson County Assessor denoted in the corresponding abatement resolution and adopts those findings and recommendations as its final action on this abatement petition.

CASE NO.	PETITIONER	TAXES ABATED/ REFUNDED
A16-204	Saint Marina LLC	$0.00

Resolution No. CC16-505

Background:

Final Board action on 1 abatement petition, $0.00 to be refunded. Taxpayer has filed an abatement petition alleging that the property has been overvalued or that the tax levy is illegal. The Assessor recommends denial of this petition for the reasons indicated in the corresponding resolution. The Board is taking action on this abatement petition by accepting or rejecting the Assessor's recommendations. If unsatisfied with this Board's action, a taxpayer may appeal further to the State Board of Assessment Appeals.

Prepared by: Casie Stokes, Assistant County Attorney CAS
Distribution: Board of Equalization

MEMORANDUM AGENDA ITEM 5

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

DIST: Clerk to the Board, Mark Danner, Martin Plate, Deborah Freischlag, Dawn Krank

RE: Second Contract Renewal of Janitorial Supplies and Inventory Monitoring/Restocking Services
Facilities and Construction Management

Staff Recommendation: Approve the renewal of the contract between Jefferson County and **Waxie's Enterprises, Inc.** in an amount not to exceed **$115,357.38** for janitorial supplies and inventory monitoring/restocking services. The County's Representative is the Director of Facilities and Construction Management, or other person as may be designated by the Deputy County Manager or County Manager.

The renewal term is January 1, 2017 through December 31, 2017.

Resolution No. CC16-506

Background: Jefferson County requires the services of a contractor to furnish and deliver janitorial consumable supplies, specifically paper goods, can liners, and hand soap products, as well as, inventory monitoring and restocking services.

Waxie's Enterprises, Inc. was selected as the contractor for these services via a competitive bid released in November, 2014. The original contract was approved by the County Manager on December 24, 2014 and allows for three one-year optional renewals. This request represents the second renewal option.

The 2017 contract amount represents a five percent (5%) reduction from last year's price.

Fiscal Information: Funding for supplies and services in 2017 is available from the 2017 OPS budget. This is within the scope and budget for these services.

BCC Briefing Presented By: Kate Newman on November 15, 2016.

Originator: Agenda memo prepared by Dawn Krank, Purchasing, Ext. 8590.

Original returned to: Dawn Krank, Purchasing

Copies w/o contract to: **Kate Newman, Deputy County Manager**
Mike DeWolfe, Facilities and Construction Management
Sam Bican, Risk Management

Approvals	Martin Plate, County Atty Mark Danner, Div Dir Kate Newman, Dept Dir	Approved: 12/7/2016 9:02 AM Approved: 12/7/2016 9:05 AM Approved: 12/7/2016 11:01 AM
Agenda Coordinator Review		☑ Check DK
Final Signatory	BCC	
Vendor	Waxie's Enterprises, Inc.	
End User	Facilities & Construction Management	
Type (Contract, PO, etc)	Contract Renewal	
Dollar Value	$115,357.38	
Term	January 1, 2017 – December 31, 2017	
Description	Renewal Janitorial Supplies & Inventory Monitoring/Restocking Contract	
Purchasing Agent	Dawn Krank	

AGENDA ITEM 6

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

RE: **Agreement Regarding Funding of Design and Construction of Drainage and Flood Control Improvements for Lena Gulch - Tributary H at CDOT Infield Upstream of 6th Avenue**

DATE: December 20, 2016

Staff Recommendation: Resolved, that the Board of County Commissioners hereby approves the Agreement Regarding Funding of Design and Construction of Drainage and Flood Control Improvements for Lena Gulch – Tributary H at CDOT Infield Upstream of 6th Avenue between Urban Drainage and Flood Control District (UDFCD), City of Golden (CITY) and Jefferson County (COUNTY).

Resolution No. CC16-507

Background: The Board of County Commissioners is asked to sign an agreement with UDFCD and Golden for the design and construction of improvements for Lena Gulch – Tributary H at CDOT infield upstream of 6th Avenue. Flooding has occurred frequently on Lena Gulch Tributary H north of Colfax Avenue along Orion Street for many years. This regional detention basin will significantly reduce the peak rates of runoff coming from I-70 and the areas of increasing development upstream in Golden. As a result it will minimize flooding of private residences and other properties adjacent to Lena Gulch Tributary H north of 6th Avenue.

BCC Briefing Presented on: December 06, 2016

Fiscal Impact: Project Funds are available in the 2017 CIP.

Under this Agreement the costs being contributed are:
UDFCD $420,000 in 2016
CITY $210,000 in 2016
COUNTY $265,000 in 2017

In addition to this Agreement, Golden is contributing $55,000 in 2017, a developer is contributing $265,000 and CDOT is contributing $210,000 plus the land to construct these improvements, under separate agreement.

Original returned to: Clerk to the Board

Distribution:
Andrea Amundson, Accounting
Kourtney Hartmann, County Attorney's Office
Jeanie Rossillon, Development and Transportation
Steve Durian, Transportation and Engineering
Mike Vanatta, Transportation and Engineering

RECEIVED
DEC 07 2016

BCC BREIFING ROUTING FORM (non-purchasing items)

Contacts:

Originating Division and Contact: Mike Vanatta Phone: X 8481

County Attorney Contact: Kourtney Hartmann Phone: X 8964

BCC Briefing December 20, 2016 – BCC Business Agenda

Transportation and Engineering – Agreement Regarding Final Design, and Construction of Drainage and Flood Control Improvements for Lena Gulch – Tributary H at CDOT Infield Upstream of 6th Avenue City of Golden, Jefferson County.

ROUTING

ORDER	Division	Authorized Signatures Name/Initials	Date Rec'd	Date Frw'd	Comments
( )	Originator – Mike Vanatta	MRV	12-6-16	12-6-16	
( )	Division Director – Steve Durian	SMD	12/6/16	12/6/16	
( )	Department Director – Jeanie Rossillon	[illegible]	12/7/16	12/7/16	
( )	County Attorney- Kourtney Hartmann	KKH	12/14/16	12/14/16	
( )	Elected Official				
( )	BCC Agenda Coordinator	DK	12/14/16		

AGENDA ITEM 7

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

RE: Planning and Zoning - Intergovernmental Improvements Agreement – City and County of Denver Red Rocks Parking Lot, Phase 2

DATE: December 20, 2016

Staff Recommendation: Approve the Intergovernmental Improvements Agreement (IGA) between Jefferson County and the City and County of Denver relating to parking lot project for Red Rocks Park, Phase 2.

Resolution No. CC16-508

Background: This IGA is associated with a Grading Permit (Case No. 16-115397GP) process being completed by the City and County of Denver, for re-grading and internal access improvements to the parking lot serving Red Rocks Park. The IGA is in lieu of the typical performance guarantee (a letter of credit or cash) required with a grading permit. Pursuant to Part 7, Chapter 4, Section 1.A.5. of the Jefferson County Policies and Procedures, a governmental entity, such as the City and County of Denver, may request an IGA subject to the sole discretion of the Board of County Commissioners.

Planning and Zoning has approved the grading and erosion and sediment control plans, and improvements listed on the cost estimate. The approval of this IGA will allow Planning and Zoning to issue the Grading Permit so that the City and County of Denver can commence work on the project.

BCC Briefing Presented on: October 25, 2016

Prepared by: Ross Klopf, Planning and Zoning, x8733

Distribution

Original returned to: Clerk to the Board

Copies to: Jeanie Rossillon, Development and Transportation Director
John Wolforth, Director of Planning and Zoning
Ross Klopf, Planning and Zoning
RaLea Sluga, County Attorney's Office

RECEIVED
DEC 12 2016

BCC HEARING ROUTING FORM (non-purchasing items)

Contacts:

Originating Division and Contact: Ross Klopf Phone: X 8733

County Attorney Contact: RaLea Sluga Phone: X 8963

BCC Hearing December 20, 2016 – BCC Business Consent Agenda

Planning and Zoning – Intergovernmental Improvements Agreement - City and County of Denver Red Rocks Parking Lot, Phase 2

ROUTING

ORDER	Division	Authorized Signatures Name/Initials	Date Rec'd	Date Frw'd	Comments
( )	Originator – Ross Klopf	RK	12-9-	12-9	
( )	Division Director – John Wolforth	JRW	12-12-16		
( )	Department Director – Jeanie Rossillon	[illegible]	12/12/16	12/12/16	
( )	County Attorney- RaLea Sluga	[illegible]	12/12/16	12/12/16	
( )	Elected Official				
( )	BCC Agenda Coordinator	DLC	12/14/16		

AGENDA ITEM 8

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

DIST: Bryan Johnson, Deb Freishlag

RE: Purchase Order for One (1) Used 2015 John Deere 724 Articulated Wheel Loader Airport

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Staff Recommendation:

Approve an expenditure in the amount of **$241,947.40** to **Honnen Equipment Company** for the purchase of one (1) used 2015 John Deere 724 Articulated Wheel Loader.

Estimated Delivery Time: 30 calendar days following receipt of an order.

RESOLUTION NUMBER: CC16-509

Background:

The loader will be an additional piece of equipment for the Airport's existing fleet to improve the safety and efficiencies of its snow removal process and to help the Airport exceed the current FAA rules and regulations regarding snow removal.

The John Deere brand has been standardized by Fleet Services for several essential types of heavy equipment, including loaders, to provide lower operating costs and lower costs for parts inventory. Standardization of equipment has benefited the Airport by allowing the Airport to participate with Fleet Services in John Deere's "Multiple Equipment Discount" and in utilizing the "Quantity Discount" when purchasing parts. Additionally, this 2015 loader is being purchased from Honnen's Rental Inventory; it has 700 hours of service is being offered with a depreciation discount. The average service life for an articulated wheel loader is 10,000 – 12,000 hours of service.

Fiscal Information:

Funding is available in the approved 2017 Airport capital budget. This expenditure is within the scope and budget for this project.

BCC Briefing Presented by: Jeanie Rossillon, Director of Development and Transportation, August 2016.

Originator: Agenda memo prepared by Kathleen Budd, Purchasing, Ext. 8592.

Division Contact: Jeff Dewey, Ext. 4865.

Original returned to: Kathleen Budd, Purchasing

Copies to: Marcia Sieben, Purchasing Manager
Jeanie Rossillon, Development & Transportation Department Director
Jeff Dewey, Airport

Approvals	Marcia Sieben, Purch Mgr Bryan Johnson, Div Dir Jeanie Rossillon, Dept Dir	Approved: 12/13/2016 Approved: 12/13/2016 Approved: 12/12/2016
Agenda Coordinator Review		Check ok
Final Approval	BCC	
Vendor	Honnen Equipment Company	
End User	Airport	
Document Type	PO	
Dollar Value of PO	$241,947.40	
Term	N/A	
Description	Used 2015 John Deere 724 Articulated Wheel Loader	
Buyer	Kathleen Budd	

AGENDA ITEM 9

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

DIST: Jim Smith, Deb Freischlag

RE: Purchase Order for One (1) 20TB Pure Datapack Storage Chassis and Associated Maintenance IT Services Division

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Staff Recommendation:

Approve an expenditure in the amount of **$139,521.84** to **Corus360** for the purchase of one (1) 20TB Pure Datapack storage chassis and associated maintenance.

Delivery is estimated to be within 7 days following receipt of an order.

RESOLUTION NUMBER: CC16-510

Background:

In July, 2016, the County purchased a Pure Flash Storage Array from Corus360. The IT Services Division requires a storage chassis for a flash drive expansion of the Pure Flash Storage Array. The drive expansion will be used to facilitate the Database Hardware and Upgrade CIP. The additional storage will allow County ITS to virtualize the databases and provide faster response times to the database queries.

Corus360 holds the pricing and maintenance agreements for the original equipment. IT Services desires to keep this purchase with Corus360 in order to align with the previously-established pricing and maintenance agreements. This expenditure includes 32 months of additional storage for this component.

Fiscal Information:

Funds for this purchase are available in the 2016 ITS computer equipment, software, training, education and maintenance budget. This expenditure is within the scope and budget for this project.

BCC Briefing Presented by: Holly Björklund, Director of Finance and IT, on March 8, 2016.

Originator: Agenda memo prepared by Lanny Loveday, Purchasing, Ext. 8587.

Contacts: Adam Waltzman, Ext. 8854.

Original returned to: Lanny Loveday, Purchasing.

Copies to: Marcia Sieben, Purchasing Manager
Holly Björklund, Director of Finance and IT
Jim Smith, Director of IT Services

M-ag-corus360 (for hearing on 12/20/16)

Approvals	Marcia Sieben, Purchasing Manager Jim Smith, ITS Division Director Holly Bjorklund, F&IT Department Director Ralph Schell, County Manager	Approved: 12/13/16 Approved: 12/13/16 Approved: 12/13/16 Approved:
Agenda Coordinator Review		✓ Check ok
Final Signatory	BCC	
Vendor	Corus360	
End User	IT Services	
Type (Contract, PO, etc)	Purchase Order	
Dollar Value	$139,521.84	
Term	32 months maintenance	
Description	Pure flash storage array with maintenance	
Purchasing Agent	Terry Dooley	

AGENDA ITEM 10

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

DIST: Holly Björklund, Finance and IT Director; RaLea Sluga, County Attorney's Office; Deborah Freischlag, Accounting Director; Leigh Seeger, Jefferson County Economic Development Corporation

RE: Personal Property Tax Incentive

DATE: December 20, 2016

Staff Recommendation:

Approve the following personal property tax refund incentive for the following company which desires to relocate/expand its business facility in Jefferson County and authorize the Chairman to execute an agreement for such tax incentive as approved in form by the County Attorney's Office.

Denver West Health & Rehab, LLC: 100% for the first five (5) years of operation provided that the company commences operation on or before December 31, 2017 and hires the number of additional employees at the designated salary ranges and invests the amounts for personal property, capital, equipment, and real property all as set forth in its incentive questionnaire.

The tax incentive granted herein is contingent on the company meeting all statutory criteria for such incentive. The tax incentive percentage shall be based on that portion of personal property taxes, which is retained by the County and shall not include any taxes due to the school district, any special district or other entity.

Resolution No. CC16-511

BCC Briefing Presented by Leigh Seeger on December 13, 2016

Prepared by: Holly Björklund

Contacts: Holly Björklund, 303-271-8597
RaLea Sluga, 303-271-8939
Leigh Seeger, 720-544-5505

BCC HEARING ROUTING FORM (non-purchasing items)

Contacts:

Originating Division and Contact: Finance/IT - Holly Björklund Phone: 271-8597

County Attorney Contact: RaLea Sluga (CAO) Phone: 271-8963

Denver West Health & Rehab, LLC
(personal property tax rebate)

ROUTING

ORDER	Division	Authorized Signatures Name/Initials	Date Rec'd	Date Frw'd	Comments
( )	Originator	[illegible]	12-14-16		
( )	Division Director				
( )	Department Director	HHB	12-14-16		
( )	County Attorney	[illegible]	12/14/16	12/14/16	
( )	Elected Official				
( )	County Manager's Office	DK	12/14/16		

MEMORANDUM AGENDA ITEM 11

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ralph Schell, County Manager

DIST: Clerk to the Board, Scott Holzer, Joanne Kortendick, Deborah Freischlag, Joe Weickenand

RE: Contract for Third Party Claims Administration Services for Workers' Compensation Claims Risk Management

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Staff Recommendation: Approve the contract between Jefferson County and **Farm Credit Council Services, Inc. (FCC Services)** in the amount of **$92,110.00** for third party claims administration services for Workers' Compensation Claims. Further approve payment of various workers' compensation claims by FCC Services on behalf of Jefferson County through an escrow account maintaining a monthly balance of $175,000.00. The County's Representative is Scott Holzer, or other person as may be designated by the Division Director or County Manager.

Contract Term: January 1, 2017 through December 31, 2017.
Resolution No. CC16-512

Background: Risk management requires a third party administrator to administer the claims of the Workers' Compensation Program per the State of Colorado, Division of Workers' Compensation. In addition to administering the Workers' Compensation Program, claims-related expenses come out of an account that is funded by the County and managed by the third party administrator. This escrow account will be funded at $175,000.00 and will be replenished monthly to maintain this balance.

Purchasing issued a Request for Proposal for these services, advertised it, and invited multiple firms to submit a proposal; four (4) firms responded. Farm Credit Council Services, Inc. submitted the highest rated proposal and met all County requirements. The term of this agreement is for one year with the option to renew for four (4) additional one-year periods.

Fiscal Information: Funding for services in 2017 is available from the 2017 OPS funds. This is within the scope and budget for these services.

BCC Briefing Presented By Scott Holzer on November 15, 2016.

Originator: Agenda memo prepared by Joe Weickenand, Purchasing, Ext. 8595

Original returned to: Joe Weickenand, Purchasing

Copies w/o contract to: Mary O'Neil, **Budget and Risk Management Director**
Sam Bican, **Risk Management**

Approvals	Joanne Kortendick, County Atty Holly Bjorklund, Dept Dir. Mary O'Neil, Div Dir	Approved: 12/13/16, 10:05am Approved: 12/13/16, 10:05am Approved: 12/13/16, 10:17am
Agenda Coordinator Review		X Check VK
Final Signatory	BCC	
Vendor	Farm Credit Council Services, Inc.	
End User	Budget and Risk Management	
Type (Contract, PO, etc)	Contract	
Dollar Value	$92,110.00	
Term	January 1, 2017 through December 31, 2017.	
Description	Contract for Third Party Claims Administration Services for Workers' Compensation Claims	
Purchasing Agent	Joe Weickenand	

AGENDA ITEM 12

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Ellen Wakeman, County Attorney

RE: District Attorney Establishment of Salary

DATE: December 20, 2016

Recommendation:

RESOLVED, that the Board of County Commissioners of Jefferson County, State of Colorado, sets the compensation of the District Attorney for the First Judicial District for the new four-year term of office beginning January 10, 2017 at $225,000 per annum, increasing by 1 ½% per year to $228,375 for the first pay period in January 2018, $231,800 for the first pay period in January 2019, and $235,278 for the first pay period in January 2020.

Resolution No.

Background:

Section 20-1-301, C.R.S. provides that the District Attorney shall receive as compensation for his services the sum of not less than One-Hundred and Thirty-Thousand Dollars ($130,000) per annum. Section 20-1-306, C.R.S. provides that the State of Colorado shall pay 80% ($104,000) of the designated $130,000.

Section 20-1-301 also provides that any amount paid to the District Attorney in excess of $130,000 shall be set and paid by the boards of county commissioners of the counties comprising the judicial district. The District Attorney, Peter Weir, has requested additional compensation. The First Judicial District consists of Gilpin and Jefferson Counties, and Gilpin does not provide additional compensation to the District Attorney.

CASE SUMMARY

Consent Agenda

PC Hearing Date:	December 7, 2016
BCC Hearing Date:	December 20, 2016

16-100168PF	Preliminary and Final Plat
Case Name:	Courrier Subdivision
Owner/Applicant:	Karen P. Courrier and Peter Atkins
Location:	5350 Eldridge Street Section 18, Township 3 South, Range 69 West
Approximate Area:	1.70 Acres
Purpose:	**To subdivide the property into two (2) lots for single-family detached units.**
Case Manager:	Ross Klopf

Issues:
- None

Alternative Standard: The Director of Planning and Zoning granted the following Alternative Standard request:

- Allow a drainage ditch in lieu of curb and gutter along a public street (Section 15.A.3.d. of the Land Development Regulation).

Recommendations:
- **Staff:** Recommends APPROVAL subject to conditions
- **Planning Commission:** Recommends APPROVAL subject to conditions

Interested Parties:
- None

Level of Community Interest: Low

Representative for Applicant: Karen P. Courrier

General Location: Located approximately 300 feet south of the intersection of West 54th Avenue and Eldridge Street

Case Manager Information: Phone: 303-271-8733 e-mail: rklopf@jeffco.us

It was moved by Commissioner **HAMMOND** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

December 7, 2016

RESOLUTION

16-100168PF	**Preliminary and Final Plat**
Case Name:	Courrier Subdivision
Owner/Applicant:	Karen P. Courrier and Peter Atkins
Location:	5350 Eldridge Street Section 18, Township 3 South, Range 69 West
Approximate Area:	1.70 Acres
Purpose:	**To subdivide the property into two (2) lots for single-family detached units.**
Case Manager:	Ross Klopf

The Jefferson County Planning Commission hereby recommends **APPROVAL WITH CONDITIONS** of the above application on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.

2. The Planning Commission finds that:

   A. The proposal conforms with the Land Development Regulation because all applicable regulations have been satisfied, or will be satisfied prior to recordation of the Plat, as indicated within this report.

3. The following are conditions of approval:

   A. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.

   B. The subdivision improvements agreement and Exhibit "A" being approved as to form by the County Attorney's Office.

C. Recordation of an irrigation easement agreement between the property owners and Prospect Recreation and Park District.

D. Recordation of the Plat Mylars prepared in accordance with the red-marked print dated December 7, 2016.

E. Payment of $2,400 for fees-in-lieu of park land dedication. This fee should be submitted on a separate check mde payable to Jefferson County Treasurer.

F. Payment of $1,600 for fees-in-lieu of school land dedication. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.

G. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Courrier Subdivision for prior years have been paid.

H. Resolution of Planning Engineering's comments dated December 1, 2016.

Commissioner **WESTPHAL** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	**Rogers**	**Aye**
Commissioner	**Moore**	**Aye**
Commissioner	**Hammond**	**Aye**
Commissioner	**Hatton**	**Aye**
Commissioner	**Burke**	**Aye**
Commissioner	**Westphal**	**Aye**
Commissioner	**Schiche**	**Aye**

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Bonnie Benedik, Administrative Assistant for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, December 7, 2016.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find that the proposal conforms with the Land Development Regulation because all applicable regulations have been satisfied, or will be satisfied prior to recordation of the Plat, as indicated within this report.

And;

Staff recommends that the Board of County Commissioners APPROVE Case No. 16-100168PF subject to the following conditions:

1. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.
2. The subdivision improvements agreement and Exhibit "A" being approved as to form by the County Attorney's Office.
3. Recordation of the Plat Mylars prepared in accordance with the red-marked print dated December 20, 2016.
4. Payment of $2,400 for fees-in-lieu of park land dedication. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
5. Payment of $1,600 for fees-in-lieu of school land dedication. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
6. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Courrier Subdivision for prior years have been paid.
7. Resolution of Planning Engineering's comments dated December 1, 2016.

Staff further recommends that the Board of County Commissioners authorize the Chairman to sign the Subdivision Improvements Agreement once approved as to form by the County Attorney's Office.

COMMENTS PREPARED BY:

Ross Klopf

Ross Klopf
Civil Planning Engineer

Staff Report

PC Hearing Date:	December 7, 2016
BCC Hearing Date:	December 20, 2016

16-100168PF	Preliminary and Final Plat
Case Name:	Courrier Subdivision
Owner/Applicant:	Karen P. Courrier and Peter Atkins
Location:	5350 Eldridge Street Section 18, Township 3 South, Range 69 West
Approximate Area:	1.70 Acres
Purpose:	**To subdivide the property into two (2) lots for single-family detached units.**
Case Manager:	Ross Klopf

Representative:	Karen P. Courrier
Zoning:	5350 and 5340 Eldridge Street Official Development Plan

BACKGROUND/UNIQUE INFORMATION:

This proposed 2 lot subdivision is located in the plains in the Fairmount area. The zoning requirements of the applicable Planned Development (5350 and 5343 Eldridge Street Official Development Plan) and the Jefferson County Land Development Regulation are applicable to this development. This proposed subdivision is characterized by relatively flat topography. Existing landscaping consists of Kentucky Bluegrass and trees. Drainage is generally from north to south; there are no significant drainageways on the property. There is a small irrigation lateral called the Alford Selman Lateral near the north property line. Water and sewer services will be provided by North Table Mountain Water and Sanitation District. There are public improvements required for this development related to drainage improvements. The stormwater detention and water quality facility will be located in a separate tract. The applicant is required to provide stormwater detention with water quality for the site. Access improvements will be provided with the Notice of Intent process required at the time of future building permit. The applicant will also be dedicating right-of-way along Eldridge Street via the Plat document to the County in accordance with the Land Development Regulation.

NOTIFICATION:

As a requirement of the Jefferson County Land Development Regulation, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to property owners within a 500-foot radius of the site and to Homeowners' Associations and Umbrella Groups located within a one-mile radius of the site. The initial notification was mailed at the time of the 1st referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearing dates for both the Planning Commission Hearing and the Board of County Commissioners Hearing.

2. Sign(s), identifying the dates of both the Planning Commission Hearing and the Board of County Commissioners' Hearing, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission hearing.

The Homeowners' Associations and Umbrella Groups that received notification are as follows:

- Bowers Subdivision
- Candleight Valley HOA
- Eagle Point HOA
- Jefferson County Horsemans Assoc.
- Save the Mesa's Inc
- Candlelight First Subdivision
- Cottonwood West HOA
- Fairmount Improvement Assn
- Marriott Orchard HOA
- The Orchard HOA

During the processing of the application, Staff **has not** received responses in objection to the proposal.

ISSUES ANALYSIS:

	Layout/Design	**Access/Roads**	**Water/San. & Utilities**	**Fire Protection**	**Drainage**	**Hazards**	**Sensory Impacts**	**Wildlife/Landscaping**
Acceptable	**X(1)**	**X(2)**	**X(3)**	**X(4)**	**X(5)**	**X(6)**	**X(7)**	**X(8)**
Unacceptable								

Services: Fairmount Fire Protection District
North Table Mountain Water and Sanitation District
CenturyLink
Xcel Energy
Comcast Cable
Prospect Recreation and Park District

SUMMARY OF ACCEPTABLE ISSUES:

1. <u>Layout/Design</u>:

The proposed configuration of the lots is in compliance with Section 14.A. of the Jefferson County Land Development Regulation.

A separate tract is being provided for the stormwater detention and water quality facility as required by Section 14.A.3.d of the Land Development Regulation.

A Plat note has been added to clarify that setbacks shall be taken from the lot lines and not the private easement boundary.

2. <u>Access/Roads/Streets</u>:

The proposed residential development will use a private drive from the public street, Eldridge Street. Eldridge Street is a local street in this area, there is no issue with intersection spacing requirements in

this area. As allowed for in Section 15.A.4.a of the Land Development Regulation sidewalks were not required within this subdivision, this decision was made because only two lots were proposed within the subdivision, they are larger lot sizes, and there are no regional plans for a sidewalk along Eldridge Street.

Curb and gutter is required for all subdivisions in the plains unless the provisions in Section 15.A.3.d of the Land Development Regulation are fulfilled.

The Director of Planning and Zoning granted the following Alternative Standard request:

- To allow a drainage ditch in lieu of curb and gutter wherein the lot frontage is 64.95 feet along a public street rather than the required lot frontage of 100 feet (Section 15.B.3.d. of the Land Development Regulation).

Staff supported the Alternative Standard request for the following reasons:

- Construction of curb and gutter at this location would lead to concentrated drainage and there is no infrastructure in the area for handling concentrated drainage.
- There is only one small area north of this project that has curb and gutter. This proposal is for larger lots of .46 and 1.01 acres. These larger lot sizes typically do not have mandated curb and gutter. However, the lot frontage of Lot 2 is 64.95 feet and does not meet the minimum lot frontage criterion of 100 feet to allow a street side ditch in lieu of curb and gutter.
- The proposal complies with the other provisions for the allowance of street side ditches in lieu of curb and gutter. The street slopes are within 2-4 % and the average daily trips on Eldridge Street are less than 350.

A private access and utility easement will be required over the internal private access drive(s) by separate deed for the benefit of the future lot owners and is listed as a condition of plat approval.

3. <u>Water and Sanitation/Utilities:</u>

The North Table Mountain Water and Sanitation District will provide water and sewer services for the subdivision.

Utilities are available for the Courrier Subdivision. Xcel will provide electricity and natural gas. CenturyLink will provide telephone service. Comcast will provide cable service.

4. <u>Fire Protection:</u>

The Fairmount Fire Protection District has deemed the proposal to be acceptable and will provide fire protection for the subject property. The proposed subdivision has an existing Fire Hydrant near the southern lot line on Lot 1. The existing fire flow is 1500 gallons per minute.

5. <u>Drainage</u>:

The submitted Drainage Report was deemed to be acceptable by Planning Engineering. The proposal will utilize rain gardens that will provide sufficient water quality and maintain stormwater runoff from the subdivision at predevelopment flows. There is a small irrigation ditch lateral (18-inch culvert metal pipe) that impacts a small area in the northeast corner of Lot 2. There is no Irrigation Ditch Company that maintains this lateral; however, there are multiple water rights users, one of which is the Prospect Recreation and Park District. The District in coordination with and on behalf of the other water rights users deemed the location of the lateral together with the designated 10’ wide non-buildable area centered on the lateral as shown on the Plat document to be acceptable..

6. **Hazards:**

This site is not in an identified geohazard area. An Expansive Soils Plat Restriction has been added to the plat to ensure that geotechnical issues are properly addressed at the time of building permit. The County Geologist has no outstanding comments or concerns related to this subdivision.

7. **Sensory Impacts:**

The proposed project is not expected to have undue, acoustical, ocular or olfactory impacts. As proposed, the development complies with Section 26 of the Land Development Regulation.

8. **Wildlife/Landscaping:**

The proposal is not expected to have a significant impact on wildlife. A referral was sent to the Division of Wildlife; however, Staff has not received any response to date. Pursuant to County regulations, a landscape plan was not required with this Plat. The existing landscaping and vegetation will be preserved as much as possible during construction.

ADDITIONAL REQUIREMENTS:

1. **Park and School Requirements:**

Park and School fees will be required with this proposed subdivision for one additional residential lot being created. The applicant has agreed in writing to pay the required park and school fees prior to recordation of the Plat. The park and school fee applicable to this subdivision is as follow:

- Single family detached unit (plains) = $4,000 * 1 = $4,000

The break down for park and school fee distribution is 60% for park and 40% for school. The park and school fees are calculated as follows:

Park Fee	=	($4,000)(60%)	=	$2,400
School Fee	=	($4,000)(40%)	=	$1,600

2. **Performance Guarantee and Subdivision Improvements Agreement:**

The public improvements will be guaranteed by Plat restriction. At this time, the subdivision improvements agreement has not been approved as to form by the County Attorney's Office, and the Exhibit "A" to be attached to the subdivision improvements agreement has not been finally approved. Approval of the subdivision improvements agreement and Exhibit "A" are listed as conditions of approval for this development. If this Plat is approved, then the Chairman shall be authorized to sign the agreement on behalf of the County and to place the agreement of record.

PLANNING COMMISSION:

Planning Commission Recommendation (Resolution Dated December 7, 2016 Attached):

Approval	
Approval with Conditions	X (7-0) vote
Denial	

The case was scheduled on the consent agenda for the Planning Commission hearing. The case remained on the consent agenda and was not removed for discussion.

_____
Bonnie Benedik
Administrative Assistant

Jefferson County Land Use Case Management
CASE DATES SUMMARY

November 21, 2016

Case Number: **16-100168PF** Case Type: **Preliminary and Final Plat**

Applicant Makes Complete Submittal: **March 31, 2016**

Case Sent on Referral: **March 31, 2016**

All Responses Provided to Applicant: **April 26, 2016**

Applicant Resubmits**: July 29, 2016**

All Responses Provided to Applicant: **August 22, 2016**

Applicant Resubmits**: August 22, 2016**

All Responses Provided to Applicant: **October 20, 2016**

Determination That Case Should Proceed to Hearing: **October 24, 2016**

County Staff Determination**:** **X** Applicant's Request:

PLANNING COMMISSION
RED-MARKED PRINT
Return to Planning and Zoning
Dec. 7th, 2016

COURRIER SUBDIVISION

BEING A DIVISION OF A PORTION OF THE PARCEL DESCRIBED AT RECEPTION NO. F1493896 SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

CASE # 16-100168PF
MAP # 49

GENERAL DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS AND HOLDER OF THE DEED OF TRUST OF THOSE LANDS DESCRIBED BELOW, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF COURRIER SUBDIVISION AND DO, BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO IN FEE SIMPLE, TRACT A TOGETHER WITH ALL APPURTENANCES THERETO FOR PUBLIC USE AND CONVEY TO THE COUNTY OF JEFFERSON ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON ALL EASEMENTS AS SHOWN HEREON, AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 3 ACRES AND THE WEST ONE ROD OF THE SOUTH 7 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., EXCEPT THAT PART CONVEYED IN DEED RECORDED JANUARY 24, 1963 IN BOOK 1561 AT PAGE 53, COUNTY OF JEFFERSON, STATE OF COLORADO.

AND BASED UPON A FIELD SURVEY SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH CENTER ONE-SIXTEENTH CORNER OF SAID SECTION 18 (ALUMINUM CAP, PLS NO. 31942);

THENCE S 00°09'53" E ALONG THE MONUMENTED WEST LINE OF THE SW¼ OF THE NE ¼ OF SAID SECTION 18 A DISTANCE OF 139.99' TO THE POINT OF BEGINNING (FOUND SPIKE) SITUATED AT THE NORTHWEST CORNER THEREOF;

THENCE S 00°10'35" E ALONG SAID WEST LINE A DISTANCE OF 259.39' TO A POINT (FOUND #4 REBAR) SITUATED AT THE SOUTHWEST CORNER THEREOF;

THENCE DEPARTING SAID WEST LINE AND RUNNING N 89°47'36" E A DISTANCE OF 10.50' TO A POINT (ALUMINUM CAP, PLS NO. 31942);

THENCE N 00°10'35" W A DISTANCE OF 74.61' TO A POINT (ALUMINUM CAP, PLS NO. 31942);

THENCE N 89°47'37" E A DISTANCE OF 155.26' TO A POINT (ALUMINUM CAP, PLS NO. 31942);

THENCE S 00°10'35" E A DISTANCE OF 74.61' TO A POINT (ALUMINUM CAP, PLS NO. 31942);

THENCE N 89°47'36" E A DISTANCE OF 163.78' TO A POINT (FOUND SPIKE) SITUATED ON THE MONUMENTED EAST LINE OF THE WEST ½ OF THE WEST ½ OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼ ALSO BEING THE SOUTHEAST CORNER THEREOF;

THENCE N 00°11'30" W ALONG SAID EAST LINE A DISTANCE OF 261.38' TO A POINT (FOUND 5/8" IRON ROD) SITUATED AT THE NORTHEAST CORNER THEREOF;

THENCE DEPARTING SAID EAST LINE AND RUNNING S 89°26'49" W A DISTANCE OF 329.48' BACK TO THE POINT OF BEGINNING;

CONTAINING 74215.15 SQUARE FEET AND/OR 1.70 ACRES MORE OR LESS.

OWNER/SUBDIVIDER ACKNOWLEDGMENT:

_____ _____
KAREN P. COURRIER, OWNER PETER ATKINS, OWNER

COUNTY OF _____)
) SS
STATE OF _____)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____,20____, BY KAREN P. COURRIER AND PETER ATKINS.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC

COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER:

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., AS AMENDED, NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR OF ANY LOT, LOTS, TRACT, OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDED OF SAID SAME COUNTY CERTIFYING THAT:

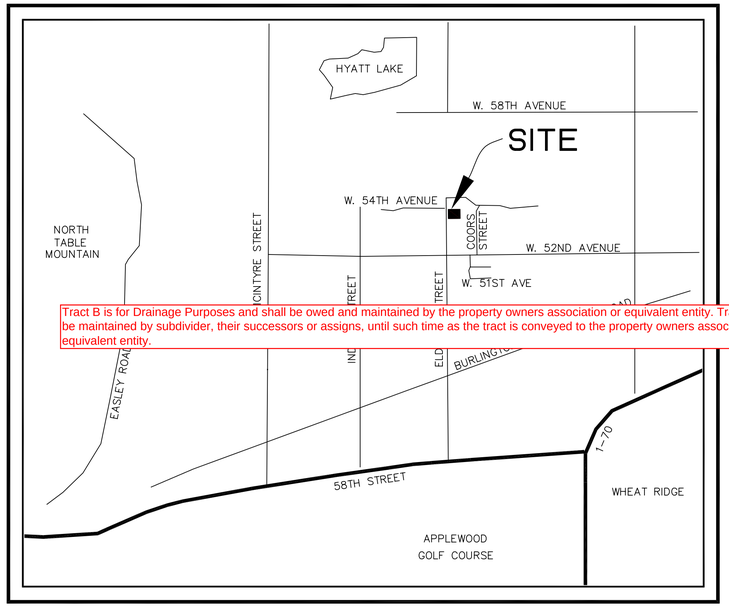
a) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A " OF THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER_____ OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER. OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR Certificate OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVICING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S. AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER_____ OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATIONS;

b) THE APPLICABLE SPECIAL DISTRICT OR SERVICING AUTHORITY HAS CERTIFIED IN WRITING TO THE COUNTY OF JEFFERSON THAT ALL NECESSARY WATER TAPS NEEDED TO SERVICE THE SPECIFIC LOT(S) OR TRACTS(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE HAVE OR WILL IN FACT BE ISSUED BY SUCH DISTRICT OR AUTHORITY.

PROVIDED, HOWEVER, THAT A CONVEYANCE, SALE, OR TRANSFER OF A SPECIFIC LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE ABOVE PROVISIONS WHERE THE SUBDIVIDER(S) AND THE PROPOSED TRANSFEREE, WHO MUST ALSO QUALIFY AS A "SUBDIVIDER" UNDER THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS DEFINED IN SECTION 30-28-10 1 (9), C.R.S., AND THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY HAVE EXECUTED AN AMENDMENT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT WHEREBY THE TRANSFEREE SUBDIVIDER AGREES TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND PLAT RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER.

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS. EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISIONS OF SECTION 30-28-137, C.R.S.. AS AMENDED.

APPROVED, COVENANTED, AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20_____.



Tract B is for Drainage Purposes and shall be owed and maintained by the property owners association or equivalent entity. Tract B will be maintained by subdivider, their successors or assigns, until such time as the tract is conveyed to the property owners association or equivalent entity.

VICINITY MAP
SCALE: 1"=2400'

EXPANSIVE SOILS PLAT RESTRICTION:

PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL CERTIFY TO THE COUNTY THE FOLLOWING.

1. THAT A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

2. THAT PROPER SUBSURFACE DRAINAGE HAS BEEN DESIGNED FOR THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

3. THAT THE PLANS SUBMITTED TO BUILDING SAFETY HAVE BEEN REVIEWED AND/OR PREPARED BY THE SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS 1. AND 2. ABOVE. BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE JEFFERSON COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

HOLDER OF DEED OF TRUST ACKNOWLEDGMENT:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A DELAWARE CORPORATION, AS NOMINEE FOR INTERBANK MORTGAGE COMPANY PURSUANT TO DEED OF TRUST RECORDED AT RECEPTION NUMBER 2011004698.

_____ _____
VICE PRESIDENT SECRETARY

COUNTY OF _____)
) SS
STATE OF _____)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____,20____, BY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A DELAWARE CORPORATION.

_____AS VICE PRESIDENT AND

_____AS SECRETARY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC

NOTES:

1. BASIS OF BEARING IS S 00°07'52" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 18 AS SHOWN ON THE RECORDED PLAT OF SOUTH RIDGE OVERLOOK, RECEPTION NO. F0768509, BEING MONUMENTED BY A 3" ALUMINUM CAP, PLS #10945 SITUATED AT THE NORTH 1/4 CORNER OF SECTION 18, AND A 3" ALUMINUM CAP, PLS #27612 SITUATED AT THE CENTER 1/4 CORNER OF SECTION 18, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
2. THE OFFICIAL DEVELOPMENT PLAN FOR THE PLAT IS RECORDED IN JEFFERSON COUNTY RECORDS UNDER RECEPTION NUMBER 2015121120.
3. COURRIER SUBDIVISION CONSISTS OF LOTS 1 & 2 AND TRACTS A & B, TOGETHER WITH ASSOCIATED EASEMENTS.
4. THE SUBJECT PROPERTY IS NOT SITUATED WITHIN A 100 YEAR FLOOD PLAIN.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TIM SHENK LAND SURVEYING, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER K70448863, DATED APRIL 16, 2016, PREPARED BY LAND TITLE INSURANCE CORPORATION WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
6. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
7. TRACT A IS DEDICATED BY THIS PLAT TO JEFFERSON COUNTY FOR PUBLIC RIGHT-OF-WAY PURPOSES.
8. ~~TRACT B IS FOR UTILITY AND DRAINAGE~~ PURPOSES AND SHALL BE MAINTAINED BY THE SUBDIVIDER(S) OR ASSIGNS UNTIL SUCH TIME THE ~~TRACT IS CONVEYED TO THE PROPERTY~~ OWNERS ASSOCIATION OR EQUIVALENT ENTITY. ~~THE ENTIRETY~~ OF SAID TRACT IS ALSO A DRAINAGE EASEMENT.
9. THE APPROVED STORM DRAINAGE PLANS FOR COURRIER SUBDIVISION ARE ON FILE IN THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION.

   non-buildabale area
10. THE COURRIER PROPERTY DEVELOPMENT WILL ALLOW FOR A 5 FOOT ~~EASEMENT~~ BETWEEN DITCH AND BUILDINGS SO AS NOT TO IMPACT WATER CONVEYANCE OR WATER CARRIED BY THE ALFORD SELMAN LATERAL (ASL) DITCH. NO DISCHARGES OF STORM WATER OR WATER FROM WATER QUALITY FACILITIES WILL BE ALLOWED INTO THE ASL.
11. THE 8-FOOT UTILITY EASEMENT IS DEDICATED TO JEFFERSON COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
12. ★INDICATES THOSE LOTS IN WHICH FINAL GRADING MAY INFLUENCE DRAINAGE PATTERNS. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON SUCH MARKED LOTS, A SITE GRADING PLAN CONSISTENT WITH THE INTENT OF THE DRAINAGE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING AND ZONING DIVISION.
13. 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
14. 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 STATE STATUTE 18-4-508, C.R.S.

16. All setbacks within this subdivision shall be measured from property lines.

TITLE COMPANY CERTIFICATE:

15. A Bargain & Sale Deed recorded on 12/08/2014 at Reception No. 2014404478 was incorrectly prepared to provide access to the subject parcel. The Grantor's did not have a right to deed the parcel and the legal description attached to the deed was incorrect.

I, _____, AS AUTHORIZED AGENT OF _____ HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH IS CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT TITLE INSURANCE CORPORATION WITH AN EFFECTIVE DATE OF APRIL 16, 2015.

17.The interior private access drive as shown on on this Plat shall be paved at the time of Land Disturbance Permit for Lot 2.

_____, AS AUTHORIZED AGENT OF LAND TITLE INSURANCE CORPORATION.

LAND SURVEYOR'S CERTIFICATE:

I, TIMOTHY R. SHENK, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COURRIER SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 10TH DAY OF JUNE, 2016 AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID COURRIER SUBDIVISION AND THE SURVEY THEREOF.

DATED THIS _____ DAY OF _____, 20____.

_____
TIMOTHY R. SHENK, CO. P.L.S. #31942
PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

ACCEPTANCE CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF THE EASEMENTS AND TRACTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS _____ DAY OF _____, 20 _____.

_____ CLERK

_____ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

REVIEW CERTIFICATE:

REVIEWED BY PUBLIC HEALTH THIS ____ DAY OF _____, 20 _____

_____
PUBLIC HEALTH

REVIEWED BY THE PLANNING COMMISSION THIS _____ DAY OF _____, 20 _____.

_____
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS_____ DAY OF _____ , 20 _____.

_____
COUNTY CLERK AND RECORDER

_____
DEPUTY CLERK

TIM SHENK
LAND SURVEYING INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

COURRIER SUBDIVISION
JEFFERSON COUNTY, COLORADO
S18, T3S, R69W, 6TH PM

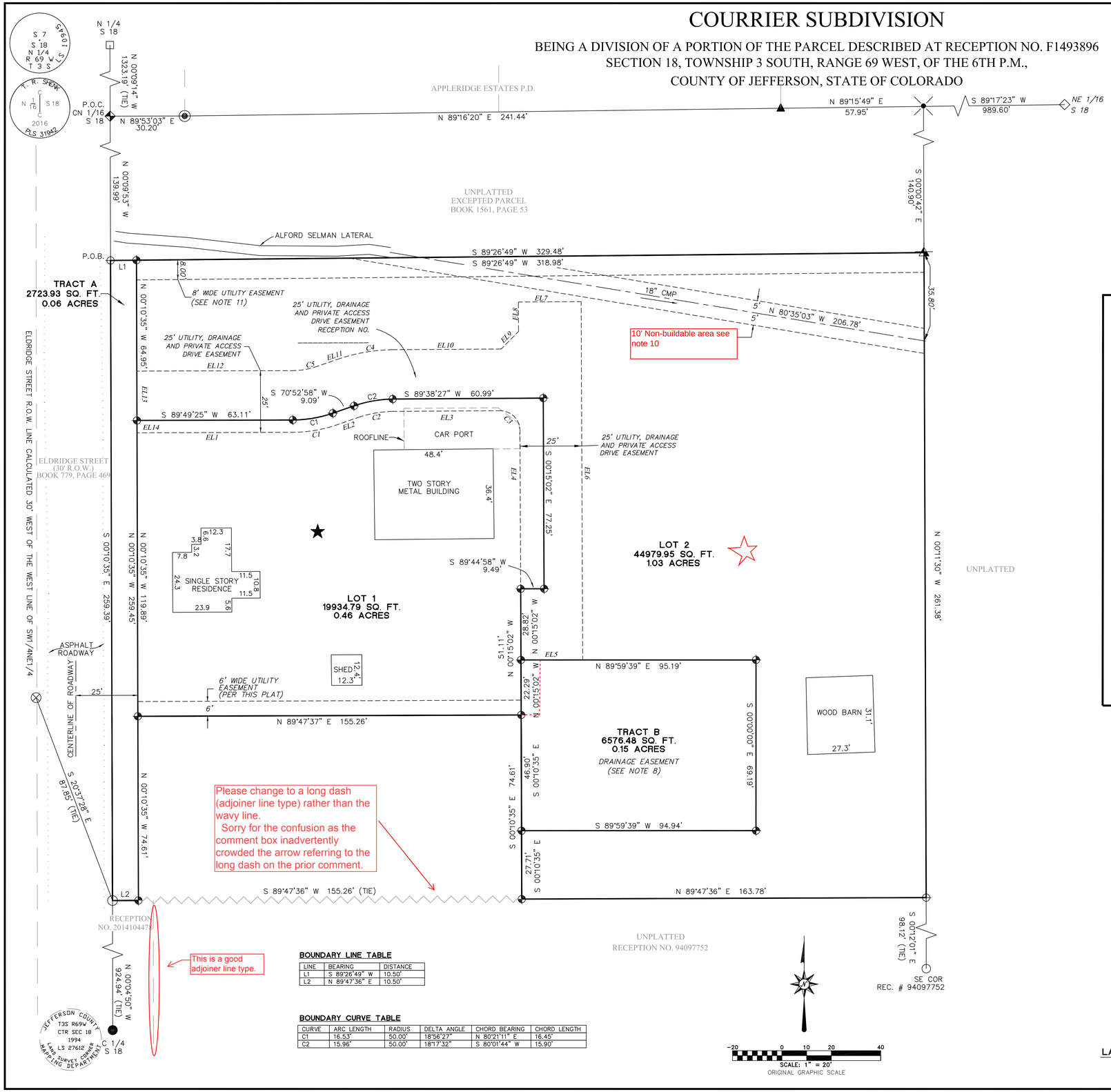
SHEET 1 OF 2

JOB: 14040	DWG: 14040.16	DATE: 9/8/2016	DRAWN BY: CT/TRS

COURRIER SUBDIVISION

BEING A DIVISION OF A PORTION OF THE PARCEL DESCRIBED AT RECEPTION NO. F1493896
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

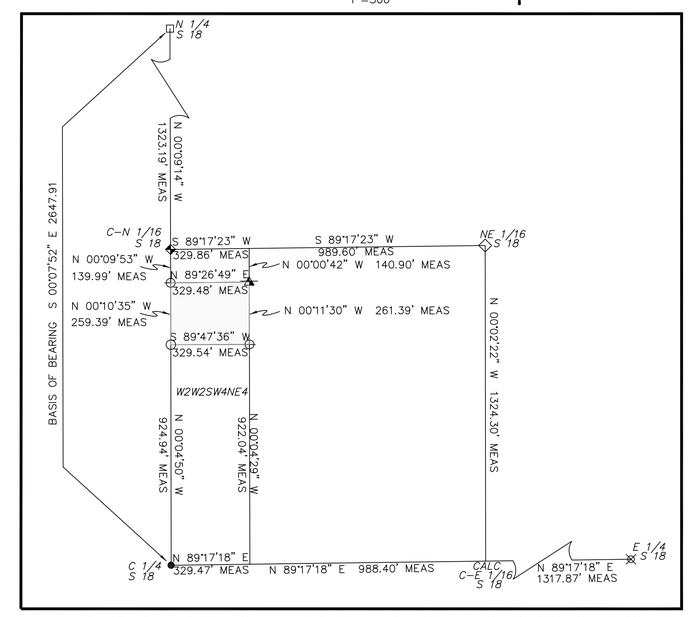
CASE # 16-100168PF
MAP # 49



LEGEND

- –SET 1-1/2" DIAMETER ALUMINUM CAP ON 18" LONG #5 REBAR, PLS #31942
- –FOUND 3" DIAMETER ALUMINUM CAP, STAMPED 7/18, T3S R69W, PLS #10945
- –FOUND 3" DIAMETER ALUMINUM CAP, STAMPED JEFFERSON COUNTY, T3S R69W S18 C, 1994, MAPPING DEPARTMENT, PLS #27612
- –FOUND 1-1/2" DIAMETER PLASTIC CAP, ILLEGIBLE
- –FOUND 1-1/2" DIAMETER PLASTIC CAP, PLS #4951
- –FOUND 1-1/2" DIAMETER ALUMINUM CAP, PLS #16837
- –FOUND SPIKE
- –FOUND #4 REBAR, UPGRADED TO 30" LONG #6 REBAR WITH 2" DIAMETER ALUMINUM CAP, STAMPED N 1/16, S 18, 2016, T.R.SHENK, PLS 31942
- –FOUND #3 REBAR, UPGRADED TO 2" DIAMETER ALUMINUM CAP WITH 3" STEM IN CONCRETE STAMPED NE 1/16, S 18, 2016, T.R.SHENK, PLS 31942
- –FOUND 3-1/4" DIAMETER BRASS CAP, STAMPED CITY OF WHEATRIDGE, LS 13212
- –FOUND 5/8" IRON ROD
- –FOUND #4 REBAR
- –CALCULATED CORNER, NO MONUMENT FOUND OR SET
- –INDICATES THOSE LOTS IN WHICH FINAL GRADING MAY INFLUENCE DRAINAGE PATTERNS (SEE NOTE #12)

BREAKDOWN OF SW1/4NE1/4, SECTION 18
1"=300'



NOTE: CALCULATED CORNERS ARE BASED UPON FIELD MEASUREMENTS FROM CONTROLLING CORNERS

UTILITY & DRAINAGE EASEMENT AND PRIVATE ACCESS DRIVE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.18'	55.00'	18°56'27"	S 80°21'11" W	18.10'
C2	14.35'	45.00'	18°16'02"	S 80°00'59" W	14.29'
C3	12.58'	8.00'	90°06'31"	N 45°18'18" W	11.32'
C4	22.44'	70.00'	18°21'52"	S 80°03'54" W	22.34'
C5	9.92'	30.00'	18°56'27"	S 80°21'11" W	9.87'

UTILITY & DRAINAGE EASEMENT AND PRIVATE ACCESS DRIVE LINE TABLE

LINE	BEARING	DISTANCE
EL1	S 89°49'25" W	63.11'
EL2	S 70°52'58" W	9.09'
EL3	S 89°38'27" W	43.45'
EL4	S 00°15'02" E	93.04'
EL5	N 89°59'39" E	25.00'
EL6	N 00°15'02" W	145.21'
EL7	S 89°38'27" W	25.41'
EL8	S 00°21'33" E	11.91'
EL9	S 44°38'27" W	10.03'
EL10	S 89°38'27" W	44.15'
EL11	S 70°52'58" W	9.09'
EL12	S 89°49'25" W	63.11'
EL13	S 00°10'35" E	20.00'
EL14	S 00°10'35" E	5.00'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°26'49" W	10.50'
L2	N 89°47'36" E	10.50'

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.53'	50.00'	18°56'27"	N 80°21'11" E	16.45'
C2	15.96'	50.00'	18°17'32"	S 80°01'44" W	15.90'

TIM SHENK
LAND SURVEYING INC
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

COURRIER SUBDIVISION
JEFFERSON COUNTY, COLORADO
S18, T3S, R69W, 6TH PM

SHEET 2 OF 2

JOB: 14040	DWG: 14040.16	DATE: 9/8/2016	DRAWN BY: CT/TRS

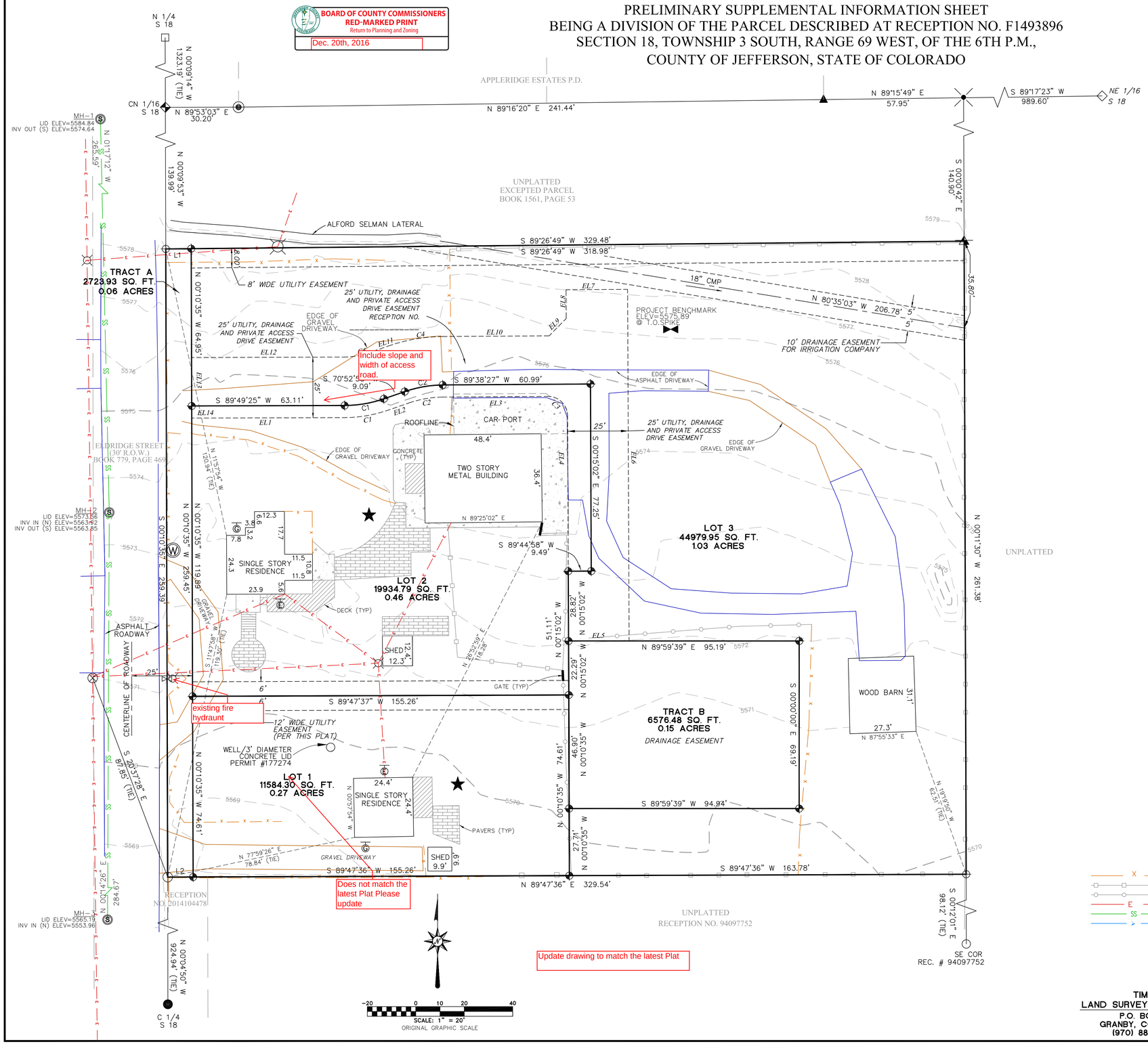
COURRIER SUBDIVISION

PRELIMINARY SUPPLEMENTAL INFORMATION SHEET

BEING A DIVISION OF THE PARCEL DESCRIBED AT RECEPTION NO. F1493896
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

BOARD OF COUNTY COMMISSIONERS
RED-MARKED PRINT
Return to Planning and Zoning
Dec. 20th, 2016

CASE # 16-100168PF
MAP # 49



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UTILITY & DRAINAGE EASEMENT AND PRIVATE ACCESS DRIVE LINE TABLE

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EL12	S 89°49'25" W	63.11'
EL13	S 00°10'35" E	20.00'
EL14	S 00°10'35" E	5.00'

NOTES:

1. THIS PLAT CONSISTS OF 3 SINGLE FAMILY DETACHED DWELLING LOTS, AN "ELRIDGE ROAD" LAND DEDICATION TRACT (TRACT A) AND A DETENTION BASIN TRACT (TRACT B).
2. THE SITE TOPOGRAPHY IS BASED ON A FIELD SURVEY PROVIDED BY TIM SHENK LAND SURVEYING, INC. DATED 4/20/2015.
3. THE 100-YEAR FLOOD LIMITS DO NOT EXIST WITHIN THE LIMITS OF THIS PLAT.
4. MINERAL RESOURCE AND NATURAL HAZARD AREAS DO NOT EXIST WITHIN THIS PLAT.
5. HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL SITES DO NOT EXIST WITHIN THIS PLAT.
6. THERE ARE NO PUBLIC AREAS WITHIN THIS PLAT.
7. TOTAL AREA TO BE SUBDIVIDED: 1.97 ACRES.
8. TOTAL AREA TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY: 2723.93 SQ. FT.
9. THE DEVELOPER AGREES TO PAY FEES-IN LIEU OF LAND DEDICATION FOR BOTH PARK AND SCHOOL DEDICATION REQUIREMENTS.
10. DOMESTIC WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY NORTH TABLE MOUNTAIN WATER AND SANITATION DISTRICT. APPROXIMATE WATER RATES WILL BE 1300 GPD/LOT.
11. FIRE PROTECTION WILL BE PROVIDED BY FAIRMOUNT VOLUNTEER FIRE DISTRICT. MINIMUM FIRE FLOW IS 1500 GPM.
12. LOT 1 IS SERVED BY AN EXISTING WELL, PERMIT NUMBER 177274. SANITARY SERVICE IS PROVIDED BY NORTH TABLE MOUNTAIN WATER AND SANITATION DISTRICT (NTM). LOT 2 IS CURRENTLY SERVED WITH WATER AND SEWER BY NTM.
13. ALL EXISTING BUILDINGS AND STRUCTURES WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE TO REMAIN.
14. EXISTING ZONE: PLANNED DEVELOPMENT (PD).
17. THE SITE BENCHMARK IS ON NAVD88 DATUM WITH AN ELEVATION OF 5575.89 AT THE TOP OF THE SPIKE IN THE NORTHERN PART OF THE PROPERTY, 34.3 FEET SOUTH OF NORTHERN FENCE LINE AND 121.3 FEET WEST OF EASTERN FENCE LINE.
18. ALL SURVEY DATA WAS OBTAINED BY FIELD CREW VISITS TO SUBJECT PROPERTY USING STANDARD SURVEY METHODS UNDER THE DIRECT SUPERVISION OF PLS #31942.

LEGEND

- -SET 1-1/2" DIAMETER ALUMINUM CAP ON 18" LONG #5 REBAR, PLS #31942
- -FOUND 3" DIAMETER ALUMINUM CAP, STAMPED 7/18, T3S R69W, PLS #10945
- -FOUND 3" DIAMETER ALUMINUM CAP, STAMPED JEFFERSON COUNTY, T3S R69W S18 C, 1994, MAPPING DEPARTMENT, PLS #27612
- -FOUND 1-1/2" DIAMETER PLASTIC CAP, ILLEGIBLE
- -FOUND 1-1/2" DIAMETER PLASTIC CAP, PLS #4951
- -FOUND 1-1/2" DIAMETER ALUMINUM CAP, PLS #16837
- -FOUND SPIKE
- -FOUND #4 REBAR, UPGRADED TO 30" LONG #6 REBAR WITH 2" DIAMETER ALUMINUM CAP, STAMPED N 1/16, S 18, 2016, C/C PLS 31942, T.R.SHENK
- -FOUND #3 REBAR, UPGRADED TO 2" DIAMETER ALUMINUM CAP WITH 3" STEM IN CONCRETE, STAMPED NE 1/16, S 18, 2016, T.R.SHENK, PLS 31942
- -FOUND 3-1/4" DIAMETER BRASS CAP
- -FOUND 5/8" IRON ROD
- -FOUND #5 REBAR
- -CALCULATED CORNER, NO MONUMENT FOUND OR SET
- -GPS STATIC SESSION BENCHMARK
- -WATER METER LID
- -WATER VALVE LID
- -ELECTRIC METER
- -GAS METER
- -SEWER MANHOLE
- -POWER POLE
- -FIRE HYDRANT
- -ELECTRICAL PEDESTAL
- -ELECTRIC VAULT
- X -WOOD FENCE
- -PLASTIC/FIBERGLASS FENCE
- -WIRE FENCE
- E -OVERHEAD ELECTRIC
- SS -SANITARY SEWER MAIN
- -FLOWLINE

TIM SHENK
LAND SURVEYING INC
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

COURRIER SUBDIVISION
JEFFERSON COUNTY, COLORADO
S18, T3S, R69W, 6TH PM

SHEET 2 OF 2

JOB: 14040	DWG: 14040.14 PRE	DATE: 6/29/2016	DRAWN BY: CT/TRS

Case Number: 16-100168PF

Location: Sec 18, T3S, R69W

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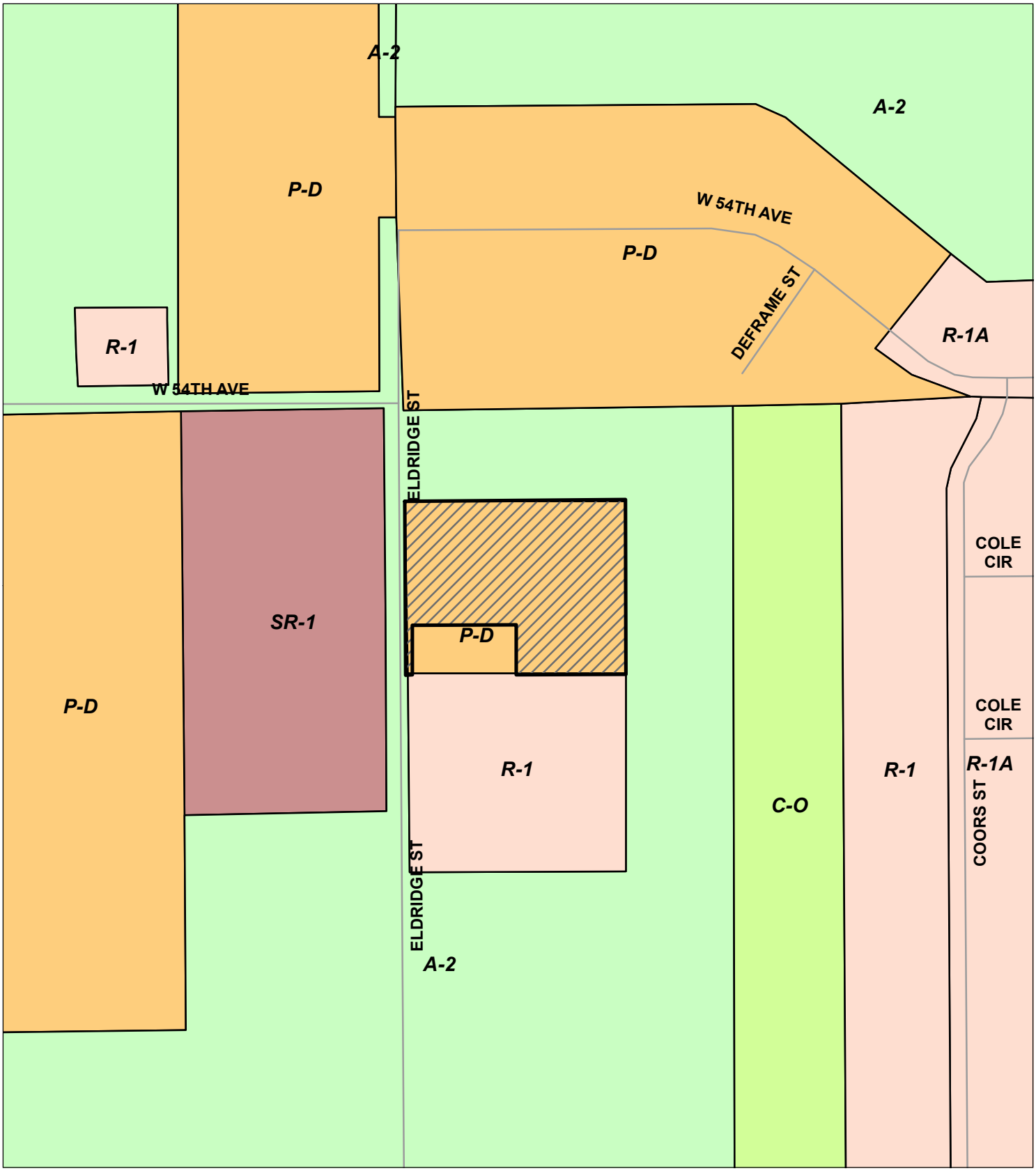
0 200
Feet

This product has been developed for internal use only. The Planning and Zoning Department makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.

