

Board of County Commissioners Meeting

Tuesday, June 28, 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

Approval of Minutes Dated June 21, 2016

Tuesday, June 28, 2016 (continued)

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 CC16-252** Expenditure Approval Listings Dated June 23, 2016 - Accounting
2. **Resolution CC16-253** Expenditure Approval Listings Dated June 30, 2016 - Accounting
3. **Resolution CC16-254** Appointments to the Chatfield Watershed Authority Board - Board of County Commissioners
4. **Resolution CC16-255** Appointment of and Authorization for Referees to Conduct Abatement Hearings - Board of Equalization
5. **Resolution CC16-256** Appointment of and Authorization for Referees to Conduct Property Tax Valuation and Qualifying Senior/Disabled Veteran Property Tax Exemption Hearings - Board of Equalization
6. **Resolution CC16-257** Designation of Arbitrators for Arbitration of Property Valuation Appeals - Board of Equalization
7. **Resolution CC16-258** Personal Property Tax Incentive - Ball Metal Beverage Container Corp. - Finance and IT
8. **Resolution CC16-259** Workforce Innovation and Opportunity Act Regional and Local Plans - Human Services
9. **Resolution CC16-260** Purchase Order - ISC, Inc. (dba Venture Technologies) for Data Storage Equipment, Software and Support (\$217,680.43) - IT Services

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

Regular Agenda - No Agenda Items

Tuesday, June 28, 2016 (continued)

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

10. Resolution CC16-251

Case Number: **06-103438PF: Preliminary-Final Combination Plat**

Case Name: The Homestead Addition Filing 2

Owner/Applicant: CFRH II, LLC, Loren C. and Teresa M. Zumwalt, Buffalo Park Development Company, a Colorado corporation, Daniel A. and Patricia D. Carman, Brad A. Woodard, and Michael B. and Susan H. Henry

Location: PIN's: 60-042-05-008, 60-042-05-011& 60-043-02-002; 8661, 8680, 8681 & 8691 Creek Trail; 8623 Ault Lane, Intersection of Ault Lane and Creek Trail, Section 4, Township 6 South, Range 70 West

Approximate Area: 16.83 Acres

Purpose: **To amend a previously approved plat by eliminating one ownership area from the subdivision.**

Case Manager: Sean Madden

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, *"Your Guide to Board of County Commissioners Hearings."* It may be obtained on the rack outside the hearing room or from the County Public Information Office at 303-271-8512.

Tuesday, June 28, 2016 (continued)

Hearing Regular Agenda - No Agenda Items

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.

Board of County Commissioners 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. Board meetings and hearings are recorded and available on the county's Web site at www.jeffco.us.

COMMISSIONERS' MINUTES OF JUNE 21, 2016

The Board of County Commissioners of the County of Jefferson, State of Colorado, met in regular session on June 21, 2016 in the Jefferson County Government Center, Golden, Colorado. Commissioner Libby Szabo, Chairman presided. Commissioner Donald Rosier, Commissioner Casey Tighe and Debbie Quinn, 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 Hartmann, Assistant County Attorney

Mike Schuster, Assistant Director of Planning and Zoning

Christiana Farrell, Planner

Steve Durian, Director of Transportation and Engineering

Kate Newman, Assistant County Manager

APPROVAL OF MINUTES

Following a general discussion, the Board upon motion of Commissioner Tighe, duly seconded by Commissioner Szabo and by majority vote with Commissioner Rosier abstaining, approved the Minutes of June 14, 2016.

CONSENT AGENDA

The Board approved the following Resolutions:

1. **Resolution CC16-246** Expenditure Approval Listings - Accounting
2. **Resolution CC16-247** Bi-Weekly Payroll Register - Accounting
3. **Resolution CC16-248** Retroactive Approval for Grant Application And Award - State Criminal Alien Assistance Program (SCAAP) Grant CY2016 - Sheriff
4. **Resolution CC16-250** Grant Application - The Economic Development Administration (EDA), U.S. Department of Commerce (DOC) for the FY2016 Regional Innovation Strategies Program - FY2016 i6 Challenge Grant - Commissioners

REGULAR AGENDA

5. **Resolution CC16-249** Agreement - Jefferson County Business Education Alliance, a Colorado Non Profit Corporation (\$25,000.00) - County Manager

Sworn Testimony: Joni Inman, JCBEA

The Board upon motion of Commissioner Tighe, duly seconded by Commissioner Rosier and by unanimous vote, adopted **RESOLUTION CC16-249** approving the agreement with Jefferson County Business Education Alliance.