2012 Photography

1:2,400

Plot: 2016-04-21



Case Number: 16-100168PF

Location: Sec 18, T3S, R69W

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1:2,400 Plot: 2016-04-21

Zoning

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Preliminary and Final Plat have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1st Referral part of the process. Please review the specific electronic documents related to the 1st Referral found **here**. Comments on the Preliminary and Final Plat should be submitted electronically to the case manager by the due date below.

Case Number:	16-100168PF
Case Name:	Courrier Subdivision
Address:	5350 Eldridge Street
General Location:	Just south of the intersection of Eldridge Street and W. 54th Avenue.
Case Type:	Preliminary and Final Plat
Type of Application:	To subdivide the property into three lots for single-family detached units.
Comments Due:	Thursday, April 21, 2016
Case Manager:	Sean Madden

Case Manager Contact Information: smadden@jeffco.us 303.271.8719

The entire case file for this application can be viewed **here.**

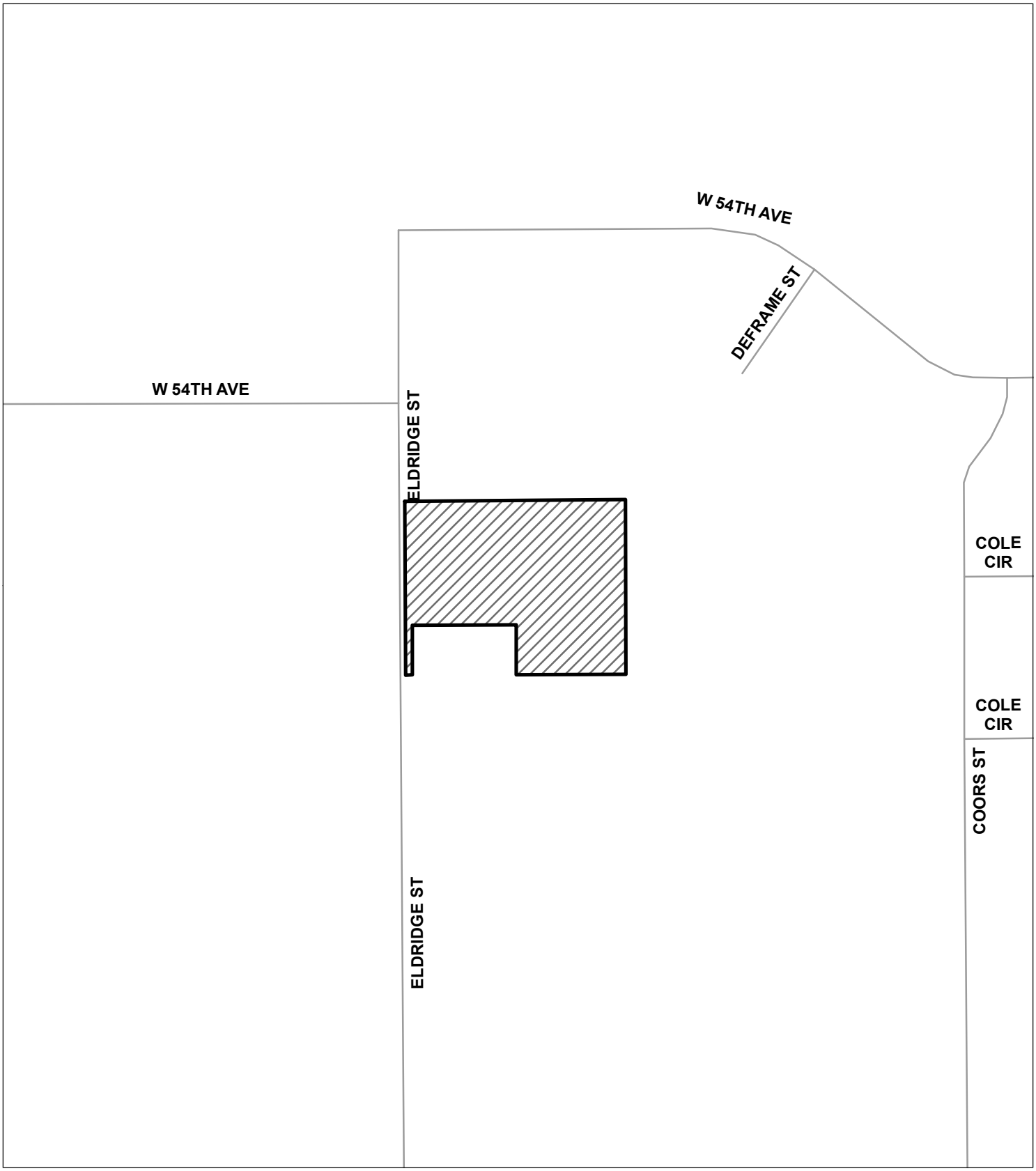
Referrals:

Internal Agencies:
Planning Engineering
Zoning Administration
Addressing
Assessor's Office
Cartography
County Geologist
Public Health
Open Space
Weed and Pest
JeffCo Historical Commission
Transportation and Engineering
District 1 Road & Bridge

External Agencies:
Fairmount Fire Protection District
RTD
Prospect Recreation and Park and District
North Table Mountain Water and Sanitation District
DRCOG
CenturyLink
Xcel Energy
Comcast
Division of Water Resources, State Engineer's Office
Colorado Geological Survey
Colorado Department of Public Health
Colorado Historical Society
Division of Wildlife
Soils Conservation District
Post Office
Union Pacific

HOAS within 1 mile:
Jefferson County Horseman's Assoc
Candlelight First Subassociation
Candlelight Valley HOA
Cottonwood West HOA
Eagle Pointe HOA
Fairmount Improvement Assoc
Marriott Orchard HOA
Save the Mesas Inc
The Orchard HOA

Property Owners within 500'
Please see list.



Case Number: 16-100168PF

Location: Sec 18, T3S, R69W

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This product has been developed for internal use only. The Planning and Zoning Department makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.

1:2,400 Plot: 2016-04-21

Vicinity

ADDRESSING

MEMO

To: Sean Madden
FROM: Patricia Romero
SUBJECT: 16-100168PF 5350 Eldridge Street
DATE: April 4, 2016

Addressing offers the following comments on this proposal:

1. The purpose of this Preliminary and Final Plat is to subdivide the property into three lots for single-family detached units.

2. Access is currently off of Eldridge Street. There are two valid existing addresses 5350 and 5340 Eldridge Street, in the addressing data base.

3. The address for the third lot will be available when the Plat has been approved and recorded.

Please let me know if you have any questions.

From: Place, Charles
To: Sean Madden
Subject: Case 16-100168PF
Date: Thursday, August 11, 2016 11:15:23 AM

Sean,

CenturyLink has no objection to the proposed Courrrier Subdivision plat.

Charles Place
Permits Coordinator
CenturyLink
7759 S. Wheeling Ct.
Englewood, CO 80112
720.578.5132

This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

Jefferson County Historical Commission

Jefferson County Planning and Zoning

Historical Review	
Date Received: 4/1/2016	Date Due: 4/22/16
Date of P & Z Review: April 22, 2016	*Date of JCHC-HPC Review: Not needed at this time
Case Type: Preliminary and Final Plat	Case Number: **16-100168PF**
Owner/Applicant: Peter Atkins and Karen Courrier - Owners	Address of Property: 5350 Eldridge Street, Golden, CO 80002, just south of the Eldridge Street and W. 54th Avenue intersection
Engineer: Jehn Engineering (Debbie Klisis) General Contractor Phone #: 303-421-5995	Legal: Meets and Bounds
Contact Person: Peter Atkins Phone: 720-260-0096	6th PM, Township 3S, Range 69W, Section 18, Southeast Quarter-Section
	PIN: 30-003-35-2559
P&Z Case Manager: Sean Madden	303-271-8719
Historic Case Manager: Dennis Dempsey	Phone Number: (303-271-8734) ddempsey@jeffco.us

PROPERTY STATUS			
	Yes	**No**	**Comments**
Historically Significant:	x		The subject property contains two homes, one built in 1941 and the other constructed in 1944. As this is greater than 50 years old the homes could potentially be considered historically significant.
Potential Historic District:		x	The subject property is within the Fairmount area, one of the oldest semi-rural communities in Jeffco. There are many historic properties within the immediate vicinity of the subject property mixed in with newer development.
Additional Data Needed:		x	A search of the State's Historical, Archaeological and Paleontological database was provided by the applicant to determine if there are any reported historic/cultural resources within the area that could be affected by the redevelopment of the subject property. There was no sites found in the designated area.

I. PROPERTY DESCRIPTION	
Community Plan Area: North Plains Area Plan / Fairmount Area	**Size of Property:** 1.94 acres
Location of Subject Property: Located along the eastern side of Eldridge Street	**Year Built:** 1941 and 1944
Current Zoning: Planned Development (PD) Case 15-108151RZ; 5350 5340 Eldridge Street ODP	Proposed Zoning: Planned Development

	Yes	**No**	**Comments**
Vacant property:		x	
Structure(s) on subject property	x		Two houses and two existing barns and a variety of out-buildings
Significant architecture, design, or cultural		x	Not at this time. Structures appear to

resource?			have been altered.
Any significant historical sites or structures adjacent to the subject property?		x	There are older homes within the area that would be considered historically significant.
Any significant cultural resources on or adjacent to the subject property? (Roads, trails, artifacts…)		x	None shown on the historic property map
Local, State or National Register?		x	Not listed
Part of a Historic District?		x	

II. SUMMARY OF PROPOSAL:
Request to for a Preliminary and Final Plat for a three (3) lot subdivision.

III. STATUS OF HISTORIC STRUCTURE(S):			
	Yes	**No**	**Comments**
Are there plans to remove or demolish a historic resource?		**x**	The existing houses are intended to remain.
Would the approval of this proposal threaten or endanger any historically significant sites or structures?		**x**	There are no known historic resources within the area of potential affect.
Would this proposal significantly change or alter a historic resource?		**x**	No known historic resources within the area of potential affect.
If yes to the above, this referral will be sent to the JCHC historian for further review and comments.		**x**	Not needed

IV. HISTORIC SITE AND STRUCTURE ANALYSIS:			
Research Records			
	Historically Significant		**Comments**
	Yes	**No**	
Community Plan:	x		At one time there may have been an abandoned rail road track line running through northern part of the subject property
1999 – 2002 Cultural Resource database for unincorporated Jefferson County:	x		The Cultural Resource Survey for unincorporated Jefferson County listed the subject property as a priority 5 (out of 0 to 5 with 5 the highest historical significance).
County Assessor Records:	x		According to Assessor records, the homes are over fifty years old and they could be considered historically significant.
Colorado Historic Society – Office of Archaeology and Historic Preservation:		x	The applicant provided a database search from the Colorado Historical Society was provided by the applicant. No historic sites or

			structures were found within the designated area.
Local, State and National Register:		x	
Other Resources:		x	
Site Visit:		x	Date of Site Visit: NA
Ranking or I.D.# if Applicable			

V. Summary and Recommendations:
▪ If historical, archaeological and paleontological resources are discovered during the redevelopment of this site, the Jefferson County Historical Commission and the proper authorities should be notified to determine the disposition and necessary protection, excavation, or recovery of the resource. ▪ If the existing homes were planned to be removed, please contact the Jefferson County Historical Commission. ▪ We recommend that the applicant / property owner look into the Jeffco Landmark program as it would seem that the existing home would qualify.

Completed By:	**Date:**
Planning and Zoning: Dennis M. Dempsey – Planner / Historical Commission Staff Liaison	April 22, 2016
Jefferson County Historical Commission:	NA

NORTH TABLE MOUNTAIN WATER AND SANITATION DISTRICT
14806 WEST 52ND AVENUE, GOLDEN, COLORADO 80403-1228

July 19, 2016

Jefferson County Planning and Zoning Dept.
100 Jefferson County Pkwy, Suite 3550
Golden, Co 80419-3550

Re: Courrier Subdivision Revised 7/15/16

Jefferson County,

North Table Mountain Water and Sanitation District (District) has reviewed the referenced subdivision. The District has no concern.

If you have questions or need clarifications please do not hesitate to contact me.

Thank you,

Wendy M Weiman, PE
Project Engineer
North Table Mountain Water and Sanitation District

PROSPECT RECREATION & PARK DISTRICT
4198 Xenon St., Wheat Ridge, CO 80033 • 303.424.2346 • Fax 303.424.4066

June 29, 2016

Jefferson County Planning and Zoning Division
100 Jefferson County Parkway
Suite 3500
Golden, CO 80419-3500
Attn: Sean Madden, Case Manager

RE: Case #16-100168PF
Courrier Subdivision

Dear Sean,

Prospect Recreation & Park District (PRPD) provided comments to the first referral for the above listed case, and has no further comments regarding the second referral received June 29, 2016.

Regards,

Mike Hanson

Mike Hanson
District Manager

Cc: PRPD Board of Directors

PROSPECT RECREATION & PARK DISTRICT
4198 Xenon St., Wheat Ridge, CO 80033 • 303.424.2346 • Fax 303.424.4066

May 5, 2016

Karen Courrier
5350 Eldridge Street
Arvada, CO 80002

RE: Case #16-100168PF
Courrier Subdivision

Dear Karen,

This letter is in response to your fax to me dated May 4, 2016, requesting two items.

Item 1 refers to your request regarding language concerning protection and definition of the measures that are to be placed upon the approval documents for your proposed subdivision pertaining to the Alford Selman Lateral (ASL). I do not have any specific language to provide. My general comment is that the protection measures must comply with Jefferson County Planning & Zoning Division's Storm Drainage Design and Technical Criteria, specifically section 3.3.13 Irrigation Facilities. The concern of the ASL shareholders is that property development cannot impact the ASL as a water conveyance or the water carried by the ASL. No discharges of stormwater or water from water quality facilities will be allowed into the ASL.

Item 2 requests written correspondence from me stating that I have no concern with the proposed detention and water quality design. In my capacity as an employee of Prospect Recreation & Park District (PRPD), and as PRPD's representative in matters regarding the ASL, I do not have any concerns with the proposed detention and water quality design as presented in the case file plans. The natural drainage on the site is to the south, away from the ASL.

Please let me know if you have any questions or if you need more information.

Regards,

Mike Hanson

Mike Hanson
District Manager

Cc: PRPD Board of Directors
ASL - Richard Baldwin
ASL- Roland Dike

From: Mike Hanson
To: Ross Klopf
Subject: Courrier Subdivision 16-100168PF
Date: Tuesday, October 25, 2016 9:30:15 AM

Ross,

As Prospect Recreation & Park District's representative in matters regarding the Alford Selman Lateral, I am satisfied with the wording of Note 10 in the Courrier Revised Plat (Case #16-1001468PF) dated July 14, 2016, and contained in the Jefferson County P&Z case file for this property development under the third referral (dated Aug. 9, 2016).

Please let me know if you have any questions.

Regards,

Mike Hanson
District Manager
Prospect Recreation & Park District
303-424-2346
mhanson@prospectdistrict.org
www.prospectdistrict.org

Jefferson County Public Health

jeffco.us/public-health

MEMO

TO: Sean Madden
Jefferson County Planning and Zoning Division

FROM: Terri Leichtweis
Jefferson County Environmental Health Services Division

DATE: August 11, 2016

SUBJECT: Case #16-100168 PF
Courrier Subdivision
Peter Atkins
5350 Eldridge St

The applicant has met the public health requirements for the proposed plat of this property.

PROPOSAL SUMMARY
To subdivide the property into three lots for single-family detached units**.**

COMMENTS
Jefferson County Public Health (JCPH) has provided comments on July 20, 2016, April 12, 2016, March 17, 2014, May 4, 2015 and June 9, 2015 regarding previous cases for this property. We have reviewed the documents submitted by the applicant for this platting process and have the following updated comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed platting of this property. NOTE: Items marked with a "✓" indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required**

PLATTING REQUIREMENTS

✓	Date Submitted	Required Documentation/Actions	Refer to Sections
✓	5/4/2015	Submit Proof of Legal Water in accordance with the County Zoning Resolution and Land Development Regulation (LDR) Section 21.B.2.a.(1) (a) (a-1) for the property located at 5340 Eldridge Street. Such documentation	Water/Wastewater

✓	Date Submitted	Required Documentation/Actions	Refer to Sections
		can be in the form of a well permit or water court decree. Contact the Colorado Division of Water Resources (CDWR) at 303.866.3581.	
✓	6-9-2015	Submit a letter from the Water and Sanitation District that states public water and sewer services are provided in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22 to the property located at 5350 Eldridge Street.	Water/Wastewater
✓	6-9-2015	Submit a letter from the Water and Sanitation District that states public sewer services are provided to 5340 Eldridge Street.	Water/Wastewater
✓	5/4/2015	Submit a letter from the Water and Sanitation District that states public water and public sewer is available to the proposed building site.	Water/Wastewater
	Existing well is not part of this proposed subdivision	Submit a Well Supply Report in accordance with the Land Development Regulation (LDR) Section 21.B (3) and 21.C.	Water/Wastewater
✓	07-20-16	Submit information to the CDWR in response to their letter dated April 4, 2016.	Water/Wastewater
	Per CDWR letter dated July 18, 2016 this well does not need to be abandoned	Submit a Well Abandonment Report	Water/Wastewater
✓	4-12-16	Submit a Sensory Impact Assessment in accordance with the LDR Section 26 that must be prepared by a qualified professional planner, certified industrial hygienist, or landscape architect or engineer, registered in the State of Colorado.	Sensory Impact
✓	4-12-16	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30, if applicable.	Environmental Site Assessment

WATER/WASTEWATER (LDR 21 & 22)
The Jefferson County Zoning Resolution (Section 1.I.2.k) requires the applicant to provide documents which demonstrate a legal right to the well water supply for the property located at 5340 Eldridge Street. Such documentation may include, but is not limited to, a copy of the well permit or water court decree. A copy of well permit 177274 was provided for the property located at 5340 Eldridge Street. The use of this water is for ordinary household purposes inside two single family dwellings, fire protection, the watering of domestic animals and poultry, and the irrigation of not more than 25,000 square feet of home gardens and lawns. It appears that the applicant has the legal right to the well water supply for the property located at 5340 Eldridge Street.

In a letter dated April 15, 2015 prepared by the North Table Mountain (NTM) Water and Sanitation District states that water and sewer services are available to the proposed development. In a subsequent letter dated June 5, 2015, the NTM Water and Sanitation District stated that public sewer service is currently provided to 5340 Eldridge Street and that public water and sewer services are currently provided to the property located at 5350 Eldridge Street.

The well that serves the existing home at 5340 Eldridge St. is not included in this proposed subdivision. Therefore a well water supply report will not need to be submitted.

The applicant has submitted a letter from the Colorado Division of Water Resources (CDWR) dated July 18, 2016 that states that the well for 5340 Eldridge St. can continue to serve the existing residence as long as it is operated in accordance with the terms and conditions of the well permit. This property is not included in the proposed subdivision.

The applicant submitted a letter from CDWR dated July 18, 2016 that states that the well will not need to be abandoned. Therefore, a Well Abandonment Report will not need to be submitted.

SENSORY IMPACT ASSESSMENT (LDR 26)
This Department has reviewed the Sensory Impact Report dated November 30, 2015 prepared by JeHN Engineering. This report complies with requirements set forth in Section 26 of the Jefferson County Land Development Regulation.

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that maximum residential noise levels must comply with the following 25 feet from the property line:

- 55dB(A) between 7:00 a.m. and 7:00 p.m.
- 50dB(A) at all other times.

ENVIRONMENTAL SITE ASSESSMENT (LDR 30)
JCPH has reviewed the Environmental Questionnaire and Disclosure Statement. The applicant checked "No" on all categories of environmental concern on the cover sheet. From this information it does not appear that any environmental factors exist which would negatively impact the property.

AIR
The Colorado Department of Public Health and Environment, Air Quality Control Commission Regulation No. 8, Part B, Asbestos Control requires that all buildings that are going to be remodeled, renovated, and or demolished must have a full inspection by a current Colorado-

certified asbestos building inspector before conducting any work and must obtain a Demolition Permit. Based on the results of the inspection, if asbestos is detected, the applicant must obtain an Asbestos Abatement Permit from the Asbestos Section at the Colorado Department of Public Health and the Environment (303.692.3100). All building materials that will be impacted that contain asbestos that is friable or will become friable during the remodel, renovation, or demolition in quantities over the volume of a 55-gallon drum must be removed prior to any work. The asbestos removal must be done by a certified asbestos removal contractor (General Abatement Contractor) using trained and certified asbestos abatement workers prior to demolition. Asbestos information can be found at http://www.colorado.gov/cs/Satellite/CDPHE-AP/CBON/1251594599613.

Please contact Dave Volkel at 303.271.5730 for more information about this process.

A fugitive dust permit is not required for the development of this site. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State. JCPH can provide a dust control plan template to the applicant upon request.

Please be advised that a vehicle tracking pad or equivalent should be placed at egress points to prevent off property transport of materials during construction.

RADON

It is highly recommended to design all new dwelling units in Jefferson County with radon resistant construction according to the Environmental Protection Agencies Model Standards and Techniques for Control of Radon in New Residential Buildings, March 1994.

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Public Health reserves the right to modify these comments and or add appropriate additional comments.

From: Robert Taylor
To: Sean Madden
Subject: RE: 16-100168PF quested Plat note
Date: Monday, August 22, 2016 11:45:12 AM

I already contacted Kourtney and she is looking it over. It's not the end of the world if don't add the note but it may help clarify things in the future.

From: Sean Madden
Sent: Monday, August 22, 2016 11:38 AM
To: Robert Taylor
Subject: 16-100168PF quested Plat note

Hey Robert, the request for the Plat note may be challenging. I will need to review with Charlie and Kourtney and let you know if we did add the requested Plat note. Have a good day.

Sean M

From: Comaniciu - DNR, Ioana
To: Sean Madden
Subject: Re: Courrier Subdivision Revised letter
Date: Monday, August 22, 2016 10:04:58 AM

Mr. Madden,

We have received the 3rd referral for comment on Courrier Subdivision. I believe our last comment letter dated July 18, 2016 already provided an opinion on the injury to the proposed water supply. Therefore we feel that our comment letter dated July 18, 2016 still applies. Let me know if you have any questions.

Sincerely.

Ioana Comaniciu, P.E.
Water Resources Engineer

P 303-866-3581 x 8246 | F 303-866-2223
1313 Sherman St., Suite 818, Denver, CO 80203
ioana.comaniciu@state.co.us | www.water.state.co.us

On Tue, Jul 19, 2016 at 9:15 AM, Sean Madden <smadden@co.jefferson.co.us> wrote:

> Thank you so much for the quick response. They should be happy.
>
> Sean M
>
> ---
>
> **From:** Comaniciu - DNR, Ioana [mailto:ioana.comaniciu@state.co.us]
> **Sent:** Monday, July 18, 2016 1:16 PM
> **To:** Sean Madden
> **Subject:** Courrier Subdivision Revised letter
>
> Mr. Madden,
>
> Attached is the revised comment letter on the proposed Courrier Subdivision, based on the latest plat provided.
>
> Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

P 303-866-3581 x 8246 | F 303-866-2223

1313 Sherman St., Suite 818, Denver, CO 80203

ioana.comaniciu@state.co.us | www.water.state.co.us

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

July 18, 2016

Sean Madden
Jefferson County Planning and Zoning Department
Transmitted via email:
smadden@jeffco.us

RE: Courrier Subdivision (a portion of 5340 & 5350 Eldridge Street)
Case no. 16-100168PF
SW1/4, NE1/4 of Section 18, T3S, R69W, 6th P.M.
Water Division 1, Water District 7

Dear Mr. Madden:

We have reviewed the information provided on July 15, 2016 concerning the above referenced proposal to subdivide a 1.64-acre parcel, being a portion of 5340 Eldridge Street and the 5350 Eldridge Street properties into two lots and a tract, to accommodate one existing house and two storage buildings on their own lot and allow construction of a new house on the second lot. This office previously provided comments on this proposal by our letters dated April 4, 2016 and July 11, 2016 when the proposal was to subdivide a 1.97-acre parcel (5340 & 5350 Eldridge Street properties) into three lots. An approximately 0.27-acre portion previously proposed as Lot 1, containing the existing residence and the well operated under permit no. 177274, was excluded from the proposed subdivision.

Water Supply Demand

An updated Water Supply Information Summary Sheet ("Summary Sheet") was not provided. However, as mentioned in our letter dated July 11, 2016 as long as the water provider does not limit the available water supply to the demand previously provided, this office does not seek any further clarification on the proposed water demand.

Source of Water Supply and Detention facility

The proposed water source is still listed as the North Table Mountain Water and Sanitation District ("District"). A letter from the District dated June 5, 2015 was previously provided. That letter indicates that the property is within the boundaries of the water District and the District serves 5340 Eldridge Street property with sewer service only and serves 5350 Eldridge Street property with both water and sewer service. As previously mentioned it is unclear from the District letter as to how many taps the District is committing to serve in the future.

The North Table Mountain Water and Sanitation District obtains its water supply through a distributor's agreement with the Denver Water Department (Denver Water Distributor Contract No.

169). The Denver Water Department is considered to be a reliable water source. Sewer service will also be provided by the North Table Mountain Water and Sanitation District.

In our previous letters dated April 4, 2016 and July 11, 2016 we noted the existence of well permit no. 177274 located at the 5340 Eldridge Street property. As mentioned above a 0.27-acre portion of the 5340 Eldridge Street property containing the existing house and the well permit no. 177274 was excluded from the subdivision. Since the well was late registered in accordance with C.R.S. 37-92-602(5) for the historical use of this well and this well is not tied to a specific parcel, the well would not need to be re-permitted or plugged and abandoned as previously required and may continue to be used to serve the existing residence on that portion excluded from the subdivision as long as it is operated in accordance with the terms and conditions of the well permit. The county should ensure that the 0.27-acre portion excluded from the subdivision is still considered a legally created lot that would allow the State Engineer's Office to issue a replacement well permit for well no. 177274, if necessary.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights as long as the District provides water to the two lots.

Should you or the Applicant have any questions, please contact Ioana Comaniciu of this office.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision file: 23830
Well Permit file 177274

10/18/10

Jefferson County, Colorado
Transportation & Engineering Division
100 Jefferson County Parkway, Suite 3500, Golden, Colorado 80419-3500
☎ 303.271.8459 • Fax 303.271.8490 • http://jeffco.us/highways

P&Z REFERRAL T&E RESPONSE

To: Sean Madden *P&Z Case Manager*

From: Mike Vanatta, Pre-Construct. Engineer ☑

Case #: 16-100168 PF

Due Date: August 17, 2016

Property Address or PIN: 5350 Eldridge St

Amanda Attempt Result & Attachments:
- ☑ Comments Sent = T&E wants 2nd referral
- ☐ Complete = Do Not send further referrals
- ☐ No Comments = Do Not send further referrals
- ☐ Additional information, plans, etc are also attached in Amanda

Drainage

☐ **T&E is currently working on a project in the area. See attached information.**

☐ **Other Notes:**

☐ **No Concerns**

Right-of-Way / Roadway Corridor Expansion Projects

Robert Taylor - Corridor Projects/ROW ☑

☐ Land owner will need to refund County $ for ROW purchased in *for*
This amount ***must*** be paid before plat is recorded and/or plans are approved and released for construction.
☐ Documentation attached in Amanda ☐ Documentation to follow

☐ Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.

☐ Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.

☑ **Other Notes:**

☐ **No Concerns**

Add note on plat cover sheet to read: A Bargain & Sale Deed recorded on 12/08/2014 at Reception No. 2014404478 was incorrectly prepared to provide access to the subject parcel. The Grantor's did not have a right to deed the parcel and the legal description attached to the deed was incorrect.

Traffic Operations / Transportation Planning

Derek Schuler - Traffic/Trans Engineer ☑

Yelena Onnen -Transportation Planning ☑

	Included in referral	Reviewed No	Reviewed Yes
Traffic study	☐	☐	☐
Signage & striping plan	☐	☐	☐
Signal plans	☐	☐	☐
Trails or sidewalks	☐	☐	☐
Street road plans	☐	☐	☐

☐ **No Concerns**

Comments

no comments - yo

Additional Comments

Name ☐

Comments

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

August 17, 2016

Jefferson County Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Attn: Sean Madden

Re: Courrier Subdivision – 3rd referral, Case # 16-100168PF

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the third referral plat for **Courrier Subdivision**, acknowledges the applicant's comments, and has no further concerns at this time.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

ADDRESSING

MEMO

To: Sean Madden
FROM: Patricia Romero
SUBJECT: 16-100168PF 5350 Eldridge Street
DATE: November 30, 2016

Addressing offers the following comments on this proposal:

1. The purpose of this Preliminary and Final Plat is to subdivide the property into two lots for single-family detached units.

2. Access is currently off of Eldridge Street. There is a valid existing address, 5350 Eldridge Street, in the addressing data base. This address will remain for lot 1.

3. The address for lot 2 will be available when the Plat has been approved and recorded.

Please let me know if you have any questions.

Kathy Sewolt

From: Kathy Sewolt
Sent: Monday, September 12, 2016 1:50 PM
To: Sean Madden
Subject: RE: Courrier resubmittal,

The legal description and ownership now match the records as of September 12, 2016.

Sincerely,

Kathy Sewolt
Manager, Real Property & GIS
Jefferson County Assessors Office
303-271-8645
ksewolt@jeffco.us

From: Sean Madden
Sent: Monday, September 12, 2016 7:51 AM
To: Ed Wieland; Kathy Sewolt
Subject: FW: Courrier resubmittal,

16-100168PF final comments, can you please double check you are good to go now. There were some issues with the legal description when the # of lots was reduced from 3 to 2.

Thanks Sean M

From: Debbie Klisis [mailto:dklisis@jehnengineering.com]
Sent: Monday, September 12, 2016 7:46 AM
To: Sean Madden
Subject: FW: Courrier resubmittal

Sent Friday.
Saw you were out. Hope you are feeling better.
Deb

Debbie Klisis, PE
303.423.6036 main | 303.403.2429 direct
303.467.9438 fax
www.jehnengineering.com

From: Tim Shenk -- T.S.L.S.I. [mailto:tshenk@tslsi.com]
Sent: Friday, September 09, 2016 9:43 AM
To: smadden@co.jefferson.co.us; Debbie Klisis <dklisis@jehnengineering.com>
Cc: Karen Courrier <karencourrier@gmail.com>
Subject: Courrier resubmittal

From: Neil Rosenberger
To: Ross Klopf
Subject: RE: Fire Flow information Courier Subdivision
Date: Thursday, December 01, 2016 9:40:23 AM
Importance: High

Ross,

Thanks for the updated information. I was away from the office and didn't have access to my files. Now that I have reviewed all of the history and current proposal, I can confirm that the FFPD approves the plat and water supply and access for Lot #1, looking forward to reviewing the building plans in the future. We do reserve the right to review Lot#2 access and building plans as they become available. Please let me know if you need further information from us.

Thank you for your patience and ongoing communication with our agency on this.

Sincerely,
Neil

Neil Rosenberger
Fire Marshal, CFO, FM, MIFireE
Fairmount Fire Protection District
4755 Isabell Street
Golden, CO 80403
(303) 279-2928 ext. 104
nrosenberger@fairmountfire.org

Good enough is the enemy of excellence!

From: Ross Klopf [mailto:rklopf@co.jefferson.co.us]
Sent: Thursday, December 01, 2016 8:56 AM
To: Neil Rosenberger <nrosenberger@fairmountfire.org>
Subject: Fire Flow information Courier Subdivision

Hello Neil,

MEMORANDUM

FROM: Ross Klopf, Planning Engineering
DATE: December 1, 2016

RE: 16-100168PF; Post Referral Comments for Courier Subdivision

These comments have been based upon the application package and the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (Storm Drainage Criteria) and the Jefferson County Transportation Design & Construction Manual Design (Transportation Design & Construction Manual).

PRELIMINARY AND FINAL PLAT COMMENTS

- Please make the revisions in the enclosed redlines

PRELIMINARY AND FINAL PLAT DOCUMENT

Please make the revisions in the enclosed redlines on the exhibit A (Quantity Estimate)

ENGINEERING DESIGN STANDARDS

Circulation (Horizontal and Vertical Control)

Public Street Road Improvements-Curb Gutter and Sidewalk Waiver request: A waiver request has been submitted for Curb Gutter and Sidewalk. Please see waiver request comments for more information

GRADING AND DRAINAGE

Construction Plans and Drainage Report: Please make the minor revisions in the enclosed redlines and submit three final signed stamped and dated sets of the plans for final approval and one signed stamped and dated electronic set of plans for final approval.

Waiver Request Comments
Curb Gutter and Sidewalk: Section15.b.3 of the Land Development regulation requires the construction or cash in lieu of construction of curb gutter and sidewalk. This waiver has been granted by the Director of Planning and Zoning.

Additional Requirements

1. Private Maintenance Organization: The applicant will be required to establish an organization (normally a property or homeowners' association) to own and maintain private streets, drainage and detention facilities and common areas unless an existing organization agrees in writing to maintain these improvements.

2. Traffic Impact Fees: LDR Section 33 A.8 requires the payment of TRAFFIC IMPACT FEES when obtaining a building permit on any lot within this development. This development will not be eligible for any credit towards the full amount of the fee.

CONCLUSION

The applicant should respond to these comments. If there are any questions please contact Ross Klopf at 303-271-8733.

Ross Klopf

rk
c: File

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D $0.00
11/12/2015 03:06:14 PM 3 Page(s)
JEFFERSON COUNTY, Colorado

mg 21

1-3

5350 and 5340 Eldridge Street – Official Development Plan
Case # 15-108151RZ

Intent – The purpose of this Rezoning is to rezone to allow existing structures at reduced setbacks and one additional lot.

The Board of County Commissioners' resolution authorizing this rezoning subject to conditions is recorded at Reception #_2015084260_ in the Jefferson County, Colorado real property records.

All of the standards of the Residential-One (R-1) Zone District shall apply to the property as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B with the following amendments:

1. Minimum lot size: 1/4 acre (10,890 square feet)
   a. Total number of lots: 3
2. Setbacks
   a. For existing structures:
      i. Front 15 ft
      ii. Side: 5 ft
   b. Any additions, replacements, or new structures shall meet the setbacks of the Residential-One (R-1) Zone District.
3. Minimum lot size for keeping of horses, cattle, sheep or similar livestock is ½ acre. Stallions or bulls are not permitted.
4. The two existing barns can be retained as a stand-alone use. Any replacements, removals or expansions shall comply with the provisions of the R-1 zone district.
5. Existing approximately 1,728 sf barn may be larger than the primary structure on the lot. Existing barn shall not be expanded or enlarged.

As owner(s) of the affected land, I accept and approve all conditions set forth herein this 8 day of August, 2015.

Karen P Courrier — Sign: Karen P Courrier — Print: Karen Courrier

Peter Atkins — Sign: [signature] — Print: Peter Atkins

County of Denver)
)SS
State of Colorado)

The foregoing instrument was acknowledged before me this 20 day of August 2015, by Karen P Courrier and Peter Atkins.

WITNESS my hand and official seal
Mary Catherine Richter
Notary Public
My commission expires: 9-25-17

MARY CATHERINE RICHTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934005097
MY COMMISSION EXPIRES SEPTEMBER 25, 2017

COUNTY COMMISSIONER'S CERTFICATE:

This Official Development Plan, titled 5350 and 5340 Eldridge Street Official Development Plan, was approved the 4 day of August 2015, and is accepted by the Board of County Commissioners this 10 day of Nov, 2015.

BOARD OF COUNTY COMMISSIONERS:

Chairman

Clerk

JEFFERSON COUNTY SEAL COLORADO

"RECEIVED IN THIS CONDITION"

Case No. 15-108151RZ

Legal Description

Street Location of Property 5350 and 5340 Eldridge Street
Is there an existing structure at this address? Yes X No____

3

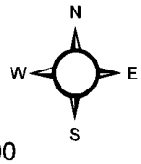
Type the legal description and address below.

THE NORTH 3 ACRES AND THE WEST ONE ROD OF THE SOUTH 7 ACRES OF THE WEST ½ WEST ½ SOUTHWEST ¼ NORTHEAST ¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST, EXCEPT THAT PART CONVEYED TO WILLIAM F. FLEHARTY AND ALICE L. FLEHARTY IN DEED RECORDED JANUARY 24, 1963 IN BOOK 1561 AT PAGE 53, COUNTY OF JEFFERSON, STATE OF COLORADO

Advise of Ortho Map No. 49 Sections 18 Township 3 S. Range 69 W.
Calculated Acreage 1.9 Acres Checked by: Ed Wieland
Address Assigned (or verified) 5350 and 5340 Eldridge Street

2

Case Number: 15-108151RZ
Location: Section 18, T3S, R69W



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CASE SUMMARY
Consent Agenda

BCC Hearing Date: December 20, 2016 (to set formal hearing date)

16-121116SV Service Plan

Case Name: Tablerock Metropolitan District Material Modification

Applicant: Tablerock Metropolitan District

Location: Tablerock Subdivision
Located a quarter mile southeast of the intersection of Hwy 93 and West 58th Avenue
Sections 10 & 15, Township 3 South, Range 70 West

Approximate Area: 203 Acres

Purpose: **To set a formal hearing date of January 17, 2017 for consideration of a Material Modification to a Special District Service Plan.**

Case Manager: Christiana Farrell

Issues:

- None

Procedural Summary:

- **Staff**: Staff does not provide a recommendation to the Planning Commission or the Board of County Commissioners on Service Plans. Staff evaluates proposed plans in accordance with the applicable State Statutes and the Jefferson County Policies and Procedures.

- **Planning Commission:** Pursuant to the County's Policies and Procedures regarding Special Districts Section C.2.f.1, this case was not heard by the Planning Commission because this modification to the previously approved Service Plan involves changes which are limited to increases in authorized indebtedness or other changes in the financial plan.

Level of Community Interest: Low

Representative for Applicant: Megan Murphy, Esq.
White Bear Ankele Tanaka & Waldron

Case Manager Information: Phone: 303-271-8740 e-mail: cfarrell@jeffco.us

CASE SUMMARY

Regular Agenda

BCC Hearing Date: December 20, 2016

06-112771FI Final Plat

Case Name: Silver Leaf

Owner/Applicant: Skyland Meadows Developments LTD.

Location: 6315 South Kipling Parkway
Section 21, Township 5 South, Range 69 West

Approximate Area: 24.178 Acres

Purpose:

* **To subdivide the property into 50 lots for single-family detached units.**
* **To appeal the decision by the Director of Planning and Zoning requiring the plat to meet the current park and school regulation.**

Case Manager: Ross Klopf

Issues:

- The developer is appealing the decision by the Director of Planning and Zoning requiring the Plat to meet the current park and school regulation. It is the developer's position that the regulation that was in effect when the plat was submitted should be utilized and the park land credit that was committed to by Foothills Park and Recreation District be honored.

Waivers:

The Director of Planning and Zoning has approved the following Administrative Waivers:

- Section 3.7.3 of the Jefferson County Roadway Design and Construction Manual relating to the requirements for lane length and taper length of deceleration left turn lane.
- Section 3.7.3 of the Jefferson County Roadway Design and Construction Manual relating to the requirements for lane length and taper length of deceleration right turn lanes.
- Section 15.A.1.a.(5)(d) of the Land Development Regulation related to the radius arc of all internal private access drives that have less than 50-feet of Right-of-Way easement width, specifically South Kline Court, South Lee Street, South Kline Way, South Lee Street, South Lee Court, South Lewis Street, and South Lewis Way as they intersect with Tract A.

Minor Variations:

The Director of Planning and Zoning has approved the following Minor Variation:

- The elimination of a 20' landscape strip along an arterial street, South Kipling Parkway.

Related Deeds:

- Commissioners' Deed CD 16-126583DE: The conveyance of Tract D from the County to the Silver Leaf Metropolitan District for the purpose of park land dedication.
- Commissioners' Easement Deed CED 16-126608DE: The conveyance of an offsite easement to the developer from the County for the purpose of a sanitary sewer connection, which includes the construction of a public trail.

Recommendations:

- **Staff:** Recommends DENIAL of the Appeal of the Director's decision

- **Staff:** Recommends APPROVAL of Silver Leaf Subdivision subject to conditions
- **Planning Commission:** APPROVED the Preliminary Plat subject to conditions

Interested Parties: Foothills Park and Recreation District

Level of Community Interest: Medium

Representative for Applicant: Bill Swalling

General Location: Located at the southwest corner of intersection of West Coal Mine Avenue and South Kipling Parkway.

Case Manager Information: Phone: 303-271-8733 e-mail: rklopf@jeffco.us

It was moved by Commissioner **COLE** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

June 25, 2008

RESOLUTION

07-131025PL	**Preliminary Plat** (Continued from June 11, 2008)
Case Name:	Silver Leaf
Owner/Applicant:	Skyland Meadows Developments Ltd.
Location:	6315 South Kipling Parkway Section 21, Township 5 South, Range 69 West
Approximate Area:	24.178 Acres
Purpose:	**To subdivide the property into 50 lots for single-family detached units.**
Case Manager:	Sean Madden

The Jefferson County Planning Commission hereby recommends **APPROVAL with CONDITIONS** of the above application on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.

2. The Planning Commission finds that:

   A. The proposal substantially conforms with the Land Development Regulation because all applicable regulations have been satisfied as indicated within this report.

3. The following are conditions of approval:

   A. Revisions to the Preliminary Plat in accordance with the red-marked print dated June 11, 2008.

   B. Resolution of the comments outlined in Planning Engineering's comments dated March 26, 2008, prior to approval of the Final Plat.

   C. Resolution of the comments outlined in the County Geologist's comments dated April 2, 2008 prior to the approval of the Final Plat.

   D. Resolution of the comments outlined in Jeanne Shaffer's comments dated March 18, 2008 prior to approval of the Final Plat.

E. Resolution of right-of-way payback monies per Section 33 of the Land Development Regulation prior to the approval of the Final Plat.

F. Acceptance of Easement Deed ED08-109151ED by the Board of County Commissioners.

G. Resolution of the comments outlined in the Division of Wildlife correspondence dated September 22, 2004.

Commissioner **NELSON** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner **Cole**	**Aye**
Commissioner **Fox**	**Aye**
Commissioner **Siccardi**	**Aye**
Commissioner **Anna**	**Aye**
Commissioner **Nelson**	**Aye**
Commissioner **Jones**	**Aye**
Commissioner **Olson**	**Aye**

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Bonnie Benedik, Executive Secretary of the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, June 25, 2008.

Bonnie Benedik
Executive Secretary

It was moved by Commissioner **ALLRED** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

March 29, 2006

RESOLUTION

Case Number:	**04-128808PL**
Owner/Applicant:	Skyland Meadows Developments, LTD.
Location:	6315 S. Kipling Parkway
Map Number:	35
Purpose:	To plat the property to allow for fifty-three (53) single-family residential lots.
Approximate Area:	24.18 acres
Case Manager:	Nancy York

The Jefferson County Planning Commission hereby **APPROVES with CONDITIONS** of the above application on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.

2. The Planning Commission finds that:

   A. The proposal conforms with the Land Development Regulation because all applicable regulations have been satisfied including layout/design, access/roads. water/sewer availability, fire protection, drainage, sensory impacts and wildlife.

3. The following are conditions of approval:

   A. Revisions to the Preliminary Plat at the time of Final Plat in accordance with the red-marked print dated March 29, 2006.

   B. A final mitigation and verification plan (to verify the feasibility of grouting the coal mine area) be completed to the satisfaction of the County Geologist prior to the recordation of the final plat.

   C. Resolution of any right-of-way payback monies per Section 33 of the Land Development Regulation prior to the approval of the final plat.

   D. Resolution of all Planning Engineering's comments dated March 17, 2006.

   E. Recommendation to the Board of County Commissioners of a waiver request at

the time of Final Plat of Section 3.6.4 of the Roadway Design and Construction Manual requiring designated let turn lanes at all arterial access locations.

F. Recommendation to the Board of County Commissioners of a waiver request at the time of Final Plat of Section 3.6.3.5 of the Roadway Design and Construction Manual requiring 230 feet in length for a right turn deceleration lane.

Commissioner **NELSON** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner **Jones**	**Aye**
Commissioner **Siccardi**	**Aye**
Commissioner **Ebertowski**	**Aye**
Commissioner **Spaanstra**	**Aye**
Commissioner **Allred**	**Aye**
Commissioner **Nelson**	**Aye**

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Bonnie Benedik, Executive Secretary of the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, March 29, 2006.

Bonnie Benedik
Executive Secretary

Staff Report

BCC Hearing Date:	December 20, 2016

06-112771FI	Final Plat
Case Name:	Silver Leaf
Owner/Applicant:	Skyland Meadows Developments LTD.
Location:	6315 South Kipling Parkway Section 21, Township 5 South, Range 69 West
Approximate Area:	24.178 Acres
Purpose:	* To subdivide the property into 50 lots for single-family detached units. * To appeal the decision by the Director of Planning and Zoning requiring the plat to meet the current park and school regulation.
Case Manager:	Ross Klopf

Representative:	Bill Swalling
Zoning:	Planned Development (PD)

BACKGROUND/UNIQUE INFORMATION:

This development is a proposed 50-lot, residential subdivision located in the Plains area that is characterized by moderate slopes. The proposed subdivision is located at the southwest corner of intersection of West Coal Mine Avenue and South Kipling Parkway. The entire site is located in a dipping bedrock hazard area and there is a subsidence area located on the eastern portion of the property. The zoning requirements of Planned Development and the Jefferson County Land Development Regulation are applicable to this development. Vegetation consists of native grasses and a few small trees. There is an existing pond with trending minor drainageway to the southeast. Water and sewer service will be provided by Southwest Metro Water and Sanitation District.

There are public improvements required for this development. The development is providing an offsite sanitary sewer connection that is needed to the south to connect to the existing interceptor line. The applicant is required to provide storm water detention with water quality, over-lot grading and erosion and sediment control, construction of internal private streets, and adjoining arterial street improvements for West Coal Mine Avenue. There are also landscape improvements that are being proposed internal to the development and a trail connection to the southwest. Tract K will be dedicated as a park for partial park land credit by the Plat and will be subsequently conveyed to the Silver Leaf Metropolitan District via a Commissioners' Deed. There has been mitigation of the subsidence area (due to previous coal mine activity) on the site in preparation for the construction of the eastern private access drive (West Cooper Drive).

Since this is a Final Plat, the Planning Commission must approve the Preliminary Plat for this development prior to presenting the Final Plat to the Board of County Commissioners at a public hearing

for decision. The Final Plat is prepared in substantial conformance with the approved Preliminary Plat. When this Final Plat application was submitted in 2006, the Director of Planning and Zoning (hereafter referred to as the "Director") had determined that the Final Plat differed enough from the approved Preliminary Plat, Case No. 04-128808PL to warrant that a revised Preliminary Plat be processed that aligns with the Final Plat application and be presented to the Planning Commission for approval. The changes to the Plat were primarily attributed to the US Army Corps of Engineers' ("Corps of Engineers") comments related to the wetlands, which affected the site layout. The applicant received an approval subject to conditions from the Planning Commission on June 25, 2008 for the revised Preliminary Plat, Case No. 07-131025PL.

Staff sent the fifth referral response to the applicant on February 14, 2014. The applicant experienced a delay in responding to Staff's concerns and preparing for the Board of County Commissioners Hearing due to difficulty in obtaining offsite easements including an off-site utility and drainage easement and offsite sanitary sewer easements. The applicant submitted an extension request for consideration by the Director to continue the case due to a lapse in responding within 60 days to Staff's comments as required by the regulation in effect for this Plat.

During the processing of this Final Plat, an extension request from the applicant to continue the Plat process (the "Extension") was approved by the Director on November 15, 2016 subject to the condition that the Plat and Plat supporting documents comply with the current County regulations concerning Park and School requirements, effective date September 24, 2013. The extension request was originally submitted on June 24th 2016. The Director's decision to approve the Extension request is predicated on analysis as to whether the regulations have substantially changed from the regulations in effect at the time of Final Plat application to warrant compliance with current regulations.

The granting of the Extension request was based on the following:

- To provide a decision on the park land dedication prior to Public Hearing and to remove the requirement for a land appraisal such that the current Park and School regulations be applied to this development.
- There are other changes to the regulations that are relatively minor in nature and would not jeopardize the safety and welfare of future lot owners or surrounding neighborhoods; therefore, it is not necessary to deny the extension request and restart the entire case under the current regulations.

The applicant is appealing the Director's decision related to the Extension. The gist of the developer's appeal is that compliance with current Park and School requirement will negate the banked public park land dedication credits that could be transferred to other developments within a five-mile radius of this development under the regulations in effect at the time of submission of the Final Plat application on March 4, 2008. The applicant contends that Foothills Park and Recreation District ("Foothills") previously approved approximately 7.92 acres of park land dedication credit for Silver Leaf. It is the developer's position that the credit should be honored by Foothills. Furthermore, it is the applicant's position that Foothills has not followed a previous agreement that they had related to the park land credit (the "Foothills Agreement"). Under the 2007 regulations, it is ultimately the Board of County Commissioners that makes the decision on whether the proposed park land dedication qualifies for partial credit.
During the time of Preliminary Plat, Case No. 04-128808PL, a landscape plan was provided by the applicant that received an apparent recommendation of approval from Foothills for park land dedication credit in November, 2005. At that time, the Corps of Engineers still had comments that needed to be addressed concerning wetlands. The Corps of Engineers comments were addressed by the applicant resulting in modifications to the Plat and Plat supporting documents. As a result, a new Preliminary Plat and landscape plan was submitted, and the modified plans and credit calculations were sent back to Foothills for review. It is Staff's understanding is that due to the changes that occurred to the landscape plan, it is Foothill's position that any commitments that occurred in 2005, which includes the Foothills Agreement, are no longer applicable to the current application; an email from Foothills was recently received indicating that as well.

In 2013, new Park and School regulations were adopted, which regulations have not been amended and are those currently in effect. These regulations authorized the Director of Planning and Zoning to make the decision on park land credit. Under the current regulations, the applicant would have a determination on the park land dedication credit prior to any public hearing and the Park and Recreation District recommendation is only followed if the recommendation is consistent with the updated regulations. Staff attempted to get the applicant and Foothills to come to agreement but to no avail, including multiple meetings with the District and discussions with the developer.

NOTIFICATION:

Although not a requirement of the Land Development Regulation in effect for this development, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to property owners within a 500-foot radius of the site and to Homeowners' Associations and Umbrella Groups located within a one-mile radius of the site. The initial notification was mailed at the time of the 1st referral. Additional notification was mailed 14 days prior to the Board of County Commissioners Hearing.

2. Sign(s), identifying the date the Board of County Commissioners' Hearing, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Board of County Commissioners' Hearing.

The Homeowners' Associations and Umbrella Groups that received notification are as follows:

- Advantage at Stony Creek Assos.
- COHOPE
- Eagle View HOA
- Governors Place
- Jefferson Corporate center own Assn
- Kipling Villas HOA
- Jefferson County Horseman's Assoc.
- Precedent at Stony Creek
- Shadow Ridge @ W Meadows HOA
- Williamsburg II
- Belleview Farms HOA
- Dutch Ridge HOA
- Governor's Ranch HOA
- Hillside at Fairway Vista Cm Assn
- Meadows Sanctuary
- Lexington Village One Condo
- Panorama Ridge HOA
- Stanton Farms Townhomes
- Stony Creek 6 HOA
- Woodbury Hills HOA

During the processing of the application, Staff **has not** received responses in objection to the proposal.

ISSUES ANALYSIS:

	Layout/Design	**Access/Roads**	**Water/San. & Utilities**	**Fire Protection**	**Drainage**	**Hazards**	**Sensory Impacts**	**Wildlife/Landscaping**
Acceptable	**X(1)**	**X(2)**	**X(3)**	**X(4)**	**X(5)**	**X(6)**	**X(7)**	**X(8)**
Unacceptable								

Services: West Metro Fire Protection District

Southwest Metro Water and Sanitation District
CenturyLink (telecommunications)
Xcel Energy
Comcast Cable
Foothills Park and Recreation District

SUMMARY OF ACCEPTABLE ISSUES:

1. <u>Layout/Design</u>:

The applicant is clustering the lots and building sites within this development and providing a curved street pattern to reduce speeding. The proposed configuration of the lots is in compliance with Section 14.A. of the Jefferson County Land Development Regulation.

The applicant has taken measures to avoid placing single-family detached units on or near the zoned geohazard overlay district (subsidence area) on the east side of the property.

There are nine (9) tracts that are used for the private circulation system that correspond to Tracts A through I on the Plat. There are five (5) Tracts that are for landscaping purposes. Tract K qualifies for partial park land dedication credit. Tracts O and P are dedicated by this Plat for rights-of-way.

2. <u>Access/Roads/Streets</u>:

The proposed residential development will use private streets for internal circulation. In addition, a private access and utility easement will be required over the internal private access street and drive(s) by separate deed for the benefit of the future lot owners, and is listed as a condition of plat approval. The subdivision takes access from the public street, West Coal Mine Avenue, at two locations. One access location onto West Coal Mine Avenue is full movement and the other access location is right-in/right-out. There were concerns expressed by the church (across the street from the subdivision) concerning the design of the full movement access. There are some minor modifications being made to the church's access across the street. Staff is of the opinion that the proposed full movement access will not negatively impact the church's access onto West Coal Mine Avenue.

The applicant is required to repay the County for the right-of-way acquisition cost along Coal Mine Avenue in the amount of $182,252.00 pursuant to Section 33 of the Land Development Regulation. This item has been made a condition of Plat approval.

An offsite Sidewalk Easement Deed (ED 08-109151 DE) on an adjacent tract owned by an HOA was required due the proposed deceleration right-turn lane location within the dedicated right-of-way along West Coal Mine Avenue. The HOA conveyed a Sidewalk Easement deed to the County, which was recorded at reception number 2015116167.

An offsite easement from the Fairway Vista HOA has been completed for the offsite slope easement for a right turn deceleration lane and has been recorded under reception number 2016032260.

The applicant is required to provide adjoining street improvements to West Coal Mine Avenue, including the construction of a median on a portion of West Coal Mine Avenue to restrict access for safety reasons.

A trail connection has been provided in conjunction with this plat to link the subdivision to the Foothills Park and Recreation District Golf Course to the south. This trail was provided by the applicant as a part of the offsite Sanitary Sewer Easement Agreement with the property owner, the County (managed by Open Space) and the lessee, Foothills Park and Recreation District.

The Director of Planning and Zoning granted the following administrative waivers with the following rationale:

- Section 3.7.3 of the Jefferson County Roadway Design and Construction Manual relating to the requirements for lane length and taper length of deceleration left turn lane.

  The proposed traffic is anticipated to be low and the topography of the site is such that moving the access point would be problematic. Also, Transportation and Engineering and Road and Bridge Divisions have no objections to the proposal.

- Section 3.7.3 of the Jefferson County Roadway Design and Construction Manual relating to the requirements for lane length and taper length of deceleration right turn lanes.

  The proposed traffic is anticipated to be low and the applicant has aligned their proposed entrance with the opposite entrance to the existing church. Also, Transportation and Engineering and Road and Bridge Divisions have no objections to the proposal.

- Section 15.A.1.a.(5)(c) of the Land Development Regulation related to the radius arc of all internal private access drives that have less than 50-feet of Right-of-Way easement width, specifically South Kline Court, South Lee Street, South Kline Way, South Lee Street, South Lee Court, South Lewis Street, and South Lewis Way as they intersect with Tract A.

  All streets within the subdivision are private and appear to be sufficient for emergency responders and turning of vehicles. West Metro Fire Protection District has no concern with the proposed street radii.

3. <u>Water and Sanitation/Utilities:</u>

Southwest Metro Water and Sanitation District will provide water and sewer services for the subdivision. There are minor comments that are listed as a condition of approval for the proposed subdivision. The Office of the State Engineer indicated in its letter dated March 24, 2008, that the proposed water supply will not cause injury to existing water rights and the supply is expected to be adequate. As discussed previously, an offsite sewer easement is needed to connection to the interceptor main line to the south. The recordation of this easement has been listed as a condition of Final Plat approval of the subdivision.

Utilities are available for Silver Leaf Subdivision. Xcel will provide electricity and natural gas. Century Link will provide telephone service. Comcast will provide cable. A private sanitary sewer easement agreement between the applicant and the District will need to be provided for individual sanitary sewer connections for several of the proposed lots. Recordation of these easements has been listed as a condition of Final Plat approval.

4. <u>Fire Protection:</u>

West Metro Fire Protection District has deemed the proposal to be acceptable and will provide fire protection for the subject property. The subdivision will utilize pull outs along the private streets for additional parallel parking. The proposed subdivision will have Fire Hydrants; the designed fire flow is 1,750 gallons per minute.

5. <u>Drainage</u>:

The submitted Drainage Report will be acceptable once revised in accordance with the minor engineering comments dated December 5, 2016. The applicant has received a 404 permit approval from the Corps of Engineers as indicated in the letter dated November 4, 2016. The proposed development is utilizing two stormwater detention and water quality facilities and a flow spreader downstream on the south facility to help provide for higher quality wetlands in the area. An offsite

drainage easement for a storm-sewer connection (Case Number CED 08-116528DE) has already been accepted by the County and recorded at reception number 2016032259.

6. Hazards:

This site is in an identified geohazard area. The required grout mitigation has been completed by the developer in order for the eastern access drive to be located in the subsidence area. The County Geologist has reviewed this proposal, and in his memo dated August 10, 2015, identified concerns and requirements that must be addressed prior to recordation. Resolution of the County Geologist is a condition of Final Plat approval. Plat note no. 28 has been added to ensure that the required methane mitigation is provided for this development due to the potential of methane gas being present as result of previous coal mining activities. The combination of Plat note number 28, the mitigation that has already been completed and the dipping bedrock mitigation required for this subdivision adequately addresses the hazards for this proposed subdivision.

7. Sensory Impacts:

The proposed project has been designed to minimize undue acoustical, ocular or olfactory impacts. As proposed, the development complies with Section 26 of the Land Development Regulation.

8. Wildlife/Landscaping:

The proposal is not expected to have a significant impact on wildlife. A referral was sent to the Division of Wildlife; however, Staff has not received any response to date.

A response from the Division of Wildlife includes several advisory statements and recommends that either no fencing be allowed within the subdivision or if fencing is allowed, it should be wildlife friendly fencing. A note has been added to the plat regarding the use of wildlife friendly fencing.

The landscaping plans for the development have been approved by Planning & Zoning subject to the minor comments as stated in the Planning Engineer's comments dated December 6, 2016. In accordance with the current Park and School regulations, the applicant is providing the required Common Usable Area and Communal Amenities.

The Director of Planning and Zoning has approved the following Minor Variation with the following rationale:

- The elimination of a 20' landscape strip (buffer) along an arterial street, South Kipling Parkway.

  It was determined that the existing landscaping provided an adequate buffer. There are currently 6 deciduous trees and 13 evergreen trees located along South Kipling Street.

ADDITIONAL REQUIREMENTS:

1. Park and School Requirements:

The applicant is appealing the Director's decision related to requiring the use of the current Park and School regulations for this subdivision. If the appeal were to be approved, the developer could potentially accumulate park land credit from this development that could be used to satisfy future park land dedication credits within a 5 mile radius of this subdivision. Credits accumulated would be able to be used by the developer or sold to another developer for use. For the purpose of this discussion, Staff reviewed the current landscape plan against both the 2007 and 2013 Park and School regulations. The calculations of the park and school requirements are shown below.

Pursuant to Section 32, of the Land Development Regulation, the applicant is required to dedicate park and school land or pay fees in lieu of land dedication. Based on 50 additional single family

detached residential units, the applicant has opted to dedicate park land as a part of the Silver Leaf plat and to utilize school land dedication credits from a previous development.

Park Area (2013 Regulations) = $\frac{(50)(3.00)(9.6)}{1000}$ = 1.440 Acres

School Area (2013 Regulations) = $\frac{(50)(3.00)(6.4)}{1000}$ = 0.960 Acre

Park Area (2007 Regulations) = $\frac{(50)(3.13)(10.5)}{1000}$ = 1.640 Acres

School Area (2007 Regulations) = $\frac{(50)(3.13)(4.0)}{1000}$ = 0.630 Acre

2. **Park Land Dedication (2013 Regulations):**

The applicant is dedicating Tract K to Jefferson County by this plat for park, open space and trail purposes. The Director has determined that the park land dedication credit for this development is 1.44 acres. The common useable area of 0.287 acre is not counted as a part of the park land dedication; the developer has fulfilled the requirement for common useable for this development. The following table summarizes park land dedication and requirements to date.

Dedicated Park Land	Common Useable Area	Park Land Area
Tract K	0.287 Acre	1.440 Acres
Total Park Land Dedicated		1.440 Acres
Less Requirements for Silver Leaf		1.440 Acres
Total	**0.287 Acre**	**0.0 Acre**

Park Land Dedication (2007 Regulations):

The applicant is dedicating Tract D to Jefferson County by this plat for park, open space and trail purposes. Staff's recommended public park land dedication credit for this development is 2.084 acres. The following table summarizes park land dedication and requirements to date.

Dedicated Park Land		Park Land Area
Tract K		2.084 Acres
Total Park Land Dedicated		2.084 Acres
Less Requirements for Silver Leaf		1.643 Acres
Total		**0.441 Acre**

If the Director's decision is overturned, the developer would have 0.441 acre of public park land dedication approval credit (subject to Board approval), that could be used to satisfy future park land dedication requirements within 5 miles of this subdivision. Again, it is important to note that the applicant believes the park land dedication credit is much higher based on the Foothills Agreement for qualifying park land, which Foothills disputes. The applicant believes they are entitled to a total of 7.910 acres of credit from the Skyland Meadows Development Ltd. November 9th Letter. They would subtract of the 1.643 acres of required parkland. The total parkland credit available under this

scenario is 6.267 acres. This credit could be used for any other residential development within a 5-mile radius.

3. **School Land Dedication Credit and Balance:**

2013 Regulations:

Current balance of school land dedication credit for Carruth Properties Company (Ken-Caryl Development area) as of the Pinyon Park Subdivision Adjustment 1 Lot 1A Site Development Plan – Riverstone Apartments (case number 15-109653SD) is 12.413 acres. The Carruth Properties Company is transferring 0.960 acre of banked school land dedication credit towards Silver Leaf. The Director has determined that the school land dedication of 0.960 acre has been fulfilled for Silver Leaf. The remaining available banked park land dedication credit for Carruth Properties is 11.453 acres.

2007 Regulations:

Current balance of school land dedication credit for Carruth Properties Company (Ken-Caryl Development area) as of the Pinyon Park Subdivision Adjustment 1 Lot 1A Site Development Plan – Riverstone Apartments (case number 15-109653SD) is 12.413 acres. The Carruth Properties Company is transferring 0.960 acre of banked school land dedication credit towards Silver Leaf. Staff recommends that the school land dedication of 0.960 acre has been fulfilled for Silver Leaf subject to Board approval. The remaining available banked park land dedication credit for Carruth Properties is 11.783 acres.

4. **Performance Guarantee and Subdivision Improvements Agreement:**

The public improvements will be guaranteed by plat restriction. At this time, the subdivision improvements agreement has not been approved as to form by the County Attorney's Office, and the Exhibit "A" to be attached to the subdivision improvements agreement has not been finally approved. Approval of the subdivision improvements agreement and Exhibit "A" are listed as conditions of approval for this development. If this Plat is approved, then the Chairman shall be authorized to sign the agreement on behalf of the County and to place the agreement of record.

5. **Mineral Rights:**

The applicant in this case certified that the required inspection occurred per Colorado State Statue and that the inspection indicated that mineral rights have not been severed from the surface estate of the subject property.

6. **Commissioners' Deed CD 16-126583DE:**

Commissioners' Deed CD 16-126583DE will convey the park site, Tract D, Silver Leaf, from Jefferson County to the Silver Leaf Metro District.

7. **Commissioners' Easement Deed CED 16-126608DE:**

Commissioners' Easement Deed CED 16-126608DE will convey an offsite easement to the applicant for a sanitary sewer connection and for the construction of a trail connection.

PLANNING COMMISSION:

Planning Commission Decision (Case Number 04-128808PL) (Resolution Dated March 29, 2006 Attached):

Approved	
Approved with Conditions	X (6-0) vote
Denied	

The case was scheduled on the consent agenda for the Planning Commission hearing. The case remained on the consent agenda and was not removed for discussion. According to the Staff Report, the applicant opted to pay park and school fees in lieu of land dedication.

The case was sent back to the Planning Commission for the revisions to align with the Proposed Final Plat.

Planning Commission Decision (Case Number 07-131025PL) (Resolution Dated June 25, 2008 Attached):

Approved	
Approved with Conditions	X (7-0) vote
Denied	

The case was scheduled on the consent agenda for the Planning Commission hearing. The case remained on the consent agenda and was not removed for discussion. According to the Staff Report, the applicant opted to pay park and school fees in lieu of land dedication.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners uphold the Director of Planning and Zoning's approval of the extension request subject to the condition that the applicant comply with the current Park and School regulations, effective date September 24, 2013.

And;

Staff recommends that the Board of County Commissioners find that the proposal conforms with the Land Development Regulation because all applicable regulations have been satisfied, or will be satisfied, prior to recordation of the Final Plat, as indicated within this report.

And;

Staff recommends that the Board of County Commissioners APPROVE Case No. 06-112771FI subject to the following conditions:

1. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.

2. The subdivision improvements agreement and Exhibit "A" being approved as to form by the County Attorney's Office.

3. Recordation of Plat Mylars prepared in accordance with the red-marked prints dated December 20, 2016.

4. Approval of Commissioners' Deed CD16-126583DE by the Board of County Commissioners.

5. Approval of Commissioners' Easement Deed CED16-126608DE by the Board of County Commissioners.

6. Recordation of an access and utility easement to the benefit of the created lots and the future lot owners.

7. Payment to the County for the right-of-way acquisition cost along Coal Mine Avenue in the amount of $182,252.00.

8. The underdrain maintenance plan being approved by Planning Engineering.

9. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Silver Leaf for prior years have been paid.

10. Resolution of Planning Engineering's comments dated December 6, 2016.

11. Resolution of Engineering Geologist's comments dated August 10, 2015.

12. Resolution of Southwest Metro Water and Sanitation District comments dated December 6, 2016.

13. Recordation of the water and sanitary sewer easement between the applicant and the District.

And;

Staff further recommends that the Board of County Commissioners authorize the Chairman to sign the Subdivision Improvements Agreement once approved as to form by the County Attorney's Office.

COMMENTS PREPARED BY:

Ross Klopf

Ross Klopf, Civil Planning Engineer
December 13, 2016

Jefferson County Land Use Case Management
CASE DATES SUMMARY

December 6, 2016

Case Number: **06-112771FI** Case Type: **Final Plat**

Applicant Makes Complete Submittal: **March 4, 2008**

Case Sent on Referral: **March 4, 2008**

All Responses Provided to Applicant: **April 8, 2008**

Applicant Resubmits**: September 10, 2008**

All Responses Provided to Applicant: **October 13, 2008**

Applicant Resubmits**: March 2, 2009**

All Responses Provided to Applicant: **March 10, 2009**

Applicant Resubmits**: June 27, 2011**

All Responses Provided to Applicant: **July 5, 2011**

Applicant Resubmits**: Jan 30, 2014**

All Responses Provided to Applicant: **February 13, 2014**

Applicant Resubmits**: November 21, 2016**

Determination That Case Should Proceed to Hearing: **November 30, 2016**

County Staff Determination**:** Applicant's Request: **X (Staff understands why the applicant wishes to go to hearing at this time)**

BOARD OF COUNTY COMMISSIONERS
RED-MARKED PRINT
Return to Planning and Zoning
December 20, 2016

CASE NO. : 06-112771FI
MAP NO. : 35

SILVER LEAF

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 7

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, BEING THE OWNER AND HOLDERS OF DEEDS OF TRUST OF THOSE LANDS DESCRIBED BELOW HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, BLOCKS, PRIVATE STREETS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF SILVER LEAF AND DO, BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE, TRACTS ~~AND A~~ K,O and P FOR PUBLIC USE AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON, ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON, AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S 00°40'11" W;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;
THENCE N 00°38'48" E, ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 AND ALONG THE EASTERLY LINE OF FAIRWAY VISTA FILING NO. 2 AS DESCRIBED UNDER RECEPTION NUMBER 93116776 OF THE JEFFERSON COUNTY RECORDS, A DISTANCE OF 939.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE AS DESCRIBED UNDER RECEPTION NUMBER F0428585 OF THE JEFFERSON COUNTY RECORDS;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE THE FOLLOWING EIGHT (8) COURSES:

1. S 89°43'27" E, A DISTANCE OF 42.08 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°29'23", A RADIUS OF 750.00 FEET, AND AN ARC LENGTH OF 176.58 FEET;
3. S 76°14'04" E, A DISTANCE OF 228.01 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°05'44", A RADIUS OF 850.00 FEET, AND AN ARC LENGTH OF 194.28 FEET;
5. S 89°19'48" E, A DISTANCE OF 181.06 FEET;
6. S 84°25'51" E, A DISTANCE OF 146.37 FEET;
7. S 89°19'48" E, A DISTANCE OF 240.16 FEET;
8. S 75°58'23" E, A DISTANCE OF 19.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET AS DESCRIBED UNDER RECEPTION NUMBER 81016290 OF THE JEFFERSON COUNTY RECORDS;

THENCE S 00°40'11" W, ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET, A DISTANCE OF 821.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;
THENCE N 89°39'43" W, ALONG SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 AND ALONG THE NORTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 2641 AT PAGE 655 OF THE JEFFERSON COUNTY RECORDS, A DISTANCE OF 300.01 FEET;
THENCE N 89°39'43" W, CONTINUING ALONG SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 AND ALONG THE NORTHERLY LINE OF TRACT A, MEADOWS FILING NO. 1 AS DESCRIBED UNDER RECEPTION NUMBER 77923028 OF THE JEFFERSON COUNTY RECORDS, A DISTANCE OF 917.86 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 24.178 ACRES, MORE OR LESS.

COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER:

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., AS AMENDED, NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

(A) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT A OF THE FIRST AMENDMENT TO SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER _____OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVICING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT A OF SAID FIRST AMENDMENT TO SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER_____OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATION.

(B) THE APPLICABLE SPECIAL DISTRICT OR SERVICING AUTHORITY HAS CERTIFIED IN WRITING TO THE COUNTY OF JEFFERSON THAT ALL NECESSARY WATER TAPS NEEDED TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE HAVE OR WILL IN FACT BE ISSUED BY SUCH DISTRICT OR AUTHORITY.

(C) A BUILDING PERMIT MAY BE ISSUED FOR UP TO FIVE (5) HOMES TO BE DESIGNATED AS "SHOW HOMES" WITHOUT COMPLETING PUBLIC IMPROVEMENTS OR OBTAINING THE NECESSARY WATER TAPS PROVIDED NEITHER THE SUBDIVIDER, ANY HOLDERS OF DEEDS OF TRUST NOR ANY OTHER PERSON SHALL BE PERMITTED TO SELL, OFFER TO SELL, LEASE, RENT, CONVEY, TRANSFER, OR ASSIGN ANY SUCH HOME(S), LOT(S), OR TRACT(S) OR TO OCCUPY AS A DWELLING OR A PERMANENT OFFICE ANY PORTION OF SUCH HOME(S) PRIOR TO THE GRANTING BY THE COUNTY OF A CERTIFICATE OF COMPLIANCE FOR SUCH LOT(S) OR TRACT(S). ALL FINAL INSPECTIONS BY BUILDING SAFETY MUST BE COMPLETED AND A COMPACTION REPORT SUBMITTED BY THE SUBDIVIDER PRIOR TO ANY USE OF A SHOW HOME AND PRIOR TO ISSUANCE OF A BUILDING PERMIT. IN ADDITION, AS PART OF BUILDING SAFETY'S FINAL INSPECTION, THE SUBDIVIDER SHALL DEMONSTRATE THAT ALL REQUIRED FIRE HYDRANTS HAVE BEEN INSTALLED AND ARE OPERATIONAL. THE SUBDIVIDER AND HOLDER OF DEEDS OF TRUST AGREE AND PROMISE TO FOREVER RELEASE, HOLD HARMLESS, AND INDEMNIFY THE COUNTY OF JEFFERSON, STATE OF COLORADO, ITS ELECTED OFFICIALS, EMPLOYEES AND AGENTS, FROM ANY SUIT, CLAIM, DAMAGES OR OTHER LEGAL LIABILITY, INCLUDING COSTS AND ATTORNEYS FEES, ARISING EITHER DIRECTLY OR INDIRECTLY OUT OF THE CONSTRUCTION OF ANY SUCH HOME(S) OR THE USE OF ANY SUCH HOME(S). THE SUBDIVIDER HEREBY ACKNOWLEDGES AND AGREES THAT A DOCUMENT WILL BE RECORDED IN JEFFERSON COUNTY UPON ISSUANCE OF A BUILDING PERMIT FOR A SHOW HOME(S) THAT WILL CONTAIN THE RESTRICTIONS SET FORTH HEREIN.

Show home restriction needs to be a separate unnumbered paragraph moved below the compaction report

DDITION, NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BY THE COUNTY OF JEFFERSON UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN TED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

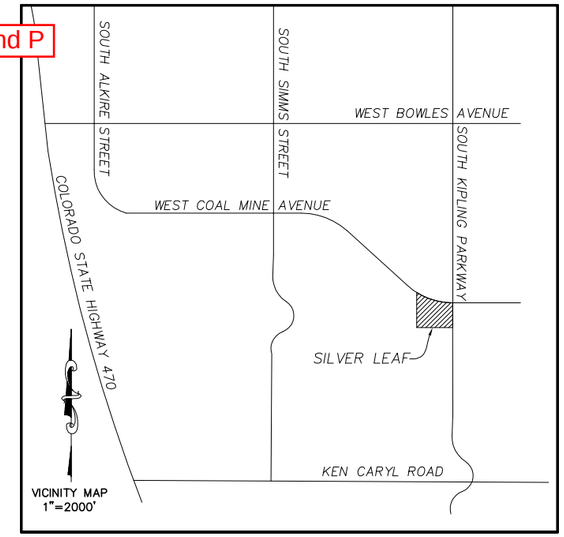
A) A COMPACTION REPORT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON WHICH SHOWS CONFORMANCE TO THE APPLICABLE GRADING EQUIREMENTS IN ACCORDANCE WITH THE JEFFERSON COUNTY LAND DEVELOPMENT REGULATION.

Move up to paragraph (C) above

PROVIDED, HOWEVER, THAT A CONVEYANCE, SALE, OR TRANSFER OF A SPECIFIC LOT(S) OR TRACT(S) OF _____ COMPLIANCE WITH THE ABOVE PROVISIONS WHERE THE SUBDIVIDER(S) AND THE PROPOSED TRANSFEREE, WHO MUST A _____IONS OF SECTION 30-28-137, C.R.S., AS DEFINED IN SECTION 30-28-101 (9), C.R.S., AND THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY HAVE EXECUTED AN AMENDMENT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT WHEREBY THE TRANSFEREE SUBDIVIDER AGREES TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER.

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT, LOTS, TRACT OR TRACTS OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER(S) AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS AMENDED.

APPROVED, COVENANTED AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS_____ DAY OF_____, 2016.



LANDSCAPE MAINTENANCE

A) MAINTENANCE OF REQUIRED LANDSCAPING, INCLUDING IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS, AND OTHER LANDSCAPE STRUCTURES WHERE THEY EXIST, IS THE ONGOING RESPONSIBILITY OF THE LANDOWNER.

B) PLANT MATERIALS REQUIRED AS PART OF A COUNTY-APPROVED LANDSCAPE PLAN SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING, AND ORDERLY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF TURF AREAS, FERTILIZATION, THE REGULAR APPLICATION OF APPROPRIATE QUANTITIES OF WATER, AND THE REGULAR TREATMENT AND REPAIR OF ALL DISEASED OR INSECT RIDDEN MATERIALS. ALL UNHEALTHY, DAMAGED, DESTROYED, IRREPARABLE, REMOVED, OR DEAD PLANT MATERIALS SHALL BE REPLACED WITHIN ONE (1) GROWING SEASON (WHERE A GROWING SEASON IS DEFINED AS THE DAYS BETWEEN APRIL 15 AND OCTOBER 15) WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE. IN ALL CASES, THE REPLACEMENT PLANT MATERIAL SHALL PRESERVE THE INTENT AND PURPOSE OF THE ORIGINAL PLANT MATERIAL AND THE COUNTY-APPROVED LANDSCAPE PLAN.

C) STRUCTURES REQUIRED AS PART OF THE COUNTY-APPROVED LANDSCAPE PLAN, SUCH AS IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS, AND OTHER LANDSCAPE ELEMENTS, SHALL BE CONTINUOUSLY MAINTAINED IN A STRUCTURALLY SOUND, AND ORDERLY CONDITION. ALL DAMAGED, DESTROYED, IRREPARABLE, OR REMOVED LANDSCAPE STRUCTURES SHALL BE REPLACED WITHIN ONE (1) YEAR WITH SIMILAR STRUCTURES. IN ALL CASES, THE REPLACEMENT STRUCTURE SHALL PRESERVE THE INTENT AND PURPOSE OF THE ORIGINAL STRUCTURE AND THE COUNTY-APPROVED LANDSCAPE PLAN.

D) REQUIRED LANDSCAPE AREAS, AS DELINEATED IN THE COUNTY-APPROVED LANDSCAPE PLAN, SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, PESTS, AND OTHER SUCH ELEMENTS NOT PART OF THE COUNTY-APPROVED LANDSCAPE PLAN.

E) ENTRANCE ONTO THE PROPERTY AND PERIODIC INSPECTIONS OF LANDSCAPING BY PERSONNEL FROM THE COUNTY SHALL BE ALLOWED BY THE LANDOWNER.

F) ANY DEVIATION FROM THE PROVISIONS AND TERMS OF THE COUNTY-APPROVED LANDSCAPE PLAN IS PROHIBITED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OR STAFF APPROVAL PURSUANT TO THE PROVISIONS OF THE LAND DEVELOPMENT REGULATION.

The statement of authority will need to be recorded

DIPPING BEDROCK

PUBLIC NOTICE IS HEREBY GIVEN THAT A PORTION OR ALL OF THIS SITE IS LOCATED WITHIN THE DIPPING BEDROCK OVERLAY DISTRICT AS DEFINED IN THE JEFFERSON COUNTY ZONING RESOLUTION. THIS DISTRICT CONTAINS AN UNUSUAL GEOLOGIC HAZARD WITH POTENTIAL FOR SEVERE DIFFERENTIAL HEAVING OF BEDROCK THAT CAN RESULT IN FOUNDATION, BURIED UTILITY AND CONCRETE FLATWORK MOVEMENT. THIS SITE WAS PLATTED IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN THE JEFFERSON COUNTY ZONING RESOLUTION AND LAND DEVELOPMENT REGULATION IN EFFECT AT THE TIME OF PLATTING.

OWNER / SUBDIVIDER:

SKYLAND MEADOWS DEVELOPMENTS LTD., A COLORADO LIMITED PARTNERSHIP
BY: COYOTE DEVELOPMENTS, INC., A COLORADO CORPORATION AS ITS GENERAL PARTNER

BY: _____
WILLIAM E. SWALLING, PRESIDENT

COUNTY OF _____)
STATE OF COLORADO)SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____, 2016, BY WILLIAM E. SWALLING, PRESIDENT OF COYOTE DEVELOPMENTS, INC., GENERAL PARTNER OF SKYLAND MEADOWS DEVELOPMENTS LTD., A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Since this is a partnership we will need to see the partnership agreement or authorizing resolution for verification on the authority to sign.

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

HOLDERS OF DEEDS OF TRUST:

THE FIRST NATIONAL BANK OF SANTA FE AS SUCCESSOR IN INTEREST TO MILE HIGH BANKS

BY: _____
ANDREA HAGEMAN, SENIOR VICE PRESIDENT OF THE FIRST NATIONAL BANK OF SANTA FE, AS SUCCESSOR IN INTEREST VIA MERGER TO MILE HIGH BANKS.

COUNTY OF _____)
STATE OF COLORADO)SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2016, BY ANDREA HAGEMAN.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

RAE EQUITIES LTD., A BRITISH COLUMBIA CORPORATION

BY: _____
JAMES A. JOHNSTON, PRESIDENT OF REA EQUITIES LTD, A BRITISH COLUMBIA CORPORATION

CITY OF VANCOUVER)
PROVINCE OF BRITISH COLUMBIA) SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2016, BY JAMES A. JOHNSTON, AS PRESIDENT OF REA EQUITIES LTD, A BRITISH COLUMBIA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ATTORNEY'S CERTIFICATE:

may use title commitment certificate instead

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT NO. _____, ISSUED BY _____ TITLE COMPANY, WITH AN EFFECTIVE DATE OF _____ AT _____.

_____ REGISTRATION NUMBER _____
ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE:

I, ALAN WARNER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SILVER LEAF SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE _____ DAY OF _____, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE , THE SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SILVER LEAF SUBDIVISION AND THE SURVEY THEREOF.

COLORADO LICENSED ALAN WARNER 05/04/16 PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

ALAN WARNER
LICENSED COLORADO LAND SURVEYOR
LICENSE NUMBER 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP INC.
DATE: _____

REVIEW CERTIFICATE:

2016

_____

_____, 2016

_____
CHAIRMAN

K

ACCEPTANCE CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF THE TRACTS O AND P, AND THE EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO. THIS _____DAY OF _____, 2016.

_____ _____
CLERK CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS _____ DAY OF _____ , 2016.

_____
COUNTY CLERK AND RECORDER

_____
BY: DEPUTY CLERK

SILVER LEAF

CASE NO. : 06-112771FI
MAP NO. : 35

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 7

21. Tract K is for common area, drainage, landscaping , trail, park and utility purposes and shall be maintained by the Metro District or Equivalent entity. A portion of Tract K shall receive park land dedication credit in accordance with the Land Development Regulation. Tract K is dedicated to Jefferson County by this Plat and is subsequently conveyed to the Silver Leaf Metro District or equivalent entity by deed recorded at reception number _____

FOUNDATION PLAT RESTRICTION:

PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL CERTIFY TO THE COUNTY THE FOLLOWING:

1. THAT A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

2. THAT PROPER SUBSURFACE DRAINAGE HAS BEEN DESIGNED FOR THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

3. THAT THE PLANS SUBMITTED TO JEFFERSON COUNTY BUILDING DEPARTMENT HAVE BEEN REVIEWED AND/OR PREPARED BY SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS 1. AND 2. ABOVE.

BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

NOTES:

1) BASIS OF BEARINGS: THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHICH BEARS S 00°40'11" W BETWEEN THE MONUMENTS SHOWN HEREON, ACCORDING TO ALTA/ASCM LAND TITLE SURVEY AS DESCRIBED UNDER RECEPTION NUMBER F1676502 OF THE JEFFERSON COUNTY RECORDS, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) THE TOTAL NUMBER OF SINGLE FAMILY LOTS WITHIN THIS SUBDIVISION IS 50.

3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES A PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

4) "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." (C.R.S. 13-80-105(3)(A))

5) THE OFFICIAL DEVELOPMENT PLAN FOR THIS PLAT IS RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER 2005116202 OFFICIAL DEVELOPMENT PLAN.

6) LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY AND ON FILE WITH PLANNING AND ZONING. NO SUBSTANTIAL ALTERATIONS OR MODIFICATIONS TO THE LANDSCAPING SHALL BE MADE WITHOUT PRIOR APPROVAL BY PLANNING AND ZONING.

7) LANDSCAPE MATERIALS LOCATED WITHIN FIVE (5) FEET OF THE BACK OF CURB SHALL NOT EXCEED TWENTY-FOUR INCHES AT MATURE HEIGHT. TREES AND ANY OTHER LANDSCAPE MATERIALS SHALL NOT CAUSE SIGHT DISTANCE PROBLEMS WITH VEHICLES ENTERING THE ADJOINING STREET FROM DRIVEWAYS OR NEARBY INTERSECTIONS. IN CASE OF FUTURE DISPUTES REGARDING SIGHT DISTANCE, THE COUNTY'S SIGHT DISTANCE TABLE SHALL BE USED TO DETERMINE THE OUTCOME.

8) ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE SHALL BE PERMITTED TO BE CONSTRUCTED ON ANY LOT.

9) AN UNDERGROUND DRAIN SYSTEM IS REQUIRED FOR THIS SUBDIVISION. THE UNDERDRAIN INTERCEPTOR LINES WILL BE LOCATED WITHIN THE GROUNDWATER INTERCEPTOR SYSTEM EASEMENTS SHOWN HEREON (SEE NOTE 27). THE UNDERDRAIN INTERCEPTOR LINES SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH RESPONSIBILITY IS ASSIGNED TO A HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY. THE INTERCEPTOR DRAIN SHOULD NOT BE CONSIDERED PRIVATELY OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS

THAT PART OF THE UNDERDRAIN SYSTEM WITHIN EACH LOT CONNECTING TO THE UNDERDRAIN INTERCEPTOR LINES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE SUBDIVIDER WILL MAINTAIN THE INDIVIDUAL SYSTEM IN EACH LOT UNTIL THE LOT IS CONVEYED TO A HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY.

10) THE UNDERGROUND DRAIN SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SUBSURFACE GROUNDWATER COLLECTION SYSTEM MAINTENANCE PLAN.

Recorded at Reception number

11) THE APPROVED DRAINAGE PLANS FOR SILVER LEAF ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING DEPARTMENT. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH RESPONSIBILITY IS ASSIGNED TO ANOTHER OWNER. THE SUBDIVIDER SHALL PROVIDE THE FUTURE OWNER OF THE DRAINAGE SYSTEM WITH THE NECESSARY EASEMENTS, ON PRIVATE PROPERTY, SO THAT THE FUTURE OWNER CAN FULFILL ITS MAINTENANCE OBLIGATION OF THE DRAINAGE SYSTEM.

13) DIRECT VEHICLE ACCESS IS NOT PERMITTED BETWEEN ADJOINING LOTS OR TRACTS AND WEST COAL MINE AVENUE, AND SOUTH KIPLING STREET.

14) THE CENTERLINE OF DRIVEWAYS SHALL NOT BE PERMITTED WITHIN THIRTY (30) FEET OF ANY STREET/ROAD INTERSECTION. DISTANCES WILL BE MEASURED FROM THE FLOWLINE OF THE CURB AND GUTTER EXTENDED.

15) UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY AS SHOWN HEREON WITHIN THE SUBDIVISION BOUNDARY. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, TELECOMMUNICATIONS, SANITARY SEWER, WATER AND UNDERGROUND DRAINAGE SYSTEM FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN THE PRIVATE ACCESS DRIVES SHOWN HEREON.

16) THE PRIVATE ACCESS DRIVES WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSUMED BY THE HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY. THE HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVE PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE.

17) THE LIMITS OF THE 100-YEAR FLOODPLAIN DO NOT EXIST WITHIN THE BOUNDARY OF THIS SUBDIVISION.

18) * INDICATES THOSE LOTS IN WHICH FINAL GRADING MAY INFLUENCE DRAINAGE PATTERNS PRIOR TO ISSUANCE OF A BUILDING PERMIT ON SUCH MARKED LOTS, A SITE GRADING PLAN CONSISTENT WITH THE INTENT OF THE OVERLOT GRADING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING AND ZONING DIVISION.

19) OVER-EXCAVATION INSPECTION:
** INDICATES THOSE LOTS IN WHICH VISUAL INSPECTION DURING THE OVER-EXCAVATION PROCESS IS REQUIRED BY THE GEOLOGIST AND/OR GEOTECHNICAL ENGINEER. PRIOR TO ISSUANCE OF A BUILDING PERMIT ON SUCH LOTS, A REPORT STATING THE FIELD OBSERVATIONS AND RECOMMENDATIONS REGARDING CONSTRUCTION ON THAT LOT SHALL BE SUBMITTED TO AND APPROVED BY PLANNING ENGINEERING.

20) TRACTS A THROUGH I ARE FOR ACCESS, PRIVATE PEDESTRIAN CIRCULATION, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY. TRACTS A THROUGH I WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE HOMEOWNER'S ASSOCIATION, METROPOLITAN DISTRICT OR EQUIVALENT ENTITY.

Tracks J, L,N,M,N AND TRACT Q ARE FOR COMMON AREA, SLOPE MAINTENANCE, PEDESTRIAN ACCESS, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY. TRACTS J THROUGH N AND TRACT Q WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE HOMEOWNER'S ASSOCIATION, METROPOLITAN DISTRICT OR EQUIVALENT ENTITY.

22) ~~TRACTS O AND P ARE DEDICATED BY THIS PLAT TO JEFFERSON COUNTY FOR RIGHT-OF-WAY PURPOSES ALONG WEST COAL MINE AVENUE AND THE INTERSECTION OF WEST COAL MINE AVENUE AND SOUTH KIPLING PARKWAY~~ RESPECTIVELY.

Re-number remaining notes

23) THE FOLLOWING LOTS OF THIS SUBDIVISION WERE PARTIALLY OR COMPLETELY LOCATED WITHIN A COUNTY MAPPED GEOLOGIC HAZARD OVERLAY ZONE DISTRICT: LOT 1, BLOCK 2; LOT 2, BLOCK 2; LOT 3, BLOCK 2; LOT 1, BLOCK 3; LOT 1, BLOCK 4; LOT 2, BLOCK 4; LOT 3, BLOCK 4; LOT 1, BLOCK 5; LOT 2, BLOCK 5. THE ODP (2005116202) FOR THIS PROPERTY ALLOWS FOR SINGLE FAMILY DETACHED USES UP TO THE MODIFIED GEOLOGIC HAZARD BOUNDARY. THE MODIFIED GEOLOGIC HAZARD LINE REPRESENTS THE BOUNDARY OF THE AREA WHERE ACTUAL SUBSIDENCE WOULD BE ANTICIPATED IN THE EVENT OF A COAL MINE COLLAPSE. THE BOUNDARY WAS MODIFIED BASED ON DATA PROVIDED IN THE JUNE 10, 2003 GEOLOGIC AND PRELIMINARY GEOTECHNICAL SUBSURFACE INVESTIGATION AND THE AUGUST 23, 2004 SUBSIDENCE MITIGATION PILOT PROJECT SUMMARY REPORT PREPARED BY CTL THOMPSON.

24. The Public Use Easement are for public parks within this development. The Silver Leaf Metro District Shall be responsible for routine maintenance of the public use easement as shown hereon. The Silver Leaf Metro District is responsible for the repair or replacement of damaged portions of the public us easement amenities. The easements convey to Jefferson County the right but not the obligation to repair or replace the public use easement amenities if not repaired by the Silver Leaf Metro District. The easements further convey to Jefferson County the right of public use of the amenities. Jefferson County is not responsible for maintenance or replacement of any landscaping.

24) SUBSIDENCE MITIGATION:
NO BUILDING PERMITS SHALL BE ISSUED FOR THIS SUBDIVISION UNTIL THE REPORTS FOR THE SUBSIDENCE MITIGATION PROGRAM FOR THE PRIVATE DRIVE HAS BEEN SUBMITTED AND APPROVED BY JEFFERSON COUNTY.

25) A FOURTEEN (14) FOOT WIDE TRAIL EASEMENT IS GRANTED FOR PEDESTRIAN ACCESS PURPOSES AS SHOWN HEREON. THE HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE AREA WITHIN THE 14 FOOT TRAIL EASEMENT. THE MAINTENANCE RESPONSIBILITIES WITHIN THIS EASEMENT INCLUDE, BUT ARE NOT LIMITED TO, THE REPAIR OR REPLACEMENT OF DAMAGED PORTIONS OF THE TRAILS. THIS EASEMENT CONVEYS TO THE COUNTY THE RIGHT, BUT NOT THE OBLIGATION, TO REPAIR OR REPLACE THE TRAILS IF NOT REPAIRED BY THE HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY. THE EASEMENT FURTHER CONVEYS TO THE COUNTY THE RIGHT FOR THE PUBLIC TO USE THE TRAILS LOCATED ON PRIVATE PROPERTY, FOR PEDESTRIAN PURPOSES.

26.) THE GROUNDWATER INTERCEPTOR SYSTEM EASEMENTS SHOWN ON SHEET 7 OF 7 ARE DEDICATED BY THIS PLAT TO JEFFERSON COUNTY. THE FACILITIES LOCATED WITHIN THESE EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED. THESE FACILITIES ARE PART OF THE UNDERDRAIN SYSTEM DISCUSSED IN NOTES 9 AND 10.

27.) EACH OF THE SANITARY SEWER AND WATER EASEMENTS LOCATED ON TRACTS M AND N AS DEPICTED HEREIN ARE FOR THE BENEFIT OF THE INDIVIDUAL LOT TO WHICH THE EASEMENT IS CONNECTED AND THE OWNER OF SUCH LOT SHALL BE SOLELY RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF ALL SANITARY SEWER AND/OR WATER IMPROVEMENTS LOCATED WITHIN SUCH EASEMENT. THE HOMEOWNER'S ASSOCIATION OR EQUIVALENT ENTITY SHALL MAINTAIN THE SURFACE LANDSCAPING IMPROVEMENTS WITHIN SUCH EASEMENT AREAS, EXCEPT THAT ANY PORTION THEREOF DAMAGED IN CONNECTION WITH THE MAINTENANCE, REPAIR OR REPLACEMENT OF ANY SANITARY SEWER AND/OR WATER IMPROVEMENTS SHALL BE REPLACED AT THE COST OF THE OWNER OF THE LOT BENEFITED BY THE APPLICABLE SANITARY SEWER OR WATER EASEMENT.

OK recordation of these easements will be required with the Plat. recommend combining into a single easement if possible.

(1) LOT 1, BLOCK 1: RECEPTION NO. _____
(2) LOT 2, BLOCK 1: RECEPTION NO. _____
(3) LOT 3, BLOCK 1: RECEPTION NO. _____
(4) LOT 4, BLOCK 1: RECEPTION NO. _____
(5) LOT 5, BLOCK 1: RECEPTION NO. _____
(6) LOT 2, BLOCK 3: RECEPTION NO. _____
(7) LOT 2, BLOCK 3: RECEPTION NO. _____
(8) LOT 3, BLOCK 3: RECEPTION NO. _____
(9) LOT 3, BLOCK 3: RECEPTION NO. _____
(10) LOT 5, BLOCK 3: RECEPTION NO. _____
(11) LOT 6, BLOCK 3: RECEPTION NO. _____
(12) LOT 7, BLOCK 3: RECEPTION NO. _____
(13) LOT 7, BLOCK 3: RECEPTION NO. _____
(14) LOT 10, BLOCK 3: RECEPTION NO. _____
(15) LOT 10, BLOCK 3: RECEPTION NO. _____
(16) LOT 11, BLOCK 3: RECEPTION NO. _____
(17) LOT 11, BLOCK 3: RECEPTION NO. _____
(18) LOT 13, BLOCK 3: RECEPTION NO. _____
(19) LOT 6, BLOCK 4: RECEPTION NO. _____
(20) LOT 7, BLOCK 4: RECEPTION NO. _____
(21) LOT 8, BLOCK 4: RECEPTION NO. _____
(22) LOT 9, BLOCK 4: RECEPTION NO. _____
(23) LOT 10, BLOCK 4: RECEPTION NO. _____
(24) LOT 11, BLOCK 4: RECEPTION NO. _____
(25) LOT 12, BLOCK 4: RECEPTION NO. _____
(26) LOT 13, BLOCK 4: RECEPTION NO. _____
(27) LOT 2, BLOCK 5: RECEPTION NO. _____
(28) LOT 7, BLOCK 5: RECEPTION NO. _____

28) METHANE VAPOR MITIGATION:
SUB-FLOOR VAPOR MITIGATIONS SYSTEMS SHALL BE INSTALLED FOR EACH RESIDENCE AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE METHANE/RADON DEPRESSURIZATION SYSTEM SPEC SHEETS SG-1 THROUGH SG-4 AS SUBMITTED BY CTL/THOMPSON INCORPORATED. APPLICABLE SAFETY PRECAUTIONS SHALL BE ADHERED TO DURING CONSTRUCTION OF THE SITE.

COLORADO LICENSED
JON WARNER
PRELIMINARY
28668
05/04/16
PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.1.2(a) SEAL.

PREPARED 03/30/2015
REVISED 08/12/2015
REVISED 10/12/2015
REVISED 11/20/2015
REVISED 05/03/2016

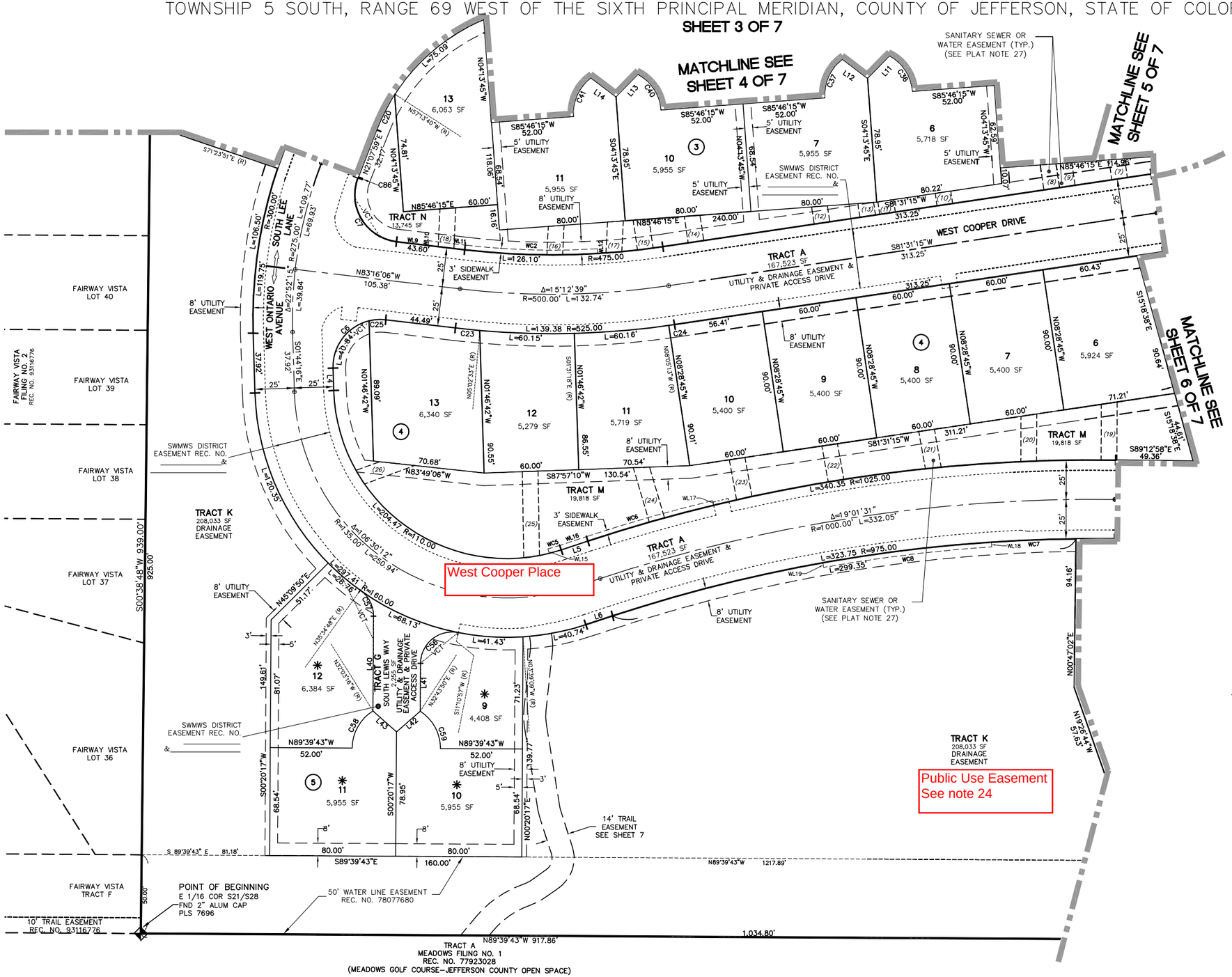
Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

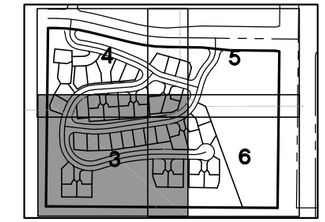
SILVER LEAF

CASE NO. : 06-112771FI
MAP NO. : 35

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 3 OF 7





KEY MAP

N

GRAPHIC SCALE
0 30' 60'
ORIGINAL SCALE: 1"= 30"

DATE OF SURVEY: 01/03/14

LEGEND

- SUBDIVISION BOUNDARY
- LOT/TRACT LINE
- STREET CENTERLINE
- VISION CLEARANCE TRIANGLE 25' X 25' MEASURED FROM PROPERTY LINE EXTENDED
- VCT
- EASEMENT LINE
- MATCHLINE
- RIGHT-OF-WAY LINE
- MINE SUBSIDENCE RISK AREA
- TRAIL EASEMENT LINE
- (R) ... RADIAL
- (NR) ... NON RADIAL
- (1) ... EASEMENT ID NUMBER SEE NOTE 27
- ... SECTION CORNER
- FOUND YELLOW ...PLASTIC CAP PLS 25942 (UNLESS OTHERWISE NOTED)
- N27°24'03"E RADIAL LINE AND ... RADIAL BEARING
- (5) ... BLOCK DESIGNATION
- SWMWS = SOUTHWEST METROPOLITAN WATER & SANITATION DISTRICT
- ✳ ... SEE PAGE 2, NOTE 18
- ✳✳ ... SEE PAGE 2, NOTE 19

COLORADO LICENSED PRELIMINARY 28668 05/04/16 PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.1.2(a) SEAL

PREPARED 03/30/2015
REVISED 08/12/2015
REVISED 10/12/2015
REVISED 11/20/2015
REVISED 05/04/2016

Farnsworth GROUP
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SEE SHEETS 6 AND 7 FOR LINE AND CURVE TABLES

SILVER LEAF

CASE NO. : 06-112771FI
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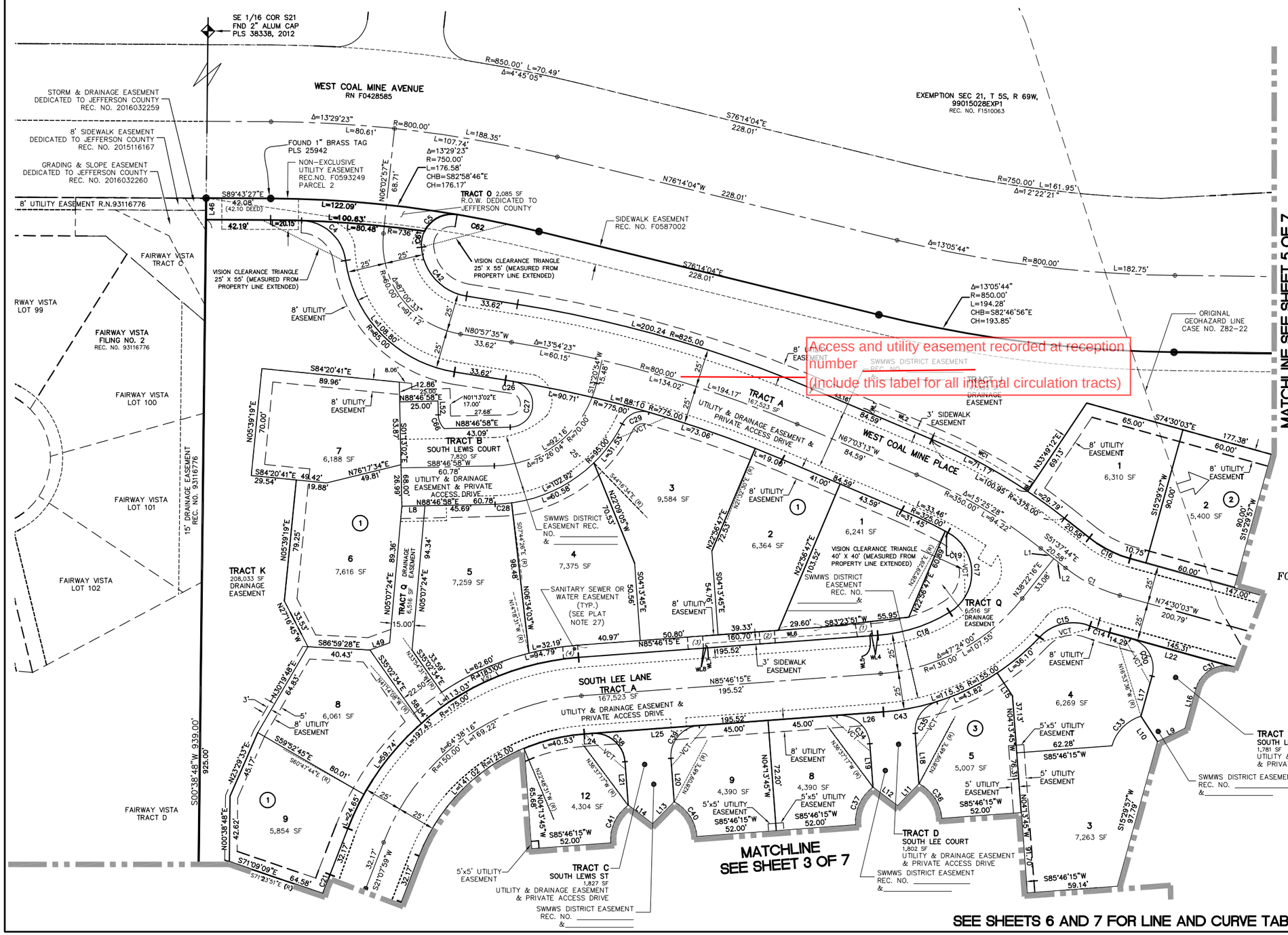
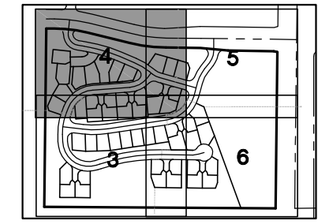
A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 4 OF 7





KEY MAP

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- ✳ ... SEE PAGE 2, NOTE 18
- ✳✳ ... SEE PAGE 2, NOTE 19

COLORADO LICENSED PRELIMINARY 28668 05/04/16 PROFESSIONAL LAND SURVEYOR

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PREPARED 03/30/2015
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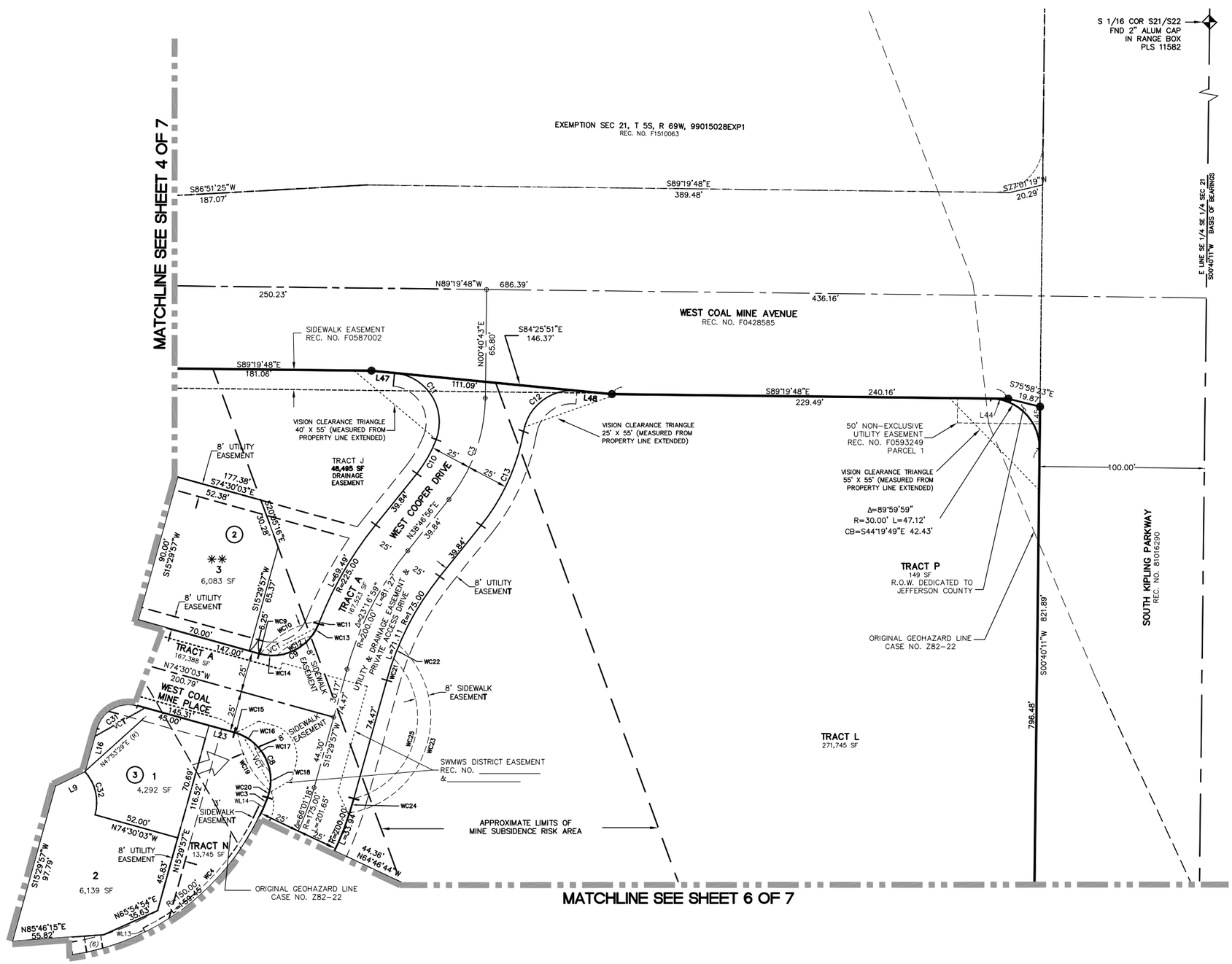
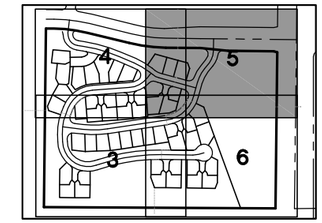
SHEET 5 OF 7





KEY MAP

N

GRAPHIC SCALE
0 30' 60'
ORIGINAL SCALE: 1"= 30"
DATE OF SURVEY: 01/03/14

LEGEND

- SUBDIVISION BOUNDARY
- LOT/TRACT LINE
- STREET CENTERLINE
- VISION CLEARANCE TRIANGLE 25' X 25' MEASURED FROM PROPERTY LINE EXTENDED
- VCT
- EASEMENT LINE
- MATCHLINE
- RIGHT-OF-WAY LINE
- MINE SUBSIDENCE RISK AREA
- TRAIL EASEMENT LINE
- (R) ... RADIAL
- (NR) ... NON RADIAL
- (1) ... EASEMENT ID NUMBER SEE NOTE 27
- ... SECTION CORNER
- FOUND YELLOW ...PLASTIC CAP PLS 25942 (UNLESS OTHERWISE NOTED)
- N71°24'03"E RADIAL LINE AND ... RADIAL BEARING
- (5) ... BLOCK DESIGNATION
- SWMWS = SOUTHWEST METROPOLITAN WATER & SANITATION DISTRICT
- ✳ ... SEE PAGE 2, NOTE 18
- ✳✳ ... SEE PAGE 2, NOTE 19

COLORADO LICENSED
LAND SURVEYOR
PRELIMINARY
28668
05/04/16
PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.1.2(a) SEAL.

PREPARED 03/30/2015
REVISED 08/12/2015
REVISED 10/12/2015
REVISED 11/20/2015
REVISED 05/04/2016

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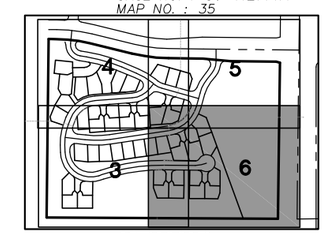
SEE SHEETS 6 AND 7 FOR LINE AND CURVE TABLES

SILVER LEAF

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 6 OF 7

CASE NO. : 06-112771FI
MAP NO. : 35



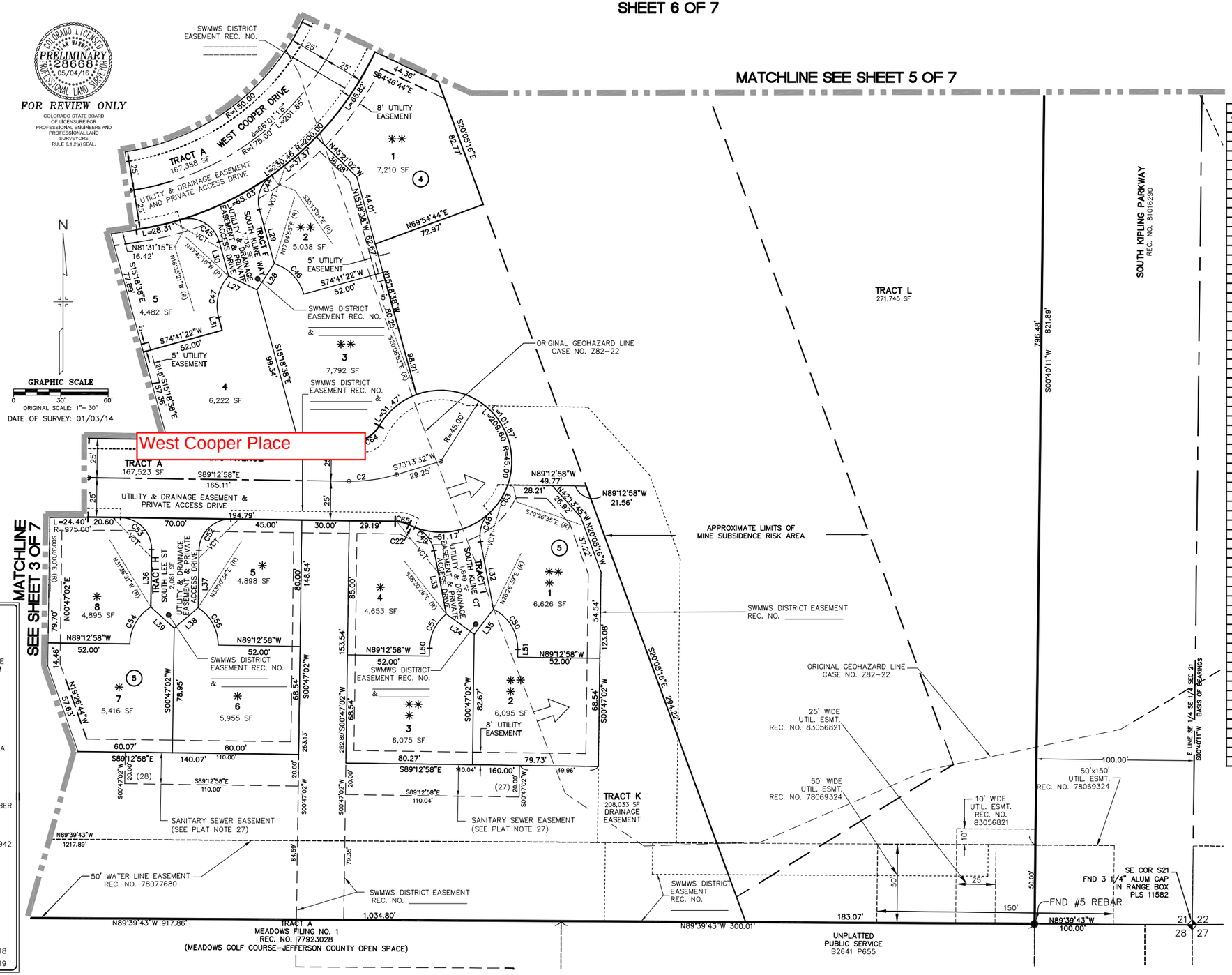
KEY MAP

COLORADO LICENSED LAND SURVEYOR
PRELIMINARY
28668
05/04/16
PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.1.2(e) SEAL.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°37'44"E	10.83'
L2	S51°37'44"E	9.75'
L3	N71°45'31"E	17.80'
L4	S01°44'16"E	14.25'
L5	N71°45'31"E	17.80'
L6	N71°45'31"E	17.80'
L7	S89°12'58"E	29.19'
L8	N88°46'58"E	15.09'
L9	N64°05'22"E	20.00'
L10	S33°05'29"E	20.00'
L11	N44°21'40"E	20.00'
L12	S52°49'10"E	20.00'
L13	N44°21'40"E	20.00'
L14	S52°49'10"E	20.00'
L15	N33°31'23"W	18.00'
L16	S15°29'57"W	27.04'
L17	S15°29'57"W	27.04'
L18	S04°13'45"E	33.10'
L19	S04°13'45"E	28.55'
L20	S04°13'45"E	28.55'
L21	S04°13'45"E	28.55'
L22	N74°30'03"W	70.00'
L23	N74°30'03"W	16.02'
L24	S85°46'15"W	5.17'
L25	N85°46'15"E	70.00'
L26	N85°46'15"E	30.35'
L27	S63°54'03"E	20.00'
L28	N33°16'47"E	20.00'
L29	S15°18'38"E	35.53'
L30	S15°18'38"E	22.44'
L31	S15°18'38"E	8.49'
L32	S10°47'51"E	43.55'
L33	S10°56'52"E	40.94'
L34	S54°09'04"E	21.91'
L35	N37°09'02"E	20.00'
L36	S00°47'02"W	36.36'
L37	S00°47'02"W	36.36'
L38	N49°22'27"E	20.00'
L39	S47°48'24"E	20.00'
L40	S00°20'17"W	60.19'
L41	S00°20'17"W	30.41'
L42	N48°55'42"E	20.00'
L43	S48°15'08"E	20.00'
L44	S89°19'48"E	10.67'
L45	N00°40'11"E	25.41'
L46	N00°38'48"E	14.00'
L47	S84°25'51"E	14.08'
L48	S84°25'51"E	21.19'
L49	N70°04'53"E	13.65'
L50	S00°47'02"W	5.00'
L51	S00°47'02"W	5.00'
L52	S01°13'02"E	9.00'



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	22°52'19"	100.00'	39.92'	N63°03'54"W	39.65'
C2	17°33'30"	100.00'	30.64'	N82°00'17"E	30.53'
C3	38°06'12"	100.00'	66.50'	N19°43'49"E	65.28'
C4	80°31'54"	30.00'	42.17'	N47°53'23"W	38.78'
C5	73°16'47"	20.00'	25.58'	N62°57'45"E	23.87'
C6	98°28'10"	30.00'	51.56'	N47°29'49"E	45.44'
C7	104°15'32"	30.00'	54.59'	N31°08'16"W	47.36'
C8	95°06'58"	30.00'	49.80'	N26°56'35"W	44.28'
C9	84°24'47"	30.00'	44.20'	N63°17'33"E	40.31'
C10	18°13'17"	75.00'	23.85'	N29°40'17"E	23.75'
C11	104°59'30"	30.00'	54.97'	N31°56'06"W	47.60'
C12	85°41'35"	30.00'	44.87'	N52°43'22"E	40.80'
C13	28°54'22"	125.00'	63.06'	N24°19'45"E	62.40'
C14	06°08'36"	125.00'	13.40'	N71°25'45"W	13.40'
C15	68°30'34"	30.00'	35.87'	N77°23'16"E	33.77'
C16	22°52'19"	75.00'	29.94'	N63°03'54"W	29.74'
C17	119°47'46"	30.00'	62.73'	N01°15'21"W	51.91'
C18	27°07'43"	105.00'	49.72'	N72°12'24"E	49.25'
C19	00°21'17"	325.00'	2.01'	N61°19'52"W	2.01'
C20	11°38'21"	125.00'	25.39'	N26°57'10"E	25.35'
C21	02°31'49"	300.00'	13.25'	N19°52'04"E	13.25'
C22	05°01'51"	45.00'	3.95'	N65°51'12"W	3.95'
C23	01°41'21"	525.00'	15.48'	N84°06'47"W	15.48'
C24	00°23'32"	525.00'	3.59'	N81°43'01"E	3.59'
C25	20°28'30"	30.00'	10.72'	N86°29'38"E	10.66'
C26	00°23'38"	775.00'	5.33'	N80°45'47"W	5.33'
C27	169°20'55"	15.00'	44.34'	N04°06'30"E	29.87'
C28	06°31'24"	95.00'	10.82'	N85°31'16"E	10.81'
C29	79°25'56"	15.00'	20.80'	N66°25'28"E	19.17'
C30	90°00'00"	20.00'	31.42'	N29°30'03"W	28.28'
C31	90°00'00"	20.00'	31.42'	N60°29'57"E	28.28'
C32	57°36'27"	28.00'	28.15'	N13°18'17"W	26.98'
C33	57°36'27"	28.00'	28.15'	N44°18'10"E	26.98'
C34	90°00'00"	20.00'	31.42'	N49°13'45"W	28.28'
C35	76°54'18"	20.00'	26.84'	N34°13'24"E	24.87'
C36	57°36'27"	28.00'	28.15'	N33°01'59"W	26.98'
C37	57°36'27"	28.00'	28.15'	N24°34'29"E	26.98'
C38	90°00'00"	20.00'	31.42'	N49°13'45"W	28.28'
C39	90°00'00"	20.00'	31.42'	S40°46'15"W	28.28'
C40	57°36'27"	28.00'	28.15'	N33°01'59"W	26.98'
C41	57°36'27"	28.00'	28.15'	N24°34'29"E	26.98'
C42	76°40'48"	35.00'	46.84'	N42°37'11"W	43.42'
C43	13°05'42"	155.00'	35.43'	N79°13'24"E	35.35'
C44	70°05'34"	20.00'	24.47'	N19°44'09"E	22.97'
C45	91°16'44"	20.00'	31.86'	N60°57'00"W	28.60'
C46	57°36'27"	28.00'	28.15'	N44°06'52"W	26.98'
C47	57°36'27"	28.00'	28.15'	N13°29'36"E	26.98'
C48	57°25'16"	20.00'	20.04'	N17°45'46"E	19.22'
C49	57°25'16"	20.00'	20.04'	N39°39'30"W	19.22'
C50	64°20'23"	28.00'	31.44'	N31°23'10"W	29.82'
C51	50°52'32"	28.00'	24.86'	N26°13'18"E	24.05'
C52	90°00'00"	20.00'	31.42'	N45°47'02"E	28.28'
C53	90°00'00"	20.00'	31.42'	N44°12'58"W	28.28'
C54	57°36'27"	28.00'	28.15'	N29°35'16"E	26.98'
C55	57°36'27"	28.00'	28.15'	N28°01'12"W	26.98'
C56	100°50'40"	20.00'	35.20'	N50°45'37"E	30.83'
C57	54°45'29"	20.00'	19.11'	N27°02'27"W	18.39'
C58	57°36'27"	28.00'	28.15'	N29°08'31"E	26.98'
C59	57°36'27"	28.00'	28.15'	N28°27'57"W	26.98'
C61	30°36'09"	20.00'	10.68'	N11°01'17"E	10.56'
C62	04°09'47"	750.00'	54.49'	N78°18'58"W	54.48'
C63	26°54'58"	45.00'	21.14'	N33°00'55"E	20.95'
C64	60°59'41"	20.00'	21.29'	N60°17'11"E	20.30'
C65	25°52'42"	20.00'	9.03'	N76°16'37"W	8.96'
C66	43°48'47"	13.00'	9.94'	N23°07'26"W	9.70'
C67	03°22'27"	150.00'	8.83'	N79°50'01"E	8.83'
C68	03°50'12"	150.00'	10.04'	N76°13'42"E	10.04'
C86	00°08'28"	250.00'	0.62'	N21°03'45"E	0.62'

LEGEND

- SUBDIVISION BOUNDARY
- LOT/TRACT LINE
- STREET CENTERLINE
- VISION CLEARANCE TRIANGLE 25' X 25' MEASURED FROM PROPERTY LINE EXTENDED
- VCT
- EASEMENT LINE
- MATCHLINE
- RIGHT-OF-WAY LINE
- MINE SUBSIDENCE RISK AREA
- TRAIL EASEMENT LINE
- (R) ... RADIAL
- (NR) ... NON RADIAL
- (1) ... EASEMENT ID NUMBER SEE NOTE 27
- ... SECTION CORNER
- FOUND YELLOW PLASTIC CAP PLS 25942 (UNLESS OTHERWISE NOTED)
- N17°24'03"E ... RADIAL LINE AND RADIAL BEARING
- (5) ... BLOCK DESIGNATION
- SWMWS = SOUTHWEST METROPOLITAN WATER & SANITATION DISTRICT
- ✳ ... SEE PAGE 2, NOTE 18
- ✳✳ ... SEE PAGE 2, NOTE 19

PREPARED 03/30/2015
REVISED 08/12/2015
REVISED 10/12/2015
REVISED 11/20/2015
REVISED 05/04/2016

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5613 DTC PARKWAY, SUITE 1100
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(303) 692-8838 / info@f-w.com

CASE NO. : 06-112771FI
MAP NO. : 35

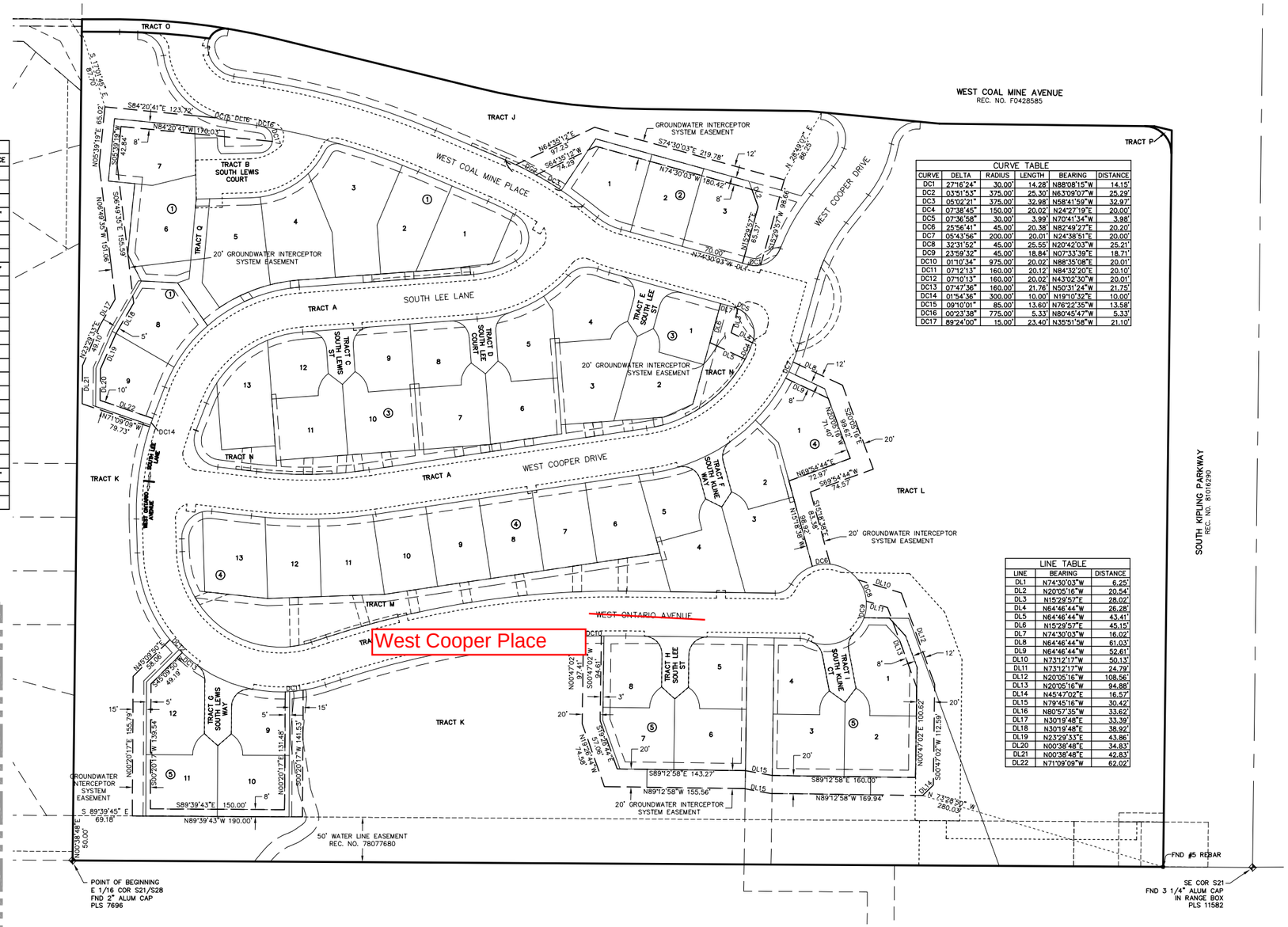
SILVER LEAF

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 7 OF 7

LINE TABLE		
LINE	BEARING	DISTANCE
WL1	S22°56'47"W	3.00'
WL2	N67°03'13"W	41.44'
WL3	N33°20'09"E	3.00'
WL4	N85°46'15"E	4.02'
WL5	S4°13'45"E	3.00'
WL6	S85°46'15"W	108.25'
WL7	S4°13'45"E	3.00'
WL8	N85°46'15"E	1.59'
WL9	N83°16'06"W	20.31'
WL10	N6°43'54"E	3.00'
WL11	S83°16'06"E	23.29'
WL12	S3°27'35"E	3.00'
WL13	N26°14'55"W	3.00'
WL14	S67°01'55"E	3.00'
WL15	N14°04'35"W	3.00'
WL16	N71°45'31"E	17.80'
WL17	S13°36'11"E	3.00'
WL18	S3°48'27"E	3.00'
WL19	N10°08'52"W	3.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
WC1	10°23'21"	378.00'	68.54'	N61°51'32"W	68.45'
WC2	10°11'29"	472.00'	83.96'	S88°21'51"E	83.84'
WC3	2°21'10"	150.00'	6.16'	N21°47'30"E	6.16'
WC4	40°47'00"	147.00'	104.63'	N43°21'35"E	102.44'
WC5	4°09'54"	107.00'	7.78'	N73°50'28"E	7.78'
WC6	4°38'18"	1028.00'	83.22'	S74°04'40"W	83.20'
WC7	3°09'26"	975.00'	53.73'	S87°46'16"W	53.72'
WC8	6°20'25"	972.00'	107.56'	S83°01'21"W	107.51'
WC9	1°07'38"	30.00'	0.59'	S75°03'52"E	0.59'
WC10	42°28'19"	57.15'	42.37'	S60°53'05"W	41.40'
WC11	0°30'48"	225.00'	2.02'	S21°20'34"W	2.02'
WC12	28°41'17"	49.15'	24.61'	S60°50'32"W	24.35'
WC13	15°48'28"	30.00'	8.28'	N28°59'24"E	8.25'
WC14	19°34'52"	30.00'	10.25'	S85°25'07"E	10.20'
WC15	3°51'42"	30.00'	2.02'	N72°34'12"W	2.02'
WC16	21°07'53"	30.00'	11.06'	N60°04'25"W	11.00'
WC17	23°28'48"	51.04'	20.92'	S29°15'11"E	20.77'
WC18	21°07'53"	30.00'	11.06'	N1°34'03"E	11.00'
WC19	39°15'26"	59.04'	40.45'	S29°15'11"E	39.67'
WC20	8°28'55"	30.00'	4.44'	N16°22'27"E	4.44'
WC21	4°31'37"	175.00'	13.83'	S17°45'45"W	13.82'
WC22	2°50'01"	175.00'	8.65'	S21°26'34"W	8.65'
WC23	128°23'59"	58.87'	131.92'	N16°23'25"E	106.00'
WC24	2°36'20"	200.00'	9.09'	N16°48'06"E	9.09'
WC25	120°24'56"	50.87'	106.90'	N15°51'12"E	88.29'