PUBLIC HEARING CONSENT AGENDA

No one requested to testify in the following cases:

6. **Resolution CC16-243**

Case Number: 13-107565VA: Vacation

Owner: Jefferson County

Applicant: Bryan and Meredith Bockman

Location: Right-of-way adjoining 8335 Doubleheader Ranch Road Section 5, Township 6 South, Range 70 West

Approximate Area: 0.0523 Acres

Purpose: To vacate a portion of Doubleheader Ranch Road

Case Manager: Steve Krawczyk

7. **Resolution CC16-245**

Case Number: 15-120467RZ: Rezoning (continued from June 14, 2016)

Case Name: Pennington Acres

Owner/Applicant: Pennington Family Trust

Location: 13371 West 58th Avenue

Section 7, Township 3 South, Range 69 West

Approximate Area: 10.086 Acres

Purpose: To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow the subdivision of the property into five (5) lots for single family detached units.

Case Manager: Christiana Farrell

The Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, adopted a resolution approving the items on the consent agenda subject to the adopted conditions of approval.

PUBLIC HEARING REGULAR AGENDA

8. Resolution CC16-244

Case Number: 16-101909RZ: Rezoning

Case Name: Bailey ODP

Owner/Applicant: Geoffrey R. and Kendall A. Bailey

Location: 15200 West 32nd Avenue

Section 25, Township 3 South, Range 70 West

Approximate Area: 6.135 Acres

Purpose: To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow sixteen (16) lots for single-family detached units.

Case Manager: Christiana Farrell

Sworn Testimony: Ethan Watel, Baseline Corporation
 Jeff Bailey, applicant
 Patrick Mulligan
 Kathy Rossano
 Chris Piper
 Glenn Douglass
 Megan Klem
 Evan Noyes
 Joseph Coors
 Julia Mulligan
 Laura Dickinson
 Paul Casey

Following the taking of testimony and a general discussion, the Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, adopted **RESOLUTION CC16-244** approving Rezoning Case #16-101909RZ.

REPORTS

The Commissioners' reported attending various meetings including "50 Colorado Counties to Watch", Denver Water Board Round Table Discussion, FAA and Department of Transportation Airport Issues, West Connect Coalition, Local Foods Discussion, Urban Drainage, Mountain Area Realtors and a tour of the Jefferson County Courts by Commissioner Szabo.

Ralph Schell, County Manager drove through the Coal Creek Canyon area and noticed a lot of improvements following the flood damage from previous years.

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

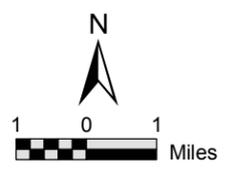
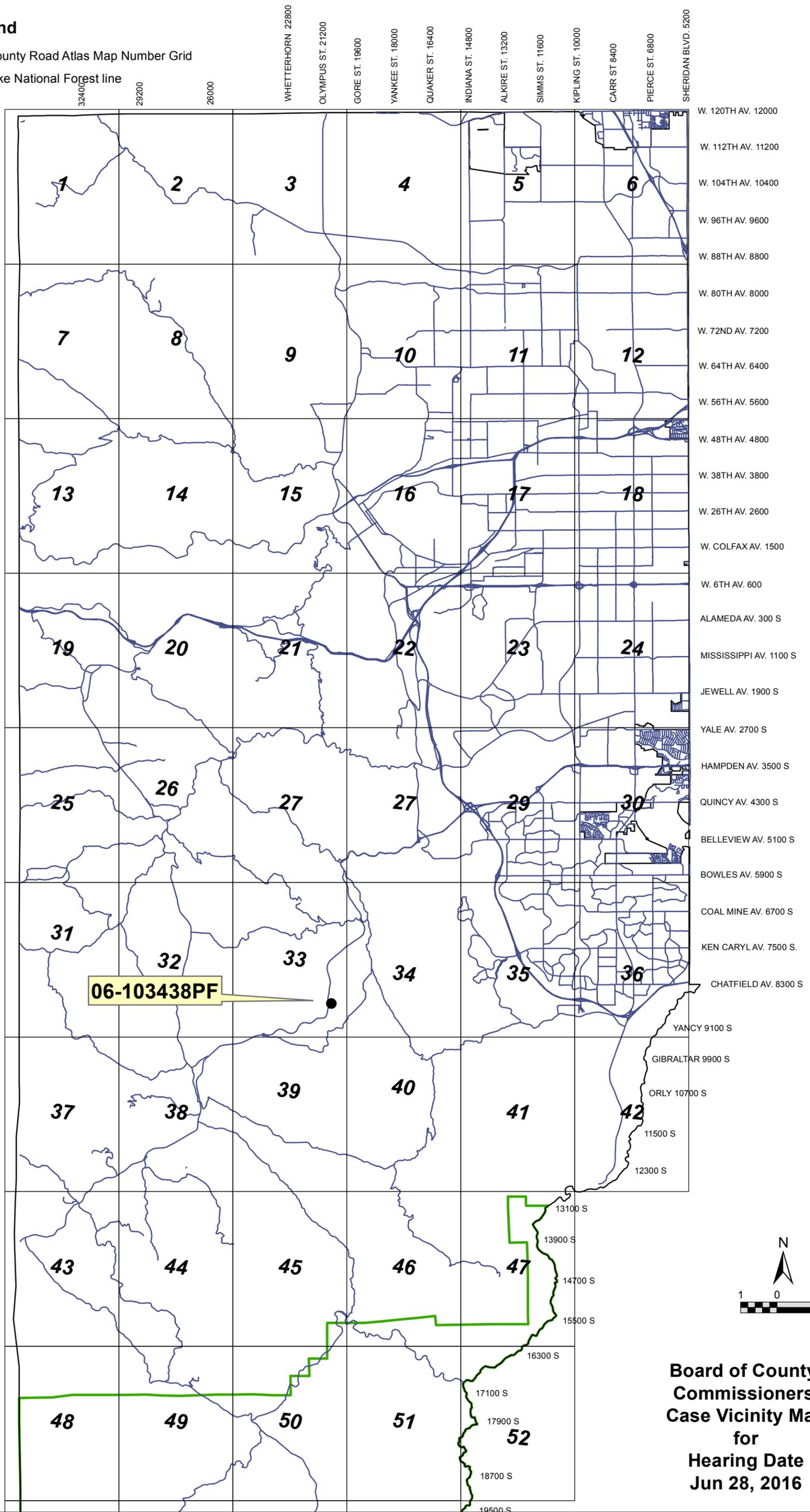
Debbie Quinn, Deputy Clerk