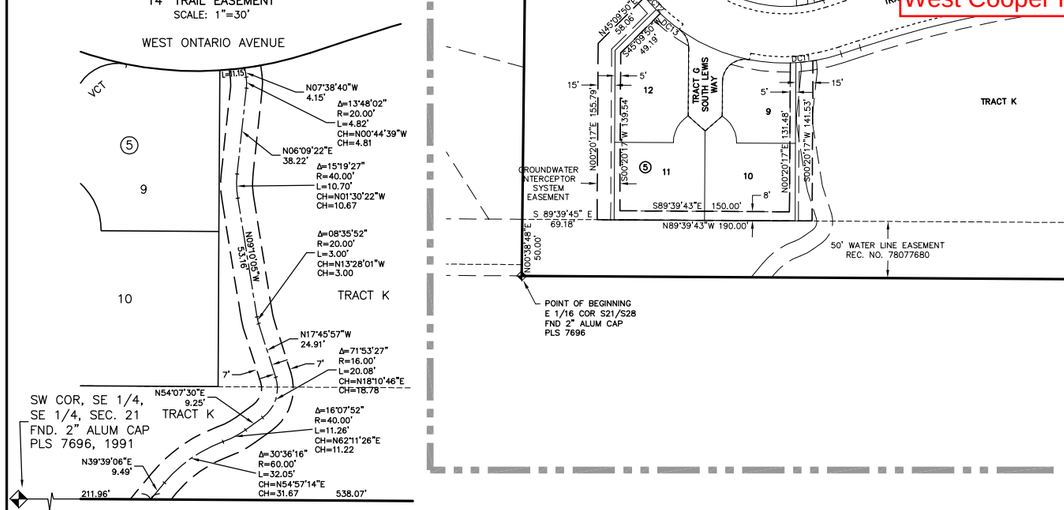
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
DC1	27°16'24"	30.00'	14.28'	N88°08'15"W	14.15'
DC2	03°51'53"	375.00'	25.30'	N63°09'07"W	25.29'
DC3	05°02'21"	375.00'	32.98'	N58°41'59"W	32.97'
DC4	07°38'45"	150.00'	20.02'	N24°27'19"E	20.00'
DC5	07°36'58"	30.00'	3.99'	N70°41'34"W	3.98'
DC6	25°56'41"	45.00'	20.38'	N82°49'27"E	20.20'
DC7	05°43'56"	200.00'	20.01'	N24°38'51"E	20.00'
DC8	32°31'52"	45.00'	25.55'	N20°42'03"W	25.21'
DC9	23°59'32"	45.00'	18.84'	N07°33'39"E	18.71'
DC10	01°10'34"	975.00'	20.02'	N88°35'08"E	20.01'
DC11	07°12'13"	160.00'	20.12'	N84°32'20"E	20.10'
DC12	07°10'13"	160.00'	20.02'	N43°02'30"W	20.01'
DC13	07°47'36"	160.00'	21.76'	N50°31'24"W	21.75'
DC14	01°54'36"	300.00'	10.00'	N19°10'32"E	10.00'
DC15	09°10'01"	85.00'	13.60'	N76°22'35"W	13.58'
DC16	00°23'38"	775.00'	5.33'	N80°45'47"W	5.33'
DC17	89°24'00"	15.00'	23.40'	N35°51'58"W	21.10'

LINE TABLE		
LINE	BEARING	DISTANCE
DL1	N74°30'03"W	6.25'
DL2	N20°05'16"W	20.54'
DL3	N15°29'57"E	28.02'
DL4	N64°46'44"W	26.28'
DL5	N64°46'44"W	43.41'
DL6	N15°29'57"E	45.15'
DL7	N74°30'03"W	16.02'
DL8	N64°46'44"W	61.03'
DL9	N64°46'44"W	52.61'
DL10	N73°12'17"W	50.13'
DL11	N73°12'17"W	24.79'
DL12	N20°05'16"W	108.56'
DL13	N20°05'16"W	94.88'
DL14	N45°47'02"E	16.57'
DL15	N79°45'16"W	30.42'
DL16	N80°57'35"W	33.62'
DL17	N30°19'48"E	33.39'
DL18	N30°19'48"E	38.92'
DL19	N23°29'33"E	43.86'
DL20	N00°38'48"E	34.83'
DL21	N00°38'48"E	42.83'
DL22	N71°09'09"W	62.02'

DETAIL

14' TRAIL EASEMENT

SCALE: 1"=30'



N

GRAPHIC SCALE

0 30' 60'

ORIGINAL SCALE: 1"= 30"

DATE OF SURVEY: 01/03/14

LEGEND

- SUBDIVISION BOUNDARY
- LOT/TRACT LINE
- STREET CENTERLINE
- VISION CLEARANCE TRIANGLE 25' X 25' MEASURED FROM PROPERTY LINE EXTENDED
- VCT
- EASEMENT LINE
- MATCHLINE
- RIGHT-OF-WAY LINE
- MINE SUBSIDENCE RISK AREA
- TRAIL EASEMENT LINE
- (R) ... RADIAL
- (NR) ... NON RADIAL
- (1) ... EASEMENT ID NUMBER SEE NOTE 27
- ... SECTION CORNER
- FOUND YELLOW PLASTIC CAP PLS 25942 (UNLESS OTHERWISE NOTED)
- N71°24'03"E ... RADIAL LINE AND RADIAL BEARING
- (5) ... BLOCK DESIGNATION
- SWMWS = SOUTHWEST METROPOLITAN WATER & SANITATION DISTRICT
- ✳ ... SEE PAGE 2, NOTE 18
- ✳✳ ... SEE PAGE 2, NOTE 19

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR JOHN WARNER PRELIMINARY 28668 05/04/16

FOR REVIEW ONLY

COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.1.2(a) SEAL

PREPARED 03/30/2015
REVISED 08/12/2015
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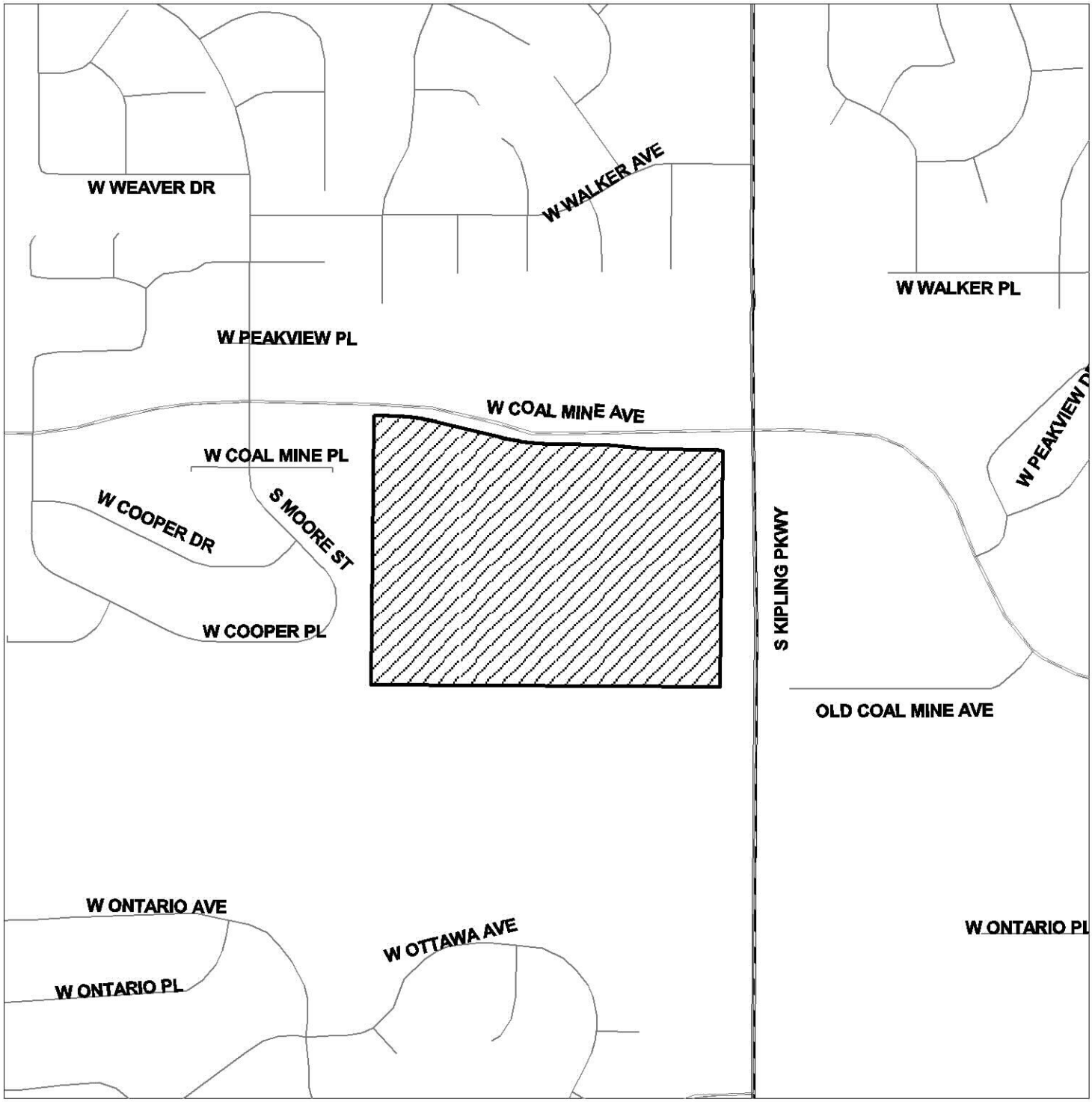
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com



Case Number: 06 -112771FI

Location: Sec. 21, T5S, R69W

N
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500 0 500 Feet

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Plot: Mar. 24, 2008: 4:36 PM
Ortho: 35

Vicinity Map

Case Number: 06 -112771FI

Location: Sec. 21, T5S, R69W

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2006 Photography

Plot: Mar. 24, 2008: 4:36 PM
Ortho: 35

REQUEST FOR 60-DAY EXTENSIONS

John K. Wolforth

TO: John Wolforth
Director of Planning and Zoning

FROM: Ross Klopf
Civil Planning Engineer

DATE: November 14, 2016

SUBJECT: Request for Seventeen 60-Day Extensions
Plat Title: Silver Leaf
Plat Case Number: 06-112771FI

Request/Background:

Please consider the attached request for seventeen 60-Day extensions for re-submittal of the Plat and Plat supporting documents. Background information is as follows. The original Preliminary Plat for Silver Leaf, Case No. 04-128808PL, was approved by the Planning Commission on March 29, 2006. During the review process of the Preliminary Plat, Foothills Park and Recreation District (referred to hereafter as "Foothills") approved the Open Space Area as shown on the attached document, dated November 3, 2005; the park land credits determined at that time to be 8.33 Acres. The application for the Final Plat (06-112771FI) was submitted and went on referral on March 2008. This case was processed under a previous Land Development Regulation, effective date March 14, 2007, which relied on a review from the park and recreation district recommendation as to whether or not land should qualify for park land credit. Afterwards, the US Army Corps of Engineers had major concerns related to the submitted construction plans, which caused a re-design of a large portion of the subdivision and a slight reduction in the number of lots from 54 to 50. The Final Plat, Silver Leaf, Case No. 06-112771FI, was submitted in 2006 and differed from the previously approved Preliminary Plat due to the re-design described above. As a result, the applicant was directed to submit a new Preliminary Plat (Case No. 07-131025PL); this was necessary in order to proceed with processing the Final Plat. The Preliminary Plat was approved by the Planning Commission on June 25, 2008. These revisions also resulted in some changes to the landscape plan, which included the proposed park land areas and credits of 7.91 Acres. Staff sent a letter with attachments to Foothills indicating the decrease from 8.33 to 7.91 Acres on November 24, 2009; one of the attachments includes a letter from Foothills, dated August 16, 2005 (typo - the Case Manager indicated the date as August 16, 2009 rather than August 16, 2005). In the Foothills letter dated August 16, 2005, their position at that time was requiring park fees in lieu of park land dedication.

The applicant received the fifth referral response from Staff on February 14, 2014. The applicant had a delay in responding to Staff's concerns and preparing for the Board of County Commissioners hearing due to difficulty in obtaining offsite easements including an off-site utility and drainage easements and offsite sanitary sewer easements across Jefferson County property, which is leased by Foothills Park and Recreation District. The above item caused a delay in responding in a timely manner. The developer submitted an extension request dated May 15, 2016 to continue the Plat process.

As a part of the extension request, major regulation changes are considered as it pertains to the Plat process; especially in this instance since the Final Plat has been in process for approximately 10 years. Staff is of the opinion that the only major changes in the regulations during the processing of this Plat are the Park and School Requirements, Section 32 of the Land Development Regulation.

In 2013, the current park and school regulations were adopted by the Board of County Commissioners. These regulations authorized the Director of Planning and Zoning to make the decision on park land credit. In the event the applicant or the park and recreation district disagree with the Director of Planning and Zoning's decision, they may appeal the Director of Planning and Zoning's decision to the Board of County Commissioners pursuant to Section 32 of the Land Development Regulation. Under the current regulations, the applicant would have a determination on the park land credit prior to the public hearing based on the criteria set forth in the current Park and School regulations. The appropriate park and recreation district shall approve any sites that are to be dedicated to the district as public park sites. In addition, the park and recreation district may provide an opinion related to a park dedication proposal that will not result in the site being dedicated to the district. Staff attempted to get the two parties (Foothills

and the Developer) to come to an agreement related to park dedication credits but to no avail, including multiple meetings with the District and discussions with the developer. Foothills current position is that it is the County should decide this extension request. The decision being that either the applicant needs to conform to the current regulations or the regulations in effect at the time of formal application.

The applicant is wishing to go to public hearing as soon as possible and it is their position that the proposed extensions should be approved without the requirement to meet the current regulations. The preference of the applicant is to use the Park and School regulations that were in effect at the time of formal application for the Final Plat. It is the applicant's position that Foothills is not honoring the previous agreement that was in place related to the park land credit. Pursuant to the 2007 regulation, the Board of County Commissioners would make the decision on whether park land qualifies for dedication credit. If the credit is less than the necessary park land credit for the specific development, a land appraisal will be required in order to determine the park fees. If the credit is greater than the necessary park land credit for the specific development, then the applicant would obtain credits that could be used or sold to satisfy the dedication requirements for other developments within a 5 mile radius. Staff's understanding is that Foothills does not concur with the proposed park land credits as currently presented due to changes in the Plat and supporting documents.

Analysis/Recommendation:

Pursuant to Section 7.C.8 of the Jefferson County Land Development Regulation (Effective Date: August 14, 2007), Planning and Zoning Staff supports the extension request for the following reasons:

It would be impractical to restart/re-refer this case, requiring unnecessary expense and time for the applicant and would serve no useful purpose. There have been no significant changes in the County regulations that would warrant a re-referral/restart of this particular case EXCEPT for the Park and School Requirements. The basis for Staff's support of the extension request is subject to the condition that the Final Plat and supporting documents comply with the current County Regulations as enumerated below.

This case was sent out on referral in March 2008. The County regulations that were in effect at the time are dated August 14, 2007 (see attached Section 32 of the LDR).

The Park and School Requirements provisions in Section 32 of the Land Development Regulation were significantly revised and subsequently adopted by the Board on September 24, 2013 (see attached excerpts of the regulations). The updated provisions included the following:

- A simplified, predetermined park and school fee structure as opposed to the requirement to submit a land appraisal.
- Section 15 of the Zoning Resolution is referenced in the current criterion, which requires both communal amenities and common usable area. The landscape plans would need some revisions to comply with the criteria.
- Banked land dedication credits for park and school may only be used to satisfy the dedication requirements of a development that is considered to be a part of the original development; the determination of whether a subsequent development is considered a part of the overall original development shall be made by Planning and Zoning.
- A provision to allow deferral of the payment of Park and School Fees until the time of Building Permit and/or Certificate of Compliance.
- Previously approved banked credits would still be honored and would be available use in accordance with the regulations in effect at the time of platting.

Foothills had stated that it is not their decision as to whether the old or current regulations will be used as it pertains to the extension request. Once a decision is made on the extension, Foothills will review the revised plan. Staff recommends that in order to provide a decision on the park land dedication prior to public hearing and to remove the requirement for a land appraisal, that the current Park and School regulations be applied to this development. Staff is of the opinion that there are other changes to the regulations that are relatively minor in nature and would not jeopardize the safety and welfare of future lot owners or surrounding neighborhoods; therefore, Staff does not believe that it is necessary to deny the extension request and restart the entire case under the current regulations.

According to Section 7.C.8 of the (Effective date: August 14, 2007, the Director of Planning and Zoning has the ability to grant an additional 60-calendar-day extension from the original due date of April 15, 2014. Seventeen 60-day extensions will bring the case current to November 29th 2016. Staff recommends approval of the applicant's request conditioned on the Plat and Plat supporting documents complying with the current County regulations concerning park and school requirements. The applicant will be required to satisfy the communal amenities and common usable area requirements before park land dedication can be considered.

Other Options for the Director of Planning and Zoning:

The Director of Planning and Zoning man approve the extension request without condition, which would result in the applicant being required to use the regulations in effect at the time of the first referral for the Plat.

For this scenario, the park land credit would still need to be determined and a recommendation would be requested from the Foothills related to the qualifying parkland. The recommendation from Staff (with consideration Foothills comments) would also delineate if any qualifying parkland would be considered private or public (public park dedication credit can be used to satisfy dedication credits for future development within a 5 mile radius and private credits can only be used within the boundaries of the plat, immediately adjoining the plat or for any plat within the same planned development zone district). The Board of County Commissioners would need to approve the park land credit and the land appraisal, if required.

The Director of Planning and Zoning may deny the extension request.

This decision would require the applicant to submit a new Preliminary and Final Plat application and review fees and the development would need to comply with the current regulations.

The Director's determination may be appealed to the Board of County Commissioner's by either the applicant or Foothills.

Decision:

Pursuant to Section 7.C.8 of the Jefferson County Land Development Regulation, the Director of Planning and Zoning may allow the following:

Seventeen 60-Day extensions for re-submittal of Plat and Plat supporting documents related to the Plat, Silver Leaf Case Number 06-112771FI. This case is current through November 29, 2016.

Director of Planning and Zoning:

_X_ Seventeen 60-Day Extensions approved subject conditioned on the Plat and Plat supporting documents complying with current County regulations concerning Park and School requirements, effective date: September 24, 2013

___ Seventeen 60-Day Extensions approved (complying with the Land Development Regulation, effective date: August 14, 2007)

___ Seventeen 60-Day Extensions approved with changes _____

___ Seventeen 60-Day Extensions denied (Submittal of Plat and Plat Supporting documents in accordance with current County regulations)

John K. Wolforth

John Wolforth
Director of Planning and Zoning

11/15/16
Date

REQUEST FOR WAIVER

TO: John Wolforth
Planning Director

FROM: Sean Madden
Civil Engineer – Development Analysis

DATE: 5-22-08

SUBJECT: Request for a Waiver at the time of Platting
Waiver Case Number: 08-107476WR
Plat Title: Silver Leaf
Final Plat Case Number: 06-112771FI
Preliminary Plat Case Number: 07-131025PL

Request:

1. The applicant is requesting a waiver of Section 15.A.1.a.(5)(d) of the Jefferson County Land Development Regulation, which requires property line corners at street intersections with less than 50-feet of right-of-way easement width to be rounded by a 30-foot radius arc. Staff supports this waiver request for the following reasons. All streets within the subdivision are private and appears to be sufficient for emergency responders and turning of vehicles. West Metro Fire Protection District has no concern with the proposed street radii as indicated in their correspondence dated 4-17-08. Staff recommends that the Planning Director approve this particular administration waiver request.

Recommendation:

In accordance with the Land Development Regulation, Paragraph 2.B.2.b.(3), the granting of this waiver would not create any unreasonable hazards or unsafe conditions. Therefore, the Planning Staff recommends approval of the applicant's request.

Decision:

Pursuant to Paragraph 2.B.2.b of the Land Development Regulation, the Planning Director has granted the following waivers to Silver Leaf, case number: 06-112771FI.

1. Radius arc of 20-feet at all internal Private Access Drives that have less than 50-feet of right-of-way easement width, specifically South Kline Court, South Lee Street, South Kline Way, South Lee Street, South Lee Court, South Lewis Street and South Lewis Way as they intersect with Tract A.

Planning Director:

X Waiver Granted
___ Waiver Granted with Changes
___ Waiver Denied

John Wolforth
John Wolforth
Planning Director

6/3/08
Date:

CJB June 3, 2008

MNS

REQUEST FOR WAIVER

TO: John Wolforth
Planning Director

FROM: Sean Madden
Civil Engineer – Development Analysis

DATE: 5-29-08

SUBJECT: Request for a Waiver at the time of Platting
Waiver Case Number: 08-107656WR
Plat Title: Silver Leaf
Final Plat Case Number: 06-112771FI
Preliminary Plat Case Number: 07-131025PL

Request:

1. The applicant is requesting a waiver of Section 3.7.3 of the Jefferson County Roadway Design and Construction Manual relating to the requirements for lane length and taper length of deceleration right-turn lanes, which requires minimum deceleration length of 230 feet and minimum taper length of 140 feet. The applicant is proposing a deceleration right-turn lane length of 124 feet and a taper length of 121 feet for east bound Coal Mine Avenue as it approaches the west entrance to the proposed subdivision. Staff supports this waiver due to the proposed traffic being low and the topography of the site is such that moving the access point would be problematic. Also Highway and Transportation and Road and Bridge have no objection to the proposal. Staff recommends that the Planning Director approve this particular administrative waiver request.

Recommendation:

In accordance with the Land Development Regulation, Paragraph 2.B.2.b.(3), the granting of this waiver would not create any unreasonable hazards or unsafe conditions. Therefore, the Planning Staff recommends approval of the applicant's request.

Decision:

Pursuant to Paragraph 2.B.2.b of the Land Development Regulation, the Planning Director has granted the following waivers to Silver Leaf, case number: 06-112771FI.

1. Section 3.7.3 of the Jefferson County Roadway Design and Construction Manual relating to the requirements for lane length and taper length of deceleration right-turn lanes.

Planning Director:

_X_ Waiver Granted
___ Waiver Granted with Changes
___ Waiver Denied

John Wolforth
John Wolforth
Planning Director

6/3/08
Date:

CJB June 3, 2008

MWS

REQUEST FOR WAIVER

TO: John Wolforth
Planning Director

FROM: Sean Madden
Civil Engineer – Development Analysis

DATE: 5-29-08

SUBJECT: Request for a Waiver at the time of Platting
Waiver Case Number: 08-107655WR
Plat Title: Silver Leaf
Final Plat Case Number: 06-112771FI
Preliminary Plat Case Number: 07-131025PL

Request:

1. The applicant is requesting a waiver of Section 3.7.4 of the Jefferson County Roadway Design and Construction Manual relating to the requirements for lane length and taper length of deceleration left-turn lanes, which requires minimum deceleration length of 230 feet and minimum taper length of 140 feet. The applicant is proposing a deceleration left-turn lane length of 124 feet and a taper length of 121 feet for the west entrance of the existing church. This new alignment proposal will change the east entrance of the existing church from full movement to right-in and right-out only. Staff supports this waiver due to the proposed traffic being low and the applicant has aligned their proposed entrance with the opposite entrance to the existing church. Also Highway and Transportation and Road and Bridge have no objection to the proposal. Staff recommends that the Planning Director approve this particular administrative waiver request.

Recommendation:

In accordance with the Land Development Regulation, Paragraph 2.B.2.b.(3), the granting of this waiver would not create any unreasonable hazards or unsafe conditions. Therefore, the Planning Staff recommends approval of the applicant's request.

Decision:

Pursuant to Paragraph 2.B.2.b of the Land Development Regulation, the Planning Director has granted the following waiver to Silver Leaf, case number: 06-112771FI.

1. Section 3.7.4 of the Jefferson County Roadway Design and Construction Manual relating to the requirements for lane length and taper length of deceleration left-turn lane.

Planning Director:

X Waiver Granted
___ Waiver Granted with Changes
___ Waiver Denied

John Wolforth
John Wolforth
Planning Director

6/3/08
Date:

CJB June 3, 2008

MWS

REQUEST FOR MINOR VARIATIO

TO: John K. Wolforth, Planning Director

FROM: Sean Madden, Civil Engineer – Development Analysis

DATE: 2-26-09

SUBJECT: Request for Minor Variation at the time of Final Plat Approval
Minor Variation Case No.: 09-103758MV
Final Plat Title: Silver Leaf Subdivision
Final Plat Case No.: 06-112771FI

Request:

Pursuant to Section 3.E. of the Jefferson County Zoning Resolution, to allow for the following minor variation:

1) The elimination of a 20' landscape strip along an arterial street, South Kipling Parkway.

The foregoing request does not substantially alter the original intent of the applicable zoning, Planned Development District. Zoning Administration has no objections to this minor variation request.

Recommendation:

In accordance with Section 3.E. of the Jefferson County Zoning Resolution, this variation would not change this zone district's general intent or permitted land use, and would cause no harm to the public good. Therefore, the Planning Staff recommends approval of the applicants' request as presented above.

In accordance with Section 14.F.1.a.(1) of the Jefferson County Zoning Resolution a minimum 20' wide strip shall be landscaped adjacent to arterials streets. The proposed landscape plans depicts the landscape strip being placed along the east side of Cooper Drive. This relocation of landscaping provides an adequate landscape buffer between South Kipling Parkway and the proposed development. Furthermore, there is an existing streetscape, consisting of trees and shrubs, within the right-of-way of South Kipling Parkway that abuts the development.

The Official Development Plan (ODP) to requires adequate landscaping for visual buffering and street character, and to prevent the visual dominance of hardscape and buildings through out the development. Staff is of the opinion that this request for the relocation of the landscape buffer from South Kipling Parkway to Cooper Drive coupled with the existing streescape in South Kipling Parkway does not breach the intent of the ODP. Therefore, Staff recommends **APPROVAL** of the applicant's request.

Decision:

Pursuant to Paragraph 3.E.1 of the Jefferson County Zoning Resolution, the Planning Director has allowed the following minor variation to the Planned Development District at the time of platting of Silver Leaf Subdivision.

The elimination of a 20' landscape strip along an arterial street, South Kipling Parkway.

Zoning Administration:

X Agree with Staff Recommendation
___ Agree with Staff Recommendation with Changes
___ Disagree with Staff Recommendation

Michael J. Chadwick, AICP
Zoning Administrator

Planning Director:

X Minor Variation Approved
___ Minor Variation Approved with Changes
___ Minor Variation Denied

John K. Wolforth 3/26/09

John K. Wolforth
Planning Director

REFERRAL MATRIX

The following items (checked) are being sent to the corresponding agencies. Your response by the due date indicated above is appreciated. If you do not receive what is indicated on the form, please contact the case manager named above.	Final Plat	Landscape Plan	Water & Sewer Plans	Drainage Report & Plan	Updated Geologic Report	Grading, Erosion Control and Construction Plans	Underdrain Maintenance Plan	Boundary Closure	Title Commitment & Referenced Documents
Jefferson County									
Planning and Engineering (Mike Schuster)	1								1
Planning Engineering (Ross Klopf)	1	1	1	1	1	1	1		
Planning Engineering (Pat O'Connell)	1			1	1	1	1		
Planning Engineering (Burton Prentice)	1			1		1			
Current Planning (Landscape Plan Review)	1	1				1			
Zoning Administration	1	1							
Highways and Transportation	1	1	1	1		1			
School District	1								
Addressing Department	1								
Cartography Unit	1							1	1
Health and Environment ($180.00)	1		1						
Open Space	1	1		1		1			
Road and Bridge	1	1	1	1		1			
Assessor	1								
Colorado State									
Division of Water Resources	1								
Geological Survey ($595.00)	1	1		1	1	1			
Soil Conservation	1	1		1	1	1			
Service District									
Public Service Company	1								
Qwest Communications	1								
West Metro Fire Protection District	1	1	1			1			
Post Office	1								
Urban Drainage	1			1					
Southwest Metropolitan Water and Sanitation	1	1	1			1			
Other / Homeowners									
Homeowners Association	17								
Staff Copies	2	1	1	1	1	1	1	1	1

Southwest Metropolitan
Water and Sanitation District
www.swmetrowater.org
8739 W. Coal Mine Ave. • Littleton, Colorado 80123 • (303) 979-2333 • Fax (303) 933-1769

April 18, 2008

Sean Madden
Jefferson County Planning and Zoning
100 Jefferson County Pkwy
#3500
Golden, CO 80419

RE: Water and Sewer Service to Silver Leaf

Dear Mr. Madden;

Please be advised that the above referenced property is located entirely within the water and sanitary sewer service boundaries of the Southwest Metropolitan Water and Sanitation District.

Pending the installation and acceptance of necessary water and sanitary sewer facilities, and purchase of all appropriate tap permits, Southwest Metropolitan will supply water and sanitary sewer service to the subject tract in accordance with District rules and regulations. Construction of water and sanitary sewer facilities within Southwest Metropolitan requires prior written approval of construction plans in accordance with the District's Engineering Standards.

Southwest Metropolitan receives and distributes water pursuant to a "read and bill" contract with Denver Water. Under the terms of this contract, Southwest Metropolitan is required to comply with the Operating Rules and Engineering Standards of Denver Water. As such, all construction plans for water facilities must be approved by Denver Water. Also, a water supply license must be issued by Denver Water prior to extending water service to any property or structure.

Sanitary sewer collection and transportation service will be available to the proposed development from Southwest Metropolitan. Wastewater from the District is processed and treated by the City of Littleton pursuant to contract. Construction plans for sanitary sewer facilities must be approved by the City of Littleton and Southwest Metropolitan. Sanitary sewer service requires the purchase of tap permits from both the District and the City of Littleton. There are presently no restrictions on the issuance of sanitary sewer tap permits by the District or the City of Littleton.

Sincerely yours,

Dennis J. Morse

Dennis Morse

DJM/alq

S:\data\WPDOCS\LETTER\Word Files\Sean Madden.djm.041808.doc

From:	Tony P. Cocozzella
To:	"Chapman, Monica"; Ross Klopf
Cc:	jeff@kerbercreek.com
Subject:	RE: Silver Leaf
Date:	Tuesday, December 06, 2016 1:49:28 PM

All,

Yes the three major items Monica has listed are all pending but very close to completion. Both water and sewer plans are waiting on the easements which our attorney will have the documents to record hopefully next week.

Let me know if you have any questions.

Regards,

Tony Cocozzella Project Coordinator
Southwest Metropolitan Water and Sanitation District | office: (720) 726-5030 | cell: (303)-829-9407
8739 W. Coal Mine Ave.
Littleton, CO 80123
tpcocozzella@plattecanyon.org

From: Chapman, Monica [mailto:Monica.Chapman@stantec.com]
Sent: Monday, December 05, 2016 2:48 PM
To: Ross Klopf <rklopf@co.jefferson.co.us>; Tony P. Cocozzella <tpcocozzella@plattecanyon.org>
Cc: jeff@kerbercreek.com
Subject: Re: Silver Leaf

Ross,
We have been working with Tony Cocozzella at SW Metro Water & San District (I'm copying him on this e-mail).
Generally speaking, the sewer plans have been ready for District approval for many years. The water plans are also ready for approval by both Denver Water and the District. I believe the only outstanding issues are:

1) final approval of the landscaping and irrigation plans by Denver Water
2) recording of the District easements - District and Developer legal staff have been working through this item lately
3) final plan approval by Denver Water and District

Tony, please provide Ross a quick update on the Silver Leaf utility plan approval from the District's perspective.

Chapman, Monica

From: Abbink, Dave [DAbbink@westmetrofire.org]
Sent: Thursday, April 17, 2008 3:58 PM
To: Chapman, Monica
Subject: RE: Silver Leaf - Access Esmt radius

Monica,

The fire department approves the 20' radius easement for the shared drive way access located in the Silver Leaf Subdivision. Thanks, Dave

David Abbink, Deputy Chief/Fire Marshal
West Metro Fire Protection District
433 S. Allison Parkway
Lakewood, CO 80226
303-989-4307 ext. 513

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-----Original Message-----
From: Chapman, Monica [mailto:Monica.Chapman@stantec.com]
Sent: Friday, April 11, 2008 11:36 AM
To: Abbink, Dave
Cc: Chapman, Monica
Subject: Silver Leaf - Access Esmt radius

Dave,
Attached is the Final Plat, as submitted to Jeff Co.
In general, I would like you to review the 20' esmt radius, as shown on the access drives to the 4-lot clusters. The County is requiring written approval from the Fire Dept for anything less than 30' radius in these locations.

Also, we have re-worked the access drive at the northwest corner of the site (per Denver Water's requirements). Currently, we have provided a 10' radius at C26 and C29. The County requires a minimum of 15' in this location unless you can approve the 10' radius.

Please review and let me know your thoughts. Thanks.

Monica Chapman, PE
Stantec
2000 South Colorado Boulevard Suite 2-300
Denver CO 80222
mchapman@stantec.com
stantec.com

FIRE DEPT. APPROVAL

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT AND DENVER WATER DEPARTMENT STANDARDS. THE NUMBER AND LOCATION(S) OF FIRE HYDRANT(S) AND FIRE FLOW AS SHOWN IN THIS WATER MAIN INSTALLATION IS CORRECT AS SPECIFIED BY THE WEST METRO FIRE DISTRICT.

SIGNATURE OF CHIEF OR DESIGNATED REPRESENTATIVE

1-25-08
DATE

1,750 GPM FIRE FLOW

BENCHM
SE CORNER, S
S. KIPLING ST.
W. COAL MINE
SET IN A RAN
ELEVATIO

SILVER LEAF

WATER MAIN CONSTRUCTION PLANS
COVER SHEET

Xcel Energy℠
PUBLIC SERVICE COMPANY

Siting and Land Rights

550 15th Street, Suite 700
Denver, Colorado 80202-4256
Telephone: **303.571.7799**
Facsimile: 303.571.7877

April 23, 2008

Stantec
2000 South Colorado Boulevard Suite 2-300
Denver CO 80222

Attn: Monica Chapman

Re: **Silver Leaf**

Public Service Company of Colorado has no apparent conflict with **Silver Leaf.** The developer should contact Public Service Company's Builder's Call Line at 1-800-628-2121 regarding gas and electric service for this project.

As a safety precaution, Public Service Company of Colorado would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987**, to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-7735.

Thank you,

Kathryn Bauer
Contract Right of Way Processor
Siting and Land Rights

MEMORANDUM

TO: Sean Madden
Jefferson County Planning and Zoning Department

FROM: Ed Wieland
Cartographic Unit

DATE: 3/2/2009

SUBJECT: 06-112771FI

The plat of SILVER LEAF, being a part of Section 21, Township 5 South, Range 69 West of the 6th Principal Meridian Jefferson County, Colorado, has been checked by the Cartographic Unit for survey and cartographic content. The plat would appear to be in compliance with the Jefferson County Land Development Regulations.

Ed Wieland
c:file

Memo

To: Sean Madden

From: Kay Taylor, Addressing Specialist

Date: February 27, 2009

Re: Referral # 07-131025PL, Silver Leaf Subdivision (04-128808PL) & 06-112771FI, 2nd Referral

---

The Addressing Section has the following comments to make:

1) Streets have been labeled on plat as requested.

If you need further assistance, please let me know.

Thanks!

Kay Taylor
Addressing Specialist
Jefferson County Planning & Zoning

Cc: file

Sean Madden

From: Jeremy Cohen
Sent: Thursday, February 06, 2014 9:01 AM
To: Sean Madden
Subject: Comments on Silver Leaf

It appears all requested modifications have been addressed. Please ensure all of the access easements are completed and recorded and noted on the graphics of the plat.

Thanks,

Jeremy Cohen

Permit Review Supervisor
Jefferson County Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550
Phone: 303-271-8722
Fax: 303-271-8744

Jefferson County
Public Health
www.jeffco.us/health

MEMO

TO: Sean Madden
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: June 23, 2011

SUBJECT: Case #06-112771 FI
Silver Leaf Subdivision
Bill Swalling
6315 S Kipling Pkwy

Please refer to this Department's comments dated March 10, 2008, September 15, 2008, September 29, 2008, November 25, 2008, February 26, 2009 and June 10, 2010 regarding this proposal.

This Department is in agreement with plat note #28 and has no outstanding concerns related to the final platting of the proposed subdivision.

From: Kral, Bruce
To: Sean Madden
Cc: "Chapman, Monica"; "Bill Swalling"; jeff dragos
Subject: RE: Silver Leaf
Date: Wednesday, February 03, 2016 8:44:25 AM

Hi Sean,
As stated below, after meeting with Jeff we have come to an agreement on the parking plan, signage plan, and turn model in the cul-de-sac. Do the items Jeff and I agreed on need to be included in a submittal and referral to West Metro, so I can be sure that the changes are included in the final approved plans?

For Jeff and Monica,
If another submittal to Jefferson County is needed, please make sure the fire truck used in the turn study measures out to 43.5' on the scale of the drawing. It looks like the cul-de-sac will work, but if new submittal drawings are going to become part of the final plans, I would like everything to be accurate.

Bruce Kral
Fire Marshal
West Metro Fire Protection District
433 South Allison Parkway
Lakewood, CO 80226
(303)989-4307 ext. 513
bkral@westmetrofire.org

From: jeff dragos [mailto:jeff@kerbercreek.com]
Sent: Wednesday, February 03, 2016 7:09 AM
To: Kral, Bruce
Cc: 'Chapman, Monica'; 'Bill Swalling'; 'Sean Madden'; jeff@kerbercreek.com
Subject: Silver Leaf

Bruce;

Thanks for taking the time to meet with me on Monday. Assuming you are ready to do so, please send an e-mail to Sean Madden at Jefferson County indicating that based on our proposed off-street parking plan, our proposed additions to the signage plan, and our fire truck turn movement analysis in the cul-de-sac, you are now comfortable with our proposed street widths and cul-de-sac diameter. In addition, please mention that you have reviewed our water plans and are ready to sign off on them.

Please let me know if you need anything else or have any questions.

Jeff Dragos, P.E.
Kerber Creek Consulting, LLC
303-748-4216

From:	Kral, Bruce
To:	Sean Madden; "jeff dragos"
Subject:	RE: Silver Leaf parking options
Date:	Tuesday, March 01, 2016 11:02:55 AM
Attachments:	2034_001.pdf

Hi Sean,
The additions Jeff and I discussed are included in the newest plan. Thank you for letting me take a look to ensure the submitted plan contains the updates from our meeting.

Thank you for working on this Jeff.

Bruce Kral
Fire Marshal
West Metro Fire Protection District
433 South Allison Parkway
Lakewood, CO 80226
(303)989-4307 ext. 513
bkral@westmetrofire.org

From: Sean Madden [mailto:smadden@co.jefferson.co.us]
Sent: Tuesday, March 01, 2016 10:10 AM
To: 'jeff dragos'
Cc: Kral, Bruce
Subject: RE: Silver Leaf parking options

Jeff, I promised Bruce another referral to make official comments.

Sean M

From: jeff dragos [mailto:jeff@kerbercreek.com]
Sent: Tuesday, March 01, 2016 10:04 AM
To: Sean Madden
Cc: jeff@kerbercreek.com
Subject: RE: Silver Leaf parking options

Sean;

Seems to be a bit of confusion here. Bruce already has this plan. He likes the plan and we are prepared to move forward with it. Just looking for any input you or other County people may have. We should probably meet.

Jeff Dragos, P.E.
Kerber Creek Consulting, LLC
303-748-4216

From: Sean Madden [mailto:smadden@co.jefferson.co.us]
Sent: Monday, February 29, 2016 8:54 AM

To: 'Kral, Bruce' <BKral@westmetrofire.org>
Cc: jeff dragos <jeff@kerbercreek.com>
Subject: FW: Silver Leaf parking options

Good morning Kral, as I promised, here is the updated information for Silver Leaf. Please let me know if you have any questions, concerns or need additional information. Have a good day.

Sean M

From: jeff dragos [mailto:jeff@kerbercreek.com]
Sent: Friday, February 26, 2016 8:16 AM
To: Sean Madden
Cc: 'Bill Swalling'; jeff@kerbercreek.com
Subject: FW: Silver Leaf parking options

Sean;

I know you received an e-mail from Bruce Kral indicating that he was now satisfied with our proposed street and cul-de-sac dimensions, and accommodations for visitor parking. However, I don't think you have seen our visitor parking plan. Attached as a pdf is our current plan. Each of the six on street parallel parking areas would have room for 4 spaces, for a total of 24 spaces. I would like to come by late next week and review this plan with you. Do you have some time Wednesday afternoon or anytime on Thursday, 3/2 or 3/3? At the same time we could catch up on a few other issues. If you think if makes more sense we could wait until after Bill meets with Foothills and the County on 3/7. Let me know.

Jeff Dragos, P.E.
Kerber Creek Consulting, LLC
303-748-4216

From: Chapman, Monica [mailto:Monica.Chapman@stantec.com]
Sent: Friday, January 22, 2016 9:10 AM
To: Jeff (jeff@kerbercreek.com) <jeff@kerbercreek.com>
Subject: Silver Leaf parking options

Jeff,
Attached is the updated exhibit for possible parking stalls.

Monica Chapman, PE
Project Engineer
Stantec
2000 South Colorado Boulevard Suite 2-300 Denver CO 80222-7933
Phone: (303) 758-4058
Cell: (303) 475-1155
Fax: (303) 758-4828
Monica.Chapman@stantec.com

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Please consider the environment before printing this email.

From: Patricia Meagher
To: Ross Klopf
Subject: FW: Silver-Leaf-redline-Plat
Date: Monday, December 05, 2016 12:46:37 PM
Attachments: Silverleaf Plat.pdf

Hi Ross,
I looked over this plat and the 2 Lee Streets are fine, however, I do see an issue with West Ontario Avenue. It almost lines up with West Cooper Place that is existing in the subdivision to the west, Fairway Vista. Also West Ontario Avenue is the 6800 south grid line and that is pretty far south. It is a existing street in the subdivision to the south, Meadows Flg #4 Amd #1. I think using West Ontario Avenue in this subdivision is not accurate and will cause confusion. I think it needs to be West Cooper Place to be more accurate to the grid and to line up with the rest of the area.

Come over and talk to me about this one when you get a moment.

Thanks
Patricia

From: Ross Klopf
Sent: Monday, December 05, 2016 12:26 PM
To: Patricia Meagher
Subject: Silver-Leaf-redline-Plat

Hello Patricia,

Here it is.

Thanks,

Ross Klopf, PE, CFM, Civil Planning Engineer

Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550
303-271-8733 Fax: 303-271-8744

Memorandum

To: Aaron McLean
Planner

From: Patrick O'Connell
Engineering Geologist

Date: August 10, 2015

Re: Silver Leaf, 6315 S Kipling Parkway, Case No. 06-112771FI

I have reviewed the submitted documents associated with this final plat. A significant portion of the eastern portion of the site is located within a geologic hazard overlay district (G-H) due to the coal mine workings of the Economy (Unity) Mine in the 1930s. The mine consisted of up to four levels extracting from the approximately 8-foot thick coal seam with the room and pillar method. There are several visible subsidence features at the site. The site is also located within the Designated Dipping Bedrock Area (DDBA) which will require a sub-excavation depth 18 to 20 feet below grade. I have reviewed multiple reports, including the pilot test program, prepared by CTL and the May 25, 2011 plans prepared by Stantec, and the February 2, 2009 retaining wall plans and February 19, 2009 calculations prepared by Nelson Design for this project as well as the reports for the extension of Coal Mine Avenue. I have the following comments:

1. An as-built plan and certification of the construction of the retaining walls is required with this plat. The as build and certification shall include verification of the soil nail placement, soil nail length (reinforcement, including geo-grid and/or soil nails are not to extend in County ROW), soil compaction, reinforcement placement and inspections.

2. Note 26 on the plat should reference that the interceptor system is part o the underground drain system and will be maintained by the subdivider, its successors or assigns until such responsibility is assigned to the HOA. This system is part of the underground drain system (part of note 9) and the interceptor drain should not be considered privately owned and maintained by the individual lot owners.

3. To avoid confusion, the Underdrain Restriction note on Sheet 1 in between the Holders of Deeds of Trust and Attorneys Certificate should be moved to Sheet 2.

MEMORANDUM

FROM: Ross Klopf, Planning Engineering
DATE: December 6, 2016

RE: **06-112771FI**; Final Plat to allow 50 single family residential detached lots.

The following comments have been based upon the requirements of the Land Development Regulation, Zoning Resolution, Roadway Design and Construction Manual and the (LDR).

PLAT COMMENTS

1. Offsite Easement Dedication: Planning and Zoning will need executed copies of the three required easement for offsite construction required along Coal Mine. The three easements that are required are an offsite drainage easement to the County, and Offsite sidewalk easement to the county and a grading and slope easement to the County. In addition a private construction easement is required to allow the offsite construction. According to the computer system deeds 08-116522ED DE, 08-116525ED DE and 08-116528ED DE still need to be completed.

2. Reimbursement of Right-of-Way Cost: The County acquired right-of-way for the Kipling and Coal Mine construction projects from this property. The applicant is required to pay the County the cost of the right-of-way acquisition which is $182,282.00.(Section 33.A.7. of the Land Development Regulation)

Drainage

Drainageway: The Corp of Engineers has approved the construction plans for this project. Planning Engineering has no further comments related to the drainage for this project.

Grading, Erosion Control and Soils

1. Grading and Erosion Control Plan: The following changes/additions will be needed with the final plat:

   Please make the revisions in the enclosed redlines.

2. Grading (State Permit): According to the information included in this submittal package the disturbed area on this site will exceed 1 acre. The applicant is required to obtain a Colorado Stormwater General Permit for Construction Activities at least 10-days prior to the start of construction activities. The state permit does not mean that the County has given approval of the grading and erosion control plans. Please contact the Colorado Department of Health and Environment at http://www.cdphe.state.co.us/wq/PermitsUnit/wqcdpmt.html (303-692-3517) if you have any specific questions on the requirements of the Stormwater General Permit.

EXHIBIT "A" COMMENTS

Please update and make the revisions in the enclosed redlinesand return for review and approval.

Waiver Request Comments

1. Left Turn Lane Length Requirements: Due to the existing church access points, the applicant is unable to comply with the left turn lane length requirements in section 3.6.4 of the Roadway Design and Construction Manual. Planning Engineering has no objection to the left turn lane lengths as shown on the latest construction plans. **This waiver has been requested and approved by the Planning Director.**

2. Right Turn Deceleration Lane Length Requirements: The applicant is requesting a reduction in the allowable length of a right turn declaration lane from the 230 feet that is required in Section 3.6.3.5 of

the Roadway Design and Construction Manual. The applicant is proposing a reduction in the length of the right turn deceleration lane as shown in the latest construction plans. Planning Engineering does not object to this waiver request since the proposed traffic is low and due to the topography of the site it is not realistic to move the access. The applicant is proposing a gentler radius on the turn to reduce the amount of deceleration needed in the deceleration lane. For this reason Planning Engineering does not object to the waiver request for alternate deceleration lane design. **This waiver has been requested and approved by the Planning Director.**

Fees and Other Requirements

1. Traffic Impact Fees: Section 33.A.8 of the Land Development Regulation, requires the payment of TRAFFIC IMPACT FEES when obtaining a building permit on any lot within this development. This development will not be eligible for any credit towards the full amount of the fee.

2. Construction Plans and Performance Guarantees: Construction plans and performance guarantees are required by the LDR for public and private street construction and for all other public improvements including, but not limited to, drainage and detention facilities, erosion control devices, fire hydrants, water and sewer appurtenances, trails and landscaping.

    - Once the required revisions have been made please provide at least 3 final signed stamped and dated paper copies for final approval and one signed stamped and dated electronic set for final approval of the landscape plans, construction plans and the drainage report.

3. Private Maintenance Organization: The applicant will be required to establish an organization (normally a property or homeowners' association) to own and maintain private streets/roads, drainage and detention facilities and common areas unless an existing organization agrees in writing to maintain these improvements.

CONCLUSION

The applicant should respond to these comments in writing. If there are any questions please contact Ross Klopf at 303-271-8733.

RK:jeb
c: Jo Blakey, Planning Engineering
File

+ Add Save Refresh Add to Links View ?

66010 Assessor's Office - 6315 S Kipling PKWY 80127 06 112771 000 00 FI

Assigned User: Kathy Sewolt

Reference:

Inspection#:

Priority:

Status: Complete

Mandatory: ☑

To Start: Mar 04, 2008 12:00a.m

To End: Mar 25, 2008 12:00a.m

Started: Mar 19, 2008 3:04p.m

Ended: Mar 19, 2008 3:04p.m

Base Start: Mar 04, 2008

Base End: Mar 25, 2008

Sign Off: Kathy Sewolt

Comment:

File1:

File2:

File3:

Discipline: Final Plat

☑ Print Flag ☐ Scheduled ☐ Assign To-Do

Display Order: 100

Process RSN: 2870067

Attempt(1) | Checklist | Memo | Deficiency | Attachment | Info | People | Insp. Detail

+ Add Save Refresh ?

Date	User	Comment	Result
Mar 19, 2008 15:04:51	Kathy Sewolt		Complete

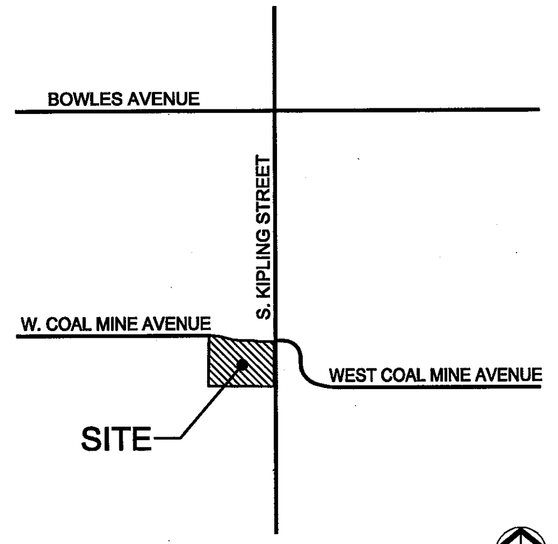
Reception # 2005116202 11-17-05 02:45:12 County of Jefferson State of Colorado $21.00

Map No. 35
Case No. 04-127971 RZ

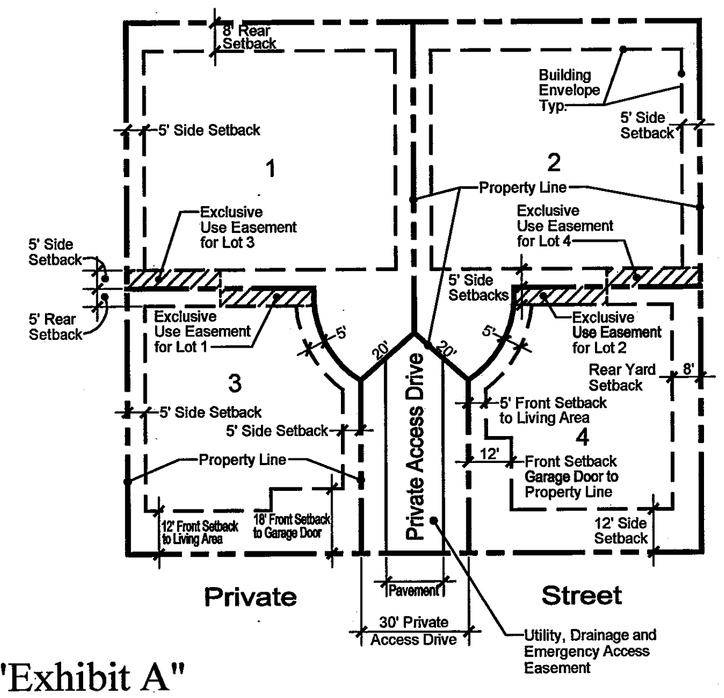
Silver Leaf

Official Development Plan

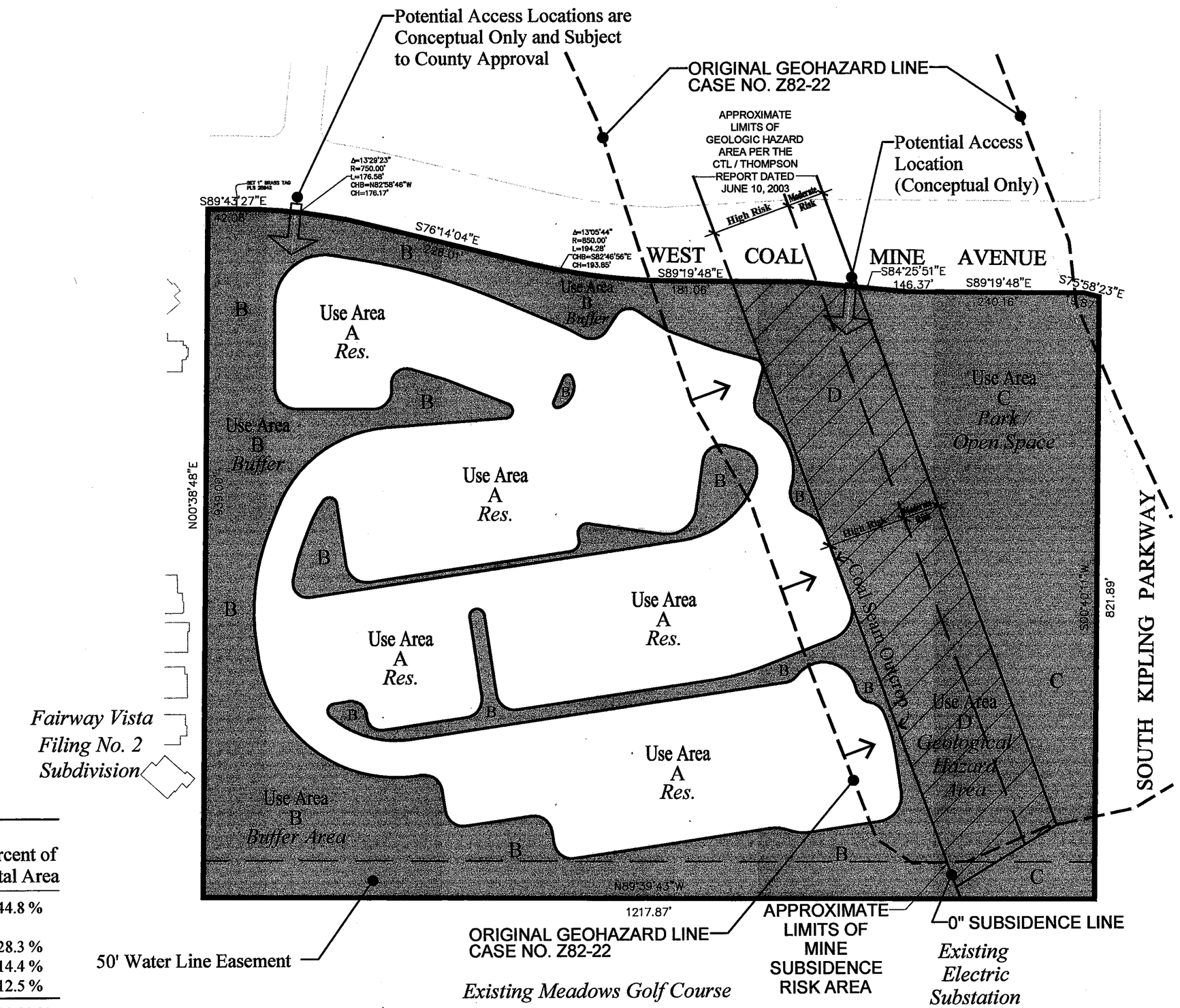
Sheet 1 of 2



Vicinity Map Scale: 1" = 2000'



"Exhibit A"
"Courtyard Cluster" Setback Plan Scale: 1" = 30'



Land Use Summary

Land Use Area	Land Use Type	Acreage	No. of Units	Percent of Total Area
A	Residential Single Family Detached (Courtyard Cluster Homes)	10.83 Ac.	53 DU	44.8 %
B	Buffer Areas	6.84 Ac.	-	28.3 %
C	Park / Open Space	3.48 Ac.	-	14.4 %
D	Geologic Hazard Area	3.03 Ac.	-	12.5 %
	Total	24.18 Ac.	53 DU	100.00 %

Gross Density - 2.19 DU/Ac.
Open Space - 13.35 Ac. (55.2%)

STANDARD FLEXIBILITY STATEMENT:

The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. During the platting process, the Planning Director may allow minor variations for the purpose of establishing:

a. Final road alignments
b. Final configuration of lot and tract sizes and shapes
c. Final building envelopes
d. Final access and parking locations
e. Landscaping adjustments

Applicability Statement:

Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S 00°40'11" W;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;
THENCE N 00°38'48" E, ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 939.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE AS DESCRIBED UNDER RECEPTION NUMBER F0428585 OF THE JEFFERSON COUNTY RECORDS;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE THE FOLLOWING EIGHT (8) COURSES:

1. S 89°43'27" E, A DISTANCE OF 42.08 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°29'23", A RADIUS OF 750.00 FEET, AND AN ARC LENGTH OF 176.58 FEET;
3. S 76°14'04" E, A DISTANCE OF 228.01 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°05'44", A RADIUS OF 850.00 FEET, AND AN ARC LENGTH OF 194.28 FEET;
5. S 89°19'48" E, A DISTANCE OF 181.06 FEET;
6. S 84°25'51" E, A DISTANCE OF 146.37 FEET;
7. S 89°19'48" E, A DISTANCE OF 240.16 FEET;
8. S 75°58'23" E, A DISTANCE OF 19.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET AS DESCRIBED UNDER RECEPTION NUMBER 81016290 OF THE JEFFERSON COUNTY RECORDS;

THENCE S 00°40'11" W, ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET, A DISTANCE OF 821.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;
THENCE N 89°39'43" W, ALONG SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1217.87 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 24.178 ACRES, MORE OR LESS.

COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled Silver Leaf Official Development Plan, was approved the 11TH day of OCTOBER, 2005 and is accepted by the Board of County Commissioners this 15TH day of NOVEMBER, 2005

BOARD OF COUNTY COMMISSIONERS: [signature] Chairman; Faye Wadley

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this 17 day of NOVEMBER, 2005 at 2:45 o'clock P.m.

Faye Griffin
Jefferson County Clerk and Recorder

By: Carol J. Johnson
Deputy Clerk

OWNER'S CERTIFICATES:

Skyland Meadows Developments Ltd., as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Skyland Meadows Developments Ltd.
a Colorado limited partnership

By: Coyote Developments Inc.,
a Colorado Corporation, It's General Partner

By: [signature] Date: NOVEMBER 10, 2005.
William E. Swalling, President

STATE OF COLORADO } SS
COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 10 day of NOVEMBER, 2005.
Witness my hand and official seal.
Carol J. Bauman
Notary Public

My Commission Expires: 02/23/2008

By: [signature] Date: NOVEMBER 10, 2005
Joseph C. Hemmelgarn, Secretary

STATE OF COLORADO } SS
COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 10 day of NOVEMBER, 2005.
Witness my hand and official seal.
Carol J. Bauman
Notary Public

My Commission Expires: 02/23/2008

Legend

Open Space, Buffer, (Use Areas B & C)

Geological Hazard Area (Use Areas D)

0 50 100 200
SCALE 1" = 100'
NORTH

October 28, 2005

Prepared by
David A. Clinger & Assoc. Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
303-526-9126

Owner / Developer
Skyland Meadows Development, Ltd.
7400 East Crestline Circle, Suite 230
Greenwood Village, Colorado 80111

Engineer
Stantec Consulting Inc.
2135 South Cherry Street Suite 310
Denver, Colorado 80222
303-758-4058

Reception # 2005116202

Map No. 35
Case No. 04-127971 RZ

Silver Leaf
Official Development Plan
Sheet 2 of 2

Written Restrictions

A. TITLE AND NAMES

1. Property Owner:
Skyland Meadows Developments, LTD
7400 East Crestline Circle Suite 230
Greenwood Village, CO 80111

2. Prepared By:
David A. Clinger & Associates, Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401

3. ODP Name:
Silver Leaf Official Development Plan

B. STATEMENT OF INTENT

This Official Development Plan is intended to establish the standards for development of a 24.18 acre site within the South Jefferson County Community Plan of Jefferson County, Colorado. It is the intent of this ODP to create a community of single family detached homes with Parks & Open Space.

C. ALLOWED USES

1. Use Area A

PERMITTED USES
a. Single Family Detached Dwelling Units

ACCESSORY USES
a. Accessory attached garages
b. Temporary real estate sales and/or construction offices and trailers, provided that sales offices are removed within thirty (30) days of the closing of the last home, and construction office and trailers are removed from the site within thirty (30) days of the issuance of a certificate of occupancy for the last structure within the Silver Leaf O.D.P.
c. Decks and Patios
d. Home Occupations in conformance with the Jefferson County Zoning Resolution

2. Use Area B - Buffer Areas

PERMITTED USES
a. Open space & buffer areas
b. Utility access drainage easements and facilities, and mailbox kiosks
c. Open space including natural areas, landscaped buffer, trails, roads, detention ponds and wetland mitigation areas
d. Retaining walls per Jefferson County Standards
e. Signs per Jefferson County Zoning Resolution
f. No buildings allowed in this Use Area

3. Use Area C - Park/Open Space

PERMITTED USES
a. Open space including natural areas, landscaped buffers, trails and detention ponds
b. Utility, access and drainage easements and facilities, and mailbox kiosks
c. Pedestrian trails, recreational uses including but not limited to picnic shelter or gazebo, tot lots, court games, homeowner association owned and maintained park areas
d. Retaining walls per Jefferson County Standards
e. Signs per Jefferson County Zoning Resolution
f. Visitor or guest parking per Jefferson County Zoning Resolution

4. Use Area D - Geological Hazard Area

PERMITTED USES
a. Open space including natural areas, landscaped buffers, trails, and detention ponds
b. Pedestrian trails
c. No buildings allowed in this Use Area

D. LOT AND BUILDING STANDARDS

1. Use Area A - Residential/Single Family Detached (See Exhibit A)

a. Height Limitation

i. No building or structure shall exceed thirty-five (35) feet in height

b. Lot Standards

i. The Maximum number of lots shall be: 53

ii. The Minimum lot area shall be: 4,000 Square Feet

c. Building Setbacks (See Exhibit A)

i. For lots with direct access from Private Street:

Front Setback:	
Garage:	18 Feet
Living Area:	12 Feet
Side Setback:	5 Feet
Side to Street Setback:	12 Feet
Rear Setback:	5 Feet

ii. For lots with direct access from Private Access Drive:

Front Setback:
* Garage to Property Line: 12 Feet
Living Area: 5 Feet
(* In no instance can the distance to the garage door be less than 18 feet from edge of payment on the private access drive.)
Side Setback: 5 Feet
Rear Setback: 8 Feet

iii. Architectural features including eaves, cantilevers and fireplaces may encroach into the required setback up to a maximum of twenty-four (24) inches.

2. Use Area B - Buffer Areas

a. No buildings allowed in this Use Area

3. Use Area C- Park/Open Space Area

a. Height Limitation

No building or structure shall exceed thirty-five (35) feet in height

b. Lot Standards

i. The maximum number of buildings or structures shall be four (4). The maximum building ground floor area (GFA) for all of Use Area C shall be 2,500 square feet.

c. Building Structure Setbacks (from property lines)

i. Front, side & rear: 50 feet

E. VISION CLEARANCE TRIANGLES

1. Vision Clearance Triangles shall follow the Jefferson County Zoning Resolution.

F. GEOLOGIC HAZARD AREA

1. This development is partially located within a zoned Geologic Hazard Area.

2. No structures, with the exception of trails, walks, roads, and utility or drainage structures, shall be constructed in Use Area D.

G. OFF-STREET PARKING REQUIREMENT

1. A minimum of two (2) off-street parking spaces shall be provided per single family detached dwelling, and may be in the driveway.
2. Parking shall comply with the Jefferson County Zoning Resolution.

H. FENCES AND RETAINING WALLS

1. The maximum fence height in any use area shall be six (6) feet, with the following exceptions:

   i. Lot lines adjacent to Use Area B shall be limited to the use of an open-rail style fence only, and shall not exceed four (4) feet in height.

2. Fence permits are required for the construction of any fences over forty-two (42) inches in height.

3. A minimum four (4) foot wide planting area shall be required between multiple, stair-stepped retaining walls.

4. Retaining walls shall be designed and constructed in accordance with the Jefferson County Zoning Resolution. A Jefferson County Miscellaneous Permit will be obtained.

5. The maximum height of any single retaining wall shall not exceed eight (8) feet in height.

I. LIGHTING

1. Lighting shall not cast significant glare on adjacent or neighboring properties, or on internal or external streets.

2. Lighting shall comply with the Jefferson County Zoning Resolution.

J. SIGNS

1. Permanent Signs:

a. Community Identification Signs - One (1) double faced or two (2) single faced monument style community identification signs along W. Coal Mine Avenue, not to exceed a maximum of thirty two (32) square feet per face, excluding any structural base and or wall. The maximum height of any such sign shall not exceed six (6) feet in height, including the structural base and or wall. If placed on an earthen berm, the berm height is included in the measurement. The minimum setback is eight (8) feet from any property or right-of-way line.

b. Neighborhood Identification Signs - Internally, up to four (4) locations of a single or double-faced monument style internal neighborhood identification sign shall be permitted and shall not exceed a maximum of twenty (20) square feet per face, excluding any structural base and or wall. The maximum sign height shall be six (6) feet, including the structural base and or wall. If placed on an earthen berm, the berm height is included in the measurement. The minimum setback is eight (8) feet from any property or right of way line.

c. Up to two (2) park and recreation area identification signs not exceeding twenty (20) square feet, single or double-faced are permitted. Signs shall not exceed six (6) feet in height.

2. Temporary Signs:

a. Temporary on site marketing signs not exceeding twenty four (24) square feet double or single faced are permitted. Signs shall not exceed eight (8) feet in height. The minimum setback from the property lines shall be eight (8) feet.

b. Temporary on-site directional / information signs not exceeding eight (8) square feet double or single faced are permitted. Signs shall not exceed (8) ft in height.

c. All temporary signs must be removed upon the closing of the last unit within each Use Area.

d. A county sign permit must be obtained prior to the installation of any sign.

K. OPEN SPACE, BUFFER AREAS AND LANDSCAPING

Silver Leaf will be a residential community, which emphasizes open space amenities. Open space, which is defined as "natural, open or recreational areas" in the Jefferson County Zoning Resolution shall be developed as follows:

1. The minimum percentage of common open space and landscaped areas including natural, open areas, buffers, and recreational areas for Use Areas B, C and D combined, shall be fifty percent (50%).

2. Landscaped streetscapes shall be provided adjacent to and within the right-of-way for all internal streets. Streetscape planting shall include, at a minimum, an average of one (1) tree for every thirty (30) lineal feet of street frontage. Common areas adjacent to internal streets shall also include five (5) shrubs per 1000 square feet. Streetscape plantings shall consist of shade trees, ornamental trees, evergreen trees, or a combination of these. Trees may be grouped together to create more informal natural-looking arrangements.

3. An average minimum twenty (20) foot wide strip shall be landscaped adjacent to West Coal Mine Avenue at an average density of at least one (1) tree per every thirty (30) lineal feet and five (5) shrubs per 1,000 square feet within this landscaped area. No more than seventy-five percent (75%) of the total landscaped area within this twenty (20) foot wide strip shall be comprised of turf.

4. All other landscape requirements per the Jefferson County Zoning Resolution shall apply.

L. PROPERTY OWNERS ASSOCIATION

1. Silver Leaf shall be a covenant-controlled community with architectural control and design guidelines established by the developer, and administered by the developer or the Homeowners Association.

2. A mandatory master Homeowners Association shall be established by the developer for duties including, but not limited to ownership and maintenance of any common property not dedicated to a public entity, including but not limited to private roads, stormwater detention pond areas, landscape and open space tracts (natural, open or recreational areas).

M. ARCHITECTURAL STANDARDS

The architectural design shall be reflective of residential character through the use of scale, massing, architectural detail, building materials, color and design motif. To accomplish this goal, architectural standards shall be detailed in the Homeowner Association covenants.

N. CIRCULATION

1. Streets shall be installed by the developer and maintained by a mandatory homeowners association.

O. TRAILS

1. Trails for pedestrian use shall be constructed by the developer within easements or open space tracts, and maintained by the developer or their assigns.

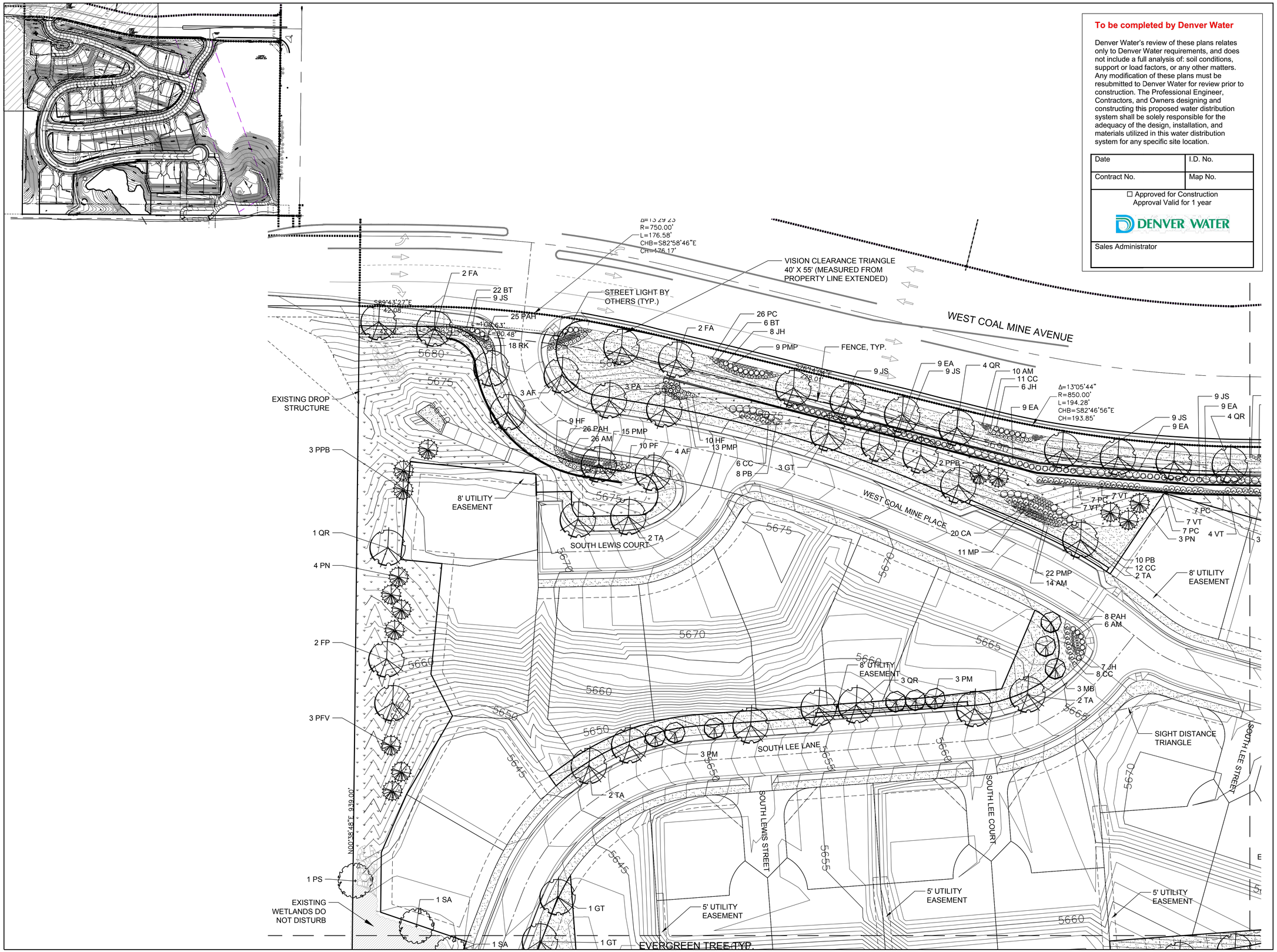
P. UTILITIES

1. All new utilities, with the exception of fire hydrants, electrical transformers, telephone boxes, satellite television dish antennas and cable television boxes, or other similar facilities shall be installed underground.

Q. GENERAL REQUIREMENTS

1. No buildings shall be allowed on slopes steeper than thirty percent (30 %).

2. Other issues not specifically addressed herein will be addressed by those standards in the Jefferson County Zoning Resolution for the district most similar to this ODP.



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DENVER WATER

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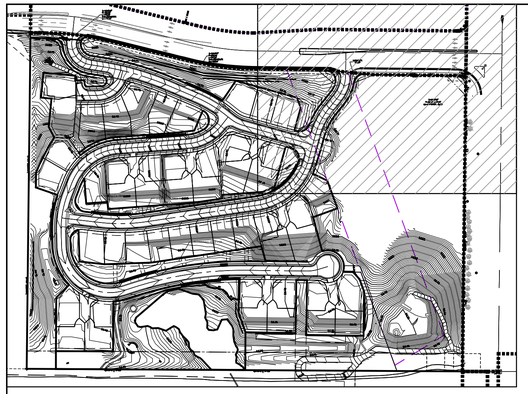
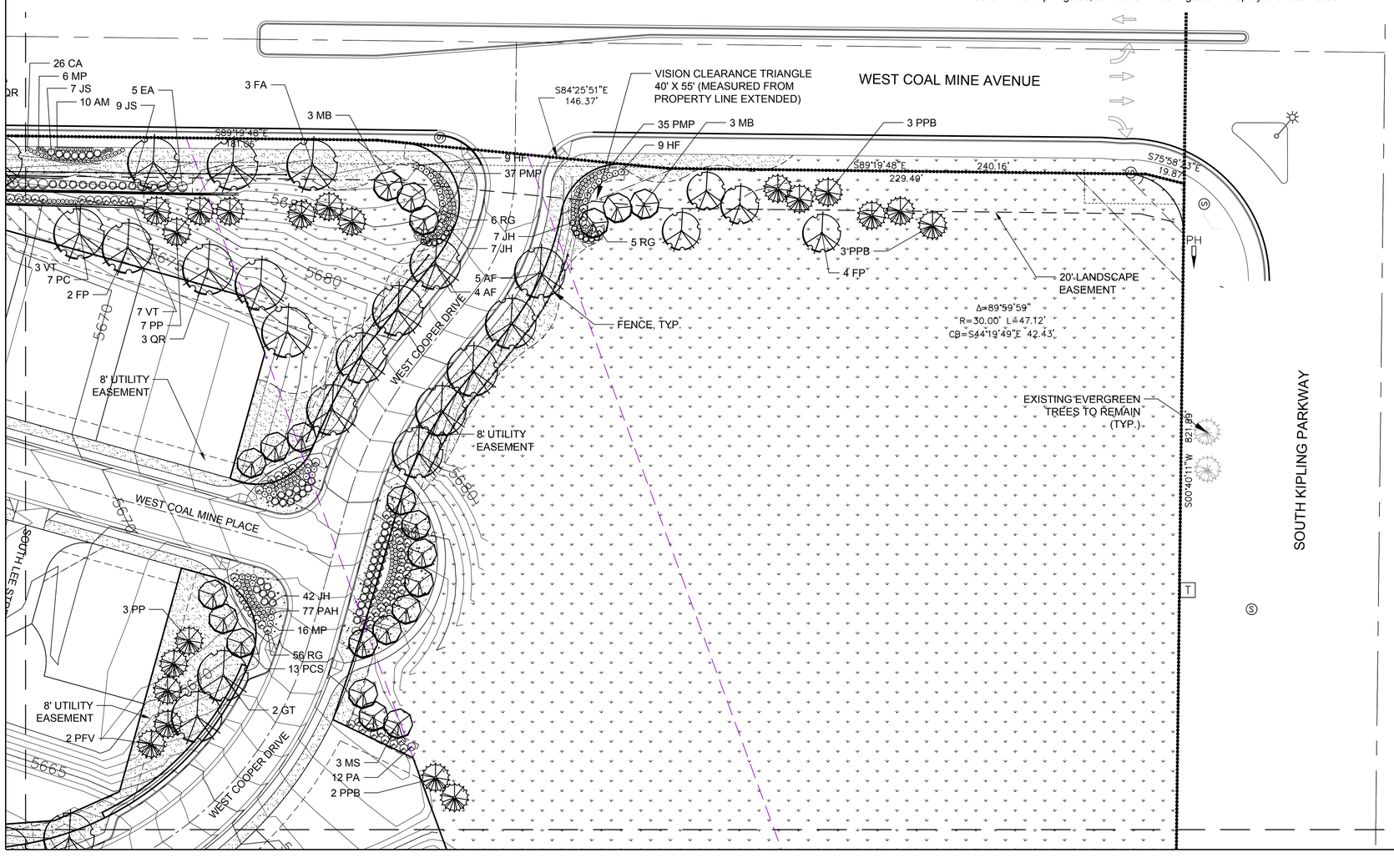


PLANTING NOTES

1. Landscape Contractor shall be responsible for making himself familiar with all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation. The Landscape Contractor shall take sole responsibility for any cost incurred due to damage of said utilities. Call Before You Dig: 1-800-922-1987
2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the General Contractor and Landscape Architect. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
3. If conflicts arise between size of areas and plans, Landscape Contractor to contact Landscape Architect for resolution. Failure to make such conflicts known to the Landscape Architect will result in Contractor's liability to relocate materials.
4. The Landscape Contractor shall notify Landscape Architect 72 hours prior to commencement of work to coordinate project inspection schedules.
5. Landscape Contractor shall provide per unit costs for every size of plant material, and by type as called out on Planting Plans. Unit cost to include the plant material itself and installation including all labor, amendments, fertilizers, etc., as detailed and specified for each size.
6. It is the Landscape Contractor's responsibility to furnish plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Landscape Contractor and be certified pest and disease free. It is the Landscape Contractor's obligation to warranty all plant material for one year after final acceptance.
7. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
8. Provide matching sizes and forms for all plants used for hedges. Space equally as called for on plans.
9. All plant material shall be acclimated to nearest conditions for minimum of 8 months before planting.
10. Obtain an agricultural suitability analysis of the site soil from an accredited soils laboratory at the contractors cost. The analysis shall verify the suitability of the existing soils, analyze the existing soil texture and recommend additional soil amendments beyond those specified. Additional amendments recommended by the analysis beyond those specified shall be an additional cost. A minimum of three (3) samples shall be taken from the site. Location to be determined by the Landscape Architect. The soil amendments currently specified will be the minimum incorporated. Test Agency: Colorado State University Soil Testing Lab, A319-NESB, Fort Collins, CO 80523-1120.
11. Plant names are abbreviated on drawings. See plant list for key and classification.
12. Final location of all plant material shall be subject to the approval of the Landscape Architect.
13. Apply 4 cubic yards of organic compost per 1,000 square feet to all sodded lawn areas.
14. Incorporate amendments thoroughly with top 6 in. of soil and bring amended soil to finish grade and elevations shown on drawings. Do not work soils under frozen or muddy conditions.
15. Do not commence amending of existing soil prior to acceptance of finish or subgrade.
16. See details for planting requirements, materials, and execution.
17. Stake/Guy all trees as per detail for a period of one year.
18. If annuals are specified on plans, the landscape contractor is to submit a list of seasonally available annuals to be used to the landscape architect for approval.
19. Ground cover areas are to be triangularly spaced. Do not mulch ground cover areas.
20. Edging to be green Ryerson 1/4"x4" steel, or approved equal, location as shown on plan.
21. All utility easements and emergency accesses shall remain unobstructed and fully accessible along their entire length for maintenance and emergency equipment and vehicles.
22. All landscaped areas shall be irrigated with an automatic irrigation system, as follows. Planting beds will be drip irrigated, turf areas will be irrigated with spray and rotor heads.



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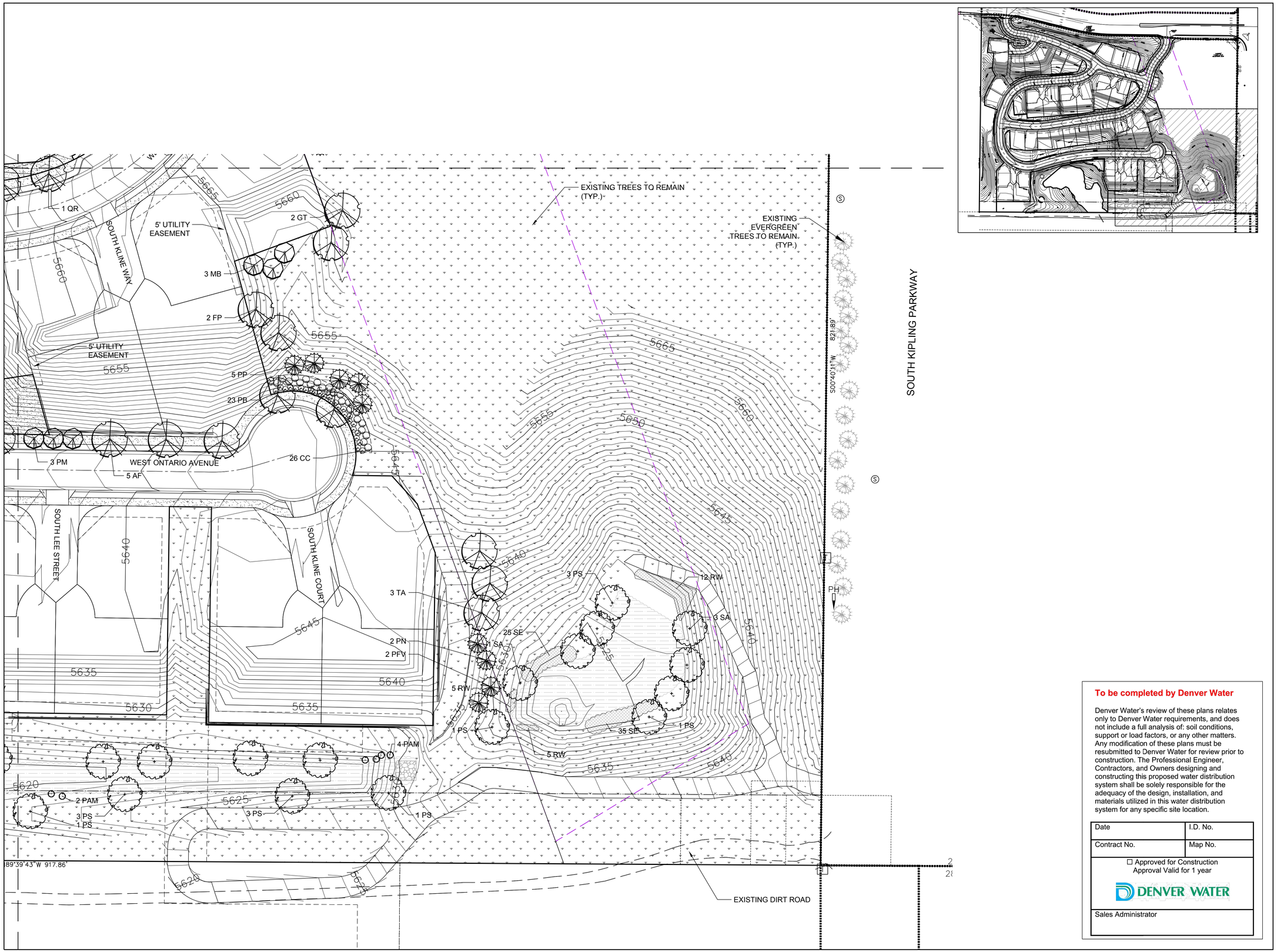

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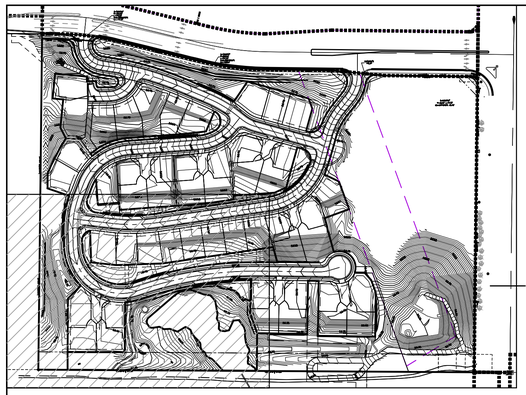

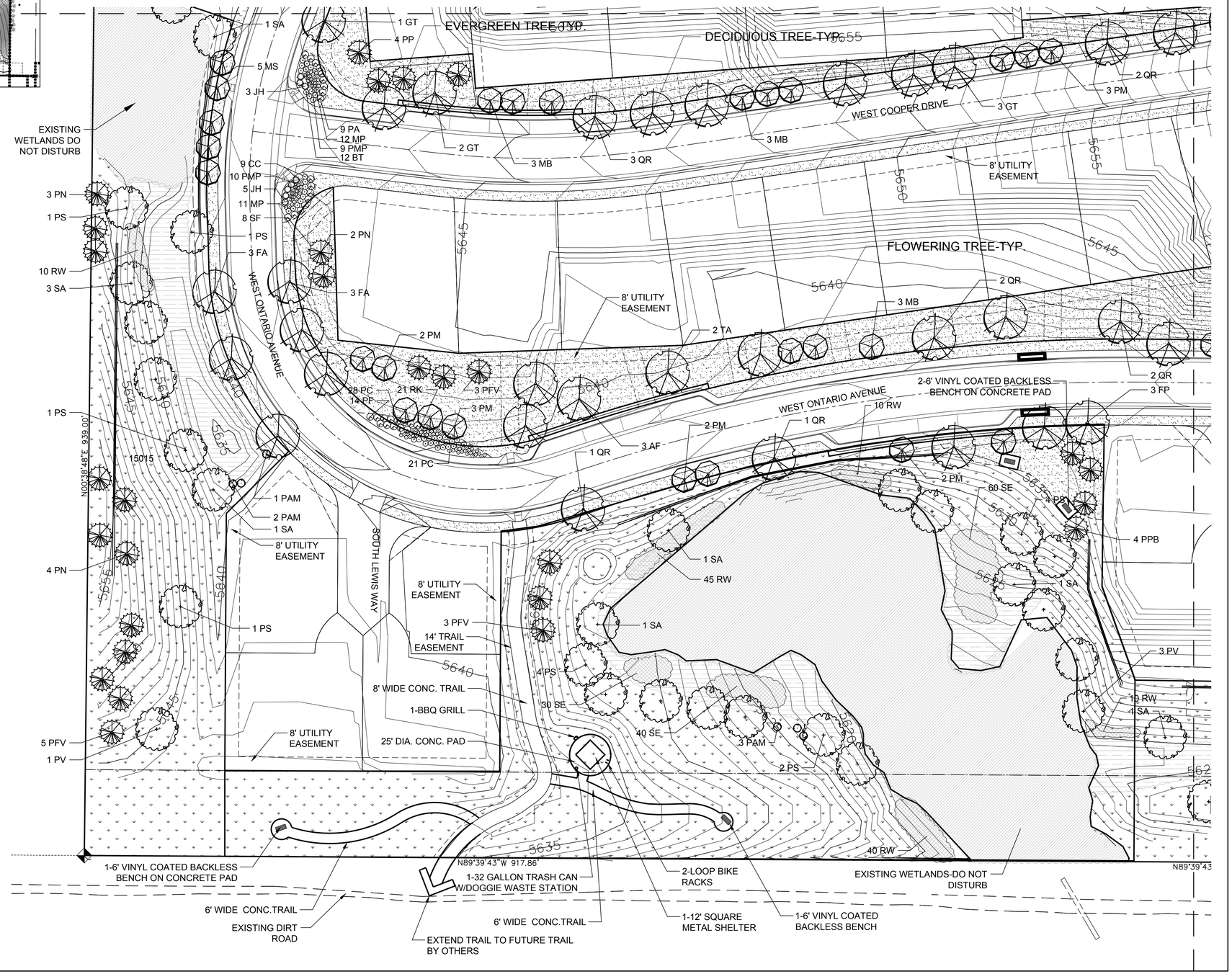

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PLANT LEGEND

Sym.	Botanic Name/Common Name	Qty	Size	Spacing
	Deciduous Shade / Ornamental Trees			
AF	Acer freemanii 'Autumn Blaze' Autumn Blaze Maple	24	2-1/2 " cal.	As Shown
FA	Fraxinus americana 'Autumn Purple' Autumn Purple Ash	13	2-1/2 " cal.	As Shown
FP	Fraxinus pennsylvanica 'Patmore' Patmore Ash	13	2 1/2" cal.	As Shown
GT	Gleditsia tricanthos inermis 'Imperial' Imperial Honeylocust	14	2 1/2" cal.	As Shown
MB	Malus 'Brandywine' Brandywine Crabapple	21	2" cal.	As Shown
MS	Malus 'Spring Snow' Spring Snow Crabapple	8	2" cal.	As Shown
PCS	Pyrus calleryana 'Stonehill' Stonehill Pear	13	2" cal.	As Shown
PM	Prunus 'Montmorency' Montmorency Cherry	21	2" cal.	As Shown
QR	Quercus rubra Red Oak	27	2-1/2" cal.	As Shown
TA	Tilia americana 'Redmond' Redmond Linden	14	2-1/2" cal.	As Shown
		168		
	Evergreen Trees			
PFV	Pinus flexilis 'Vanderwolf's Pyramid Vanderwolf's Pyramid Pine	18	6' ht.	As Shown
PN	Pinus nigra Austrian Pine	18	6' ht.	As Shown
PP	Picea pungens Colorado Spruce	19	6' ht.	As Shown
PPB	Picea pungens 'Bakeri' Bakeri Spruce	17	6' ht.	As Shown
		72		
	Deciduous / Evergreen Shrubs			
BT	Berberberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	40	5 gal.	2' o.c.
CC	Caryopteris x clandonesis 'Dark Knight' Dark Knight Blue Mist Spirea	72	5 gal.	3' o.c.
EA	Euonymus alatus 'Fireball' Fireball Euonymus	41	5 gal.	5' o.c.
HF	Hypericum frondosum 'Sunburst' Sunburst St. Johnswort	37	5 gal.	3' o.c.
JH	Juniperus hoizontalis 'Hughes' Hughes Juniper	85	5 gal.	4' o.c.
JS	Juniperus sabina 'Buffalo' Buffalo Juniper	61	5 gal.	4' o.c.
PA	Perovskia atriplicifolia Russian Sage	24	5 gal.	4' o.c.
PB	Prunus besseyi Western Sandcherry	41	5 gal.	5' o.c.
PF	Potentilla fruiticosa ' Abbotswood' Abbotswood Potentilla	24	5 gal.	4' o.c.
RG	Rosa 'Gourmet Popcorn' Gourmet Popcorn Shrub Rose	67	5 gal.	4' o.c.
RK	Rosa 'Knockout' Knockout Shrub Rose	39	5 gal.	3' o.c.
SF	Spiraea 'Froebel' Froebel Spiraea	8	5 gal.	4' o.c.
VT	Viburnum trilobum compactum American compact Cranberry	41	5 gal.	5' o.c.
		580		

Sym.	Botanic Name/Common Name	Qty	Size	Spacing
	Perennials / Ornamental Grasses			
AM	Aster 'Monch' Fall Aster	66	3-1/2" pot	18" o.c.
PMP	Penstemon mexicali 'Pikes Peak Purple' Purple Mexican Penstemon	148	3-1/2" pot.	18" o.c.
CA	Calamagrostis acut. Karl Forester Karl Foerster Feather Reed Grass	46	1 gal.	24" o.c.
MP	Miscanthus 'Purpurascens' Flame Grass	56	1 gal.	24" o.c.
PC	Panicum virgatum 'Shenandoah' Red Switch Grass	103	1 gal.	24" o.c.
PAH	Pennisetum alopecuroides 'Hamelin' Dwarf Fountain Grass	138	1 gal.	18" o.c.
		557		

Turf Grass

Canadian Bluegrass		Sod

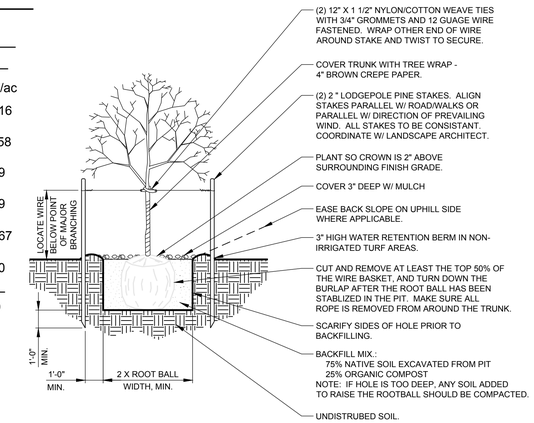
Upland Seed Mix

	Scientific/Common Name	LB/ac (PLS)	% PLS/ac
Grasses	Agropyron smithii Western Wheatgrass, Arriba	6	40
	Bouteloua curtipendula Sideoats grama	2	12
	Bouteloua gracilis Blue grama, Pastura	0.8	5
	Poa sandbergii Sandberg Bluegrass	0.5	3
	Schizachyrium scoparium Little Bluestem, Pastura	2	12
	Stipa viridula Green Needlegrass Lodorm	2.5	15
Shrubs	Atriplex canescens Fourwing Saltbrush	1	6
	Chrysothamnus nauseosus	0.1	1
Wildflowers	Petalostamum purpureum Purple pairie clover	0.5	2
	Gallardia aristata Blanketflower	0.5	2
	Echinacea purpurea Purple Coneflower	0.5	2
	Total	16.4	100

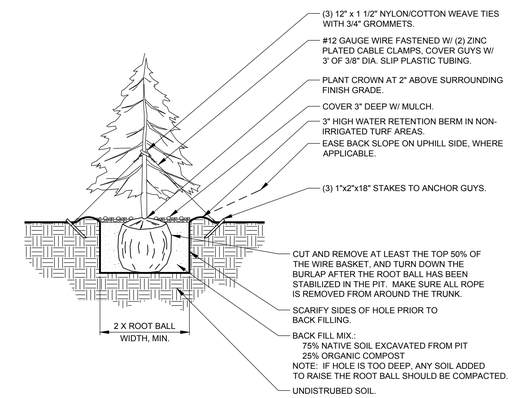
Native / Wetland Trees & Shrubs		Corp Regulated Area	OtherArea		
PS	Populus sargentii Plains Cottonwood	27	2	1 1/2" cal.	As Shown
SA	Salix amygdaloides Peachleaf Willow	13	2	1 1/2" cal.	As Shown
PV	Prunus virginiana melanocarpa Native Chokecherry	4		1 gal.	4' o.c.
PAM	Prunus americana Wild Plum	12		1 gal.	4' o.c.
RW	Rosa woodsii Native Shrub Rose	137		1 gal.	4' o.c.
SE	Salix exigua Sandbar Willow	190		1 gal.	4' o.c.
		383	4		

Wetland Seed Mix

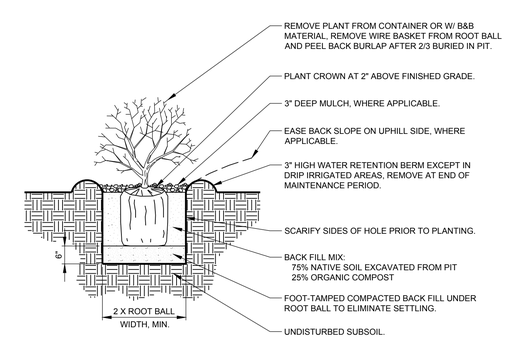
Scientific/Common Name	LB/ac (PLS)	% PLS/ac
Pascopyrum smithii Western wheatgrass, Arriba	3.2	35.16
Panicum virgatum Switchgrass, Trailblazer	1.6	17.58
Beckmannia schizachyrium Sloughgrass	0.8	8.79
Sporoboulus airoides Alkali Sacaton, native	0.5	5.49
Spartina pectinata Prairie cordgrass, native	2.7	29.67
Distichlis spicata	0.3	3.30
Total	15.3	100



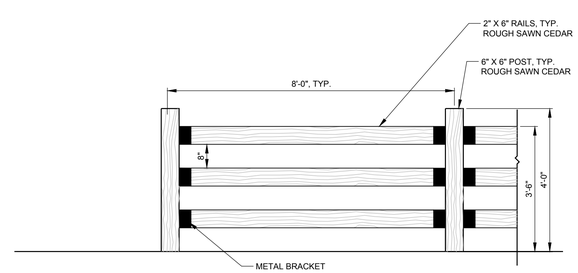
1 DECIDUOUS TREE PLANTING & STAKING
SCALE: 1/4"=1'-0"



2 EVERGREEN TREE PLANTING & STAKING
SCALE: 1/4"=1'-0"



3 TYPICAL SHRUB PLANTING
SCALE: 1/2"=1'-0"



4 FENCE
SCALE: 1/2"=1'-0"

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AMENITY/COMMUNITY AREA REQUIRED

(IN LIEU OF PARK FEES)

REQUIRED OPEN AREA

0.287 ACRES

PARK LAND DEDICATION REQUIRED

1.44 ACRES

TOTAL AMENITY AREA REQUIRED

1.727 ACRES

COMMUNITY AMENITY AREA REQUIRED

1,750 SF

AMENITY/COMMUNITY AREA PROVIDED

AREA A

59,677 SF. =1.370 ACRES

AREA B

31,123 SF. = 0.714 ACRES
0.714 ACRES X 50% = 0.357 ACRES

AREA A PLUS AREA B EQUALS AMENITY AREA PROVIDED

1.370 ACRES (AREA A)
0.357 ACRES (AREA B)

1.727 TOTAL AMENITY AREA PROVIDED

COMMUNITY AMENITY AREA PROVIDED

AREA C

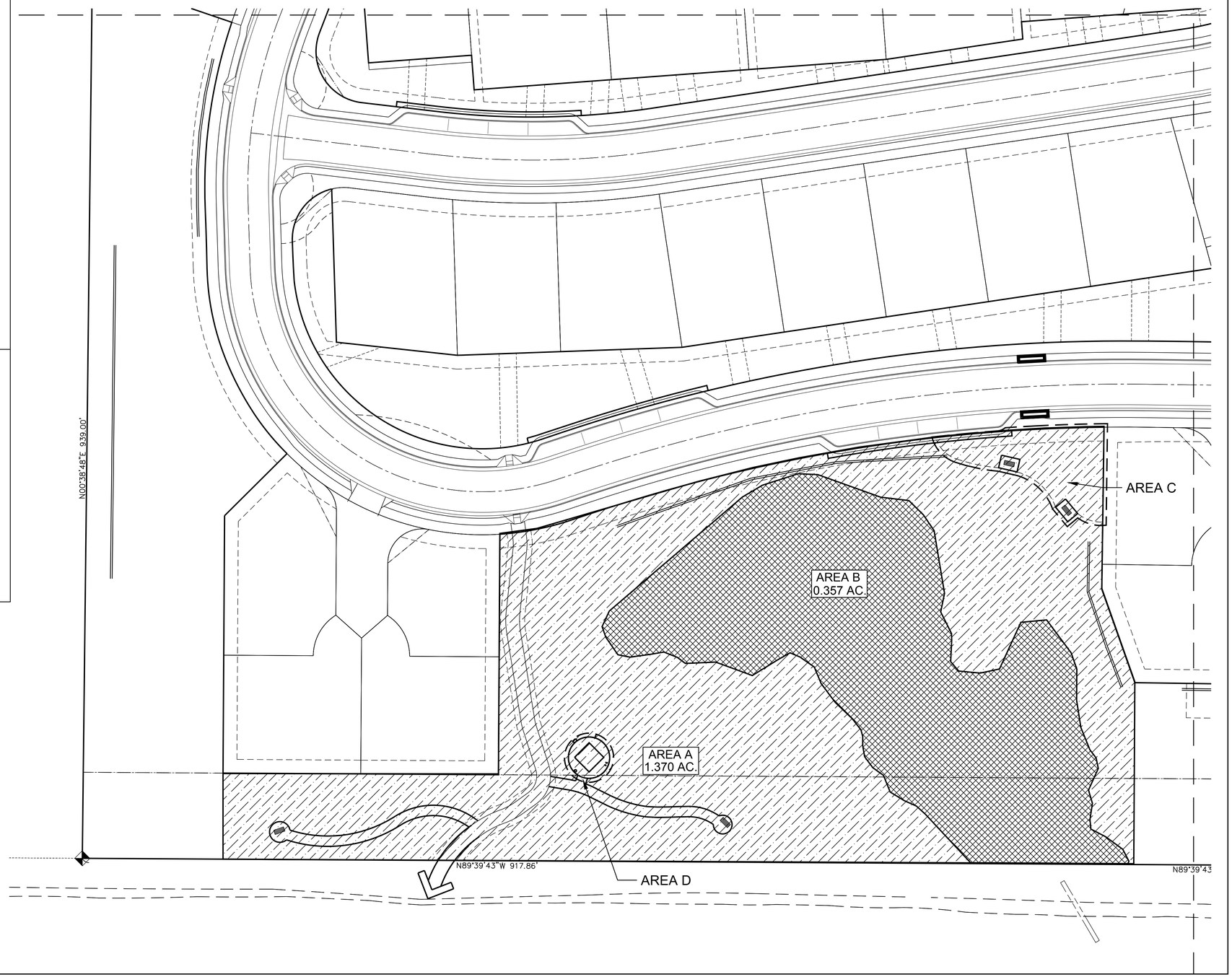
3,450 SF

AREA D

640 SF

TOTAL COMMUNITY AMENITY AREA PROVIDED

4,090 SF



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CASE NO. : 06-112771FI
MAP NO. : 35

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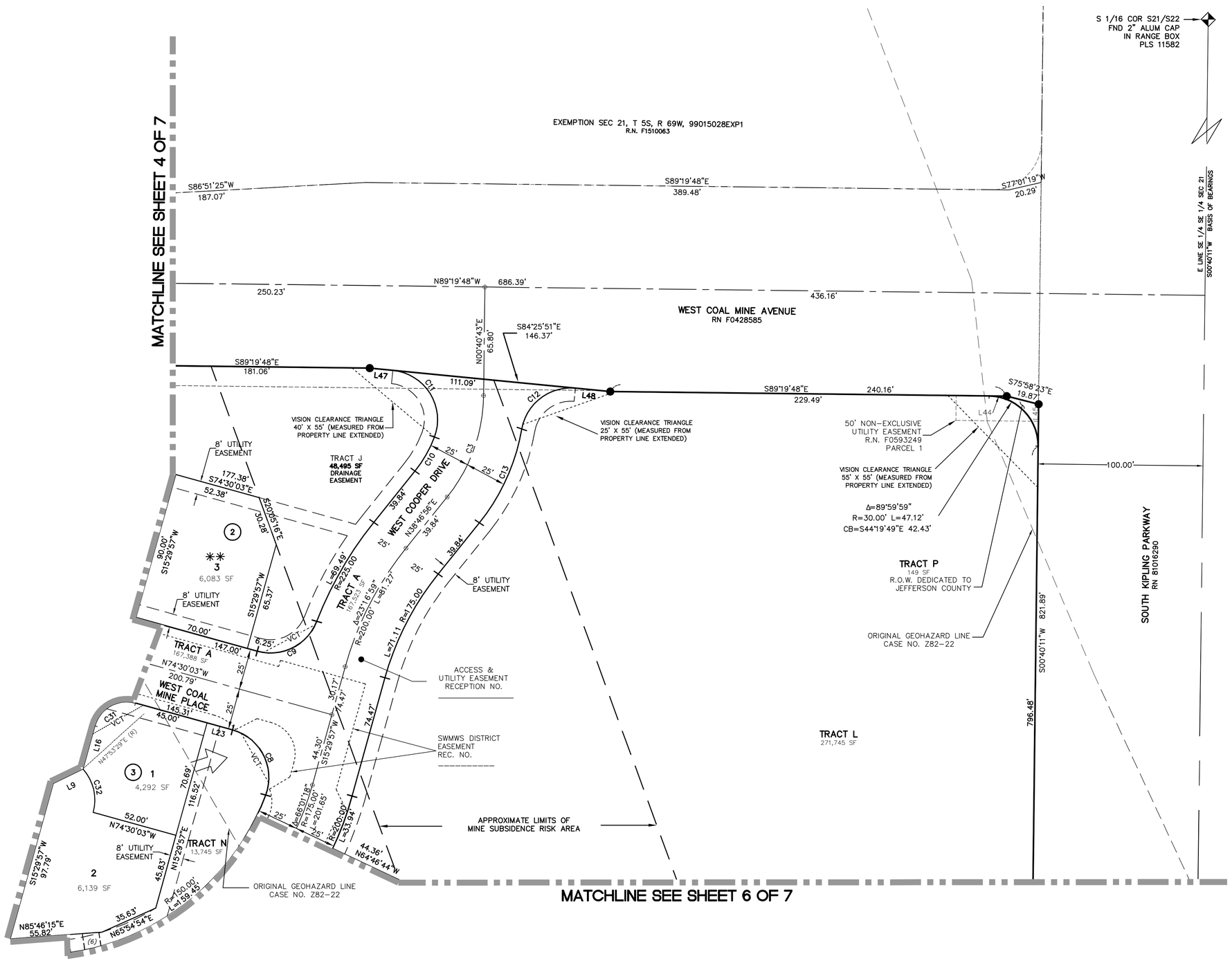
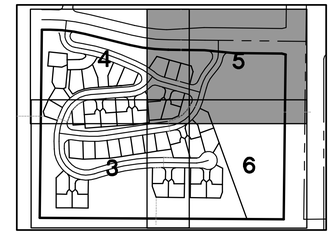
A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 5 OF 7





KEY MAP

N

GRAPHIC SCALE
0 30' 60'
ORIGINAL SCALE: 1"= 30"
DATE OF SURVEY: 01/03/14

LEGEND

- SUBDIVISION BOUNDARY
- LOT/TRACT LINE
- STREET CENTERLINE
- VISION CLEARANCE TRIANGLE 25' X 25' MEASURED FROM PROPERTY LINE EXTENDED
- VCT
- EASEMENT LINE
- MATCHLINE
- RIGHT-OF-WAY LINE
- MINE SUBSIDENCE RISK AREA
- TRAIL EASEMENT LINE
- (R) ... RADIAL
- (NR) ... NON RADIAL
- (1) ... EASEMENT ID NUMBER SEE NOTE 27
- ... SECTION CORNER
- FOUND YELLOW ...PLASTIC CAP PLS 25942 (UNLESS OTHERWISE NOTED)
- N71°24'03"E ... RADIAL LINE AND RADIAL BEARING
- (5) ... BLOCK DESIGNATION
- SWMWS = SOUTHWEST METROPOLITAN WATER & SANITATION DISTRICT
- ✳ ... SEE PAGE 2, NOTE 18
- ✳✳ ... SEE PAGE 2, NOTE 19

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
28668
07/10/15

FOR REVIEW ONLY

COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.1.2(a) SEAL.

PREPARED 03/30/2015
REVISED 07/10/2015

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO. 80111
(303) 692-8838 / (303) 692-0470 Fax

SEE SHEET 6 OF 7 FOR LINE AND CURVE TABLES

SILVER LEAF

PRELIMINARY PLAT

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 6

CASE NUMBER ~~04-128BOR~~ 07-13/025 PL

MAP NUMBER 35

RED MARKED PRINT
Date: 6-25-08
Page: 1 of 6
Revision No: Final 2
Legal Checked By: Ed K.
Reviewed by: Zina M.
Return to Planning and Zoning

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S 00°40'11" W;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;
THENCE N 00°38'48" E, ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 939.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE AS DESCRIBED UNDER RECEPTION NUMBER F0428585 OF THE JEFFERSON COUNTY RECORDS;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE THE FOLLOWING EIGHT (8) COURSES:

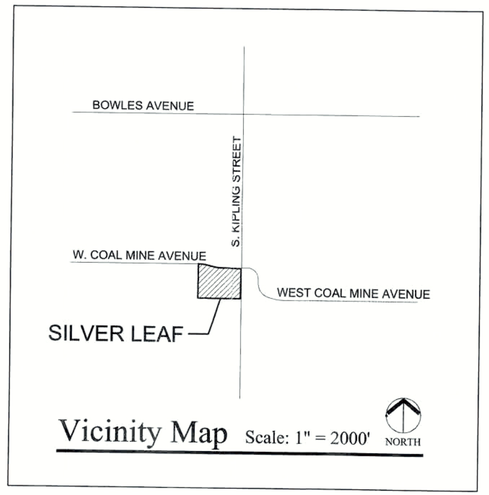
1. S 89°43'27" E, A DISTANCE OF 42.08 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°29'23", A RADIUS OF 750.00 FEET, AND AN ARC LENGTH OF 176.58 FEET;
3. S 76°14'04" E, A DISTANCE OF 228.01 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°05'44", A RADIUS OF 850.00 FEET, AND AN ARC LENGTH OF 194.28 FEET;
5. S 89°19'48" E, A DISTANCE OF 181.06 FEET;
6. S 84°25'51" E, A DISTANCE OF 146.37 FEET;
7. S 89°19'48" E, A DISTANCE OF 240.16 FEET;
8. S 75°58'23" E, A DISTANCE OF 19.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET AS DESCRIBED UNDER RECEPTION NUMBER 81016290 OF THE JEFFERSON COUNTY RECORDS;

THENCE S 00°40'11" W, ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET, A DISTANCE OF 821.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;
THENCE N 89°39'43" W, ALONG SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1217.87 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 24.178 ACRES, MORE OR LESS.

LEGEND

- EXISTING BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- PROPERTY RIGHT OF WAY LINE
- EXISTING FLOWLINE
- PROPOSED FLOWLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 7 LOT NUMBER
- (9) BLOCK NUMBER
- EXISTING WATER LINE
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- 5802 PROPOSED MINOR CONTOUR
- 5810 PROPOSED MAJOR CONTOUR
- EXISTING WETLANDS
- SS EXISTING SEWER LINE
- E EXISTING OVERHEAD POWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED RETAINING WALL
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- (W) EXISTING WATER METER/VALVE
- (W) EXISTING WATER STRUCTURE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN INLET
- PROPOSED CONCRETE SIDEWALK
- FLOW DIRECTION



Vicinity Map Scale: 1" = 2000'

DEVELOPMENT REQUIREMENTS:

TOTAL NUMBER OF SINGLE FAMILY LOTS/DWELLING UNITS = 50

SMALLEST SINGLE FAMILY LOT SIZE = 4,292 S.F.

TOTAL SUBDIVISION AREA IS 24.18 ACRES.

POPULATION GENERATION: FOR SINGLE FAMILY LOTS 3.13 PEOPLE PER DWELLING UNIT, TOTAL POPULATION = 157

WATER SOURCE IS THE SOUTHWEST METROPOLITAN WATER & SANITATION DISTRICT TOTAL GALLONS PER DAY IS 26,542 AVERAGE.

FIRE HYDRANT FIRE FLOW IS 1750 GALLONS PER MINUTE.

SEWER DISPOSAL IS THE SOUTHWEST METROPOLITAN WATER & SANITATION DISTRICT TOTAL GALLONS PER DAY IS 66,400 PEAK.

NOTES:

BASIS OF BEARINGS: THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S 00°40'11" W.

SUMMARY OF AREA:

	ACRES	% AREA
SINGLE FAMILY SITES:	6.77	28.0%
PRIVATE ACCESS DRIVES W/UTILITY & DRAINAGE EASEMENTS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION TRACTS A, B, C, D, E, F, G, H & I	4.32	17.9%
RIGHT-OF-WAY DEDICATIONS OWNED AND MAINTAINED BY JEFFERSON COUNTY TRACTS O & P	0.05	0.2%
COMMON AREA, DRAINAGE, LANDSCAPING & UTILITIES OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION TRACTS J, K, L, M, N & Q	13.04	53.9%
TOTAL AREA	24.18	100.00%

3) EXISTING TOPOGRAPHIC CONTOURS DERIVED FROM FIELD SURVEY.

4) ALL PRIVATE ACCESS DRIVES WILL MEET JEFFERSON COUNTY ROADWAY DESIGN STANDARDS, AS SHOWN IN JEFFERSON COUNTY ROADWAY DESIGN MANUAL.

5) BENCHMARK: FOUND 3 1/4" ALUMINUM CAP PLS 11582 IN A RANGE BOX ON THE SE CORNER OF SECTION 21, T5S, R69W, ELEVATION ON TOP OF CAP IS 5645.33 NAVD 88.

6) THE SUBJECT PROPERTY LIES WITHIN ZONE "C" AS SHOWN GRAPHICALLY ON THE F.E.M.A. MAP COMMUNITY PANEL 080087 0380 C, DATED JULY 4, 1989, JEFFERSON COUNTY, COLORADO.

7) IT HAS BEEN DETERMINED BY THE SOUTHWEST METROPOLITAN WATER AND SANITATION DISTRICT THAT LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE FOR WATER AND SANITARY SEWER SERVICE.

8) EIGHT-FOOT (8') WIDE UTILITY EASEMENTS SHALL BE GRANTED AS SHOWN ON PRIVATE PROPERTY ADJACENT LOT LINES IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS SHALL BE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

9) DIRECT VEHICLE ACCESS BETWEEN ADJOINING LOTS OR TRACTS OF THIS DEVELOPMENT AND COAL MINE AVENUE AND SOUTH KIPLING STREET SHALL NOT BE PERMITTED.

10) PUBLIC NOTICE IS HEREBY GIVEN THAT A PORTION OR ALL OF THIS SITE IS LOCATED WITHIN THE DIPPING BEDROCK OVERLAY DISTRICT AS DEFINED IN THE JEFFERSON COUNTY ZONING RESOLUTION. THIS DISTRICT CONTAINS AN UNUSUAL GEOLOGIC HAZARD WITH THE POTENTIAL FOR SEVERE DIFFERENTIAL HEAVING OF BEDROCK THAT CAN RESULT IN FOUNDATION, BURIED UTILITY AND CONCRETE FLATWORK MOVEMENT. THIS SITE SHALL BE PLATTED IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN THE JEFFERSON COUNTY ZONING RESOLUTION AND LAND DEVELOPMENT REGULATIONS IN EFFECT AT THE TIME OF PLATTING.

SHEET INDEX:

1 COVER SHEET
2 EXISTING CONDITIONS MAP
3–6 PRELIMINARY PLAT

OWNER/DEVELOPER/SUBDIVIDER:

SKYLAND MEADOWS DEVELOPMENTS, LTD.
7400 EAST CRESTLINE CIRCLE
SUITE 230
GREENWOOD VILLAGE, CO 80111
(303) 858-0250

ENGINEER:

STANTEC CONSULTING INC.
2000 SOUTH COLORADO BLVD
SUITE 2-300
DENVER, CO 80222
(303) 758-4058

PLANNER

DAVID A. CLINGER & ASSOCIATES
21759 CABRINI BOULEVARD
GOLDEN, CO 80401
(303) 526-9126

LANDSCAPE ARCHITECT

BRITINA DESIGN GROUP, INC.
7512 GRAND VIEW AVENUE
ARVADA, CO 80002
(303) 456-2887

ENVIRONMENTAL RESOURCE:

ERO RESOURCES CORP.
1842 CLARKSON STREET
DENVER, CO 80218
(303) 830-1188

GEOTECHNICAL ENGINEER:

CTL/THOMPSON, INC.
1971 WEST 12TH AVENUE
DENVER, CO 80204
(303) 825-0777

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REVISED PER COUNTY COMMENTS 06-02-08
REVISED PER COUNTY COMMENTS 11-30-07
REVISED PER COUNTY COMMENTS 03-02-06
REVISED PER COUNTY COMMENTS 02-03-06
DATE OF PREPARATION 05-01-05

Red-Marked Print dated June 25, 2008 PC Hearing

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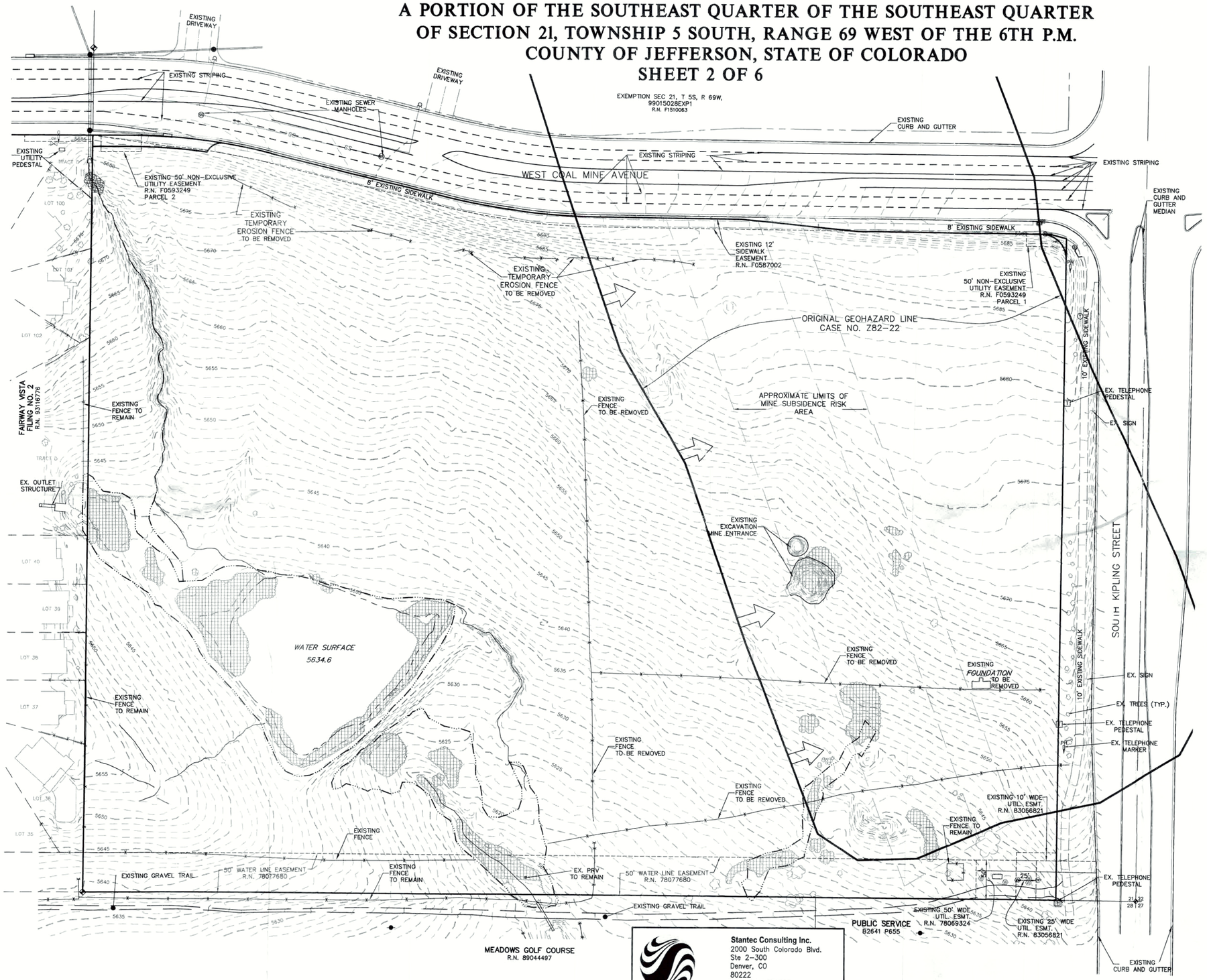
CASE NUMBER ~~04-128808 PL~~ 07-131025PL
MAP NUMBER 35

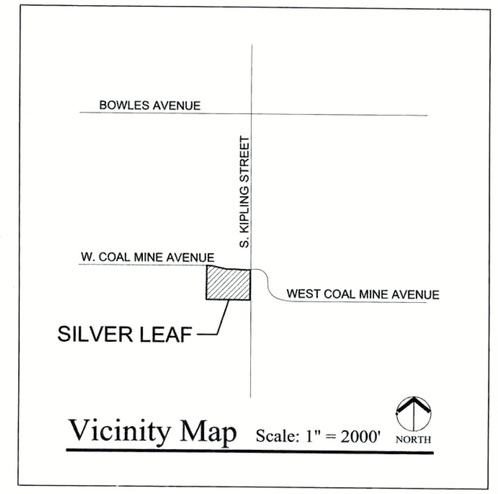
SILVER LEAF

PRELIMINARY PLAT

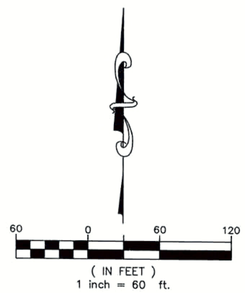
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 6





Vicinity Map Scale: 1" = 2000'



Stantec Consulting Inc.
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REVISED PER COUNTY COMMENTS	06-02-08
REVISED PER COUNTY COMMENTS	11-30-07
REVISED PER COUNTY COMMENTS	03-02-06
REVISED PER COUNTY COMMENTS	02-03-06
DATE OF PREPARATION	05-01-05

CASE NUMBER ~~04-128808 PL~~ 07-131025PL

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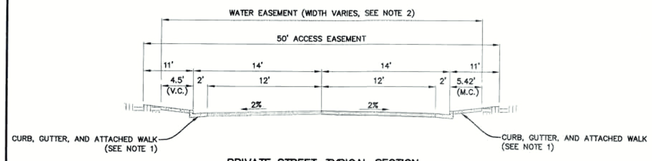
SILVER LEAF

PRELIMINARY PLAT

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 3 OF 6

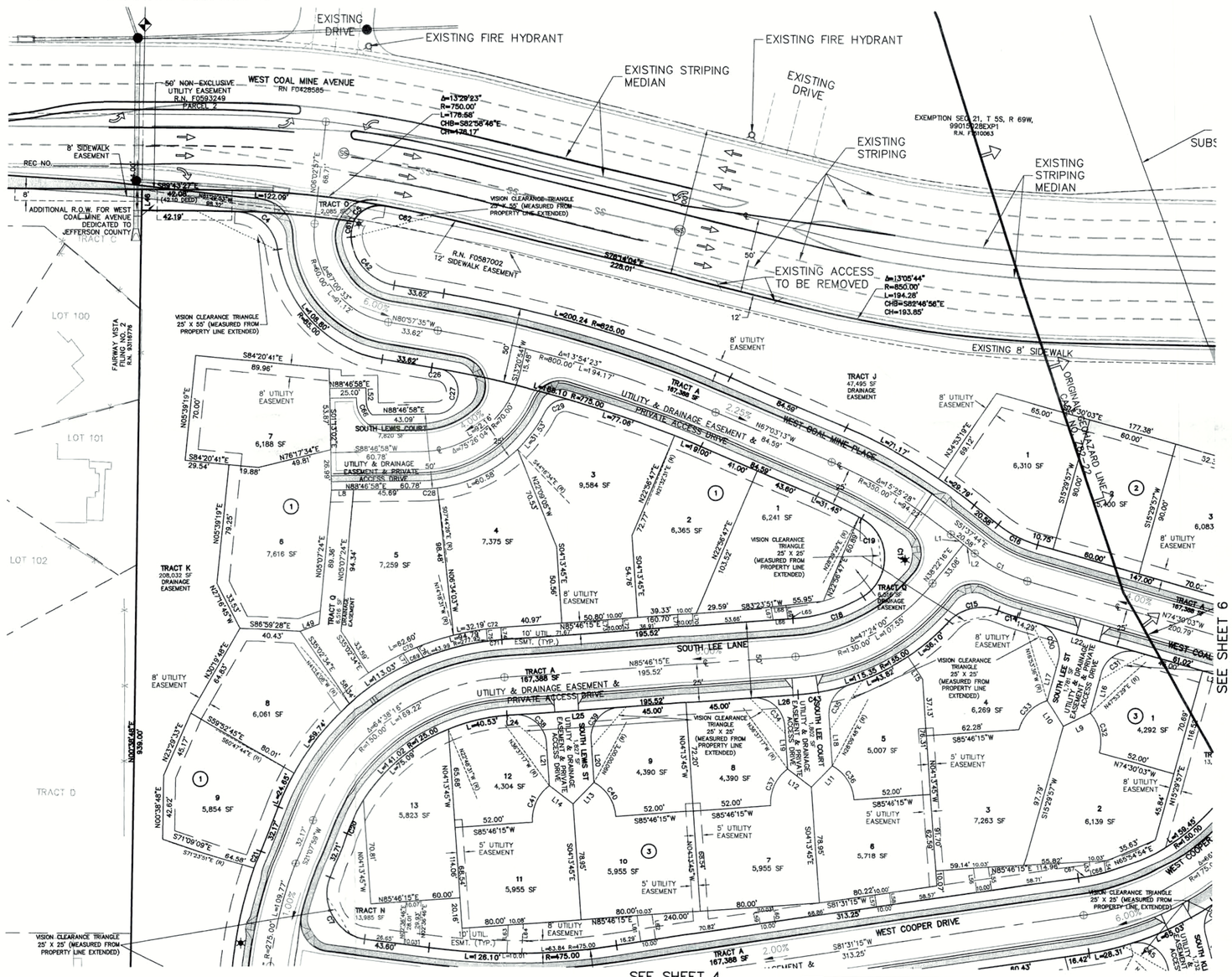


PRIVATE STREET–TYPICAL SECTION
N.T.S.

NOTES:

1. TWO DIFFERENT TYPES OF CURB AND GUTTER ARE USED THROUGHOUT THIS PROJECT. IN GENERAL, MOUNTABLE CURB & GUTTER IS USED ALONG THE FRONTAGE OF RESIDENTIAL LOTS. VERTICAL CURB AND GUTTER IS USED ALONG THE REMAINDER OF THE ROADWAY AREAS. ALL SIDEWALK SHALL BE ATTACHED, EXCEPT AS SHOWN ON THE PLANS. ALL CURB TRANSITION AREAS ARE LABELED ON SHEETS STR3–6. SEE SHEET STR9 FOR DETAILS OF MOUNTABLE AND VERTICAL CURB & GUTTER.

2. THE WIDTH OF THE PROPOSED WATER EASEMENT COINCIDES WITH THE BACK OF CONCRETE SIDEWALK. THE DIMENSION WILL VARY FROM 37.00 TO 38.84', DEPENDING ON CURB TYPE.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°37'44"E	10.83'
L2	S51°37'44"E	9.75'
L3	N71°45'31"E	17.80'
L4	S01°44'16"E	14.25'
L5	N71°45'31"E	17.80'
L6	N71°45'31"E	17.80'
L7	S89°12'58"E	29.19'
L8	N88°46'58"E	15.09'
L9	N64°05'22"E	20.00'
L10	S33°05'29"E	20.00'
L11	N44°21'40"E	20.00'
L12	S52°49'10"E	20.00'
L13	N44°21'40"E	20.00'
L14	S52°49'10"E	20.00'
L15	N33°31'23"W	18.00'
L16	S15°29'57"W	27.04'
L17	S15°29'57"W	27.04'
L18	S04°13'45"E	33.10'
L19	S04°13'45"E	28.55'
L20	S04°13'45"E	28.55'
L21	S04°13'45"E	28.55'
L22	N74°30'03"W	70.00'
L23	N74°30'03"W	16.02'
L24	S85°46'15"W	5.17'
L25	N85°46'15"E	70.00'
L26	N85°46'15"E	30.35'
L27	S63°54'03"E	20.00'
L28	N33°16'47"E	20.00'
L29	S15°18'38"E	35.53'
L30	S15°18'38"E	22.44'
L31	S15°18'38"E	8.49'
L32	S10°47'51"E	43.55'
L33	S10°56'52"E	40.94'
L34	S54°09'04"E	21.91'
L35	N37°09'02"E	20.00'
L36	S00°47'02"W	36.36'
L37	S00°47'02"W	36.36'
L38	N49°22'27"E	20.00'
L39	S47°48'24"E	20.00'
L40	S00°20'17"W	60.19'
L41	S00°20'17"W	30.41'
L42	N48°55'42"E	20.00'
L43	S48°15'08"E	20.00'
L44	S89°19'48"E	10.67'
L45	N00°40'11"E	25.41'
L46	N00°38'48"E	14.00'
L47	S84°25'51"E	14.08'
L48	S84°25'51"E	21.19'
L49	N70°04'53"E	13.65'
L50	S00°47'02"W	5.00'
L51	S00°47'02"W	5.00'
L52	S01°13'02"E	9.00'
L53	N08°28'41"W	10.15'
L54	N08°28'41"W	8.48'
L55	N08°23'32"W	15.43'
L56	N08°23'32"W	16.17'
L57	N08°28'45"W	8.00'
L58	N08°28'45"W	8.00'
L59	N08°28'45"W	11.07'
L60	N08°28'45"W	10.32'
L61	N08°28'45"W	17.07'
L62	N08°28'45"W	16.33'
L63	N02°46'15"E	18.11'
L64	N02°46'15"E	18.82'
L65	S85°46'15"W	3.24'
L66	S85°46'15"W	10.05'
L67	N09°39'22"W	8.90'
L68	N83°23'51"E	10.01'
L69	S09°39'22"E	9.31'
L70	N04°13'45"W	8.00'
L71	N04°13'45"W	8.00'
L72	N04°13'45"W	8.00'
L73	N04°13'45"W	8.00'
L74	N04°13'45"W	8.00'
L75	N04°13'45"W	8.01'
L76	N35°02'34"W	8.21'
L77	N35°02'34"W	8.12'
L78	N69°48'52"E	15.94'
L79	N69°48'52"E	34.01'
L80	S89°12'58"E	0.84'

SEE SHEET 4 FOR CURVE TABLE.