Libby Szabo, Chairman

Legend

— County Road Atlas Map Number Grid

▭ Pike National Forest line



**Board of County
Commissioners'
Case Vicinity Map
for
Hearing Date
Jun 28, 2016**

MEMORANDUM

AGENDA ITEM 1

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

FROM:  Ralph Schell, County Manager

DIST: Tim Kauffmann, County Treasurer

RE: EXPENDITURE APPROVAL LISTINGS

DATE: June 28, 2016

Staff Recommendation:

Approve the Expenditure Approval Listings dated June 23, 2016
Resolution No.

CC 16 - 252

Background:

The Board of County Commissioners has reviewed all claims presented for Audit and allowance to the Board as represented on said Expenditure Approval Listings and the Board of County Commissioners find that all said claims as represented on said Expenditure Approval Listings shall be allowed, and, hereby, directs the County Treasurer to pay same.

Further, the staff has reviewed all claims and certify that all claims are valid
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, X8529, Jefferson County Accounting Division

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 June 30, 2016

DATE: June 28, 2016

Staff Recommendation:

BCC approves the Expenditure Approval Listings dated June 30, 2016 to be prepared by the Accounting Division subject to review and approval by the County Manager or his designee, and directs the County Treasurer to pay the same.

Resolution No.

CC16-253

Background:

The Board of County Commissioners will review all claims presented for Audit and allowance to the Board as represented on said Expenditure Approval Listings and the Board of County Commissioners find that all said claims as represented on said Expenditure Approval Listings shall be allowed, and, hereby, directs the County Treasurer to pay same.

Further, the staff has reviewed all claims and certify that all claims are valid 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.

MEMORANDUM

AGENDA ITEM 3

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

FROM:  Ralph Schell,
County Manager

RE: Appointments to the Chatfield Watershed Authority Board

DATE: June 28, 2016

Staff Recommendation:

Approves the appointment of Commissioner Donald Rosier as a regular member and the appointment of Commissioner Libby Szabo as the alternate member on the Chatfield Watershed Authority Board to representative Jefferson County.

Resolution No. **CC 16 - 254**

Distribution:

Original returned to: Janice Fredricksen

Copies to: Jeanie Rossillon
Deborah Churchill

M E M O R A N D U M

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

FROM: Ellen G. Wakeman, County Attorney

RE: APPOINTMENT OF AND AUTHORIZATION FOR REFEREES TO CONDUCT ABATEMENT HEARINGS

DATE: June 28, 2016

Staff Recommendation:

The Board of County Commissioners of the County of Jefferson, State of Colorado, appoint the following named individuals to act as Referees, authorized to conduct hearings regarding property tax abatement appeals on the Board's behalf, and to make findings and recommendations to the Board for its final action on the appeals:

Karen A. Smith, Bruce T. McIntosh and Linda A. Pissare

Resolution No. C C 1 6 - 2 5 5

Background:

Pursuant to section 39-1-113 (1) C.R.S., the Jefferson County Board of County Commissioners (the "Board") has the authority to appoint Referees to conduct hearings regarding property tax abatement appeals on its behalf. In order to give timely consideration to appeals filed with the Board, the Board desires to appoint independent Referees to conduct hearings on its behalf, and to make findings and recommendations to the Board for its final action on the appeals. This resolution includes one new Referee.