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40 0 40 80
(IN FEET)
1 inch = 40 ft.

REVISED PER COUNTY COMMENTS 06-02-08
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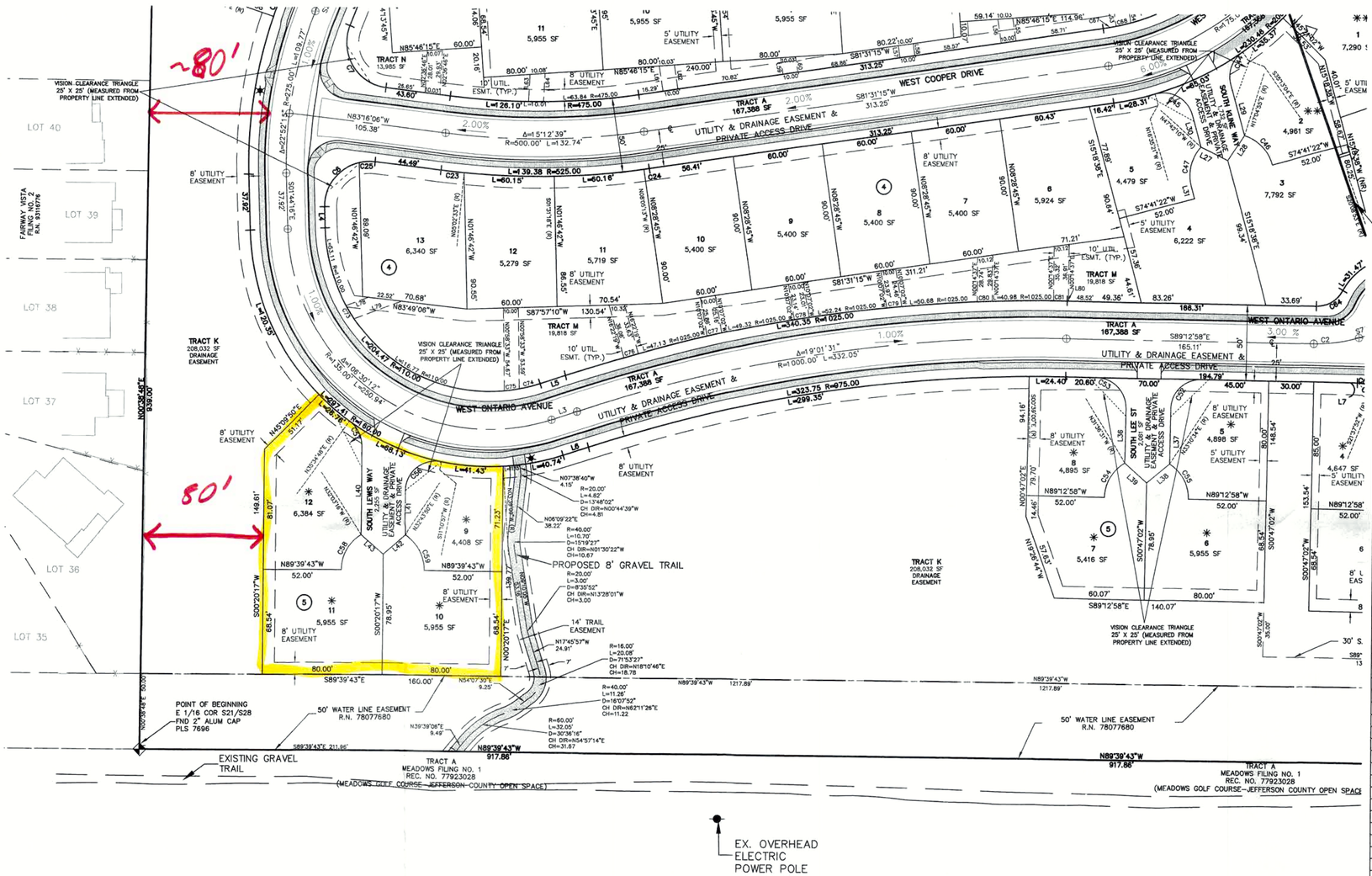
MAP NUMBER 35

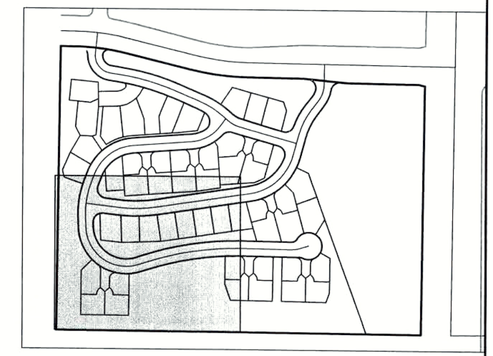
SILVER LEAF

PRELIMINARY PLAT

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 4 OF 6





CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	22°52'19"	100.00'	39.92'	S63°03'54"E	39.65'
C2	17°33'30"	100.00'	30.64'	N82°00'17"E	30.53'
C3	38°06'12"	100.00'	66.50'	N19°43'49"E	65.28'
C4	80°31'54"	30.00'	42.17'	N47°53'23"W	38.78'
C5	73°16'47"	20.00'	25.58'	S62°57'45"W	23.87'
C6	98°28'10"	30.00'	51.56'	S47°29'49"W	45.44'
C7	104°24'05"	30.00'	54.66'	S31°04'04"E	47.41'
C8	95°06'38"	30.00'	49.80'	N26°56'35"W	44.28'
C9	84°24'47"	30.00'	44.20'	N63°17'33"E	40.31'
C10	18°13'17"	75.00'	23.85'	N29°40'17"E	23.75'
C11	104°59'30"	30.00'	54.97'	N31°56'06"W	47.60'
C12	85°41'35"	30.00'	44.87'	S52°43'22"W	40.80'
C13	28°54'22"	125.00'	63.06'	N24°19'45"E	62.40'
C14	6°08'36"	125.00'	13.40'	S71°25'45"E	13.40'
C15	68°30'34"	30.00'	35.87'	S77°23'16"W	33.77'
C16	22°52'19"	75.00'	29.94'	S63°03'54"E	29.74'
C17	119°47'46"	30.00'	62.73'	N01°15'21"W	51.91'
C18	27°07'43"	105.00'	49.72'	N72°12'24"E	49.25'
C19	0°21'17"	325.00'	2.01'	N61°19'52"W	2.01'
C20	11°38'21"	125.00'	25.39'	S26°57'10"W	25.35'
C21	2°31'49"	300.00'	13.25'	S19°52'04"W	13.25'
C22	5°01'51"	45.00'	3.95'	S65°51'12"E	3.95'
C23	1°41'21"	525.00'	15.48'	S84°06'47"E	15.48'
C24	0°23'32"	525.00'	3.59'	N81°43'01"E	3.59'
C25	20°28'30"	30.00'	10.72'	S86°29'38"W	10.66'
C26	0°23'38"	775.00'	5.33'	N80°45'47"W	5.33'
C27	169°20'55"	15.00'	44.34'	N04°06'30"E	29.87'
C28	6°31'24"	95.00'	10.82'	N85°31'16"E	10.81'
C29	79°25'56"	15.00'	20.80'	S66°25'28"W	19.17'
C30	90°00'00"	20.00'	31.42'	N29°30'03"W	28.28'
C31	90°00'00"	20.00'	31.42'	S60°29'57"W	28.28'
C32	57°36'27"	28.00'	28.15'	N13°18'17"W	26.98'
C33	57°36'27"	28.00'	28.15'	S44°18'10"W	26.98'
C34	90°00'00"	20.00'	31.42'	N49°13'45"W	28.28'
C35	76°54'18"	20.00'	26.84'	S34°13'24"W	24.87'
C36	57°36'27"	28.00'	28.15'	N33°01'59"W	26.98'
C37	57°36'27"	28.00'	28.15'	S24°34'29"W	26.98'
C38	90°00'00"	20.00'	31.42'	N49°13'45"W	28.28'
C39	90°00'00"	20.00'	31.42'	S40°46'15"W	28.28'
C40	57°36'27"	28.00'	28.15'	N33°01'59"W	26.98'
C41	57°36'27"	28.00'	28.15'	S24°34'29"W	26.98'
C42	76°40'48"	35.00'	46.84'	S42°37'11"E	43.42'
C43	13°05'42"	155.00'	35.43'	N79°13'24"E	35.35'
C44	70°05'34"	20.00'	24.47'	S19°44'09"W	22.97'
C45	91°16'44"	20.00'	31.86'	N60°57'00"W	28.60'
C46	57°36'27"	28.00'	28.15'	N44°06'52"W	26.98'
C47	57°36'27"	28.00'	28.15'	S13°29'36"W	26.98'
C48	57°25'16"	20.00'	20.04'	S17°45'46"W	19.22'
C49	57°25'16"	20.00'	20.04'	N39°39'30"W	19.22'
C50	64°20'23"	28.00'	31.44'	N31°23'10"W	29.82'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C50	64°20'23"	28.00'	31.44'	N31°23'10"W	29.82'
C51	50°52'32"	28.00'	24.86'	S26°13'18"W	24.05'
C52	90°00'00"	20.00'	31.42'	S45°47'02"W	28.28'
C53	90°00'00"	20.00'	31.42'	N44°12'58"W	28.28'
C54	57°36'27"	28.00'	28.15'	S29°35'16"W	26.98'
C55	57°36'27"	28.00'	28.15'	N28°01'12"W	26.98'
C56	100°50'40"	20.00'	35.20'	S50°45'37"W	30.83'
C57	54°45'29"	20.00'	19.11'	N27°02'27"W	18.39'
C58	57°36'27"	28.00'	28.15'	S29°08'31"W	26.98'
C59	57°36'27"	28.00'	28.15'	N28°27'57"W	26.98'
C61	30°36'09"	20.00'	10.68'	S11°01'17"W	10.56'
C62	4°09'47"	750.00'	54.49'	N78°18'58"W	54.48'
C63	26°54'58"	45.00'	21.14'	N33°00'55"E	20.95'
C64	60°59'41"	20.00'	21.29'	N60°17'11"E	20.30'
C65	25°52'42"	20.00'	9.03'	N76°16'37"W	8.96'
C66	43°48'47"	13.00'	9.94'	S23°07'26"E	9.94'
C67	3°22'27"	150.00'	8.83'	N79°50'01"E	8.83'
C68	3°50'12"	150.00'	10.04'	N76°13'42"E	10.04'
C69	3°20'32"	175.00'	10.21'	S66°30'48"W	10.21'
C70	3°11'25"	183.00'	10.19'	S66°00'04"W	10.19'
C71	3°12'25"	175.00'	9.80'	S84°10'02"W	9.79'
C72	3°04'00"	183.00'	9.80'	S84°14'15"W	9.79'
C73	5°19'28"	110.00'	10.22'	S32°03'46"E	10.22'
C74	7°26'33"	110.00'	14.29'	N75°28'48"E	14.28'
C75	5°15'07"	110.00'	10.08'	N81°49'38"E	10.08'
C76	0°33'32"	1025.00'	10.00'	S74°19'07"W	10.00'
C77	0°33'34"	1025.00'	10.01'	S77°30'44"W	10.01'
C78	0°33'33"	1025.00'	10.00'	S80°49'42"W	10.00'
C79	0°33'38"	1025.00'	10.03'	S84°18'30"W	10.03'
C80	0°33'34"	1025.00'	10.01'	S87°42'05"W	10.01'
C81	0°30'44"	1025.00'	9.16'	N89°28'20"W	9.16'

SEE SHEET 3 FOR LINE TABLE.

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REVISED PER COUNTY COMMENTS 06-02-08
REVISED PER COUNTY COMMENTS 11-30-07
REVISED PER COUNTY COMMENTS 03-02-06
REVISED PER COUNTY COMMENTS 02-03-06
DATE OF PREPARATION 05-01-05

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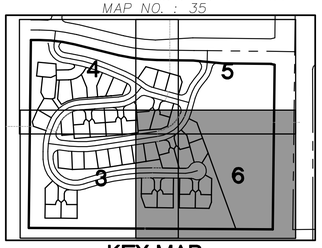
SILVER LEAF

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 6 OF 7

CASE NO. : 06-112771FI
MAP NO. : 35



KEY MAP

COLORADO LICENSED LAND SURVEYOR PRELIMINARY 28668 07/10/15 PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

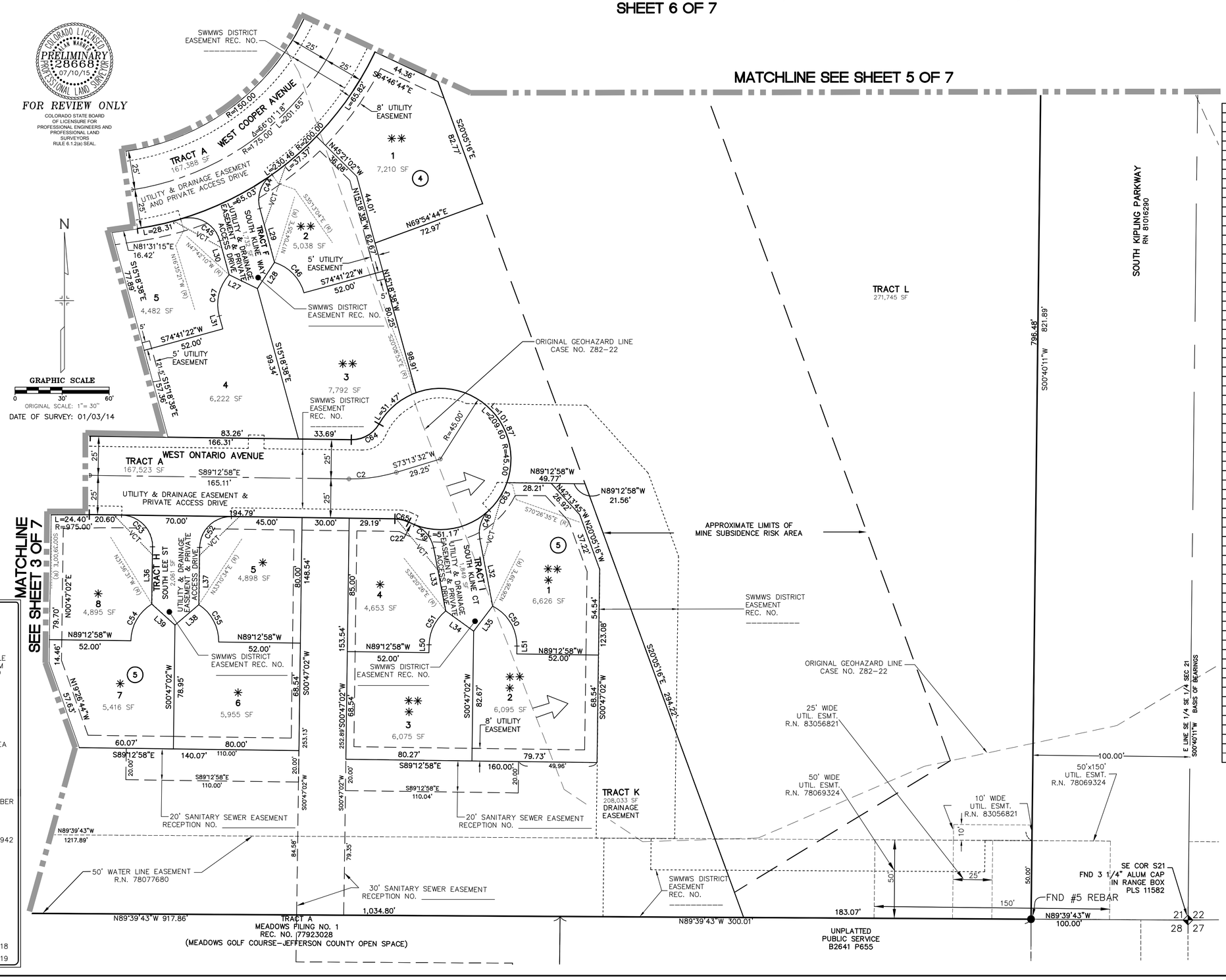
COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS RULE 6.1.2(a) SEAL.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°37'44"E	10.83'
L2	S51°37'44"E	9.75'
L3	N71°45'31"E	17.80'
L4	S01°44'16"E	14.25'
L5	N71°45'31"E	17.80'
L6	N71°45'31"E	17.80'
L7	S89°12'58"E	29.19'
L8	N88°46'58"E	15.09'
L9	N64°05'22"E	20.00'
L10	S33°05'29"E	20.00'
L11	N44°21'40"E	20.00'
L12	S52°49'10"E	20.00'
L13	N44°21'40"E	20.00'
L14	S52°49'10"E	20.00'
L15	N33°31'23"W	18.00'
L16	S15°29'57"W	27.04'
L17	S15°29'57"W	27.04'
L18	S04°13'45"E	33.10'
L19	S04°13'45"E	28.55'
L20	S04°13'45"E	28.55'
L21	S04°13'45"E	28.55'
L22	N74°30'03"W	70.00'
L23	N74°30'03"W	16.02'
L24	S85°46'15"W	5.17'
L25	N85°46'15"E	70.00'
L26	N85°46'15"E	30.35'
L27	S63°54'03"E	20.00'
L28	N33°16'47"E	20.00'
L29	S15°18'38"E	35.53'
L30	S15°18'38"E	22.44'
L31	S15°18'38"E	8.49'
L32	S10°47'51"E	43.55'
L33	S10°56'52"E	40.94'
L34	S54°09'04"E	21.91'
L35	N37°09'02"E	20.00'
L36	S00°47'02"W	36.36'
L37	S00°47'02"W	36.36'
L38	N49°22'27"E	20.00'
L39	S47°48'24"E	20.00'
L40	S00°20'17"W	60.19'
L41	S00°20'17"W	30.41'
L42	N48°55'42"E	20.00'
L43	S48°15'08"E	20.00'
L44	S89°19'48"E	10.67'
L45	N00°40'11"E	25.41'
L46	N00°38'48"E	14.00'
L47	S84°25'51"E	14.08'
L48	S84°25'51"E	21.19'
L49	N70°04'53"E	13.65'
L50	S00°47'02"W	5.00'
L51	S00°47'02"W	5.00'
L52	S01°13'02"E	9.00'

N

GRAPHIC SCALE
0 30' 60'
ORIGINAL SCALE: 1"= 30"

DATE OF SURVEY: 01/03/14



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	22°52'19"	100.00'	39.92'	N63°03'54"W	39.65'
C2	17°33'30"	100.00'	30.64'	N82°00'17"E	30.53'
C3	38°06'12"	100.00'	66.50'	N19°43'49"E	65.28'
C4	80°31'54"	30.00'	42.17'	N47°53'23"W	38.78'
C5	73°16'47"	20.00'	25.58'	N62°57'45"E	23.87'
C6	98°28'10"	30.00'	51.56'	N47°29'49"E	45.44'
C7	104°15'32"	30.00'	54.59'	N31°08'16"W	47.36'
C8	95°06'58"	30.00'	49.80'	N26°56'35"W	44.28'
C9	84°24'47"	30.00'	44.20'	N63°17'33"E	40.31'
C10	18°13'17"	75.00'	23.85'	N29°40'17"E	23.75'
C11	104°59'30"	30.00'	54.97'	N31°56'06"W	47.60'
C12	85°41'35"	30.00'	44.87'	N52°43'22"E	40.80'
C13	28°54'22"	125.00'	63.06'	N24°19'45"E	62.40'
C14	06°08'36"	125.00'	13.40'	N71°25'45"W	13.40'
C15	68°30'34"	30.00'	35.87'	N77°23'16"E	33.77'
C16	22°52'19"	75.00'	29.94'	N63°03'54"W	29.74'
C17	119°47'46"	30.00'	62.73'	N01°15'21"W	51.91'
C18	27°07'43"	105.00'	49.72'	N72°12'24"E	49.25'
C19	00°21'17"	325.00'	2.01'	N61°19'52"W	2.01'
C20	11°38'21"	125.00'	25.39'	N26°57'10"E	25.35'
C21	02°31'49"	300.00'	13.25'	N19°52'04"E	13.25'
C22	05°01'51"	45.00'	3.95'	N65°51'12"W	3.95'
C23	01°41'21"	525.00'	15.48'	N84°06'47"W	15.48'
C24	00°23'32"	525.00'	3.59'	N81°43'01"E	3.59'
C25	20°28'30"	30.00'	10.72'	N86°29'38"E	10.66'
C26	00°23'38"	775.00'	5.33'	N80°45'47"W	5.33'
C27	169°20'55"	15.00'	44.34'	N04°06'30"E	29.87'
C28	06°31'24"	95.00'	10.82'	N85°31'16"E	10.81'
C29	79°25'56"	15.00'	20.80'	N66°25'28"E	19.17'
C30	90°00'00"	20.00'	31.42'	N29°30'03"W	28.28'
C31	90°00'00"	20.00'	31.42'	N60°29'57"E	28.28'
C32	57°36'27"	28.00'	28.15'	N13°18'17"W	26.98'
C33	57°36'27"	28.00'	28.15'	N44°18'10"E	26.98'
C34	90°00'00"	20.00'	31.42'	N49°13'45"W	28.28'
C35	76°54'18"	20.00'	26.84'	N34°13'24"E	24.87'
C36	57°36'27"	28.00'	28.15'	N33°01'59"W	26.98'
C37	57°36'27"	28.00'	28.15'	N24°34'29"E	26.98'
C38	90°00'00"	20.00'	31.42'	N49°13'45"W	28.28'
C39	90°00'00"	20.00'	31.42'	S40°46'15"W	28.28'
C40	57°36'27"	28.00'	28.15'	N33°01'59"W	26.98'
C41	57°36'27"	28.00'	28.15'	N24°34'29"E	26.98'
C42	76°40'48"	35.00'	46.84'	N42°37'11"W	43.42'
C43	13°05'42"	155.00'	35.43'	N79°13'24"E	35.35'
C44	70°05'34"	20.00'	24.47'	N19°44'09"E	22.97'
C45	91°16'44"	20.00'	31.86'	N60°57'00"W	28.60'
C46	57°36'27"	28.00'	28.15'	N44°06'52"W	26.98'
C47	57°36'27"	28.00'	28.15'	N13°29'36"E	26.98'
C48	57°25'16"	20.00'	20.04'	N17°45'46"E	19.22'
C49	57°25'16"	20.00'	20.04'	N39°39'30"W	19.22'
C50	64°20'23"	28.00'	31.44'	N31°23'10"W	29.82'
C51	50°52'32"	28.00'	24.86'	N26°13'18"E	24.05'
C52	90°00'00"	20.00'	31.42'	N45°47'02"E	28.28'
C53	90°00'00"	20.00'	31.42'	N44°12'58"W	28.28'
C54	57°36'27"	28.00'	28.15'	N29°35'16"E	26.98'
C55	57°36'27"	28.00'	28.15'	N28°01'12"W	26.98'
C56	100°50'40"	20.00'	35.20'	N50°45'37"E	30.83'
C57	54°45'29"	20.00'	19.11'	N27°02'27"W	18.39'
C58	57°36'27"	28.00'	28.15'	N29°08'31"E	26.98'
C59	57°36'27"	28.00'	28.15'	N28°27'57"W	26.98'
C61	30°36'09"	20.00'	10.68'	N11°01'17"E	10.56'
C62	04°09'47"	750.00'	54.49'	N78°18'58"W	54.48'
C63	26°54'58"	45.00'	21.14'	N33°00'55"E	20.95'
C64	60°59'41"	20.00'	21.29'	N60°17'11"E	20.30'
C65	25°52'42"	20.00'	9.03'	N76°16'37"W	8.96'
C66	43°48'47"	13.00'	9.94'	N23°07'26"W	9.70'
C67	03°22'27"	150.00'	8.83'	N79°50'01"E	8.83'
C68	03°50'12"	150.00'	10.04'	N76°13'42"E	10.04'
C86	00°08'28"	250.00'	0.62'	N21°03'45"E	0.62'

LEGEND

- SUBDIVISION BOUNDARY
- LOT/TRACT LINE
- STREET CENTERLINE
- VISION CLEARANCE TRIANGLE 25' X 25' MEASURED FROM PROPERTY LINE EXTENDED
- ----------VCT----------
- EASEMENT LINE
- MATCHLINE
- RIGHT-OF-WAY LINE
- MINE SUBSIDENCE RISK AREA
- TRAIL EASEMENT LINE
- (R) ... RADIAL
- (NR) ... NON RADIAL
- (1) ... EASEMENT ID NUMBER SEE NOTE 27
- ... SECTION CORNER
- ...FOUND YELLOW PLASTIC CAP PLS 25942 (UNLESS OTHERWISE NOTED)
- N21°24'03"E ... RADIAL LINE AND ... RADIAL BEARING
- (5) ... BLOCK DESIGNATION
- SWMWS = SOUTHWEST METROPOLITAN WATER & SANITATION DISTRICT
- ✳ ... SEE PAGE 2, NOTE 18
- ✳✳ ... SEE PAGE 2, NOTE 19

PREPARED 03/30/2015
REVISED 07/10/2015

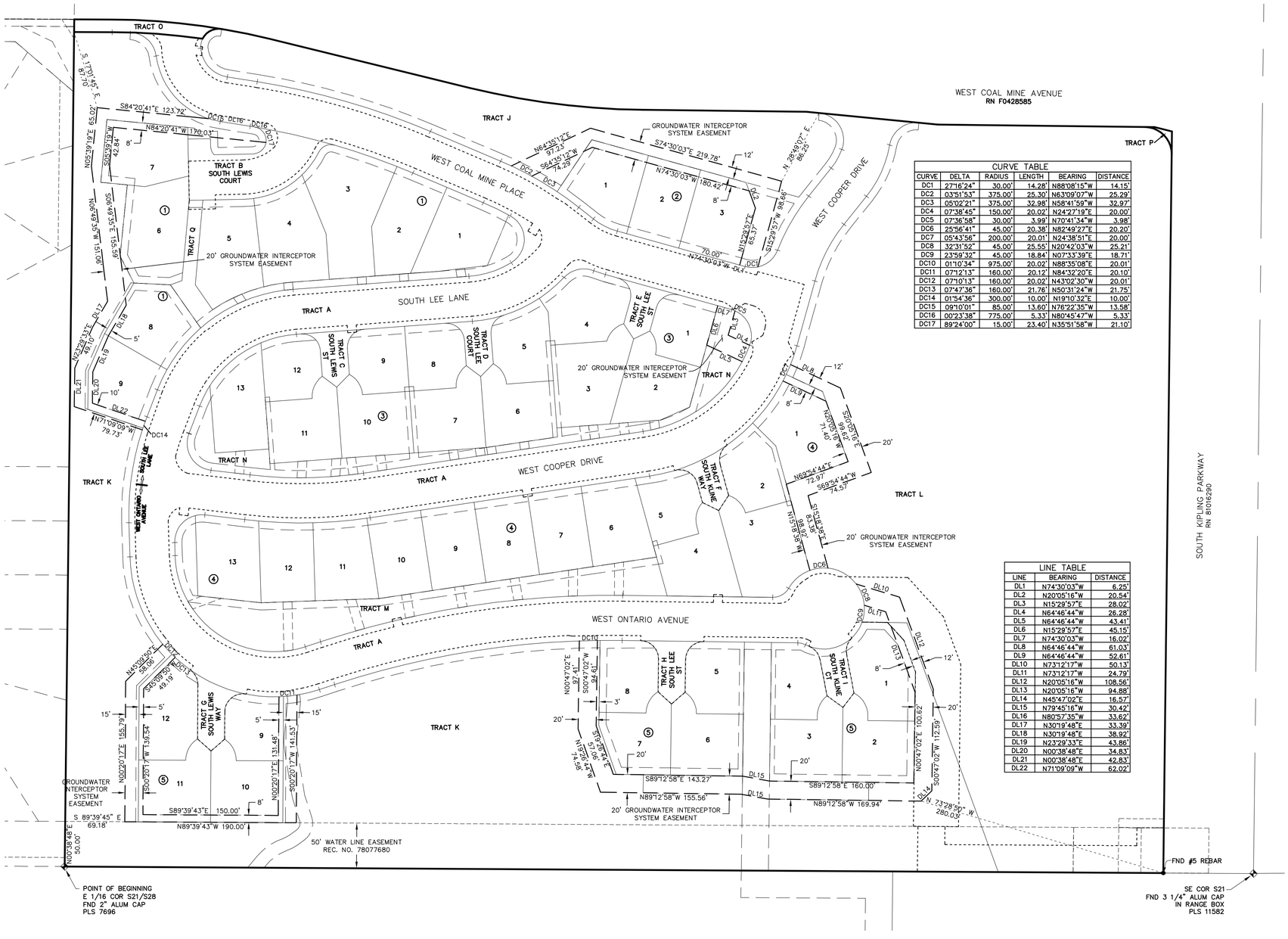
Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO. 80111
(303) 692-8838 / (303) 692-0470 Fax

CASE NO. : 06-112771FI
MAP NO. : 35

SILVER LEAF

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 7 OF 7



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
DC1	27°16'24"	30.00'	14.28'	N88°08'15"W	14.15'
DC2	03°51'53"	375.00'	25.30'	N63°09'07"W	25.29'
DC3	05°02'21"	375.00'	32.98'	N58°41'59"W	32.97'
DC4	07°38'49"	150.00'	20.02'	N24°27'19"E	20.00'
DC5	07°36'59"	30.00'	3.99'	N70°41'34"W	3.98'
DC6	25°56'41"	45.00'	20.38'	N82°49'27"E	20.20'
DC7	05°43'56"	200.00'	20.01'	N24°38'51"E	20.00'
DC8	32°31'52"	45.00'	25.55'	N20°42'03"W	25.21'
DC9	23°59'32"	45.00'	18.84'	N07°33'39"E	18.71'
DC10	01°10'34"	975.00'	20.02'	N88°35'08"E	20.01'
DC11	07°12'13"	160.00'	20.12'	N84°32'20"E	20.10'
DC12	07°10'13"	160.00'	20.02'	N43°02'30"W	20.01'
DC13	07°47'36"	160.00'	21.76'	N50°31'24"W	21.75'
DC14	01°54'36"	300.00'	10.00'	N19°10'32"E	10.00'
DC15	09°10'01"	85.00'	13.60'	N76°22'35"W	13.58'
DC16	00°23'38"	775.00'	5.33'	N80°45'47"W	5.33'
DC17	89°24'00"	15.00'	23.40'	N35°51'58"W	21.10'

LINE TABLE		
LINE	BEARING	DISTANCE
DL1	N74°30'03"W	6.25'
DL2	N20°05'16"W	20.54'
DL3	N15°29'57"E	28.02'
DL4	N64°46'44"W	26.28'
DL5	N64°46'44"W	43.41'
DL6	N15°29'57"E	45.15'
DL7	N74°30'03"W	16.02'
DL8	N64°46'44"W	61.03'
DL9	N64°46'44"W	52.61'
DL10	N73°12'17"W	50.13'
DL11	N73°12'17"W	24.79'
DL12	N20°05'16"W	108.56'
DL13	N20°05'16"W	94.88'
DL14	N45°47'02"E	16.57'
DL15	N79°45'16"W	30.42'
DL16	N80°57'35"W	33.62'
DL17	N30°19'48"E	33.39'
DL18	N30°19'48"E	38.92'
DL19	N23°29'33"E	43.86'
DL20	N00°38'48"E	34.83'
DL21	N00°38'48"E	42.83'
DL22	N71°09'09"W	62.02'

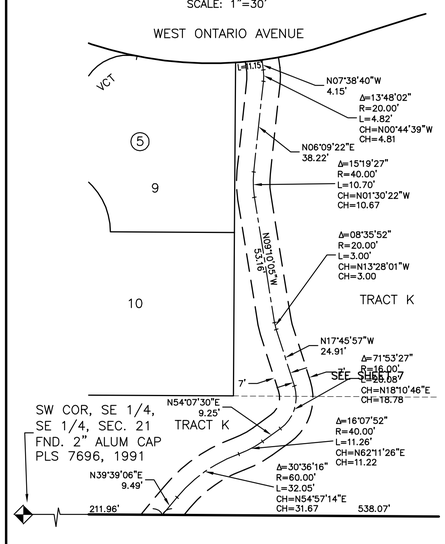
N

GRAPHIC SCALE
0 30' 60'
ORIGINAL SCALE: 1"= 30"

DATE OF SURVEY: 01/03/14

DETAIL

14' TRAIL EASEMENT
SCALE: 1"=30'



LEGEND

- SUBDIVISION BOUNDARY
- LOT/TRACT LINE
- STREET CENTERLINE
- VISION CLEARANCE TRIANGLE 25' X 25' MEASURED FROM PROPERTY LINE EXTENDED
- VCT
- EASEMENT LINE
- MATCHLINE
- RIGHT-OF-WAY LINE
- MINE SUBSIDENCE RISK AREA
- TRAIL EASEMENT LINE
- (R) ... RADIAL
- (NR) ... NON RADIAL
- (1) ... EASEMENT ID NUMBER SEE NOTE 27
- ... SECTION CORNER
- FOUND YELLOW ...PLASTIC CAP PLS 25942 (UNLESS OTHERWISE NOTED)
- N71°24'03"E RADIAL LINE AND ... RADIAL BEARING
- (5) ... BLOCK DESIGNATION
- SWMWS = SOUTHWEST METROPOLITAN WATER & SANITATION DISTRICT
- ✳ ... SEE PAGE 2, NOTE 18
- ✳✳ ... SEE PAGE 2, NOTE 19

COLORADO LICENSED
ALAN WARNER
PRELIMINARY
28668
07/10/15
PROFESSIONAL LAND SURVEYOR

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PREPARED 03/30/2015
REVISED 07/10/2015

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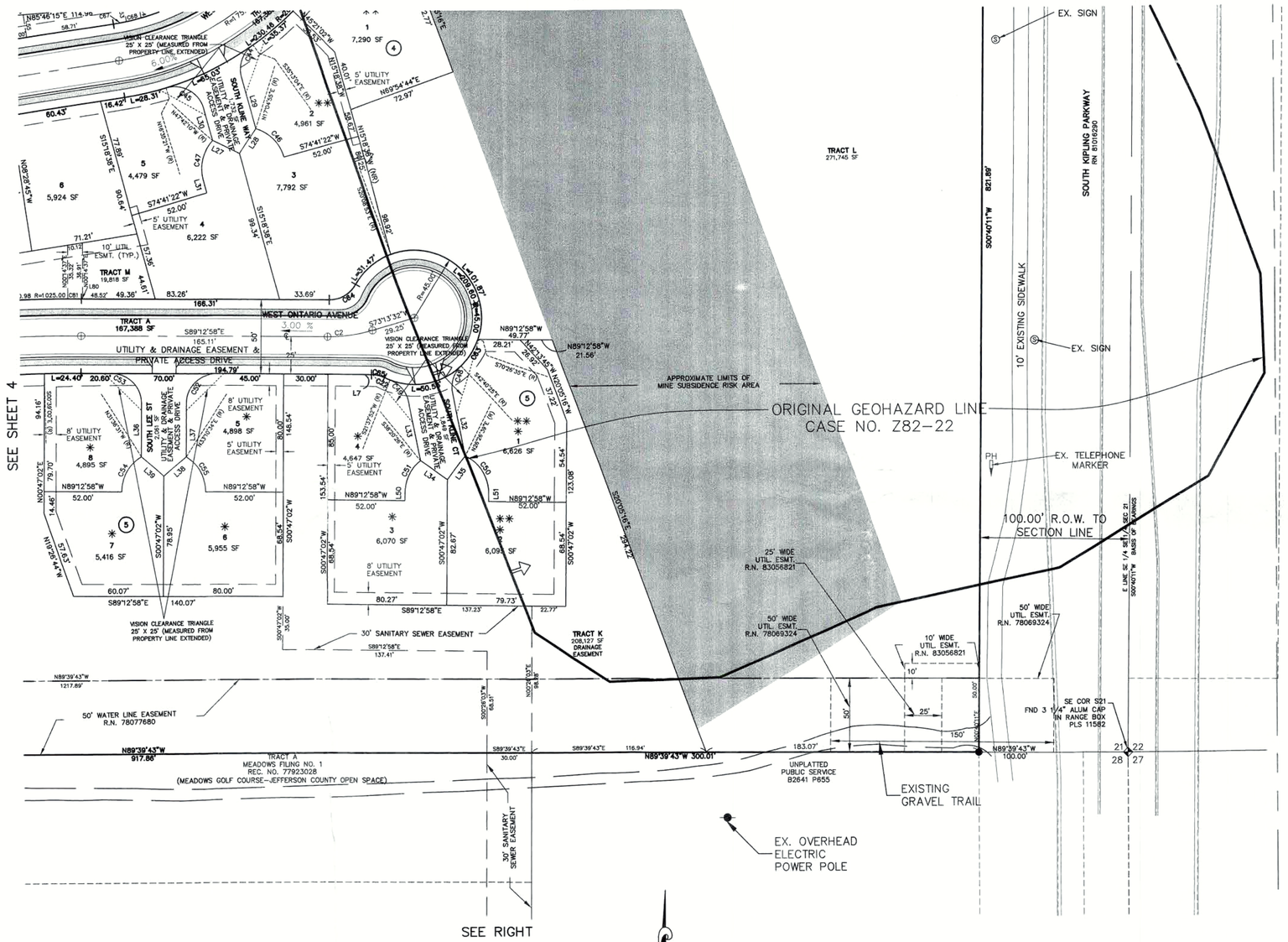
CASE NUMBER ~~04-428808 PL~~ 07-131025PL
MAP NUMBER 35

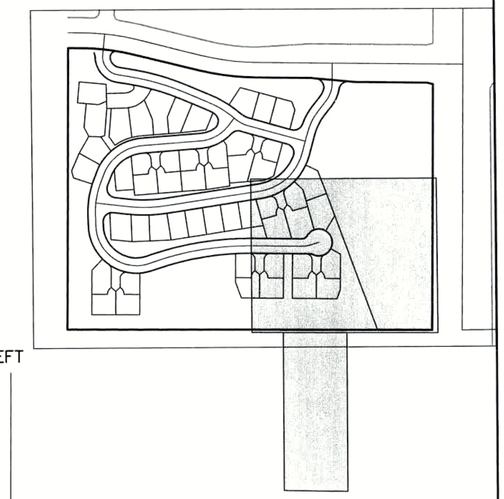
SILVER LEAF

PRELIMINARY PLAT

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 5 OF 6





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SEE SHEET 3 FOR LINE TABLE AND SHEET 4 FOR CURVE TABLE.

REVISED PER COUNTY COMMENTS 06-02-08
REVISED PER COUNTY COMMENTS 11-30-07
REVISED PER COUNTY COMMENTS 03-02-06
REVISED PER COUNTY COMMENTS 02-03-06
DATE OF PREPARATION 05-01-05

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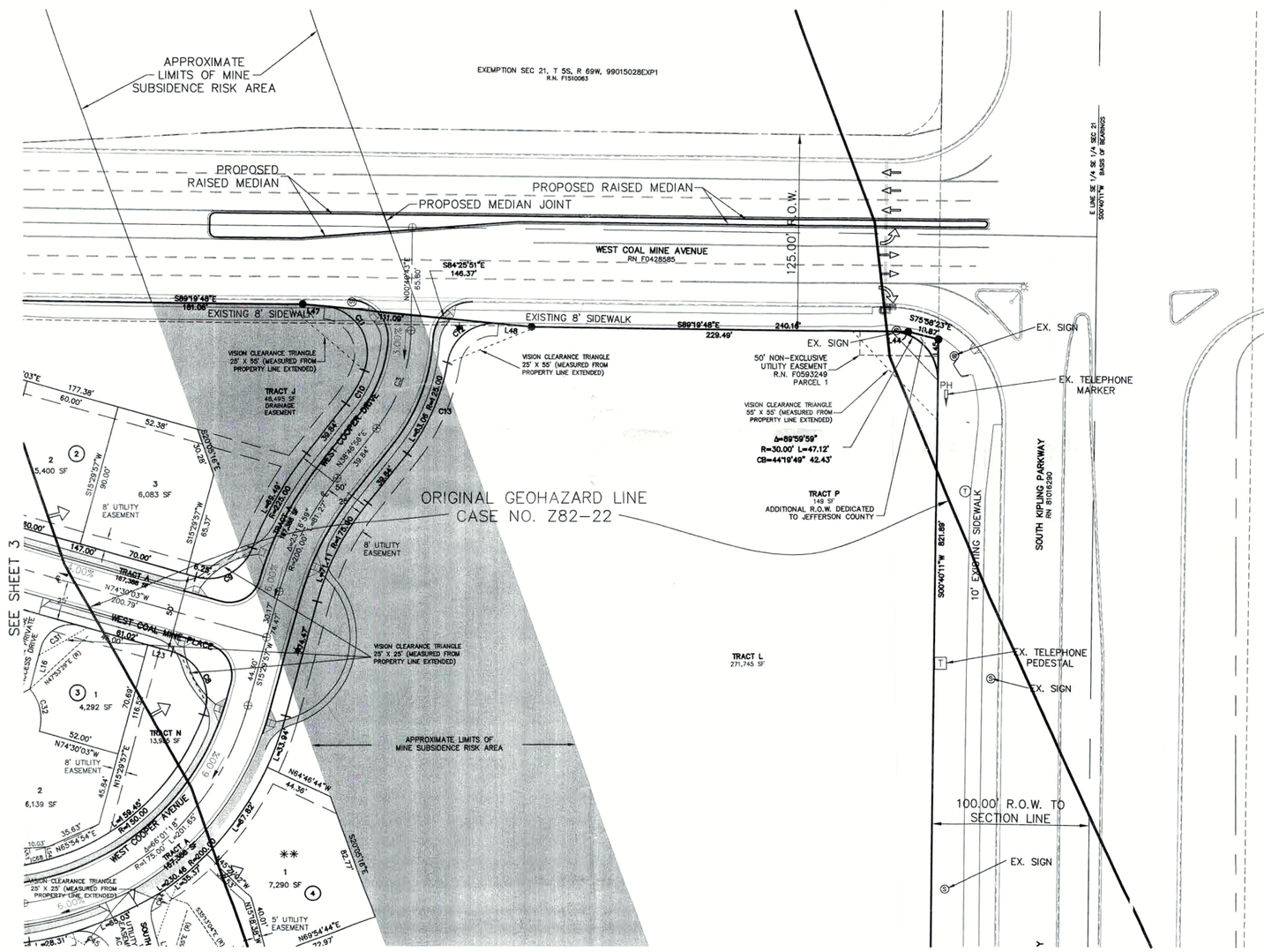
CASE NUMBER ~~04-128808-PL~~ 07-131025PL
MAP NUMBER 35

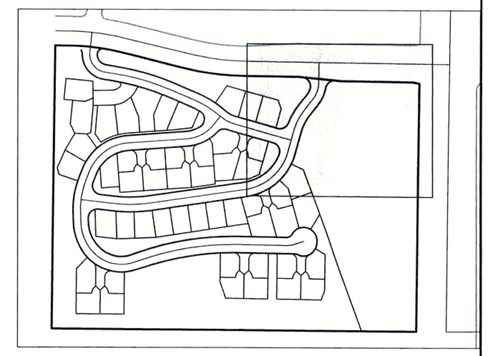
SILVER LEAF

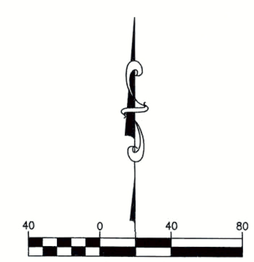
PRELIMINARY PLAT

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 6 OF 6







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A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21
TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 6

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S 00°40'11" W;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;
THENCE N 00°38'48" E, ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 939.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE AS DESCRIBED UNDER RECEPTION NUMBER F0428585 OF THE JEFFERSON COUNTY RECORDS;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE THE FOLLOWING EIGHT (8) COURSES:

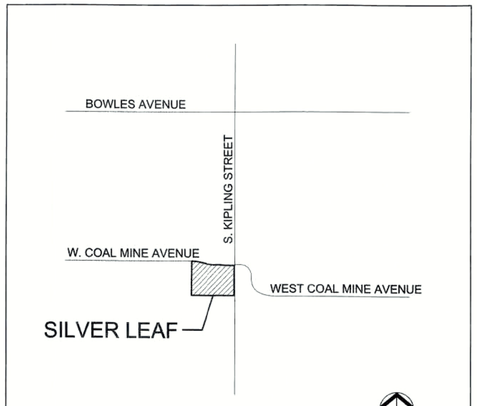
1. S 89°43'27" E, A DISTANCE OF 42.08 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°29'23", A RADIUS OF 750.00 FEET, AND AN ARC LENGTH OF 176.58 FEET;
3. S 76°14'04" E, A DISTANCE OF 228.01 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°05'44", A RADIUS OF 850.00 FEET, AND AN ARC LENGTH OF 194.28 FEET;
5. S 89°19'48" E, A DISTANCE OF 181.06 FEET;
6. S 84°25'51" E, A DISTANCE OF 146.37 FEET;
7. S 89°19'48" E, A DISTANCE OF 240.16 FEET;
8. S 75°58'23" E, A DISTANCE OF 19.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET AS DESCRIBED UNDER RECEPTION NUMBER 81016290 OF THE JEFFERSON COUNTY RECORDS;

THENCE S 00°40'11" W, ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET, A DISTANCE OF 821.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;
THENCE N 89°39'43" W, ALONG SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1217.87 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 24.178 ACRES, MORE OR LESS.

LEGEND

- EXISTING BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- PROPERTY RIGHT OF WAY LINE
- EXISTING FLOWLINE
- PROPOSED FLOWLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 7 LOT NUMBER
- (9) BLOCK NUMBER
- EXISTING WATER LINE
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR 5802
- PROPOSED MAJOR CONTOUR 5810
- EXISTING WETLANDS
- EXISTING SEWER LINE
- EXISTING OVERHEAD POWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED RETAINING WALL
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING WATER METER/VALVE
- EXISTING WATER STRUCTURE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN INLET
- PROPOSED CONCRETE SIDEWALK
- FLOW DIRECTION



Vicinity Map Scale: 1" = 2000'

DEVELOPMENT REQUIREMENTS:

TOTAL NUMBER OF SINGLE FAMILY LOTS/DWELLING UNITS = 53

SMALLEST SINGLE FAMILY LOT SIZE = 4,237 S.F.

TOTAL SUBDIVISION AREA IS 24.18 ACRES.

POPULATION GENERATION: FOR SINGLE FAMILY LOTS 3.13 PEOPLE PER DWELLING UNIT, TOTAL POPULATION = 166

WATER SOURCE IS THE SOUTHWEST METROPOLITAN WATER & SANITATION DISTRICT TOTAL GALLONS PER DAY IS 26,542 AVERAGE.

FIRE HYDRANT FIRE FLOW IS 1750 GALLONS PER MINUTE.

SEWER DISPOSAL IS THE SOUTHWEST METROPOLITAN WATER & SANITATION DISTRICT TOTAL GALLONS PER DAY IS 66,400 PEAK

NOTES:

BASIS OF BEARINGS: THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21,
1) TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S 00°40'11" W.

2) SUMMARY OF AREA:	ACRES	% AREA
SINGLE FAMILY SITES:	6.87	28.4%
PRIVATE ACCESS DRIVES, UTILITY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION TRACTS B, C, D, E, F, G, H, I, J, K, L, & M	4.40	18.2%
COMMON AREA, DRAINAGE, PEDESTRIAN TRAILS, LANDSCAPING & UTILITIES OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION TRACTS A, N, O, P & Q	12.91	53.4%
TOTAL AREA	24.18	100.00%

3) EXISTING TOPOGRAPHIC CONTOURS DERIVED FROM FIELD SURVEY.

4) ALL PRIVATE ACCESS DRIVES WILL MEET JEFFERSON COUNTY ROADWAY DESIGN STANDARDS, AS SHOWN IN JEFFERSON COUNTY ROADWAY DESIGN MANUAL.

5) BENCHMARK: FOUND 3 1/4" ALUMINUM CAP PLS 11582 IN A RANGE BOX ON THE SE CORNER OF SECTION 21, T5S, R69W, ELEVATION ON TOP OF CAP IS 5645.33 NAVD 88.

6) THE SUBJECT PROPERTY LIES WITHIN ZONE "C" AS SHOWN GRAPHICALLY ON THE F.E.M.A. MAP COMMUNITY PANEL 080087 0380 C, DATED JULY 4, 1989, JEFFERSON COUNTY, COLORADO.

7) IT HAS BEEN DETERMINED BY THE SOUTHWEST METROPOLITAN WATER AND SANITATION DISTRICT THAT LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE FOR WATER SERVICE.

8) EIGHT-FOOT (8') WIDE UTILITY EASEMENTS SHALL BE GRANTED AS SHOWN ON PRIVATE PROPERTY ADJACENT LOT LINES IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS SHALL BE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

9) DIRECT VEHICLE ACCESS BETWEEN ADJOINING LOTS OR TRACTS OF THIS DEVELOPMENT AND COAL MINE AVENUE AND SOUTH KIPLING STREET SHALL NOT BE PERMITTED.

10) PUBLIC NOTICE IS HEREBY GIVEN THAT A PORTION OR ALL OF THIS SITE IS LOCATED WITHIN THE DIPPING BEDROCK OVERLAY DISTRICT AS DEFINED IN THE JEFFERSON COUNTY ZONING RESOLUTION. THIS DISTRICT CONTAINS AN UNUSUAL GEOLOGIC HAZARD WITH THE POTENTIAL FOR SEVERE DIFFERENTIAL HEAVING OF BEDROCK THAT CAN RESULT IN FOUNDATION, BURIED UTILITY AND CONCRETE FLATWORK MOVEMENT. THIS SITE SHALL BE PLATTED IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN THE JEFFERSON COUNTY ZONING RESOLUTION AND LAND DEVELOPMENT REGULATIONS IN EFFECT AT THE TIME OF PLATTING.

SHEET INDEX:

1 COVER SHEET
2 EXISTING CONDITIONS MAP
3-6 PRELIMINARY PLAT

OWNER/DEVELOPER/SUBDIVIDER:

SKYLAND MEADOWS DEVELOPMENTS, LTD.
7400 EAST CRESTLINE CIRCLE
SUITE 230
GREENWOOD VILLAGE, CO 80111
(303) 858-0250

ENGINEER:

STANTEC CONSULTING INC.
2135 SOUTH CHERRY STREET
SUITE 310
DENVER, CO 80222
(303) 758-4058

PLANNER

DAVID A. CLINGER & ASSOCIATES
21759 CABRINI BOULEVARD
GOLDEN, CO 80401
(303) 526-9126

LANDSCAPE ARCHITECT

BRITINA DESIGN GROUP, INC.
7512 GRAND VIEW AVENUE
ARVADA, CO 80002
(303) 456-2887

ENVIRONMENTAL RESOURCE:

ERO RESOURCES CORP.
1842 CLARKSON STREET
DENVER, CO 80218
(303) 830-1188

GEOTECHNICAL ENGINEER:

CTL/THOMPSON, INC.
1971 WEST 12TH AVENUE
DENVER, CO 80204
(303) 825-0777

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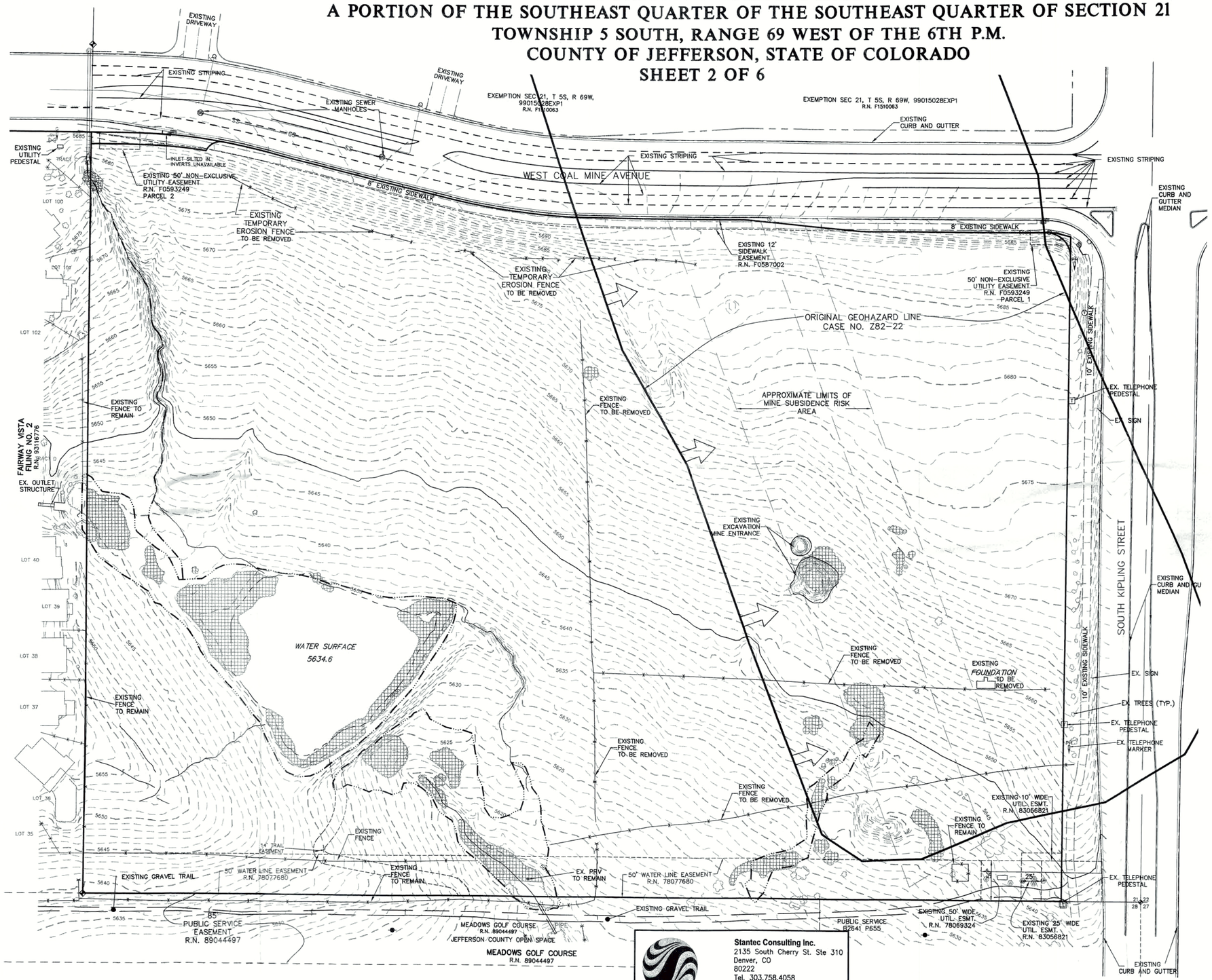
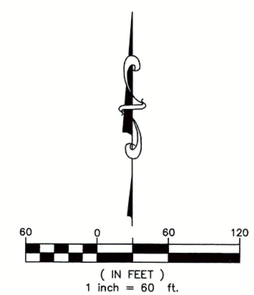
SHEET 2 OF 6



Vicinity Map Scale: 1" = 2000'



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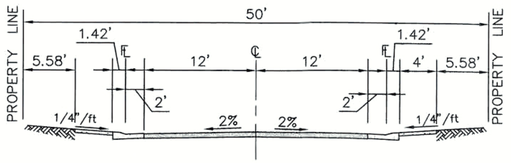
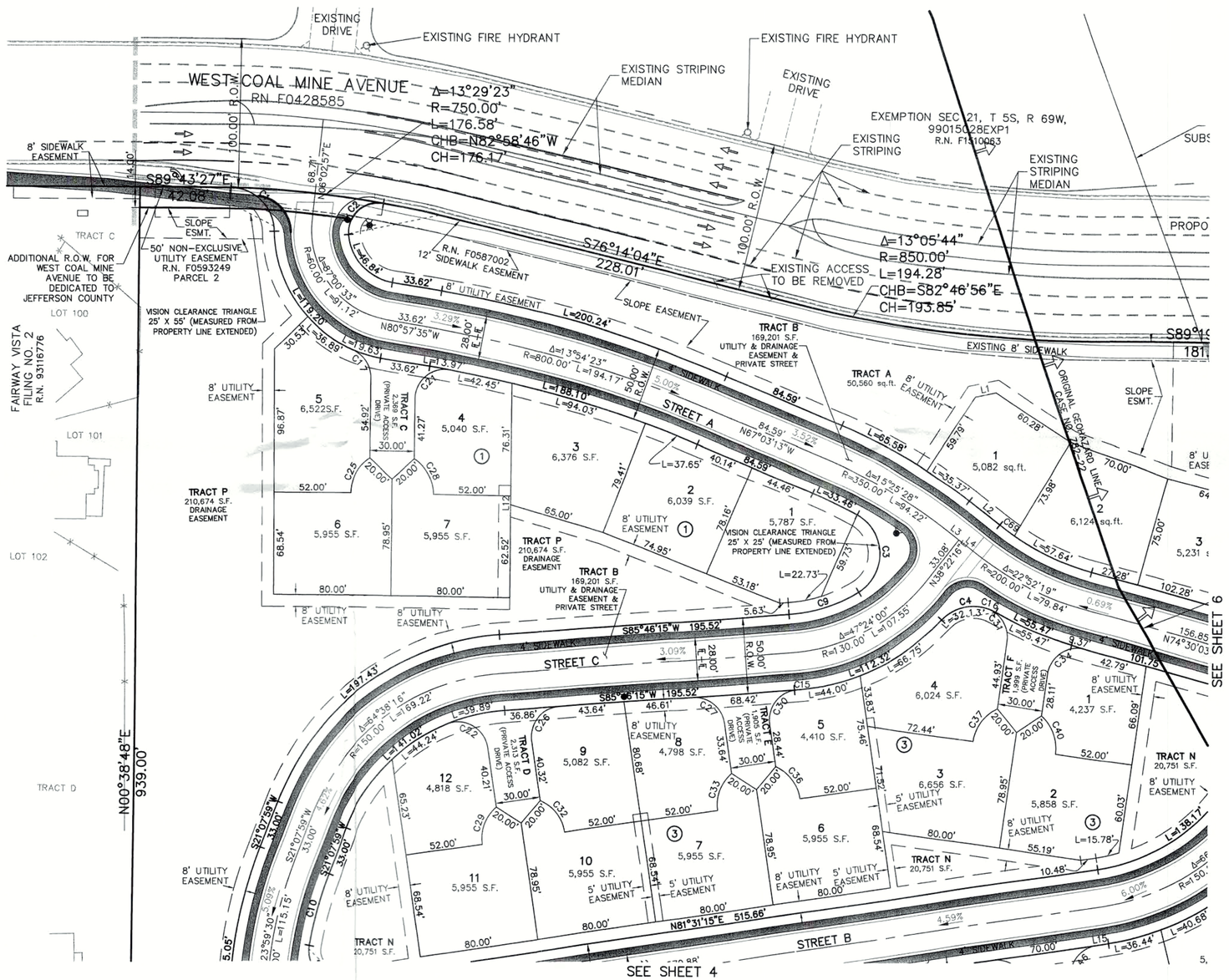
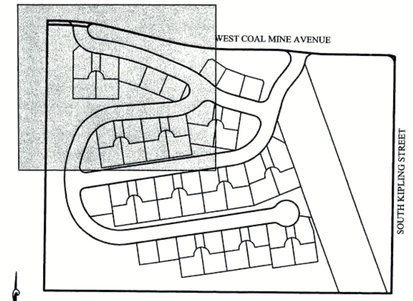


TYPICAL PRIVATE ACCESS DRIVE CROSS SECTION
N.T.S.

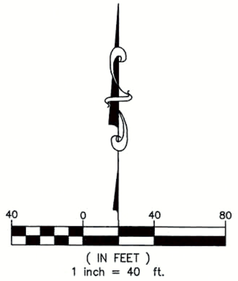




KEY MAP
N.T.S.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	87°39'45"	30.00'	45.90'
C2	103°52'56"	20.00'	36.26'
C3	119°47'46"	30.00'	62.73'
C4	75°22'21"	30.00'	39.46'
C5	86°40'01"	30.00'	45.38'
C6	92°41'25"	30.00'	48.53'
C7	104°59'30"	30.00'	54.97'
C8	85°41'35"	30.00'	44.87'
C9	27°07'43"	105.00'	49.72'
C10	11°23'13"	250.00'	49.69'
C11	108°13'31"	20.00'	37.78'
C12	90°00'00"	20.00'	31.42'
C13	46°11'13"	20.00'	16.12'
C14	46°11'13"	20.00'	16.12'
C15	3°52'42"	155.00'	10.49'
C16	4°20'50"	155.00'	11.76'
C17	64°39'59"	30.00'	33.86'
C18	14°04'51"	45.00'	11.06'
C19	30°09'15"	45.00'	23.68'
C20	7°25'43"	175.00'	22.69'
C21	100°38'25"	30.00'	52.70'
C22	111°55'11"	30.00'	58.60'
C24	5°37'14"	275.00'	26.98'
C25	57°36'27"	28.00'	28.15'
C26	94°15'00"	30.00'	49.35'
C27	85°45'00"	30.00'	44.90'
C28	57°36'27"	28.00'	28.15'
C29	57°36'27"	28.00'	28.15'
C30	90°22'18"	30.00'	47.32'
C31	139°31'51"	30.00'	73.06'
C32	57°36'27"	28.00'	28.15'
C33	57°36'27"	28.00'	28.15'
C34	97°22'12"	30.00'	50.98'
C35	90°00'00"	30.00'	47.12'
C36	57°36'27"	28.00'	28.15'
C37	57°36'27"	28.00'	28.15'
C38	90°00'00"	30.00'	47.12'
C39	90°00'00"	30.00'	47.12'
C40	57°36'27"	28.00'	28.15'
C41	57°36'27"	28.00'	28.15'
C42	90°00'00"	30.00'	47.12'
C43	90°00'00"	30.00'	47.12'
C44	57°36'27"	28.00'	28.15'
C45	57°36'27"	28.00'	28.15'
C46	89°35'04"	30.00'	46.91'
C47	100°06'29"	30.00'	52.42'
C48	57°36'27"	28.00'	28.15'
C49	57°36'27"	28.00'	28.15'
C50	52°04'56"	30.00'	27.27'
C51	90°00'00"	30.00'	47.12'
C52	57°36'27"	28.00'	28.15'
C53	57°36'27"	28.00'	28.15'
C54	90°00'00"	30.00'	47.12'
C55	90°00'00"	30.00'	47.12'
C56	57°36'27"	28.00'	28.15'
C57	57°36'27"	28.00'	28.15'
C58	90°00'00"	30.00'	47.12'
C59	57°53'38"	30.00'	30.31'
C60	57°36'27"	28.00'	28.15'
C61	57°36'27"	28.00'	28.15'
C62	48°02'52"	30.00'	25.16'
C64	57°36'27"	28.00'	28.15'
C65	57°36'27"	28.00'	28.15'
C68	57°36'27"	28.00'	28.15'
C69	4°00'01"	175.00'	12.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°19'55"E	13.58'
L2	N51°37'44"W	26.08'
L3	N51°37'44"W	10.83'
L4	N51°37'44"W	15.25'
L5	N08°28'45"W	21.05'
L6	N08°28'45"W	2.98'
L7	N08°28'45"W	2.57'
L8	S13°53'35"E	4.47'
L9	S80°35'09"E	11.49'
L10	N20°05'16"W	8.95'
L12	N00°20'46"E	6.02'
L13	N08°28'45"W	13.27'
L15	S81°31'04"W	1.27'



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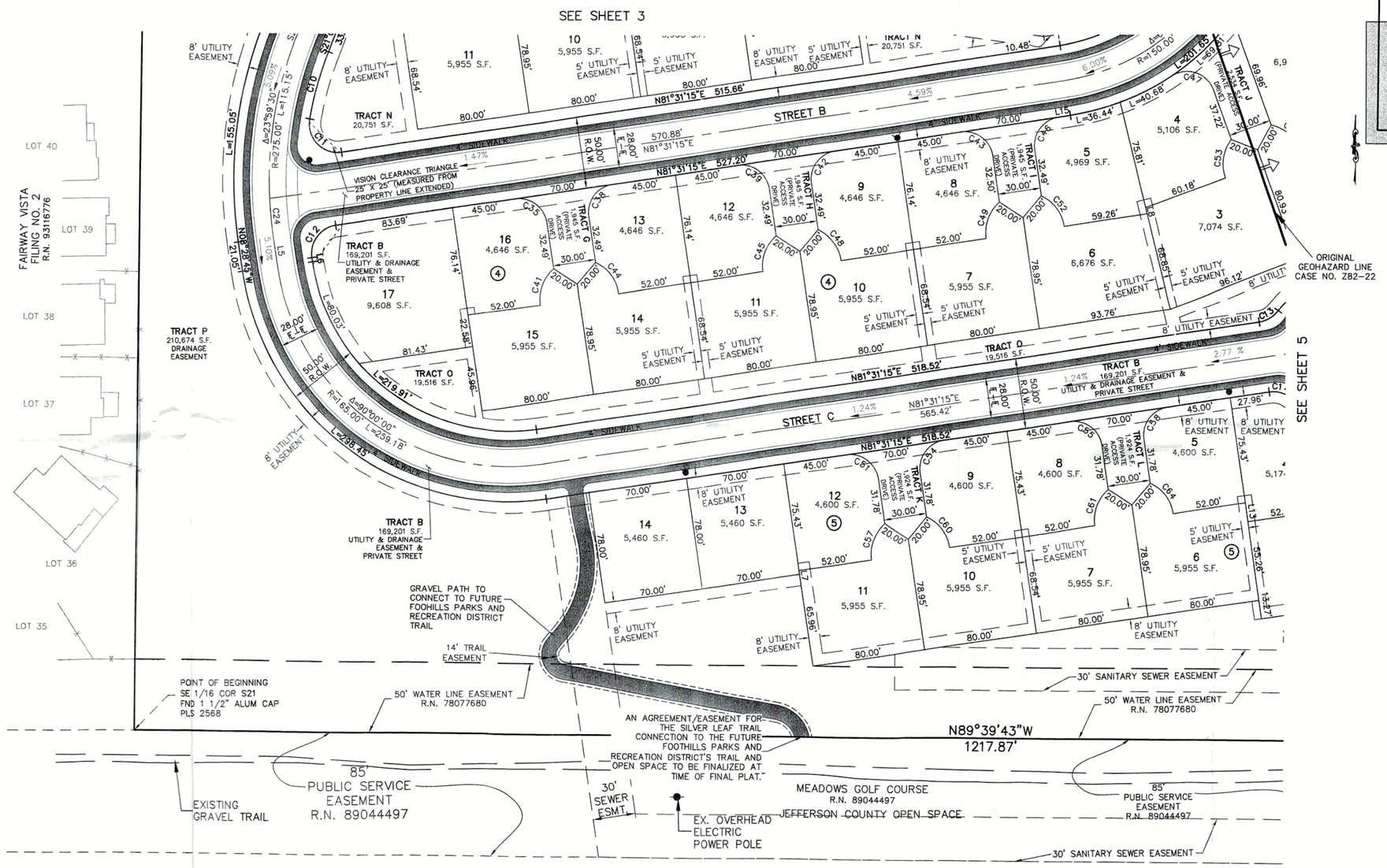

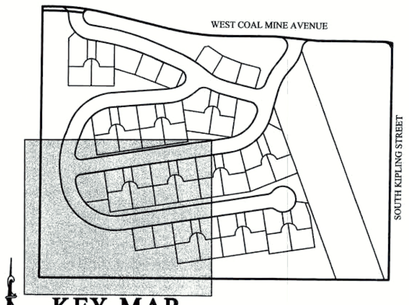

KEY MAP
N.T.S.

40 0 40 80
(IN FEET)
1 inch = 40 ft.

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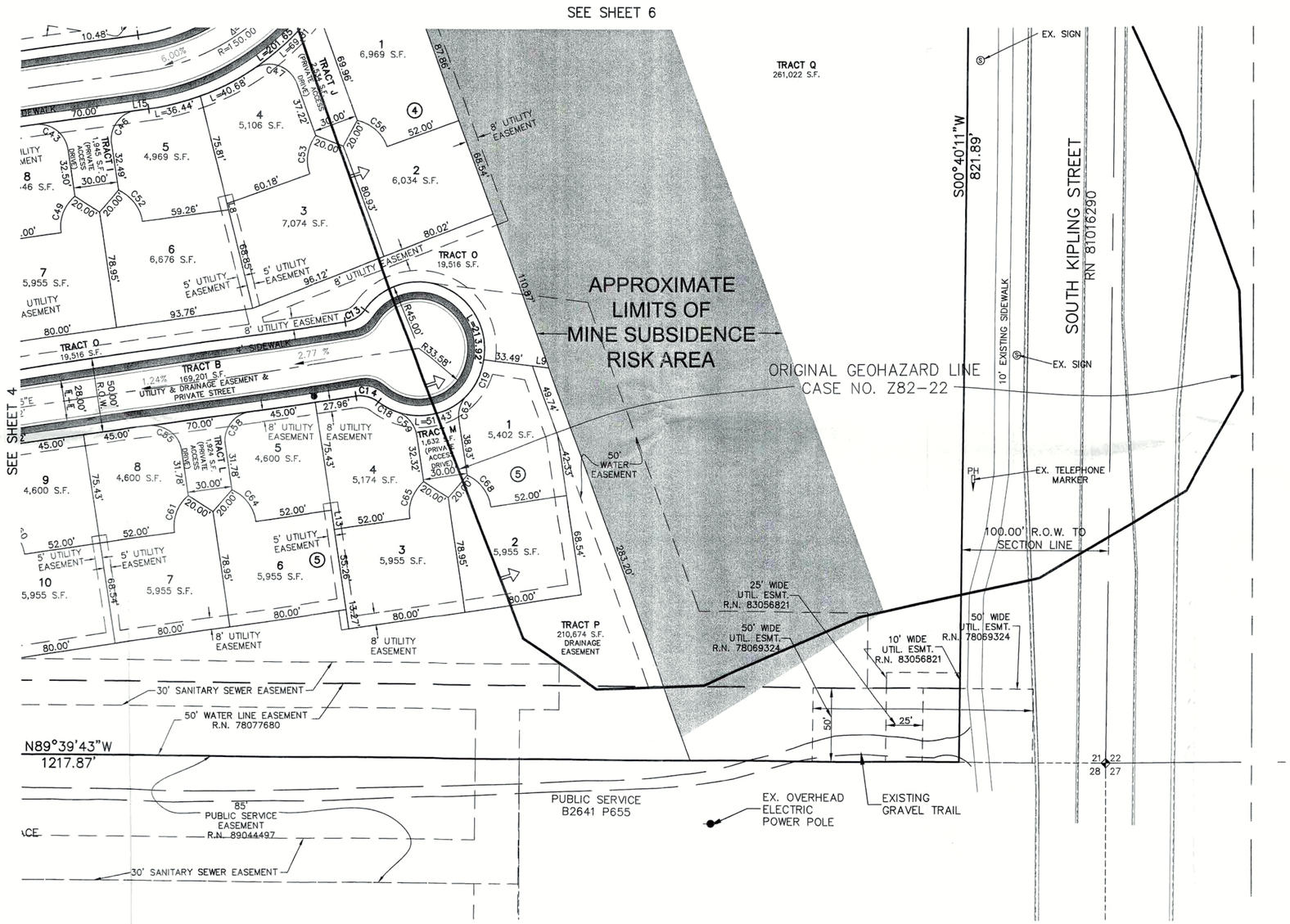

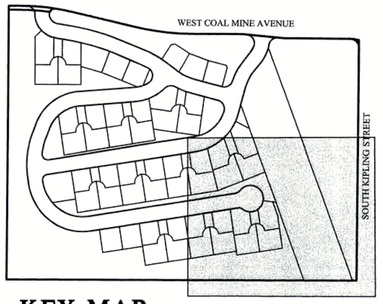

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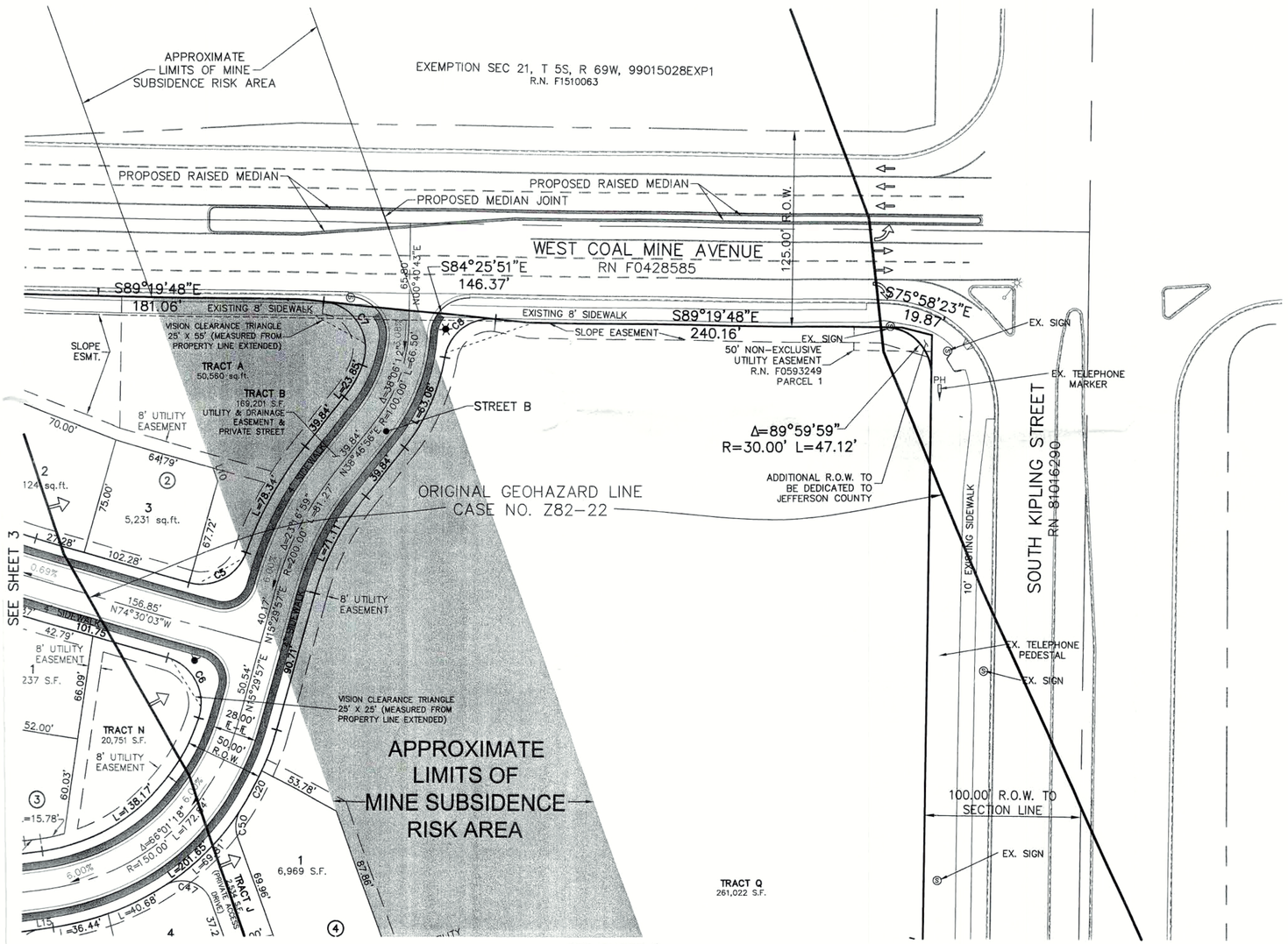
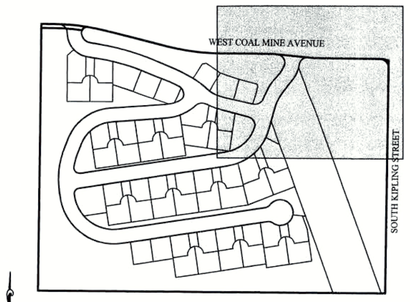
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 6 OF 6





KEY MAP
N.T.S.

40 0 40 80
(IN FEET)
1 inch = 40 ft.

Stantec Consulting Inc.
2135 South Cherry St. Ste 310
Denver, CO
80222
Tel. 303.758.4058
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REVISED PER COUNTY COMMENTS 03-02-06
REVISED PER COUNTY COMMENTS 02-03-06
DATE OF PREPARATION 05-01-05

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From:	Bill Swalling
To:	Mike Schuster; Sean Madden
Subject:	Silver Leaf 120 day Extension and Park Credit Informaion
Date:	Friday, June 24, 2016 11:50:11 AM
Attachments:	Madden Correspondece with Foothills rer Park Land Dedication 11.24.2009.pdf Schuster Correspondence 12.7.2009.pdf 2016 Silver Leaf Plan Showing Park Credits.pdf

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Gentlemen; The purpose of this email is to request a 120 day extension as required by the Land Development Regulations, Section 6, Clause 11. As you know we have been diligently pursuing the Final Plat for the referenced Subdivision. Completion of the Final Plat has been impacted by issues;

- Off-site easements; Both Fairways Vista and Foothills have delayed signing of easements they had committed to a number of years ago. The easement have now either been signed (Fairways Vista HOA) or been resolved and are waiting for Foothills to complete their review of a Trails Agreement and a subsequent date for County Commissioner approval/signature of the sanitary sewer easement with Jeffco Open Space
- We are awaiting approval of the County Geologist on our response to his early comments
- The approval of water and sewer plans by Southwest Metro and Denver Water have been delayed by approval of the easements discussed above.

We are nearing completion of the plat. A 120 day extension and regularizing past extensions that should have been requested is in the best interest of all parties.

My understanding is that the only significant changes to the Land Development Regulations are to the Park and School Fees section. Our Plat was in process at the time this section of the regulations was being discussed with the community.

In our case we had an agreement with Foothills on how park credits were to be applied that was the basis for our development: Foothills wanted more open space than the typical developer would provide and were willing to approve Park Credits for the plat. This agreement was acceptable to both parties. Not approving the Park Credit in the 120 day extension would not be in the spirit of the change in regulations whereby no one would be worse off. Although the value of our Park Credits were reduced by following the new regulations, we supported the change because it was in the best interest of all to regularize the evaluation of credits where there was no certainty.

My position is simply one of institutional integrity. When the County proposed new school and park regulations, my understanding related to two key points:

- The regulations were forward looking and no one would be worse off because of them.
- If your application was in process, you could choose which regulation would benefit you the most.

All of us with existing or agreed to park credits recognized that their value would decline based on the new regulations. However, the new regulations would, in the future ,be straight forward and the County, Park and Recreation Districts and School Districts supported them. The diminishment in the value of our existing park credits was acceptable for the general benefit of all concerned. I don't believe any of us that held the rights to credits anticipated that the new regulations would be used by districts to renege on agreements that were in place prior to the new regulations. Eliminating the public park credits would make us worse off: invalidating the principle where no one would be worse off. The reneging on previous agreements would breach the second point above. I don't believe the County would help facilitate this behavior.

Based on my understanding of the principles when my support was being solicited for the new regulations, I would use the regulations that were in effect prior to the most recent Park and School regulations and rely on my agreement with Foothills Park and Recreation District. Historically, the County also relied on Foothills in determining what would constitute park dedication. Anyone holding park credits would object to use of these new regulations to renege on agreements that they had relied on to develop their plans. In our case, the lands included in Parcel 1 and 2 in the table below could have been developed for commercial or apartments.

I would like to address two other issues:

1. The plans have not changed since November 24th, 2009 when a letter addressed to Colin Insley (attached)

addressed the changes from an earlier plan. I have never received notification that there was an objection to the new park credit calculation. You noted in correspondence(December 12, 2009 attached) to me "The 7.91 acres appears to be reasonable based on previous correspondence from Foothills Park and Recreation District….". I have prepared an updated plan (attached as 2016 Plan) showing the area being requested as park credits is identical. Even if the plan were slightly different, any sophisticated party, which Foothills is, would anticipate some small variances in the park areas in the development process. In addition, the principles illustrated in the original plan, signed by Bob Easton, have carried through to all subsequent plans. The following table summarizes the park credits from the various plans:

Parcel	November 15, 2005 Plan	November 12, 2009 Plan	2016 Plan
1	3.46	3.46	3.46
2	0.83	0.83	0.83
3	3.71	3.62	3.62
4	0.16	Negligible	Negligible
5	0.17	Negligible	Negligible
Total	8.33	7.91	7.91

2. It is clear that the credits were to be public credits for the following reasons:
   - On all of our previous 6 developments, the park credits were treated as public. We have never received or used a private park credit.
   - Private park credits have no value to us because they could not be used because our park requirements were being met on site and there were no adjoining plats or filing of the same plat or any other filings of the same planned development where they could be used.
   - Both Bob Easton and I were sophisticated. We would not exchange the developable land in Parcels 1 and 2 for valueless private park credits. Bob was ethical and would not deceive us by using private park credits with no value in an exchange.

In good faith I have relied on correspondence/agreements/acknowledgments from both the Foothills Park and Recreation District and the County with regard to park dedication credits. I have met my part of the bargain by rezoning the agreed upon parcels to open space rather than some other use. I believe that the credits were always intended to be public and that Foothills would not try to renege on their agreement with us now that they are aware of all of the facts.

Thank you for your help.

W. E. (Bill) Swalling

Actual Communities, Inc.
5935 S. Zang Street, Suite 230
Littleton, CO 80127
303-949-2629

From: Ron Hopp
To: Sean Madden; Colin Insley
Cc: Mike Schuster
Subject: RE: Silver Leaf : Draft 120 day extension and consideration of Park Credits
Date: Thursday, May 26, 2016 4:23:17 PM

Sean

The summary that Bill has provided below seems accurate.

In regard to park credits though, I told Bill that we won't weigh in until the County makes a decision on the extension or not. If an extension is granted, then the credits will be given based upon the LDRs from when in was originally submitted. If it is not granted, and a new application is filed, then the credits will be given based upon the new LDRs. The decision to extend or not is yours.

If you have any questions, please let me know.

Thanks,

Ron

Ronald Hopp, Executive Director
Foothills Park & Recreation District
6612 S. Ward St
Littleton, Colorado 80127
(303) 409-2107
rhopp@fhprd.org

www.ifoothills.org
Follow Foothills on: **Facebook** | **Twitter** | **Instagram** | **Nextdoor** |**mySidewalk**

Creating Community, Enhancing Health, Inspiring Play

From: Sean Madden [mailto:smadden@co.jefferson.co.us]
Sent: Tuesday, May 24, 2016 11:01 AM
To: Colin Insley; Ron Hopp
Subject: FW: Silver Leaf : Draft 120 day extension and consideration of Park Credits

FYI, before I process this extension request, can you please provide an updated from your end?

Thanks Sean M

From: Mike Schuster
Sent: Thursday, May 19, 2016 11:20 AM
To: 'Bill Swalling'

Subject: RE: Silver Leaf : Draft 120 day extension and consideration of Park Credits

Bill,

We will take a look and let you know. Will respond next week.

Michael Schuster
Assistant Director
Planning and Zoning Division
100 Jefferson County Parkway, #3550
Golden, CO 80419-3500
ph: 303-271-8756
fax: 303-271-8744
e-mail: mschuste@jeffco.us

Mike

From: Bill Swalling [mailto:bill@actuallp.com]
Sent: Thursday, May 19, 2016 10:48 AM
To: Mike Schuster
Subject: Silver Leaf : Draft 120 day extension and consideration of Park Credits

Mike: I have attached my draft request for extension and consideration of the park credit. Would you help by giving it a quick review and letting me know if there are areas that need additional work? Thanks for your help.

The purpose of this email is to request a 120 day extension as required by the Land Development Regulations, Section 6, Clause 11. As you know we have been diligently pursuing the Final Plat for the referenced Subdivision. Completion of the Final Plat has been impacted by issues;

- Off-site easements; Both Fairways Vista and Foothills have delayed signing of easements they had committed to a number of years ago. The easement have now either been signed (Fairways Vista HOA) or been resolved and are waiting a date for County Commissioner approval/signature of the sanitary sewer easement with Jeffco Open Space
- We are awaiting approval of the County Geologist on our response to his early comments
- The approval of water and sewer plans by Southwest Metro and Denver Water have been delayed by approval of the easements discussed above.

My understanding is that the only significant recent changes to the Land Development Regulations are to the Park and School Fees section. Our Plat was in process at the time this section of the regulations was being discussed with the community. My understanding was that it was a forward looking regulation and that no one would be worse off if it was approved. In essence, if you were in process you had the option to choose which set of regulations would apply to your project.

In our case we had an agreement with Foothills on how park credits were to be applied that was the basis for our development: Foothills wanted more open space than the typical developer would provide and were willing to approve Park Credits for the plat. This agreement was acceptable to both parties. Not approving the Park Credit in the 120 day extension would not be in the spirit of the change in regulations whereby no one would be worse off. Although the value of our Park Credits were reduced by following the new regulations, we supported the change because it was in the best interest of all to regularize the evaluation of credits where there was no certainty.

We are nearing completion of the plat. A 120 day extension and regularizing past extensions that should have been requested is in the best interest of all parties.

Thank you for your early attention to this matter.

W. E. (Bill) Swalling

Actual Communities, Inc.
5935 S. Zang Street, Suite 230
Littleton, CO 80127
303-949-2629

SECTION 32- SCHOOL AND PARK REQUIREMENTS

A. Land Area Standards for Combined Land Dedications

Intent: To provide a combined land area dedication to allow for increased coordination and shared responsibility for dedicated sites used for public schools and parks. The combined land area dedication is based on 4 acres for public schools and 10.5 acres for parks and recreation districts per 1,000 new residents. (reloc. 7-12-05)

B. Calculation of Land Dedication Requirements

1. The amount of land area dedication required for park sites and public school sites shall be calculated as follows: (reloc. 7-12-05)

   a. Population Standards (reloc. 7-12-05)

TYPE OF DWELLING UNIT	PEOPLE/DWELLING UNIT
Single family detached	3.13
Single family attached	2.50
Multifamily	2.00

   b. Land Area Standards (reloc. 7-12-05)

ACRES PER POPULATION	SERVICE AREA
14.5 per 1,000 people (4 acres for public school sites and 10.5 acres for park and recreation district sites)	Currently adopted senior high school attendance area.
	Public park sites within the boundaries of existing park and recreation district or within 5 miles of the subdivision, when the subdivision is not within a park and recreation district.
	Private park sites within the boundaries of the plat, immediately adjoining said plat or within any filing of the same plat or any plat within the same planned development zone district.

   (1) There is no land dedication for a public school site when the residential subdivision is zoned exclusively for nursing homes, retirement facilities, or similar proposals. (reloc. 7-12-05)

   (2) A master agreement between appropriate districts to share and manage such combined sites shall be required. (reloc. 7-12-05)

   c. Land Area Requirements for Combined Land Dedications (public schools and parks) (reloc. 7-12-05)

   (1) Land Acreage Requirement shall be calculated as follows: (reloc. 7-12-05)

$$\frac{\text{Number of units x number of people per unit}}{1000} \text{ X } 14.5$$

(2) At the time of preliminary plat review, the districts affected by the proposed plat request shall make a determination as to whether a land area dedication or fees-in-lieu of land will be appropriate. It shall be the responsibility of the respective public school district and park and recreation district or other appropriate entity that will manage the land to advise the Board of County Commissioners during the referral and review stages of platting, on the acceptability of the land areas proposed to fulfill the requirements of the provisions of this Section. Land areas proposed for school and park sites shall be in compliance with the Tract Standards provisions of the Lot and Tract Standards Section. Park sites should be coordinated with any known master plans for park facilities or open space which may exist. School sites shall be coordinated with the school district. (am. 7-12-05)

(3) Land areas eligible for consideration in the evaluation of the total combined land area dedication for public school and park sites shall be based on the intended purpose of their use and are prioritized as follows: (reloc. 7-12-05)

(a) Buildable Land Area: Properties located within the Dipping Bedrock Overlay District shall be considered buildable if mitigation measures, as required by the Jefferson County Zoning Resolution, are properly addressed. (reloc. 7-12-05)

(b) Lands within the low hazard area of the 100-year floodplain. (reloc. 7-12-05)

(c) Hazardous geological land areas and hazardous wildfire land areas when the developer takes all necessary actions, prior to the transfer of such properties, or as otherwise agreed upon, to mitigate the hazardous aspects of such sites. (reloc. 7-12-05)

d. Exceptions: The following land areas shall not be considered to fulfill the requirements of any required public school land area requirement. Such areas may be considered for fulfilling a portion of the total land dedication requirement for park uses approved by the Board of County Commissioners. (am. 7-12-05)

(1) Rights-of-way and/or easements for irrigation ditches and aqueducts that will be utilized as part of a trail system. (reloc. 7-12-05)

(2) Greenbelts, walkways, bikeways and trails. (reloc. 7-12-05)

(3) Lakes, ponds, reservoirs not to exceed 0.5 of the developer's park land dedication requirement if such bodies of water are contiguous to other acceptable park land. (reloc. 7-12-05)

(4) Swamps and boggy lands. (reloc. 7-12-05)

(5) Steep or rugged land areas that will be utilized as part of a trail system. (reloc. 7-12-05)

(6) Hazardous geological land areas and hazardous wildfire land areas. (reloc. 7-12-05)

(7) Common areas including yards, courtyards, parking areas and access drives, areas within 10 feet of nonrecreational buildings and setback areas. (reloc. 7-12-05)

(8) Indoor facilities. (reloc. 7-12-05)

(9) Facilities which require mechanical equipment such as swimming pools, batting cages and ice skating rinks. (reloc. 7-12-05)

C. Method and Form of Conveyance

All sites for school or park areas required pursuant to this Section shall be properly labeled on the proposed final plat as a tract for these stated purposes and conveyed by the developer to the County of Jefferson, a body politic and corporate, in fee simple, by dedication on the final plat or by warranty deed. (reloc. 7-12-05)

D. County Reconveyance

1. Any school or park land dedicated or conveyed to the County pursuant to the provisions of this Section may be reconveyed by the Board of County Commissioners to the appropriate public school district or park and recreation district, provided that such reconveyance is conditioned upon a reversion clause providing that said property will revert to the County in the event that the property is not used for public school purposes. (am. 7-12-05)

2. The park land dedicated or conveyed to the County pursuant to the provision of this Section may be reconveyed by the Board of County Commissioners to the appropriate park and recreation district, homeowners association or condominium association that have or will have 100 percent owner membership, or such other entity which, in the judgment of the Board of County Commissioners, will adequately manage or control said lands for the benefit of the public or the owners or future owners of the proposed subdivision, providing that said property will revert to the County in the event that the property is not used for park purposes. (am. 7-12-05)

3. Unless decided otherwise by the Board of County Commissioners, the total combined land area dedication of 14.5 acres shall be allocated in the following manner: 27.5 percent for public schools and 72.5 percent for parks. The actual land area conveyance for specific sites may vary based on identified needs expressed by the appropriate public school district and/or park and recreation district, in their written request for reconveyance to the Board of County Commissioners. Any school or park land dedicated or conveyed to the County may be sold pursuant to the provisions of this Section at the request of the appropriate school district and park and recreation district or other public park agency. The monies acquired thereby to be administered and disposed of pursuant to the fee provisions of this Section. (am. 7-12-05)

E. Fees-In-Lieu

1. When fees-in-lieu of land area dedication is to occur, then at the time of preparation/submittal of documents for a final plat hearing before the Board of County Commissioners, the applicant shall submit an appraisal, purchase price or other indication of the actual market value of the buildable land area based on the approved preliminary or proposed final plat. The appraisal or evidence of market value based on purchase price must indicate the property was appraised or purchased within 6 months of the final plat hearing. (am. 7-12-05)

   The actual value of the unimproved land shall be determined by mutual agreement between the developer and the Board of County Commissioners. In the event that the parties cannot agree on the actual value of the sites, an independent qualified appraiser shall be selected by mutual agreement of the disagreeing parties. Said appraiser's findings on the actual value of the total site shall be final and binding on all parties. A qualified appraiser shall be a member of the Appraiser Institute (M.A.I.) or an Accredited Rural Appraiser (A.R.A.). The developer shall pay the full cost of said appraiser. (am. 7-12-05)

2. Fees paid pursuant to this Section shall be made payable to Jefferson County. The Board of County Commissioners shall receive such funds at the time of the plat approval and deposit them with the County Treasurer, who shall in turn deposit such funds in any approved and designated financial institution within the County. (am. 7-12-05)

a. Such funds shall be deposited in a special interest-bearing escrow account with accounting books maintained to identify the amount held in the name of the subdivision for which the payment was made. A school account shall be reported monthly to the Board of County Commissioners and shall be made available upon request to the appropriate school district, park and recreation district and the general public. (am. 7-12-05)

b. Funds may be withdrawn from the special escrow accounts by the Board of County Commissioners for the specific purposes of acquiring reasonably necessary site and land areas for parks and public schools, and/or for other capital outlay purposes or development within the school or park service area as specified in Land Area Standards of this Section. (am. 7-12-05)

c. The special escrow accounts shall be closed at the time all funds have been expended for the purpose for which the account was established. If after 10 years the funds have not been expended, the Board of County Commissioners shall take one of the following actions at public hearing: (am. 7-12-05)

   (1) Retain the funds for an additional 5 years. At the end of the first 5 years' extension, the Board of County Commissioners shall again consider an extension of 5 years. (am. 7-12-05)

   (2) Refund the monies not expended plus interest to the developer having made the original payment. (reloc. 7-12-05)

SECTION 7 – FINAL PLAT PROCESS

A. Intent and Purpose

This process was created to move projects through the review and approval process as quickly as possible. Staff will commit to the time frame and dates determined by this processif the applicant commits to meeting all stated time frames, submits a complete application, and complies with all requirements of this Regulation. The Director of Planning and Zoning may waive the time frames included in this process depending on Planning and Zoning Division staffing levels and the complexity of the proposed Final Plat. (am. 7-12-05)

B. Application

1. Final Plat application submittal shall occur within 24 months of the Preliminary Plat approval by the Planning Commission, or approval of a Plat appeal by the Board of County Commissioners. In the event that the applicant does not submit the Final Plat within 24 months, then the approval of the Preliminary Plat is considered rescinded. The applicant will be required to submit a new Preliminary Plat application, with the required fee, and all support documentation as specified in this Regulation. The Director of Planning and Zoning may grant an unlimited number of 12-month extensions (for each extension) of the Preliminary Plat approval, including filings for each phase. (am. 7-12-05)

2. The Final Plat may be submitted in phases of the Preliminary Plat. Each phase, or filing shall be submitted within 24 months of the recorded date of a previous filing which will extend the Preliminary Plat approval another 24 months from the filing date. (am. 7-12-05)

3. Concurrent processing of the Preliminary Plat and the Final Plat is permitted at the applicant's option, however, the Board of County Commissioners shall not hear, or take any action on the Final Plat prior to Planning Commission action on the Preliminary Plat. (am. 7-12-05)

4. The following procedure and requirements shall apply to Final Plat applications. (orig. 7-12-05)

C. Procedure (am. 7-12-05; am. 4-4-06)

If the applicant complies with all given time frames, submits a complete application, and complies with all requirements of this Regulation, the estimated time to bring the application to the 1st public hearing is 93 calendar days from the date of application acceptance.

Procedure Steps	Final Plats	Type of Required Public Notice
93 calendar days to 1st hearing		
Pre-submittal	14 calendar days	
Application Submittal		
Application Acceptance		
Application Referral	4 calendar days	Commuity Notification
County and Referral Agency Response	21 calendar days	
Forwarding of Referral Comments/Optional Meeting	4 calendar days	
Applicants Response to Comments	14 calendar days	
Review of Revised Submittal	14 calendar days	
Forwarding of 2nd Referral Comments to applicant/ Pre-hearing meeting	4 calendar days	
Public Hearing Document Submittal	11 calendar days	
Public Hearing Scheduled	7 calendar days	
Public Hearing Preparation	14 calendar days	Sign Posting (Community Notification if more than 1 year)
Board of County Commissioners Public Hearing		

1. Pre-submittal: The applicant shall submit all documents as identified in the Submittal Requirements Section prior to submittal of the application. It is recommended that the applicant obtain an appointment with the Case Manager to submit the Pre-submittal information. Staff shall have 14 calendar days to review this submittal.

   Staff will review the Pre-submittal application to determine if the pre-submittal is complete, and if the Preliminary Plat conditions of approval have been met. Following this review, the Case Manager will prepare a letter explaining any deficiencies in the pre-submittal. The letter from the Case Manager will include a referral matrix that identifies the number of referral agencies that will require referral documents. The documents indicated on the referral matrix will need to be submitted to the Case Manager with the application submittal. The applicant may request a meeting to receive the letter or the Case Manager will mail it. Upon receipt of the letter, the applicant shall revise the submittal information as may be required to comply with County standards and preliminary plat conditions of approval, and then submit the application. Only one (1) Pre-submittal may occur. Any deficiencies indicated by the Case Manager at this time will be reviewed for compliance after the formal application submittal.

2. Application Submittal: The applicant shall submit all Final Plat Submittal Documents as identified by the Case Manager's response to the pre-submittal. The applicant must set an appointment with the Case Manager. The Case Manager will review the submittal package for completeness at this meeting.

3. Application Acceptance: A submittal package that is not complete in terms of the type and quantity of documents required or adequacy of the graphic provided will not be accepted.

   At the time of application acceptance, the Case Manager may schedule a tentative hearing date if requested by the applicant.

4. Application Referral:

   a. The Case Manager shall have 4 calendar days to refer the application and referral fees to County divisions/departments and other agencies. Community Notification packets shall be mailed.

5. County and Referral Agency Response: The referral agencies and the Case Manager shall have 21 calendar days to respond in writing to the application. An extension of no more than 30 days may be agreed to by the applicant [30-28-136(2) C.R.S.].

6. Optional Independent Engineer Review: In lieu of standard review by the Planning and Zoning Division, the applicant may notify the Case Manager that they have selected an independent engineer to review the application. Compensation of the engineer shall be the responsibility of the applicant. The independent engineer shall not be an employee of the applicant, or have ownership or any financial interest with the applicant. The engineer shall not be an employee or have any ownership or financial interest with the engineer who prepared any part of the application. At the time of the application submittal, the applicant shall submit 3 original copies of the review agreement between the County, the applicant, and the independent engineer.

   The independent engineer shall respond within 21 calendar days of the referral date. If the engineer fails to respond within the prescribed time limit, the applicant may elect to discontinue this process and proceed with the standard review by the Planning and Zoning Division. In such event, the applicant shall notify the Case Manager in writing, and shall provide written evidence that the association between the applicant and the engineer has been severed. If the Case Manager determines that the engineer has failed to completely and adequately review the plat and accompanying documents in accordance with this Regulation, the Case Manager may discontinue this process and proceed with the standard review by notice to the applicant and the engineer. Upon receipt of such notification, the standard 21-day referral period will begin.

Upon completion of the review, the independent engineer shall submit written comments to the applicant and the Case Manager. The comments shall be signed by the professional engineer and shall include the result of the review, including whether the plat and accompanying documents comply or do not comply with this Regulation and zoning restrictions on the property. In the event of noncompliance, the comments shall include the specific problems and the applicable sections of this Regulation, Zoning Resolution and/or the Official Development Plan (ODP).

The applicant shall make such revisions as necessary and re-submit to the independent engineer. The revisions shall be examined and within 7 days after the submittal, the independent engineer shall notify the applicant if the revisions have been made as required. This procedure will be repeated until the independent engineer is satisfied that the plat and plans either meet applicable regulations or determines that approval cannot be given until after waivers have been granted. The independent engineer shall notify the County upon approval of the plat and plans. If the plat and plans cannot be approved, the applicant shall submit in writing the reasons why the waivers are being requested. The request shall be in accordance with the requirements of the Waivers Section. The independent engineer shall evaluate the requests and within 7 days of receipt, notify the Case Manager that further progress is not possible until after action on the waiver request. Along with such notice, the independent engineer shall forward the applicant's request and the independent engineer's evaluation to the Case Manager.

The Case Manager shall perform a final review of the plat, accompanying documents, and the independent engineer's comments within 7 calendar days.

7. Forwarding of Referral Comments/Optional Meeting: The Case Manager shall have 4 calendar days to provide the applicant the full staff response inclusive of other referral responses. A meeting between staff and the applicant may be held to review the referral responses. The applicant is strongly encouraged to meet with the agency(ies) that expressed concerns with the application before making any resubmittal in response to referral comments. The Case Manager must be notified of these meetings.

8. Applicants Response to Comments: The applicant shall have 14 calendar days to address, in writing, any issues identified by the Case Manager or any referral agency and resubmit revised documents. If the applicant does not address the issues and resubmit within 14 calendar days, the tentative hearing date will be delayed. The applicant will be deemed to have consented to a later hearing date if the resubmittal is not received within the 14-calendar-day period.

   The applicant shall have a maximum of 60 calendar days to respond to referral comments, or the application will be considered withdrawn. The applicant will then have to file a new application with the required fee and documents. The Director of Planning and Zoning may extend this 60-calendar-day maximum response deadline for an additional 60-calendar-day period if, in his/her opinion, the delay in response is out of the control of the applicant.

9. Review of Revised Submittal: Staff shall have 14 calendar days to refer and review the revised submittal documents.

10. Forwarding of 2nd Referral Comments/Pre-Hearing Meeting: The Case Manager shall have 4 calendar days to provide the applicant with a letter listing any continuing deficiencies. The letter to the applicant will state the documents needed prior to the public hearing and the staff position of support or non-support. If the staff position is not to support the case at hearing, the letter to the applicant will outline the minimum revisions necessary for staff support. At the applicant's request, the Case Manager will set a Pre-Hearing meeting to present the letter and explain the continuing deficiencies.

11. Additional Changes: The Case Manager shall have 7 calendar days to refer and review resubmitted documents. The Case Manager shall have 4 calendar days to provide written comments to the applicant. The applicant will be deemed to have consented to rescheduling the tentative public hearing date if any additional changes are made.

12. Public Hearing Document Submittal: The applicant shall have 11 calendar days to submit all documents required for the public hearing. The applicant must also provide the Case Manager a letter stating that no further revisions will be made.

    The applicant shall have a maximum of 60 calendar days to submit additional changes or submit public hearing documents, or the application will be considered withdrawn. The applicant will then have to refile a new application with the required fee and documents. The Director of Planning and Zoning may extend this 60-calendar-day maximum response deadline an additional 60 calendar days if, in his/her opinion, the delay in response is out of the control of the applicant.

13. Public Hearing Scheduled: Board of County Commissioners Hearing: The Case Manager shall have 7 calendar days to confirm the originally projected public hearing date, or schedule a hearing date. If the applicant has not complied with the submittal deadlines, the Board of County Commissioners' public hearing date will be scheduled for the first available hearing date following 21 calendar days from public hearing document submittal.

    If waiver requests have been granted and no citizens/or registered associations have expressed concerns or objections, then the application may be scheduled as an item on the Board of County Commissioners' consent agenda.

14. Public Hearing Preparation:

    a. Sign Posting: The applicant will be responsible for posting a sign(s) on the subject property which serves as public notice that the application will be heard by the Board of County Commissioners at an identified public hearing. The sign(s) will be given to the applicant at least 8 calendar days prior to the scheduled hearing. It is the applicant's responsibility to post the sign(s) on the property a minimum of 7 calendar days prior to the Board of County Commissioners hearing. One (1) sign must be posted on each boundary of the property for each 500 feet of frontage on either a public or a private street, up to a maximum of 6 signs. If the property does not have any street frontage at the time of posting, then a minimum of one (1) sign must be posted at a location most visible to the general public. The Case Manager may require the posting of off-site signs, in the number deemed appropriate, if in the opinion of the Case Manager, signs on the property would not be readily seen by the general public.

    b. No Revisions to Documents Prior to Hearing: To ensure completeness and to allow adequate public review, no substantial revisions or additions, except in response to an agency or staff request, may be made to any application or supporting documents within 21 days prior to any hearing.

    c. Community Notification: If it has been more than one (1) year between the date of Application Referral and the date of the scheduled Board of County Commissioners public hearing, Community Notification shall be required. It shall be the responsibility of the applicant to mail one notice indicating the Board of County Commissioners public hearing date to those property owners and registered associations in accordance with the Community Notification Provisions. Community Notification packets shall be mailed at least 7 calendar days prior to the Board of County Commissioners' public hearing date.

15. Public Hearing: The Board of County Commissioners shall evaluate the Final Plat, staff report, compliance with County standards, and public testimony. They shall approve, conditionally approve, continue for further review, or deny the Final Plat.

16. Post Hearing:

    a. Conditions of Approval: The applicant shall comply with all conditions of approval within one (1) year from the approval date by the Board of County Commissioners. If the applicant does not comply with those conditions within one year, the approval of the Final Plat shall be automatically, rescinded.

    b. Recordation: In the case of an approval with conditions, within 7 calendar days following

such time as the applicant complies with said conditions, and pays the recordation fee, staff will obtain the required signatures on the Final Plat and record it. In the case of an approval by the Board of County Commissioners without conditions, staff will obtain the required signatures on the Final Plat and record it within 7 calendar days following the public hearing and receipt of the recording fee from the applicant.

D. Format

All final plats shall be prepared in accordance with the preliminary plat approved or conditionally approved by the Planning Commission, or the Board of County Commissioners if the Planning Commission's decision was successfully appealed. The format of the Final Plat shall comply with the following: (am. 7-12-05)

1. The dimensions of each sheet of the Final Plat shall be 24x36 inches. A margin line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch on top, 2 inches on the left, and 1/2 inch on all other sides. The minimum scale of the maps shall be 1 inch to 100 feet or larger. Enough sheets shall be used to accomplish this end. Acceptable larger scales are 1 inch to 20 feet, 30 feet, 40 feet, 50 feet or 60 feet. (reloc. 7-12-05)

2. The sheet number and the relation of each adjoining sheet clearly shown by a small key map on each sheet. (am. 7-12-05)

3. The date of the survey, north point, and written and graphic scale on each sheet of the Final Plat. (am. 7-12-05)

4. A form in the upper right hand corner of each sheet of the Final Plat for the entry of the plat case number. (am. 7-12-05)

5. A vicinity map on the first page of the Final Plat showing the general location of the subdivision in relation to nearby primary streets/roads and section lines. The vicinity map shall include: The streets/roads leading to and within the subdivision; The outline of the subdivision shown by a heavy discernable line and labeled with the name of said subdivision; and An acceptable scale at 1 inch to 500 feet, 1 inch to 1,000 feet or 1 inch to 2,000 feet. (orig. 7-12-05)

6. The approved Title of the Subdivision located at the top of each sheet. The title shall be the approved name of the subdivision. A subtitle in smaller lettering shall indicate the quarter-section(s), section(s), township(s) and range(s) in which the subdivision is located and/or a statement that the subdivision is a resubdivision or further subdivision of a previously approved subdivision. (am. 7-12-05)

7. The boundary of the subdivision, clearly indicated by a heavy continuous line. (am. 7-12-05)

8. Tracts designated by letter and disposition thereof indicated in the Final Plat Note Section. All lots shall be numbered systematically and, whenever practicable, shall be shown entirely on one (1) sheet. Areas of all lots and tracts shall be shown to the nearest 0.01 of an acre. If the lots are less than 0.5 of an acre in size, the area may be designated in square feet. The area size may be shown within the lot or tract. Except for single-family developments, the maximum number of units, the maximum height of the structure, the maximum gross area of nonresidential total floor space, and the maximum square footage of the ground floor shall be placed within the lot or a separate table of data that cross-references the specific lot. (am. 7-12-05)

9. The right-of-way width of each existing and proposed street/road. Existing streets/roads shall bear notations of dedication by recordation information. Private streets/roads and private drives shall be shown and labeled as "Utility and Drainage Easement and Private Access Drive." (am. 7-12-05)

    a. Jefferson County shall assign all house numbers and street/road names. (reloc. 7-12-05)

    b. There shall not be abbreviations of street/road names on the plat document. (reloc. 7-12-05)

Section 32 - Park and School Requirements

(orig. 7-24-78; am. 9-14-99;am. 7-12-05; am.4-20-10; am. 9-24-13)

A. Intent and Purpose

The purpose of this section is to set forth the park and school requirements for residential developments. This section establishes the method for calculating park and school fees, which is the typical way of satisfying the requirements. It also provides the method and restrictions associated with land dedication that may occur to offset the required fees. Finally, this section puts in place a procedure by which the collected fees will be distributed to the appropriate park and recreation district, Open Space, or the school district. (reloc. 7-12-05; am. 4-20-10; am. 9-24-13)

B. Fees

Park and school requirements shall be satisfied by the payment of fees. The park and school fees shall be calculated using the formula provided below, and in accordance with the applicable "unit fee" indicated on the fee schedule of the County Policies and Procedures. The "unit fee" is a combined fee for a residential unit, with 60% of the fee being applicable to the park requirement and 40% of the fee being applicable to the school requirement. (orig. 9-24-13)

total fee = number of units x unit fee (orig. 9-24-13)

1. Provisions applicable to the fee calculation are:

   a. An applicant may propose to have the "total fee" for a particular development reduced through the dedication of land area for park and/or school sites. Land areas proposed for dedication must be in accordance with criteria of this section. (orig. 9-24-13)

   b. The number of units may be reduced by the number of properly permitted dwelling units that are currently in existence within the development. (orig. 4-20-10; am. 9-24-13)

   c. The requirements will not apply if a previous proposal dedicated land or paid fees-in-lieu of dedication, unless the new proposal is increasing the number of units. (orig. 4-20-10; am. 9-24-13)

   d. The requirements for schools shall not apply when the residential uses are for nursing homes, retirement facilities, or similar uses. (reloc. 7-12-05, am. 4-20-10; am. 9-24-13)

2. Calculation of Land Value:

   In order to translate the "total fee" for a development into a dollar per acre figure, it is necessary to establish a way of calculating the dedication requirement in terms of land area. The land area requirements and associated per acre valuation shall be determined based on the following: (reloc. 7-12-05, am. 4-20-10; am. 9-24-13)

   a. Population standards (reloc. 7-12-05; am. 4-20-10; am. 9-24-13)

Type of Dwelling Unit	Population per dwelling unit
Single-family detached	3.00
Single-family attached	2.50
Multi-family	2.00

   b. Land area standard (reloc. 7-12-05; am. 4-20-10; am. 9-24-13)

   There shall be 16 acres of combined park and school land to serve every 1000 people. The breakout of the 16 acres will be 9.6 acres for parks and 6.4 acres for schools.

   c. Land dedication formula (am. 4-20-10; am.9-24-13)

$$\text{land dedication requirement} = \frac{\text{number of units x population per unit}}{\text{1000 people}} \text{ x 16 acres}$$

   d. Per-acre valuation (orig. 9-24-13)

$$\text{per acre valuation} = \frac{\text{total fee}}{\text{land dedication requirement}}$$

C. Land Dedication

1. Parks: The intention of this regulation is to allow the dedication of park land in order to offset fee requirements. Park land dedication credit may be granted in accordance with the procedure below for public parks, and for private parks that exceed the minimum Common Usable Area and the Communal Amenity requirements of the Landscaping section of the Zoning Resolution. (orig. 9-24-13)

   a. The types of land areas that may be considered for fulfilling the park land dedication requirements are listed below. (orig. 9-24-13)

      (1) Park areas that include play fields, picnic areas, play structures, or other similar recreational facilities. (orig. 7-12-05; am. 9-24-13)

      (2) Pedestrian transportation corridors such as walkways, bikeways and trails. (orig. 7-12-05; am. 9-24-13)

      (3) Open areas that may include public or private trail systems. These open areas may be determined to have preservation value in relation to wildlife, view corridors or other natural landscape features. The credit for the use of these areas shall not exceed 50 % of the developer's park land dedication requirement. (orig. 9-24-13)

      (4) Lakes, ponds, reservoirs, wetlands, swamps and boggy lands, if such bodies of water are contiguous to other acceptable park land. The credit for the use of these areas shall not exceed 50% of the developer's park land dedication requirement. (reloc. 7-12-05; am. 9-24-13)

      (5) Cumulative, combined park land credit for open areas and water bodies as specified above shall not exceed 50% of the developer's park land dedication requirement. (orig. 9-24-13)

      (6) Recreation facilities that require mechanical equipment such as, but not limited to, swimming pools, batting cages and ice skating rinks. (orig. 7-12-05)

   b. When an applicant is proposing to offset the park fee through the dedication of park land, the following procedure will occur: (orig. 9-24-13)

      (1) Planning and Zoning staff will evaluate the applicant's proposal related to qualifying park land and will present a recommendation to the Director of Planning and Zoning for decision. (orig. 9-24-13)

      (2) The Director of Planning and Zoning will approve or deny the park land dedication request based on the information provided in the applicant's request, the recommendation from the appropriate Park and Recreation District or Open Space (as applicable), and the staff recommendation. (orig. 9-24-13)

      (3) The decision by the Director of Planning and Zoning may be appealed to the Board of County Commissioners by either the applicant, the Park and Recreation District or Open Space. The appeal must be in writing and must be submitted within 14 days of the decision by the Director of Planning and Zoning. The appeal to the Board of County Commissioners may be a part of the hearing for the overall development proposal, if applicable, or it may be a separate hearing to discuss this specific issue which shall occur prior to or concurrent with the final decision on the development application . (orig. 9-24-13)

      (4) The decision by the Director of Planning and Zoning or by the Board of County Commissioners, in the case of an appeal, will be considered the "qualifying park land" for the proposed development and will be used in the unit fee reduction identified within this section. (orig. 9-24-13)

2. Schools: The school district may choose to accept the dedication of land for public school sites, which will offset the the fee requirements. (orig. 9-24-13)

3. The following provisions apply to the dedication of land areas as applicable. (orig. 9-24-13)

   a. Land areas that support multi-use functions for both park and school uses are encouraged. These types of land areas shall be approved by the appropriate park and recreation district and/or Open Space and the school district. A master agreement to share and manage

such combined sites shall be required. Land areas that qualify under this provision shall receive a dedication credit for both the park and the school portions of the fee calculation. (orig. 4-20-10; am. 9-24-13)

b. All park and school sites shall have sufficient buildable areas to contain the planned structures. All buildable areas shall be excluded from easements, unless otherwise approved by Planning and Zoning and/or the applicable easement authority, and shall not encroach into hazardous areas unless the hazards are abated. Buildable areas shall include provisions for ingress and egress as determined appropriate by Planning and Zoning. (orig. 4-20-10; am. 9-24-13)

c. Easements for utilities are permitted within park and school sites so long as the easement placement and utility installation does not interfere with the park and/or school function. If the proposed park and/or school sites are to be conveyed to the park and recreation district, Open Space or the school district, then the placement of easements and utilities within those sites shall be approved by those applicable entities. (orig. 9-24-13)

d. The dedication of park sites to offset the fee requirements shall be considered separate from other development requirements identified in the Landscaping section of the Zoning Resolution. (orig. 9-24-13)

e. The appropriate park and recreation district shall approve any sites that are to be dedicated to the district as public park sites. In addition, the park and recreation district may provide an opinion related to a park dedication proposal that will not result in the site being dedicated to the district. (orig. 4-20-10; am. 9-24-13)

f. Open Space shall approve any sites that are to be dedicated to Open Space as public park sites. In addition, the Open Space may provide an opinion related to a park dedication proposal for land that is not being dedicated to Open Space. (orig. 4-20-10; am. 9-24-13)

g. The school district shall approve any sites that are to be dedicated as public school sites. (orig. 4-20-10)

h. A park dedication may include a tract that represents a larger acreage than the qualifying park land acreage; however, the developer will only get dedication credit for those areas within the tract that are deemed to be qualified park land, in accordance with these regulations. (orig. 4-20-10, am. 9-24-13)

i. Any park or school land dedication that exceeds the minimum required may be banked for use in satisfying the land dedication needs for a future development. Banked credits may only be used to satisfy the dedication requirements of a development that is considered to be a part of the overall original development. The determination of whether a subsequent development is considered a part of overall original development shall be made by Planning and Zoning. This requirement shall not serve to supersede or eliminate any dedication credits that may have been accumulated under previous versions of this Regulation, and such accumulated credits shall be allowed to be used in accordance with the regulation that was in effect at the time of the original dedication. (orig. 4-20-10; am. 9-24-13)

j. Public sites that receive park dedication credit shall include provisions that allow for public use. (orig. 9-24-13)

D. Unit Fee Reduction

A reduction in the park and school fees required for a development may be achieved through the dedication of park and/or school sites that qualify under the provisions above. If a proposed land area meets the dedication criteria, then the applicable "unit fee" indicated on the fee schedule of the County Policies and Procedures will be reduced in accordance with the following: (orig. 9-24-13)

1. unit fee = base unit fee - fee reduction (orig. 9-24-13)

2. Fee reduction Formula (orig. 9-24-13)

$$\text{fee reduction} = \frac{\text{dedication credit (acres) x per acre valuation}}{\text{total number of units}}$$

3. The type of land dedication credit received by an applicant will cause the percentage distribution of the fee between parks and schools to be revised as applicable. (orig. 9-24-13)

E. Procedures

1. Conveyance

   a. All park and school areas shall be conveyed in accordance with the following: (reloc. 7-12-05; am. 4-20-10)

      (1) Dedication Certificate: A development proposal that qualifies to use a dedication certificate on the development mylar shall convey the park and/or school land to the County, in fee simple, by dedication certificate. (reloc. 7-12-05; am. 4-20-10)

      (2) Dedication by Deed: The park and/or school land shall be deeded to the County, in fee simple, by a warranty deed approved as to form by the County Attorney's Office. (reloc. 7-12-05; am. 4-20-10)

2. Reconveyance

   a. Any park and school land dedicated or conveyed to the County pursuant to the provisions of this section may be reconveyed by the Board of County Commissioners in accordance with the following. The reconveyance will be conditioned upon a reversion clause providing that said property will revert to the County in the event that the property is not used for park or school purposes. (am. 7-12-05; 4-20-10; am. 9-24-13)

      (1) School land will be reconveyed to the school district. (am. 7-12-05; am.4-20-10)

      (2) Public park land established at the request of a park and recreation district will be reconveyed to the appropriate park and recreation district. (am. 7-12-05; am.4-20-10)

      (3) Other public/private park land will be reconveyed to an owners' association or another similar entity. The owners association or other entity shall be required to manage or control said lands for the benefit of the public or for the benefit of the future owners of the proposed development, depending on the requirements established during the development process. (am. 7-12-05; am. 4-20-10; am. 9-24-13)

3. Fees

   a. Fees paid pursuant to this Section shall be made payable to the Jefferson County Treasurer. The fees shall be paid prior to recordation of the development mylar or in accordance with Development Agreements, Warranties and Guarantees section of this Regulation. Such funds paid prior to recordation of the development mylar shall be deposited in interest bearing escrow accounts with accounting books maintained to identify the amount held in the name of the subdivision for which the payment was made. The funds that are paid in accordance with the Development Agreements, Warranties and Guarantees section of this Regulation shall include the payment of the lump sum fee as indicated in the Improvements List and the accrued interest, as if deposited in interest bearing escrow accounts; the accrued interest shall be calculated from the date of the development mylar recordation to the date of payment. The current value of the accounts shall be made available upon request to the park and recreation districts, Open Space, the school district, and general public. (am. 7-12-05; am. 4-20-10; am. 9-24-13)

   b. Funds shall be categorized by Planning and Zoning as either "committed funds" or "uncommitted funds". (orig. 4-20-10)

      (1) "committed funds": Funds that are collected for development proposals that are located within park district boundaries and all funds collected to meet school requirements. (orig. 4-20-10)

      (2) "uncommitted funds": Park funds that are collected for developments that are located outside of district boundaries shall be considered "uncommitted funds". (orig. 4-20-10)

c. Appeal of Fees

(1) In the event the applicant disagrees with the established park and school fees and is of the opinion that said fees do not represent the fair market value of land dedication requirement as required by CRS 30-28-133(4)(a), then they may request that the fee be revised and the following procedure will occur: (orig. 9-24-13)

(a) Planning and Zoning staff will evaluate the request and the supporting information from the applicant, and will present a recommendation to the Director of Planning and Zoning. (orig. 9-24-13)

(b) The Director of Planning and Zoning will approve or deny the request based on the information provided in the applicants request, the recommendation from the appropriate School District, Park and Recreation District or Open Space (as applicable), and the staff recommendation. (orig. 9-24-13)

(c) The decision by the Director of Planning and Zoning may be appealed to the Board of County Commissioners by either the applicant, the School District, Park and Recreation District or Open Space. The appeal must be in writing and must be submitted within 14 days of the decision by the Director of Planning and Zoning. The appeal to the Board of County Commissioners may be a part of the hearing for the overall development proposal, if applicable, or it may be a separate hearing to discuss this specific issue which shall occur prior to or concurrent with the final decision on the development application. (orig. 9-24-13)

(d) If the decision by the Director of Planning and Zoning or by the Board of County Commissioners, in the case of an appeal, is to accept a revised land valuation, then this accepted dollar per acre value shall be used to calculate the fees required for the development. (orig. 9-24-13)

(2) The documents that are required to be submitted by the applicant for the appeal process are identified below: (orig. 9-24-13)

(a) A cover letter describing the applicant's position related to the fee requirement and the land valuation. (orig. 9-24-13)

(b) A Land Valuation: The valuation shall be an appraisal and shall indicate the actual market value of the property based on the criteria listed below: (orig. 9-24-13)

(a-1) The valuation shall be done by a qualified appraiser. A qualified appraiser shall be a member of the Appraiser Institute (M.A.I.) or an Accredited Rural Appraiser (A.R.A.). (orig. 9-24-13)

(a-2) The appraised value shall be provided as a dollar per acre figure. (orig. 9-24-13)

(a-3) The valuation shall be of the buildable land area based on the proposed development. (orig. 9-24-13)

(a-4) The infrastructure costs for the proposed development may be subtracted from the overall value of the property. (orig. 9-24-13)

(a-5) The date of the appraisal must be within one year of the hearing or determination date for the proposed development. If the appraisal date is not in accordance with the one year rule, then Planning and Zoning may require that an updated appraisal be submitted prior to the hearing or determination. (orig. 9-24-13)

F. Inclusion

During the processing of a development application a Park and Recreation District may request that a proposed development be included in the Park and Recreation District's boundaries. A request may occur in instances where the location of the development and the types of park amenities proposed within the development would not be sufficient, in the opinion of the Park and Recreation District, to support the population generated by the development. When such a request is submitted by the Park and Recreation District, the following procedure will occur: (orig. 9-24-13)

1. Planning and Zoning staff will evaluate the request and will present a recommendation to the Director of Planning and Zoning. (orig. 9-24-13)
2. The Director of Planning and Zoning will determine if inclusion into the Park and Recreation District will be required for the proposed development. The development should be included when the location of the development is in close proximity to an existing park and recreation district, and the park amenities proposed within the development, together with existing park facilities in the surrounding area, is not sufficient to serve the population generated by the development. The decision will be made based on the information provided by the applicant, the recommendation from the appropriate Park and Recreation District, and the staff recommendation. (orig. 9-24-13)
3. The decision by the Director of Planning and Zoning may be appealed to the Board of County Commissioners by either the applicant or the Park and Recreation District. The appeal must be in writing and must be submitted within 14 days of the decision by the Director of Planning and Zoning. The appeal to the Board of County Commissioners may be a part of the hearing for the overall development proposal, if applicable, or it may be a separate hearing to discuss this specific issue which shall occur prior to or concurrent with the final decision on the development application. (orig. 9-24-13)
4. If the decision by the Director of Planning and Zoning or by the Board of County Commissioners, in the case of an appeal, is to require the inclusion of the property into the Park and Recreation District Boundaries, then such inclusion will be required prior to the final approval of the development application. (orig. 9-24-13)

G. Post Development

1. Dedicated Land
   a. Land dedicated for park and school sites shall be used for the intended purpose identified during the development process. (orig. 4-20-10)
   b. Any park or school land dedicated for use by a park and recreation district, Open Space, or the school district, may be sold in accordance with the following provisions. (orig. 4-20-10)
      (1) The district or Open Space has declared that the dedicated property is surplus land. (orig. 4-20-10)
      (2) The district or Open Space agrees to sell the land through a process that legitimately establishes the fair market value of the land. If the dedicated land has not been held by the district or Open Space for more than 20 years, then the original developer has the right of first refusal to purchase the dedicated property in accordance with the statutory requirements. (orig. 4-20-10)
      (3) The district or Open Space declares that proceeds from the sale will be used to purchase new land or will be used to pay for improvements to existing facilities. (orig. 4-20-10)
      (4) The sale of the property must be approved by the Board of County Commissioners in a public hearing. Notification of the hearing shall include Community Mailing and Sign Posting in accordance with the Level I requirements of the Notification Section of this Regulation. (orig. 4-20-10)
2. Fees
   a. Funds may be dispersed from the special escrow accounts upon request by the appropriate park and recreation district, Open Space, or the school district in accordance with the following: (orig. 4-20-10)
      (1) "Committed Funds"
         (a) Park funds shall be distributed to the park and recreation district within which the specific development is located. (orig. 4-20-10)
         (b) School funds shall be distributed to the school district for use within the senior high school attendance area within which the specific development is located. (orig. 4-20-10)

(c) The park and recreation district or school district shall submit a resolution from their board requesting that the County disburse the funds. (orig. 4-20-10; am 9-24-13)

(d) The park and recreation district or school district shall provide a certification, on a form provided by Planning and Zoning, stating that the requested funds will be used within the park and recreation district service area or within the senior high school attendance area of the school district, for the following specific purposes: (orig. 4-20-10)

(d-1) Acquiring reasonably necessary land areas for parks and/or schools. (orig. 4-20-10)

(d-2) Capital improvement of park and/or school sites. (orig. 4-20-10)

(d-3) Growth related planning functions for educational purposes. This provision is only applicable to school funds. (orig. 4-20-10)

(2) "Uncommitted Funds"

(a) If the specific development is located outside of a park and recreation district boundary, but is located within the service area (2.5 miles outside of the district boundary) of one or more park and recreation districts, then the park funds shall be available for disbursement to those districts in accordance with the provisions listed below. If after 10 years, the funds have not been fully disbursed to the park and recreation districts, then Open Space may apply for and receive the remaining funds upon satisfying conditions (c) and (d) below. (orig. 4-20-10; am. 9-24-13)

(a-1) The first 50% of the available funds shall be divided evenly amongst the applicable park and recreation districts. (orig. 4-20-10)

(a-2) The second 50% of the available funds shall be divided amongst the applicable park and recreation districts based on their percentage of district area within a 2.5 mile radius from the boundary of the specific development. (orig. 4-20-10)

(a-3) If Open Space and/or any of the applicable park and recreation districts have entered into an agreement identifying how fees should be disbursed, then the County upon review of the agreement may disburse the applicable funds in accordance with the terms of the agreement. (orig. 4-20-10)

(b) If the specific development is located outside of a park and recreation district boundary and outside of any park and recreation district service area (2.5 miles outside of the district boundary), then the park funds shall be available for disbursement in accordance with the provisions listed below. If after 10 years, the funds have not been fully disbursed to the park and recreation districts or to Open Space, Open Space may apply for and receive the remaining funds upon satisfying conditions (c) and (d) below. (orig. 4-20-10; am. 9-24-13)

(b-1) 100% of the available funds shall be divided amongst any applicable park and recreation district and Open Space based on the percentage of the district and Open Space area within a 5 mile radius from the boundary of the specific development. If Open Space chooses not to apply for the specific fees, then the evaluation will include only district area within the 5 mile radius. If Open Space chooses not to apply for the specific fees and there are not any park and recreation boundaries within the 5 mile radius area, then the radius area will be increased by 2.5 mile intervals until one or more district boundaries are within the radius area. (orig. 4-20-10)

(b-2) If Open Space and/or any of the applicable park and recreation districts have entered into an agreement identifying how fees should be disbursed, then the County upon review of the agreement may disburse

the applicable funds in accordance with the terms of the agreement. (orig. 4-20-10)

(c) The park and recreation district and/or Open Space shall submit a resolution from their board requesting that the County disburse the park funds. (orig. 4-20-10)

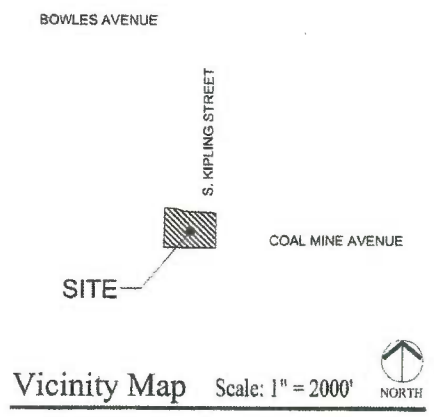
(d) The park and recreation district and/or Open Space shall provide a certification, on a form provided by Planning and Zoning, stating that the requested funds will be used within the park and recreation district service area or within the radius established in (b) above for the following specific purposes: (orig. 4-20-10)

(d-1) Acquiring reasonably necessary land areas for parks or Open Space. (orig. 4-20-10)

(d-2) Capital improvement of parks or Open Space. (orig. 4-20-10)

Bob Easton O.K with indicated Areas.

R. Easton 11/3/05



Vicinity Map Scale: 1" = 2000'

Land Use Summary

Land Use Area	Land Use Type	Acreage	No. of Units	Percent of Total Area
A	Residential Single Family Detached	10.83 Ac.	53 DU	44.8 %
B	(No Build) Buffer Areas	6.84 Ac.	-	28.3 %
C	Park / Open Space	3.48 Ac.	-	14.4 %
D	Geologic Hazard Area	3.03 Ac.	-	12.5 %
Total		24.18 Ac.	53 DU	100.00 %

Gross Density - 2.19 DU/Ac.

Open Space - 13.35 Ac. (55.2%)

Courtyard Homes Preliminary Plan

Silver Leaf

Skyland Meadows Development, Ltd.
Jefferson County, Colorado

Land Planner:
David A. Clinger & Assoc. Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
303-526-9126

Engineer:
Stantec Consulting Inc.
2135 South Cherry Street Suite 310
Denver, Colorado 80222
303-758-4058

Landscape Architect:
Britina Design Group
7512 Grandview Avenue
Arvada, CO 80002
303-456-2887

03002.03

9, 2005

Scale: 1" = 50'

0 25 50 100

North

Planning & Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550
(303) 271-8700 FAX (303) 271-8744

Board of County Commissioners

Faye Griffin
District No. 1
J. Kevin McCasky
District No. 2
Kathy Hartman
District No. 3

November 24, 2009

Foothills Park and Recreation District
Attn: Colin Insley
6612 S. Ward Street
Littleton, Colorado 80127

Subject: Park Land Credit, Silver Leaf Subdivision

Dear Mr. Insley:

The Jefferson County Planning and Zoning staff would like to inform you of the following situation regarding park land dedication for the proposed subdivision of Silver Leaf Subdivision, Case Number 06-112771FI. The applicant is Skyland Meadows Development Limited.

Staff has received a letter from Skyland Meadows Development, dated November 12, 2009, indicating that the park land credit has decreased from 8.33 to 7.91 acres due to lot design layout changes. A letter from Foothills dated August 16, 2009, a letter from Skyland Meadows Development Ltd. dated November 15, 2005, and a map signed by Robert Easton dated November 3, 2005 are attached for your records.

If you have any questions or concerns, please contact me at 303-271-8719.

Sincerely,

Sean Madden
Civil Engineer - Development Analysis

Attachments: A letter from Foothills dated August 16, 2009
A letter from Skyland Meadows Development Ltd. dated November 15, 2005,
A map signed by Robert Easton dated November 3, 2005

c: Mike Schuster, Planning and Engineering Manager
Case file

Foothills
Park & Recreation District

6612 S. Ward Street Littleton, Colorado 80127 303.409.2100 Fax 303-409-2140 www.ifoothills.org

August 16, 2005

Ms. Nancy York, Case Manager
Jefferson County Planning and Zoning
100 Jefferson County Pkwy, Suite 3550
Golden, CO 80419-3550

RE: Case No. 04-127971RZ & 04-128808PL
Silver Leaf/Third Referral

Dear Nancy:

Our comments have not changed. We will accept fees-in-lieu of land dedication for the final plat. Since the Dutch Creek Trail will be concrete, we would request the developer do the same with the trail link from development to the Dutch Creek Trail.

Please call me at (303) 409-2304, if you have any questions regarding this letter.

Sincerely,

Colin Insley
Supervisor of Parks and Trails Planning

CI/ci

CC: Joe Hemmelgarn, Skyland Meadows Developments ltd.
Richelle Riley, Customer Service Specialist
Bill Detweiler, Director of PP&C
Gary Ramos, Superintendent of Parks
Bill Kieck, Field Foreman/Forestry and Horticulture
Kevin Wilks, Field Foreman/ Parks
Allan Gill, Parks and Trails Planner
Referral File/ Silver Leaf

Board of Directors

Lori A. Hoffner *Chairman* | Rick R. Woodward *First Vice Chairman* | Michael R. Whetstone *Second Vice Chairman* | Janet N. Shangraw *Treasurer* | Walt Frankland *Secretary* | Robert A. Easton *Executive Director*

Skyland Meadows Developments Ltd.

November 12, 2009

Mike Schuster
Jefferson County Planning Dept
100 Jefferson County Pkwy
Suite 3550
Golden, CO 80419

Re: Silver Leaf

Attachments:

1. November 15, 2005 letter re: Silver Leaf
   - Plan showing calculations of open space areas
   - Plan with approval of open space area by Bob Easton
2. Plan showing calculations of current open space areas

Dear Sir,

Silver Leaf has undergone many changes in the past 4 years. I would like to confirm the amount of Open Space Credits in the present plan.

		Old Plan	New Plan
	1.	3.46	3.46
	2.	0.83	0.83
	3.	3.71	3.62
	4.	0.16	Negligible
	5.	0.17	Negligible
Total		8.33	7.91

Thank you for your early attention to this matter.

Sincerely,

W. E. "Bill" Swalling
President, General Partner
Coyote Developments, Inc.

7400 East Crestline Circle, Suite 230, Greenwood Village, Colorado 80111 Tel 303.858.0250 Fax 303.858.0277

W. COAL MINE AVE.
S. KIPLING PKWY
47,495 SQ .FT.
1.09 ACRES
150,691 SQ .FT.
3.46 ACRES
APPROXIMATE
LIMITS OF
MINE SUBSIDENCE
RISK AREA
1,056
SF
0.02
AC
4,178
SF
0.10
AC
3,606
SQ .FT.
0.08
ACRES
6,201 SF
0.14 AC
11,205
SQ. FT.
0.26
ACRES
72,765 SQ .FT.
1.67 ACRES
36,028 SQ .FT.
0.83 ACRES
19,818 SQ .FT. - 0.46 ACRES
157,615 SQ .FT.
3.62 ACRES
50,418 SQ .FT.
1.16 ACRES

SILVERLEAF

Skyland Meadows Developments Ltd.

COPY

November 15, 2005

Mike Schuster
Jefferson County Planning Dept
100 Jefferson County Pkwy
Suite 3550
Golden, CO 80419

Re: Silver Leaf

Dear Sir,

We have reviewed the attached plan with Bob Easton of Foothills Park and Recreation District. Bob is in agreement with the areas we discussed (see signed plan). The total Open Space Credit area in acres is

1.	3.46
2.	0.83
3.	3.71
4.	0.16
5.	0.17
Total	8.33

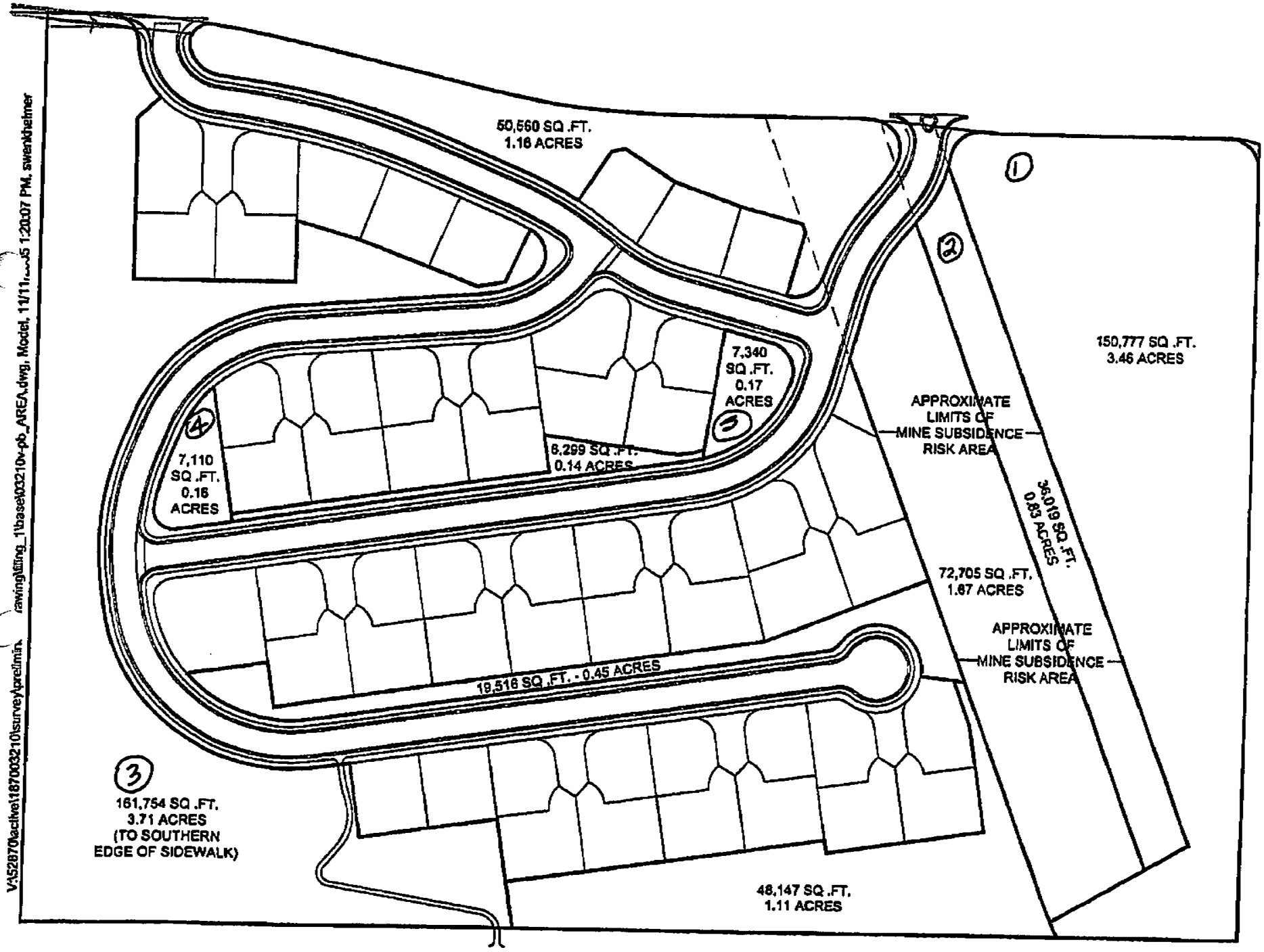
I believe all parties now agree to the total Open Space Credits for the site. Please include these areas at the appropriate time in the approval process.

Sincerely,

W. E. "Bill" Swalling
President, General Partner
Coyote Developments, Inc.

WES:cb

7400 East Crestline Circle, Suite 230, Greenwood Village, Colorado 80111 Tel 303.858.0250 Fax 303.858.0277


V:\52870\active\187003210\survey\prelimin. rawing\fitting_1\base\03210v-pb_AREA.dwg, Model, 11/11/2005 1:20:07 PM, swenkheimer
50,560 SQ .FT.
1.16 ACRES
1
2
150,777 SQ .FT.
3.46 ACRES
7,340
SQ .FT.
0.17
ACRES
5
APPROXIMATE
LIMITS OF
MINE SUBSIDENCE
RISK AREA
4
7,110
SQ .FT.
0.16
ACRES
6,299 SQ .FT.
0.14 ACRES
36,019 SQ .FT.
0.83 ACRES
72,705 SQ .FT.
1.67 ACRES
APPROXIMATE
LIMITS OF
MINE SUBSIDENCE
RISK AREA
19,516 SQ .FT. - 0.45 ACRES
3
161,754 SQ .FT.
3.71 ACRES
(TO SOUTHERN
EDGE OF SIDEWALK)
48,147 SQ .FT.
1.11 ACRES

Bob Eaton O.K with indicated Areas.

R. Eaton 11/3/05

Vicinity Map Scale: 1" = 2000'

Land Use Summary

Land Use Area	Land Use Type	Average	No. of Units	Percent of Total Area
A	Residential Single Family Detached	10.00 Ac	53 DU	46.8%
B	Open Space - Buffer Areas	8.84 Ac	-	20.1%
C	Park - Open Space	2.48 Ac	-	10.1%
D	Landscape Median Areas	3.02 Ac	-	12.9%
Total		24.18 Ac	53 DU	100.00%

Gross Density - 2.19 DU/Ac

Open Space - 13.35 Ac (55.2%)

Courtyard Homes Preliminary Plan

Silver Leaf

Skyland Meadows Development, Ltd.

Jefferson County, Colorado

Land Planner:
David A. Clinger & Assoc. Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
303-526-9126

Engineer:
Stantec Consulting Inc.
2135 South Cherry Street Suite 310
Denver, Colorado 80222
303-758-4098

Landscape Architect:
Britina Design Group
7512 Grandview Avenue
Arvadi, CO 80002
303-456-2887

Scale 1" = 50'

August 8, 2005

Skyland Meadows Developments Ltd.

November 12, 2009

Mike Schuster
Jefferson County Planning Dept
100 Jefferson County Pkwy
Suite 3550
Golden, CO 80419

Re: Silver Leaf

Attachments:

1. November 15, 2005 letter re: Silver Leaf
   - Plan showing calculations of open space areas
   - Plan with approval of open space area by Bob Easton
2. Plan showing calculations of current open space areas

Dear Sir,

Silver Leaf has undergone many changes in the past 4 years. I would like to confirm the amount of Open Space Credits in the present plan.

12/7/09

	Old Plan	New Plan
1.	3.46	3.46
2.	0.83	0.83
3.	3.71	3.62
4.	0.16	Negligible
5.	0.17	~~Negligible~~
Total	8.33	7.91

THE 7.91 ACRES APPEARS TO BE REASONABLE BASED ON PREVIOUS CORRESPONDENCE FROM THE FOOTHILLS PARK AND RECREATION DISTRICT. PLANNING AND ZONING HAS SENT THE ATTACHED LETTER TO FOOTHILLS INFORMING THEM OF THE REVISED NUMBERS.

MICHAEL SCHUSTER
PLANNING AND
ENGINEERING MANAGER

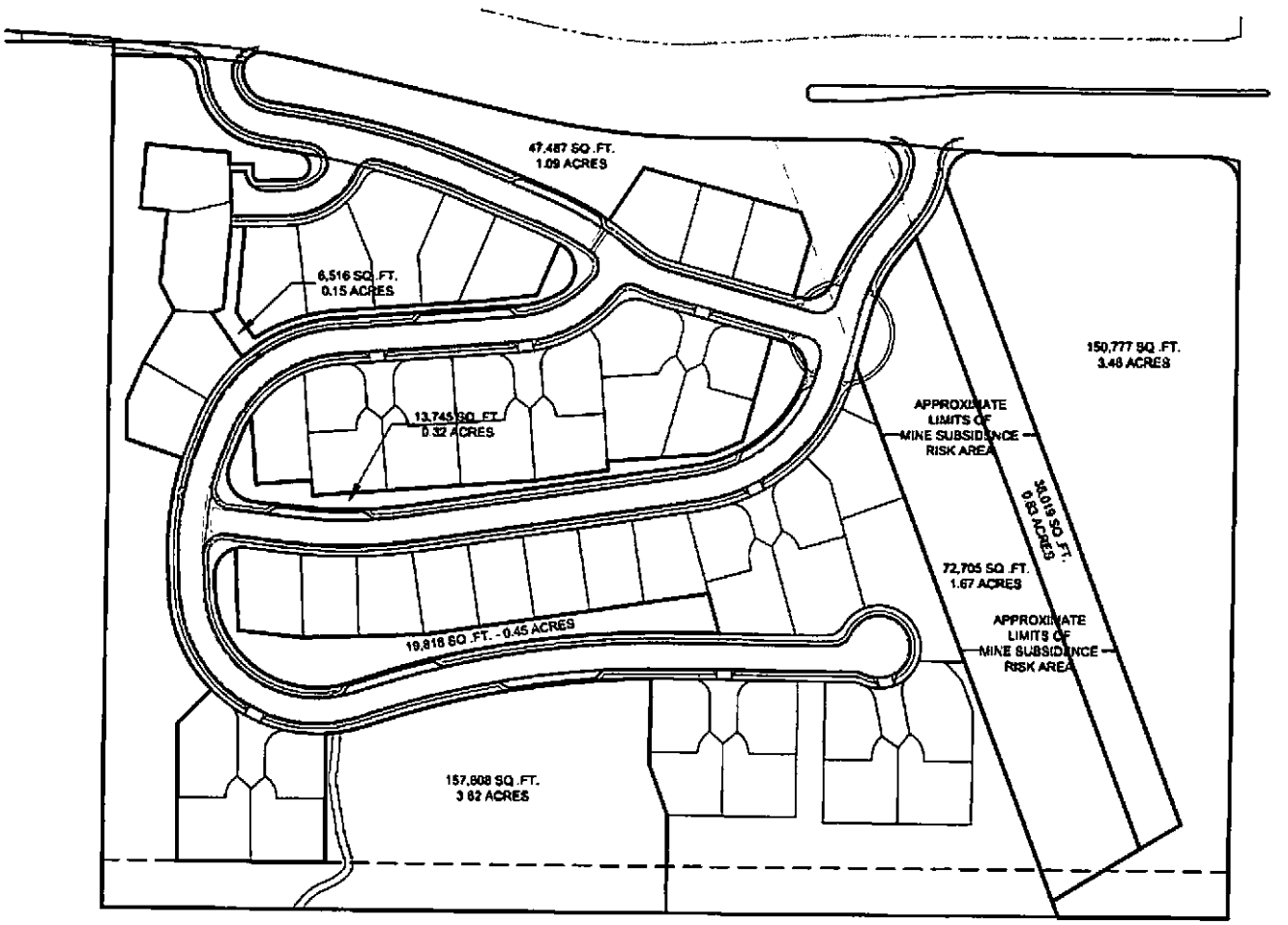
Thank you for your early attention to this matter.

Sincerely,

W. E. "Bill" Swalling
President, General Partner
Coyote Developments, Inc.

7400 East Crestline Circle, Suite 230, Greenwood Village, Colorado 80111 Tel 303.858.0250 Fax 303.858.0277

2016 PLAN


47,487 SQ.FT.
1.09 ACRES
6,516 SQ.FT.
0.15 ACRES
13,745 SQ.FT.
0.32 ACRES
150,777 SQ.FT.
3.46 ACRES
APPROXIMATE
LIMITS OF
MINE SUBSIDENCE
RISK AREA
38,019 SQ.FT.
0.93 ACRES
72,705 SQ.FT.
1.67 ACRES
19,818 SQ.FT. - 0.45 ACRES
APPROXIMATE
LIMITS OF
MINE SUBSIDENCE
RISK AREA
157,808 SQ.FT.
3.62 ACRES

KEN-CARYL TOWNE CENTER LLC
C/0 Carruth Properties Company
10106 West San Juan Way, Suite 205
Littleton, Colorado 80127
Tel 303-973-3344
Fax 303-973-8170

June 17, 2015

Mr. Charlie Barthel
Senior Civil Planning Engineer
Jefferson County Planning & Zoning
100 Jefferson County Parkway, suite 3550
Golden, Colorado 80419-3550

Re: Request for Approval of Assignment of Park and School Land Dedication Credits from Ken-Caryl banked credits to Embrey Partners, Ltd. or its assigns for use on the Riverstone project located at the southwest corner of West Belleview Avenue and South Alkire Street in Jefferson County, Colorado

Dear Charlie,

Please consider this letter as the request of Ken-Caryl Towne Center LLC ("KCTC") for Jefferson County Planning & Zoning to approve the assignment of 2.296 acres of Park Land Dedication Credits and 3.277 acres of School Land Dedication Credits (the "Credits") from KCTC's banked credits to Embrey Partners, Ltd. or its assigns ("Embrey") for application to Embrey's proposed Riverstone apartment community located at the southwest corner of West Belleview Avenue and South Alkire Street in unincorporated Jefferson County, Colorado.

Embrey is currently pursuing Jefferson County's approval of a Site Development Plan and Construction Permits for 256 multifamily residential units at Riverstone (Jeffco Case No. 15-109653SD). Embrey and KCTC have agreed to the assignment of the Credits for use on the Riverstone project subject to Jefferson County approval.

KCTC is submitting this request in accordance with Section 32(C)(3)(i) of the Land Development Regulation enabling banked credits to be used by the original applicant to satisfy dedication requirements for developments within a 2.5 mile radius of the original development. The Riverstone project is situated within a 2.5 mile radius of the Ken-Caryl ODP planning area.

As reflected in your email of October 18, 2013, at this time KCTC has Remaining Park Land Dedication Credit Balance of 45.905 acres and Remaining School Land Dedication Credit Balance of 12.883 acres. After assignment and transfer of the herein credits the remaining balances will be 43.609 acres and 9.606 respectively.

Please let us know if there is anything else you require to process and approve assignment of the Credits to Embrey for its Riverstone project.

Sincerely,

Dennis Carruth
President, Carruth Properties Company
Manager, Ken-Caryl Towne Center LLC

cc: John Wolforth, Director, Jefferson County Planning & Zoning, jwolfort@co.jefferson.co.us
Jeff Booth, Embrey Partners, Ltd., jeffb@embreydc.com
John E. Moye, Moye White LLP, john.moye@moyewhite.com

ACCEPTANCE AND APPROVAL

The assignment of the herein referenced Credits from KCTC to Embrey for application to the property subject to Case No. 15-109653SD is hereby acknowledged and approved this ___ day of _____, 2015.

COUNTY OF JEFFERSON, STATE OF COLORADO

By: _____
Name: _____
Title: _____

Alan Tiefenbach

From: Charles Barthel
Sent: Friday, October 18, 2013 2:47 PM
To: 'yelenas@beclaw.com'
Cc: Mike Schuster; Alan Tiefenbach; Steve Krawczyk; Mary Turner; 'dennis@carruthproperties.com'
Subject: Park and School Credits, Ken Caryl Apartments, 250 Multi-family Units, Case No. 13-106886SD
Attachments: 13-103240WR pdf - Adobe Acrobat Pro-signed.pdf; CarruthSpreadsheet.pdf; ParkandSchoolLandDedication_KenCarylRanchMasterPlan.pdf

Yelena,

Please reference the attached approved waiver request and supporting documents, subject as above.

Upon recordation of the Site Development Plan, Case No. 13-106886SD, the following park and school land dedication will be credited toward this specific project that entails 250 multi-family units in accordance with Section 32 of the Land Development Regulation, dated 12-21-10 and the approved waiver request:
5.250 Acres – Park Land Credit
2.000 Acres – School Land Credit
There are no requirements to pay park and school fees for this multi-family development.

Dennis,
The remaining balance for park and school land dedication credits for the Ken Caryl Development Area is as follows:

Remaining Park Land Dedication Credit Balance =
51.155 Acres – 5.250 Acres = **45.905 Acres**
Remaining School Land Dedication Credit Balance =
14.883 Acres – 2.000 Acres = **12.883 Acres**

Please let me know if I can be of further assistance. Take care.

Kind Regards,

Charlie Barthel
Charlie Barthel
Senior Civil Planning Engineer
Jefferson County Planning & Zoning
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550
(303) 271-8723 FAX: (303) 271-8744
Email: cbarthel@jeffco.us

PC Hearing Date:	**June 25, 2008**
07-131025PL	Preliminary Plat
Case Name:	Silver Leaf
Owner/Applicant:	Skyland Meadows Developments Ltd.
Location:	6315 South Kipling Parkway Section 21, Township 5 South, Range 69 West
Approximate Area:	24.178 Acres
Case Manager:	Sean Madden
Representative:	Stantec Consulting Inc.
Zoning:	Planned Development (P-D)
Purpose:	**To subdivide the property into 50 lots for single-family detached units.**

BACKGROUND/UNIQUE INFORMATION:

The Jefferson County Planning Commission approved the preliminary plat, Silver Leaf (04-128808PL) by unanimous vote on March 29, 2006. At the time of the preliminary plat process the Army Corp of Engineers was concurrently reviewing this case. Unfortunately, The Army Corp of Engineers rejected the site design due to the wetlands area located in the southwest portion of the site. Please refer to the explanation letter that was sent to adjacent property owners and HOA's by Skyland Meadows Development Ltd. dated February 21, 2008. Due to the re-design and changes of lot location and reduction in buffer and number of units, it was determined by the Planning Director, that this case be reheard by the Jefferson County Planning Commission. The applicant has provided the Planning Director with the required letter from adjacent property owners and HOA that are affected by the re-configuration of the lot locations. For this reconfiguration, the Planning Director granted a minor variation in relation to the Flexibility Statement of the Official Development Plan.

The subdivision of Silver Leaf is located in a plains area that is generally characterized by moderate slopes throughout the subdivision boundary. Vegetation consists of native grasses. There is an existing natural drainage way that is located beyond the southern portion of the plat. Water supply will be provided by Southwest Metropolitan Water and Sanitation District. There are public improvements required for this subdivision. The applicant will be providing on-site detention and water quality through the use of Extended Detention Basin techniques. The primary access is from the County maintained road, Coal Mine Avenue for this subdivision. The zoning requirements of Planned Development and the Jefferson County Land Development Regulation are applicable to this subdivision.

Community Notification:

As a requirement of the Jefferson County Land Development Regulation, the following notice was provided for this proposal:

1. Notification of this re-design was mailed to the property owners within a 500' radius of the site and to the Homeowners' Associations and Umbrella Groups located within a one-mile radius of the site. The notification was mailed at the time of the 1st referral.

2. Signs identifying the date of Planning Commission Hearing were provided to the applicant for posting on the site. The signs were provided to the applicant with instructions that site be posted 21 days prior to the Planning Commission hearing, wherein the normal requirements is 14 days prior to the Planning Commission hearing. This case was continued from June 11,

2008 to June 25, 2008 due to a lack of required hearing documents; reposting of the signs was not required.

The Homeowners' Associations and Umbrella Groups that received notification are as follows:

- COHOPE South
- Jefferson County Horseman's Association
- Kipling Villas HOA
- Hillside at Fairway Vistas Community
- Governor's Place
- Dutch Ridge HOA
- Original Stony Creek HOA
- Governor's Ranch HOA
- Panorama Ridge HOA
- Precedent at Stony Creek
- Belleview Farms HOA
- Columbine Ridge HOA
- Williamsburg II
- Canterbury HOA
- Stony Creek 6 HOA
- Aspen Meadown Trust Fund
- Stanton Farms Townhomes

To date, Staff has not received any written comments apposing the development or expressing concerns from Homeowners Associations or Umbrella Groups or surrounding property owners.

Issues Analysis:

	Layout/Design	**Access/Roads**	**Water/San. & Utilities**	**Fire Protection**	**Drainage**	**Hazards**	**Sensory Impacts**	**Wildlife and Landscape Plan**
Acceptable	**X(1)**	**X(2)**	**X(3)**	**X(4)**	**X(5)**	**X(6)**	**X(7)**	**X(8)**
Unacceptable								

Services:

WEST METRO FIRE PROTECTION DISTRICT
SOUTHWEST METROPOLITAN WATER AND SANITATION DISTRICT
QWEST COMMUNICATIONS CORPORATION
PUBLIC SERVICE COMPANY / XCEL

SUMMARY OF ACCEPTABLE ISSUES:

1. **Layout/Design:**

The proposed lot configuration is in compliance with Section 14.A. of the Jefferson County Land Development Regulation. The applicant has taken measures to avoid placing single-family detached units near the zoned geohazard overlay district that represents where the old underground coal mine was located. The applicant is required to mitigate this area to the satisfaction of the County Geologist.

Pursuant to Section 3.E. of the Jefferson County Zoning Resolution, the Planning Director has approved a minor variation for this case to allow: Final street alignment and lot and tract configurations shapes as depicted on the plat in accordance with to the Standard Flexibility Statement of the Silver Leaf Official Development Plan are allowed. Staff supports this Minor Variation for the following reasons. The adjacent property owners and HOA have not expressed any concerns related to the new alignment and the applicant has reduced the number of lots to 50 from 53 proposed originally. Staff is of the opinion that the impact to adjacent property owners is minimal with the decrease in Tract K buffer space between the existing adjacent subdivision and the proposed single-family detached units located in Lots 9 to 12, Block 5 in the southwest corner of the proposed subdivision.

2. **Access/Streets:**

Two access points will be provided to the proposed development, both along eastbound Coal Mine Avenue. The east access will be right-in and right-out only and will serve the development by private streets throughout. The west access will be full movement and aligned with the existing opposing access to the church on the westbound side of Coal Mine Avenue.

The applicant is required to repay the County for the right-of-way acquisition cost along Coal Mine Avenue in the amount of $182,252.00. This item has been made a condition of plat approval.

A Sidewalk Easement Deed for Coal Mine Avenue, ED08-109151ED, is required due the proposed deceleration right-turn lane location within the dedicated right-of-way and that the adjacent property owner association will not dedicate further right-of-way to Jefferson County, but will provide a sidewalk easement. This item has been made a condition of plat approval.

The Planning Director, pursuant to Paragraph 2.B.2.b.(3) of the Jefferson County Regulation, granted a waiver of Section 3.7.3. of the Jefferson County Roadway Design and Construction Manual related to the requirements for lane length and taper of the deceleration right-turn lane. Staff supports this waiver request for the following reasons. The proposed traffic is anticipated to be low and the topography of the site is such that moving the access point would be problematic. Also, Highways and Transportation and Road and Bridge Divisions have no objection to the proposal.

The Planning Director, pursuant to Paragraph 2.B.2.b.(3) of the Jefferson County Regulation, granted a waiver of Section 3.7.4. of the Jefferson County Roadway Design and Construction Manual related to the requirements for lane length and taper of the deceleration left-turn lane. Staff supports this waiver request for the following reasons. The proposed traffic is anticipated to be low and the applicant has aligned their proposed entrance with the opposite entrance to the existing church. Also, Highways and Transportation and Road and Bridge Divisions have no objection to the proposal.

The Planning Director, pursuant to Paragraph 2.B.2.b.(3) of the Jefferson County Regulation, granted a waiver of Section 15.A.1.a.(5)(d) of the Jefferson County Land Development related to the 20-foot radius arc for all internal Private Access Drive that have less than 50-feet of right-of-way/easement width. Staff supports this waiver request for the following reasons. All streets within the subdivision are private and appear to be sufficient for

emergency responders and turning of vehicles. West Metro Fire Protection District has no concern with the proposed street radii as indicated in their correspondence dated 4-17-08.

3. Water and Sanitation/Utilities:

Water supply and sanitation service for this development will be provided by Southwest Metropolitan Water and Sanitation District. The Office of the State Engineer indicated in its letter dated March 24, 2008, that the proposed water supply will not cause injury to existing water rights and the supply is expected to be adequate.

Utilities are available for Silver Leaf. Xcel will provide electricity. Qwest Communications will provide telephone service.

4. Fire Protection:

West Metro Fire Protection District will provide fire protection for the subject property. For the original preliminary plat, a referral was sent to West Metro Fire Protection District. The District had no concerns related to the proposed subdivision in the response letter dated June 9, 2005. It was confirmed on June 5, 2008 with the West Metro Fire Protection District by the case manager that the Fire District has no concerns with the proposed preliminary plat.

5. Drainage:

The submitted Phase II Drainage Report has been approved by Planning Engineering. The applicant will be providing on-site detention and water quality through the use of Extended Detention Basin techniques.

6. Hazards:

This site is in an identified geohazard area. The County Geologist has reviewed this proposal, and in his memo dated April 2, 2008, identified concerns and requirements that must be addressed prior to Final Plat approval. The item is a condition of Final Plat approval.

7. Sensory Impacts:

The proposed project has been designed to minimize undue acoustical, ocular or olfactory impacts. As proposed, the development complies with Section 26 of the Land Development Regulation.

8. Wildlife and Landscape Plan:

The proposal is not expected to have a significant impact on wildlife. For the original preliminary plat, a referral was sent to the Division of Wildlife, The correspondence from the Division of Wildlife dated September 22, 2004, indicated no outstanding issues.

The Landscape Plan has been reviewed by Planning and Zoning, which indicates issues in her correspondence dated March 18, 2008. This item is a condition of the Final Plat approval.

Park and School Requirements:

Pursuant to Section 32, of the Land Development Regulation, the applicant is required to dedicate park and school land or pay fees in lieu of land dedication. Based on fifty (50) single-family detached residential units, the applicant is required to dedicate 1.643 acres for park land and 0.626 acre for school land. The applicant has opted to pay fees in lieu of land dedication. The fees will be finally determined prior to the hearing before the Board of County Commissioners.

Mineral Rights:

The applicant in this case certified that the required inspection occurred per Colorado State Statue and that the inspection indicated that mineral rights have not been severed from the surface estate of the subject property.

SUMMARY/RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the proposal substantially conforms with the Land Development Regulation because all applicable regulations have been satisfied as indicated within this report.

AND

Staff recommends that the Planning Commission APPROVE Case No. 07-131025PL subject to the following:

a. Revisions to the Preliminary Plat in accordance with the red-marked print dated June 11, 2008.

b. Resolution of the comments outlined in Planning Engineering's comments dated March 26, 2008, prior to approval of the Final Plat.

c. Resolution of the comments outlined in the County Geologist's comments dated April 2, 2008 prior to the approval of the Final Plat.

d. Resolution of the comments outlined in Jeanne Shaffer comments dated March 18, 2008 prior to approval of the Final Plat.

e. Resolution of right-of-way payback monies per Section 33 of the Land Development Regulation prior to the approval of the Final Plat.

f. Acceptance of Easement Deed ED08-109151ED by the Board of County Commissioners.

COMMENTS PREPARED BY:

Sean Madden

Sean Madden
6-25-08

CASE SUMMARY
Consent Agenda

AGENDA ITEM 2

PC Hearing Date:	March 29, 2006
Preliminary Plat Case No.:	04-128808PL
Title:	Silver Leaf Preliminary Plat
Owner:	Skyland Meadows Developments, Ltd.
Property Address:	6315 South Kipling Parkway
General Location:	Southwest corner of Kipling Parkway and Coal Mine Avenue
Acreage:	Approximately 24 acres
Map No:	35
Summary of Request:	**Proposal to create fifty-three (53) single-family residential lots.**
Case Manager:	Nancy York (303) 271-8715 e-mail: nyork@jeffco.us

---

Issues:

Waiver Request to the Board of County Commissioners at the time of Final Plat of Section 3.6.4 of the Roadway Design and Construction Manual, which requires designated left turn lanes at all arterial access locations. Due to the existing church access points on the north side of Coal Mine Avenue, the applicant is proposing a stripped median for turning movements instead of designated left turn lanes. Staff feels it is not possible for the applicant to comply with the all of the left turn lane requirements, given the existing church access points and the lack of solid median within Coal Mine. The traffic at the access points is also low at the proposed access point.

Waiver Request to the Board of County Commissioners at the time of Final Plat of Section 3.6.3.5 of the Roadway Design and Construction Manual which requires 230 feet in length for a right turn deceleration lane. The applicant is requesting a reduction in the allowable length of a right turn lane onto Kipling Parkway from Coal Mine Avenue of approximately 100 feet with additional taper of approximately 80 feet. Since the proposed traffic in the immediate area is low and the topography of the site is such that moving the access point would be too problematic, the applicant is proposing a gentler radius on the turn to reduce the amount of deceleration needed in the deceleration lane.

Recommendations:
Staff:

Staff recommends **APPROVAL WITH CONDITIONS** of this case.

Level of Community Interest: Low

CASE NUMBER: 04-128808PL
PLANNER: Nancy York

PC HEARING: March 29, 2006

MAP NO.:	35
PLAT NAME:	Silver Leaf Preliminary Plat
LOCATION:	Southwest corner of Kipling Parkway and Coal Mine Avenue
OWNER:	Skyland Meadows Developments, Ltd.
ZONING:	Planned Development (PD)
ACREAGE:	Approximately 24 acres
SUMMARY OF PROPOSAL:	**Proposal to create fifty-three (53) single-family residential lots.**

BACKGROUND/UNIQUE INFORMATION:

As was presented in the rezoning case for this property (ultimately approved by the Board of County Commissioners on October 11, 2005), a portion of this site is home to the abandoned underground coal mine workings from the Economy (Unity) Mine, which operated between 1932 and 1940. The mined coal seam was reportedly 8 to 9 feet thick and is steeply dipping. The coal was mined using a room and pillar operation. Pillars identified on the mining maps were used as support and may have been robbed or left in place when the mine ceased operation. As many as four separate levels are present, with the lowest level estimated at 250 feet below the ground surface per mining maps and previous investigations.

The October 11, 2005 approval of the rezoning established the allowance for fifty-three (53) single-family residential dwellings and reduced the Geologic Hazard Overlay District to include high and moderate risk areas only (see attached preliminary plat for established boundaries). The vacant property generally slopes down from north to south, and contains a jurisdictional wetland.

COMMUNITY COMMENTS:

The proposal was sent to the following community groups that are registered with the county within a one-mile radius of the subject site:

- Woodbury Hills Homeowners Association
- Kipling Villas Homeowners Association
- Lexington Village I Condo Association
- Woodmar Village Homeowners Association
- Governors Ranch Homeowners Association
- Williamsburg II Homeowners Association
- Original Stony Creek HOA
- Hillside of Fairway Vistas Homeowners Association
- Panorama Ridge Homeowners Association
- Horizons at Stony Creek Homeowners Association
- Woodbourne Homeowners Association
- Canterbury Homeowners Association
- Stony Creek 6 Homeowners Association
- Coalition of Residents Seven Homeowners Association
- Shadow Ridge at West Meadows Homeowners Association
- Dutch Ridge Homeowners Association
- Westfield Park Civic Association
- Westbury Homeowners Association
- Ken-Caryl Ranch Townhouse Association
- Governors Place Homeowners Association
- Belleview Farms Homeowners Association
- Condominium Care, Inc.
- Stanton Farm Homes HOA
- Terra Vista Homeowners Association

No responses have been received to-date by this office from any of these groups.

ISSUE ANALYSIS:

	Layout/ Design	Access/ Roads	Water/San. & Utilities	Fire Protection	Drainage	Hazards	Sensory Impacts	Wildlife
Acceptable	X(1)	X(2)	X(3)	X(4)	X(5)	X(6)	X(7)	X(8)
Unacceptable								

Services: **West Metro Fire Protection District**
Southwest Metropolitan Water & Sanitation District

****

Acceptable Issues:

1. **Layout/Design:** This plat establishes the framework of the development by determining the lot layout, points of access, storm water/detention requirements, and other public improvements that are necessary to make the development as a whole function. After the rezoning of the geohazard overlay district, the preliminary plat was set up to keep all homes way from the reduced geohazard overlay district.

2. **Access/Roads:** Two access points will be provided to this property, both along West Coal Mine Avenue. Both accesses will be right in/right out and will serve the development by private roads throughout. The applicant is aware that deceleration lanes are required and that if they are not attainable at the time of final plat that the access will need to be realigned with the church to the north. Additionally, the County acquired right of way for the Kipling and Coal Mine construction projects from this property and the property across the street. The applicant and/or the parcel on the north side of West Coal Mine Avenue is required to pay back to the County the cost of the right of way acquisition, per Section 33 Part A. #7 of the Jefferson County Land Development Regulation. It will be made a condition of this preliminary plat approval that this issue be resolved prior to approval of the final plat.

3. **Water and Sanitation/Utilities:** The applicant has provided a letter from the South West Metropolitan Water and Sanitation District, dated February 6, 2006, indicating that water and sewer service is available for this property and the proposed uses.

4. **Fire Protection:** Fire protection is to be provided by the West Metro Fire Protection District , and in a letter dated June 9, 2005, the district accepted the proposed subdivision design

5. **Drainage:** A Phase II Drainage Report was submitted and found to be acceptable for the preliminary plat by Planning Engineering staff. Further revisions will be needed at the time of final plat with the required Phase III Drainage report. Evidence is required that all the necessary permits have been obtained from Federal, State or Local governmental agencies from which prior approval is required. This will be required as a condition of final plat. This has been included as a condition of approval. The Urban Drainage and Flood Control District also commented on this proposal and in an email dated February 13, 2006, indicated that they all previous comments have been addressed.

6. **Hazards:** The Engineering Geologist for Jefferson County has reviewed this proposal, and in a memo dated August 15, 2005, identified concerns that must be addressed as part of the Final Plat. Those concerns have been made a condition of this approval recommendation. The applicant has been appraised of these conditions and has agreed to comply with these County requirements.

7. **Sensory Impacts:** The proposed project has been designed to minimize undue, acoustical, ocular or olfactory impacts. As proposed, the development complies with Section 27 of the Land Development

Regulation.

8. **Wildlife:** The proposal is not expected to have a significant impact on wildlife. A referral was sent to the Division of Wildlife, and the CDOW responded in a letter dated September 22, 2004, with no outstanding issues.

PARK AND SCHOOL REQUIREMENTS:

Based on fifty-three (53) residential units, the land requirement for schools and parks is 3.9938 acres. This requirement may change at the time of Final Plat, and either a land dedication or fees in lieu of land may satisfy the requirements of the Land Development Regulation. The Jefferson County School District No. R-1, in a letter dated September 17, 2004, has indicated that they request fees-in-lieu of land for this project. The Foothills Park and Recreation District, in a letter dated August 16,2005 indicated that they would be requesting fees-in-lieu of land as well.

MINERAL RIGHTS:

As this property was recently rezoned and a Mineral Certification was submitted at that time, no mineral notification is required for this preliminary plat request.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Planning Commission find that:

The proposal conforms with the Land Development Regulation because all applicable regulations have been satisfied including layout/design, access/roads, water/sewer availability, fire protection, drainage, sensory impacts and wildlife.

AND

That staff recommends that the Planning Commission APPROVE Case No. 04-128808PL subject to the following condition:

1. **Revisions to the Preliminary Plat at the time of Final Plat in accordance with the red-marked print dated March 29, 2006.**

2. **A final mitigation and verification plan (to verify the feasibility of grouting the coal mine area) be completed to the satisfaction of the County Geologist prior to the recordation of the final plat.**

3. **Resolution of any right-of-way payback monies per Section 33 of the Land Development Regulation prior to the approval of the final plat.**

4. **Resolution of all Planning Engineering's comments dated March 17, 2006.**

5. **Recommendation to the Board of County Commissioners of a waiver request at the time of Final Plat of Section 3.6.4 of the Roadway Design and Construction Manual requiring designated left turn lanes at all arterial access locations.**

6. **Recommendation to the Board of County Commissioners of a waiver request at the time of Final Plat of Section 3.6.3.5 of the Roadway Design and Construction Manual requiring 230 feet in length for a right turn deceleration lane.**

COMMENTS PREPARED BY:

John Wolfforth for Nancy York

Nancy York
March 21, 2006

CERTIFICATION OF NOTIFICATION OF MINERAL ESTATE OWNER

The applicant must check one of the three following statements, sign and date the form, and attach a list of mineral owners and lessees to whom notice was sent (if applicable).

I/We, Skyland Meadows Development Ltd.

_____, (the "Applicant" or authorized representative of the Applicant),

by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: ~~[illegible]~~ 6315 S. Kipling Pkwy, Littleton, CO 80127

Legal Description (attach as applicable): See Attached

Case Number _____

X I /We have searched the records of the Jefferson County Tax Assessor and the Jefferson County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

_____ I/We certify that, not less than thirty (30) days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

_____ The mineral estate has been severed from the surface estate, and each mineral estate owner and lessee has waived the right to notice as per CRS 24-65.5-103(5).

I hereby further certify that I am the Applicant, or I am authorized by the Applicant to make the representations contained herein and to act as the Applicant's agent for purposes of this Certification of Notification and bind the Applicant to these representations by my signature below.

Skyland Meadows Development Ltd.
By: Coyote Development, Inc., its general partner
By: _____ 12/6/2016
Applicant or Authorized Representative Date

William E. Swalling
President

EXHIBIT A

Commitment No.: NCS-723531-CO

The land referred to in Schedule A is situated in the County of Jefferson, State of Colorado and is described as follows:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 69 West of the Sixth Principal Meridian, County of Jefferson, State of Colorado, being more particularly described as follows:

Basis of Bearings: The Easterly line of the Southeast Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 69 West of the Sixth Principal Meridian bears S 00°40'11" W;

Beginning at the Southwest corner of said Southeast Quarter of the Southeast Quarter of Section 21;
Thence N 00°38'48" E, along the Westerly line of said Southeast Quarter of the Southeast Quarter of Section 21 and along the Easterly line of Fairway Vista Filing No. 2 as described under Reception Number 93116776 of the Jefferson County Records, a distance of 939.00 feet to a point on the Southerly right-of-way of West Coal Mine Avenue as described under Reception Number F0428585 of the Jefferson County Records;
Thence along said Southerly right-of-way of West Coal Mine Avenue the following eight (8) courses:

1. S 89°43'27" E, a distance of 42.08 feet;
2. Along the arc of a curve to the right having a central angle of 13°29'23", a radius of 750.00 feet, and an arc length of 176.58 feet;
3. S 76°14'04" E, a distance of 228.01 feet;
4. Along the arc of a curve to the left having a central angle of 13°05'44", a radius of 850.00 feet, and an arc length of 194.28 feet;
5. S 89°19'48" E, a distance of 181.06 feet;
6. S 84°25'51" E, a distance of 146.37 feet;
7. S 89°19'48" E, a distance of 240.16 feet;
8. S 75°58'23" E, a distance of 19.87 feet to a point on the Westerly right-of-way of South Kipling Street as described under Reception Number 81016290 of the Jefferson County Records;

Thence S 00°40'11" W, along said Westerly right-of-way of South Kipling Street, a distance of 821.89 feet to a point on the Southerly line of said Southeast Quarter of the Southeast Quarter of Section 21;
Thence N 89°39'43" W, along said Southerly line of the Southeast Quarter of the Southeast Quarter of Section 21 and along the Northerly line of that parcel of land as described in Book 2641 at Page 655 of the Jefferson County Records, a distance of 300.01 feet;
Thence N 89°39'43" W, continuing along said Southerly line of the Southeast Quarter of the Southeast Quarter of Section 21 and along the Northerly line of Tract A, Meadows Filing No. 1 as described under Reception Number 77923028 of the Jefferson County Records, a distance of 917.86 feet to the Point of Beginning,

County of Jefferson,
State of Colorado.

For informational purposes only: APN: 59-214-00-005

From: Dennis Carruth
To: Ross Klopf
Cc: Bill Swalling
Subject: RE: School Fee Requirements for Silver Leaf Subdivision
Date: Saturday, December 10, 2016 12:51:10 PM

Ross,

In response to your email (below), please be advised that Carruth Properties Company/Ken-Caryl Towne Center LLC will transfer either 0.630 acre (under 2007 Regulations) or 0.930 acre (under 2013 Regulations) of banked school land dedication credit toward the Silver Leaf Subdivision.

Please let me know if you need anything else from me with respect to this matter. Thanks.

Dennis Carruth
President
Carruth Properties Company
10106 West San Juan Way, Suite 205
Littleton, Colorado 80127
Tele 303-973-3344 X302
Cell 303-263-2970
Fax 303-973-8170
dennis@carruthproperties.com

From: Ross Klopf [mailto:rklopf@co.jefferson.co.us]
Sent: Friday, December 09, 2016 4:24 PM
To: Dennis Carruth
Subject: School Fee Requirements for Silver Leaf Subdivision

Hello Dennis,

Here is the summary of the school dedication requirements for this case for both the old and new regulations. The BCC will be deciding in the hearing whether it will be the new or old park and school regulations for this project.

1. **School Land Dedication Credit and Balance:**

2013 Regulations:

Current balance of school land dedication credit for Carruth Properties Company (Ken-Caryl Development area) as of the Riverstone Site Development Plan 15-109653SD is 12.413 acres. The Carruth Properties Company is transferring 0.960 acre of banked school land dedication credit towards Silver Leaf. The Director has determined that the school land dedication of 0.960 acre has been fulfilled for Silver Leaf. The remaining available banked park land dedication credit for Carruth Properties is 11.453 acres.

2007 Regulations:

Current balance of school land dedication credit for Carruth Properties Company (Ken-Caryl Development area) as of the Riverstone Site Development Plan 15-109653SD is 12.413 acres.. The Carruth Properties Company is transferring 0.960 acre of banked school land dedication credit

towards Silver Leaf. Staff recommends that the school land dedication of 0.630 acre has been fulfilled for Silver Leaf subject to Board approval. The remaining available banked park land dedication credit for Carruth Properties is 11.783 acres.

We need written correspondence saying that either amount will be provided by Carruth Properties Company it will either be 0.96 acres under the new regulations or 0.630 under the 2007 regulations.

Thanks for your help on this!

Ross Klopf, PE, CFM, Civil Planning Engineer

Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550
303-271-8733 Fax: 303-271-8744

Jefferson County
Planning and Zoning Division

06-112771FI

Silver Leaf Subdivision Final Plat

Case Manager: Ross Klopf

Background

- **Intent** – To subdivide into 50 Lots for Single Family Residential

Jefferson County
Planning and Zoning Division

Approved Official Development Plan

Reception # 2005116202 11-17-05 02:45:12 County of Jefferson State of Colorado $21.00

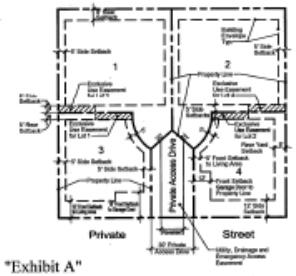
Silver Leaf

Official Development Plan

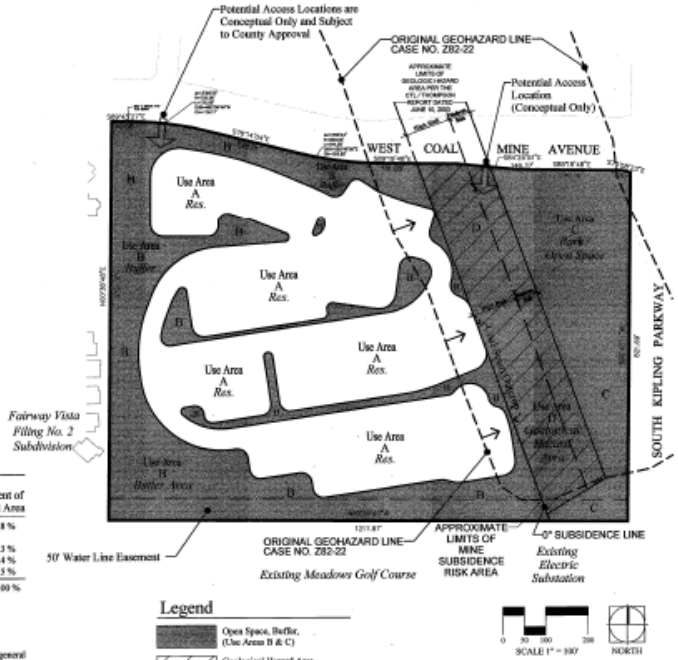
Sheet 1 of 2

Map No. 35
Case No. 04-127971 RZ

Vicinity Map Scale: 1" = 2000'



"Exhibit A"
"Courtyard Cluster" Setback Plan Scale: 1" = 30'



Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S 00°40'11" W.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;
THENCE N 00°39'40" E, ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 959.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE AS DESCRIBED UNDER RECEPTION NUMBER F0426585 OF THE JEFFERSON COUNTY RECORDS;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WEST COAL MINE AVENUE THE FOLLOWING EIGHT (8) COURSES:

1. S 89°40'27" E, A DISTANCE OF 42.08 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°20'22", A RADIUS OF 750.00 FEET, AND AN ARC LENGTH OF 176.96 FEET;
3. S 76°51'49" E, A DISTANCE OF 228.01 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°05'45", A RADIUS OF 850.00 FEET, AND AN ARC LENGTH OF 194.28 FEET;
5. S 89°55'94" E, A DISTANCE OF 181.06 FEET;
6. S 84°25'11" E, A DISTANCE OF 146.57 FEET;
7. S 89°55'94" E, A DISTANCE OF 240.14 FEET;
8. S 75°58'25" E, A DISTANCE OF 15.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET AS DESCRIBED UNDER RECEPTION NUMBER 81060280 OF THE JEFFERSON COUNTY RECORDS;

THENCE S 00°40'11" W, ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH KIPLING STREET, A DISTANCE OF 82.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21;
THENCE N 89°39'07" W, ALONG SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1217.87 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 24.178 ACRES, MORE OR LESS.

COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled Silver Leaf Official Development Plan, was approved the 15th day of October, 2005 and is accepted by the Board of County Commissioners this 15th day of November, 2005.

BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this 17 day of November, 2005 at 9:01 o'clock P.m.

Jefferson County Clerk and Recorder By: Deputy Clerk

OWNER'S CERTIFICATES:

Skyland Meadows Developments Ltd., as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Skyland Meadows Developments Ltd.
a Colorado limited partnership

By: Coyote Developments Inc.,
a Colorado Corporation, It's General Partner

By: William F. Spalding, President — Date: November 10, 2005

STATE OF COLORADO } SS
COUNTY OF Denver }

The foregoing instrument was acknowledged before me this 10 day of November, 2005.
Witness my hand and official seal.
Notary Public

My Commission Expires: 10/19/2006

By: Joseph C. Hufstedler, Secretary — Date: November 10, 2005

STATE OF COLORADO } SS
COUNTY OF Denver }

The foregoing instrument was acknowledged before me this 10 day of November, 2005.
Witness my hand and official seal.
Notary Public

My Commission Expires: 10/19/2006

Land Use Summary

Land Use Area	Land Use Type	Acreage	No. of Units	Percent of Total Area
A Residential Single Family Detached (Courtyard Cluster Homes)		10.83 Ac.	53 DU	44.8 %
B Buffer Areas		6.84 Ac.	-	28.3 %
C Park / Open Space		3.48 Ac.	-	14.4 %
D Geologic Hazard Area		3.03 Ac.	-	12.5 %
Total		24.18 Ac.	53 DU	100.00 %

Gross Density - 2.19 DU/Ac.
Open Space - 13.35 Ac. (55.2%)

STANDARD FLEXIBILITY STATEMENT:

The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. During the platting process, the Planning Director may allow minor variations for the purpose of establishing:

a. Final road alignments
b. Final configuration of lot and tract sizes and shapes
c. Final building envelopes
d. Final access and parking locations
e. Landscaping adjustments

Applicability Statement:
Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

Legend

- Open Space, Buffer, (Use Areas B & C)
- Geological Hazard Area (Use Areas D)

October 28, 2005

Prepared by
David A. Clinger & Assoc. Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
303-526-9126

Owner / Developer
Skyland Meadows Development, Ltd.
7400 East Crestline Circle, Suite 230
Greenwood Village, Colorado 80111

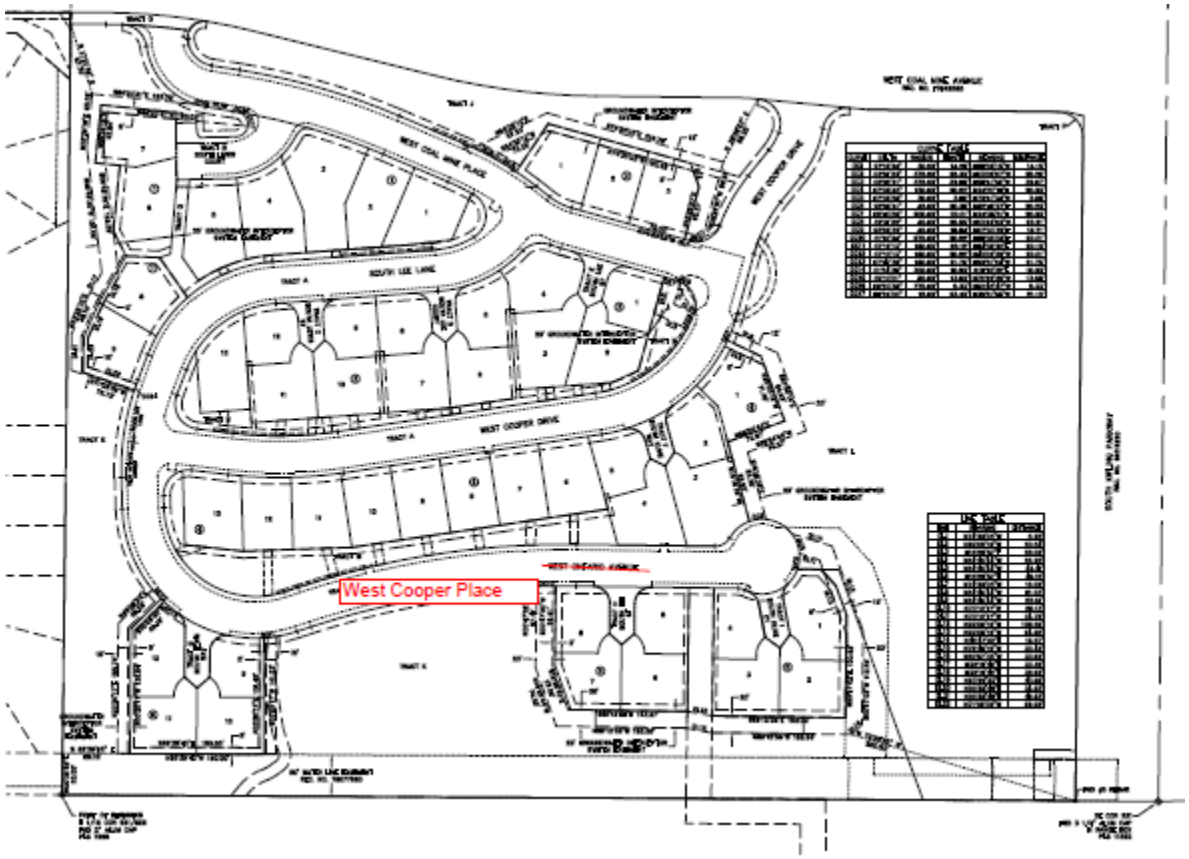
Engineer
Stantec Consulting Inc.
2135 South Cherry Street Suite 310
Denver, Colorado 80222
303-758-4058

Original Preliminary Plat (Plan)

Revised Preliminary Plat Plan

Background

- **Plat Layout**



Overview

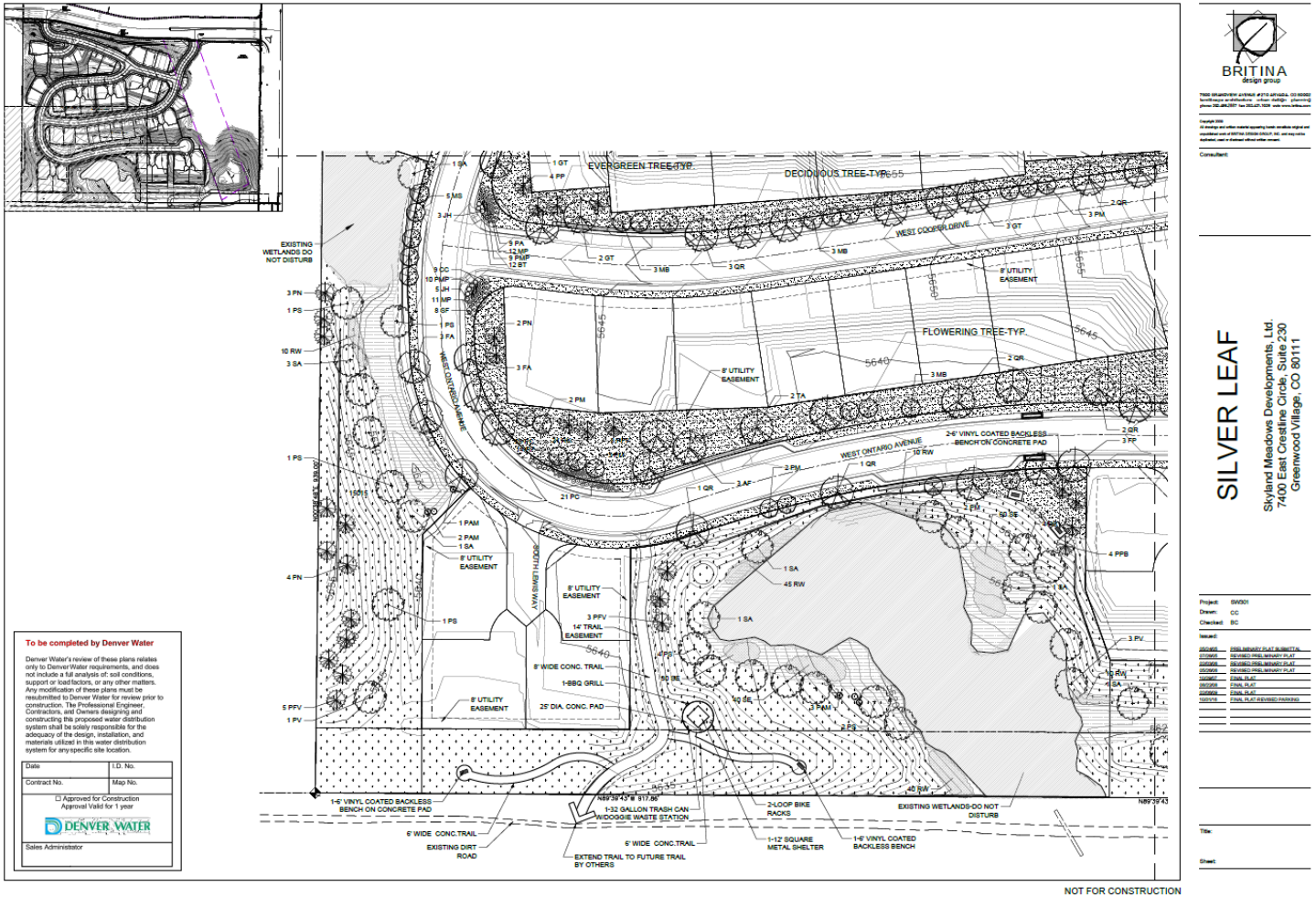
- **Street Improvements**
  - Waivers (turn lanes, internal radii)
- **Drainage**
- **Hazards**
- **Utilities**
  - Water and Sewer –Willowbrook Water and Sanitation District
  - Electricity/Gas – Xcel Energy
- **Fire Protection**
  - West Metro Fire Protection District
- **School Dedication Requirements**
- **Landscaping/Park Dedication Requirements**
  - Minor Variation (buffer)

Concerns/Comments

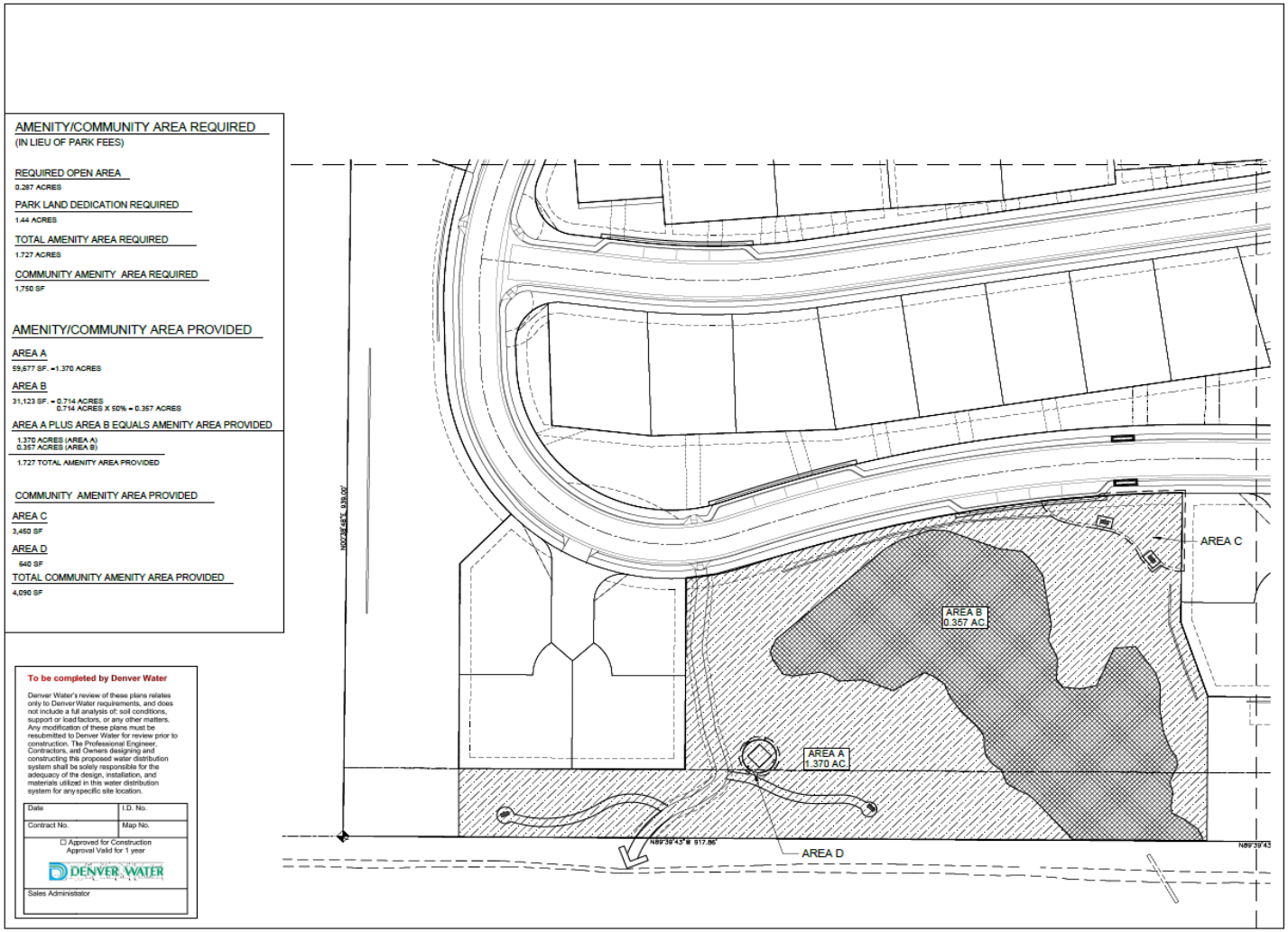
- Property owners and registered associations
- Referral agencies

Jefferson County
Planning and Zoning Division

- Landscape Plan



- Park Credit areas under current regulations



PARK LAND REQUIREMENTS

Dedicated Park Land	Common Useable Area	Park Land Area
Tract K	0.287 Acre	1.440 Acres
Total Park Land Dedicated		1.440 Acres
Less Requirements for Silver Leaf		1.440 Acres
Total	0.287 Acre	0.0 Acre

Credit Criteria Background

- **Conformance with Regulations**
  - Zoning Planned Development (PD)
  - Land Development Regulation (2007) version
  - 2013 Park and School Regulations

Issue

The developer is appealing the Director's decision.

Credit Criteria Background Continued

- Applicant's Position
  - Previous agreement for park credit
  - Park credit 6.270 acres (approximate)
- Foothills Park and Recreation's Position
  - Have acknowledged original conceptual agreement
  - Due to plan revisions, previous agreement no longer applies
  - Credits should be applied based on current regulations

School Land Dedication Requirements

Current Regulations:

0.960 Acre

2007 Regulations:

0.630 Acre

Banked credit

Park Land Dedication Requirements

Current Regulations:

1.440 Acres

2007 Regulations:

1.640 Acres

Park Land Dedication Requirements

- **Credits available for future development**

Current Regulations:

None

2007 Regulations:

0.441 Acre (based upon Landscape Plan)
6.270 Acres (Applicant's Position)

Recommendation

- Staff recommends that the Board of County Commissioners uphold the Director of Planning and Zoning's approval of the extension request subject to the condition that the applicant comply with the current Park and School regulations, effective date September 24, 2013.
- Staff recommends that the Board of County Commissioners find that the proposal conforms with the Land Development Regulation because all applicable regulations have been satisfied, or will be satisfied, prior to recordation of the Final Plat, as indicated within this report.
- Staff recommends that the Board of County Commissioners APPROVE Case No. 06-112771FI subject to the conditions listed within the Staff report.