BCC Briefing Presented on June 21, 2016

Prepared by: Chris Courtney

Original returned to: Chris Courtney

MEMORANDUM

AGENDA ITEM 5

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

FROM: Ellen G. Wakeman, County Attorney

RE: APPOINTMENT OF AND AUTHORIZATION FOR REFEREES TO CONDUCT PROPERTY TAX VALUATION AND QUALIFYING SENIOR/DISABLED VETERAN PROPERTY TAX EXEMPTION HEARINGS

DATE: June 28, 2016

Staff Recommendation:

The Board of County Commissioners of the County of Jefferson, State of Colorado, acting in its capacity as the County Board of Equalization, appoint the following named individuals to act as Referees, authorized to conduct hearings on valuation and on eligibility for Qualifying Senior and Disabled Veteran Property Tax Exemption appeals on the Board's behalf, and to make findings and recommendations to the Board for its final action on the appeals:

Richard Chase, Peter N. Ehrlich, Mary Anne Maurer, Bruce T. McIntosh, Linda A. Pissare, Karen A. Smith, John W. Storb III, Jolene Ver Steeg, Ford H. Wheatley, IV, Joan Whittlesey, Richard Williams, and Vicki L. Wimberly.

Resolution No. CC 16 - 256

Background:

Pursuant to section 39-8-102 (2) (i) C.R.S., and section 39-3-206 (2) (b) C.R.S., the Jefferson County Board of Equalization (the "Board") has the authority to appoint Referees to conduct property valuation and Qualifying Senior/Disabled Veteran Property Tax Exemption hearings on its behalf. In order to give timely consideration to appeals filed with the Board, the Board desires to appoint independent Referees to conduct hearings on its behalf, and to make findings and recommendations to the Board for its final action on the appeals.

BCC Briefing Presented on June 21, 2016

Prepared by: Chris Courtney

Original returned to: Chris Courtney

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM: Ellen G. Wakeman, County Attorney
RE: DESIGNATION OF ARBITRATORS FOR ARBITRATION OF PROPERTY VALUATION APPEALS
DATE: June 28, 2016

Staff Recommendation:

The Board of County Commissioners of the County of Jefferson, State of Colorado, appoint the following persons to serve as Arbitrators of property valuation disputes within Jefferson County, Colorado, pursuant to Section 39-8-108.5, (1), C.R.S.:

Allen Black, Steven W. Ketcham, Michael R. Nash, Bonnie D. Roerig, John W. Storb III and Vicki L. Wimberly

The Clerk to the Board is directed to place the names of the above-named individuals on the list of Arbitrators to be kept in the Office of the Clerk to the Board.

Resolution No. **CC16-257**

Background:

Colorado State Law, Section 39-8-108.5, (1), C.R.S. establishes a property valuation arbitration appeals process whereby the Board of County Commissioners is to develop a list of persons who are qualified to act as Arbitrators of property valuation disputes. The persons designated on the Board's Arbitrator list shall be, in addition to any other qualifications deemed necessary by the Board, certified appraisers experienced in the area of property taxation and valuation, and be either a licensed attorney, a member of a real estate appraiser's institution, a former county assessor, a retired judge, or a licensed real estate broker. Allen Black, Steven W. Ketcham, Michael R. Nash, Bonnie D. Roerig, John W. Storb III and Vicki L. Wimberly meet these statutory qualifications.

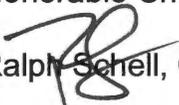
BCC Briefing Presented on: June 21, 2016

Prepared by: Chris Courtney

Original returned to: Chris Courtney

MEMORANDUM

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

FROM:  Ralph Schell, County Manager

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

RE: Personal Property Tax Incentive

DATE: June 28, 2016

Staff Recommendation:

Approve the following personal property tax refund incentive for the following company which desires to 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.

Ball Metal Beverage Container Corp: 50% 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. CC 16 - 258

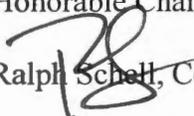
BCC Briefing Presented by Holly Björklund on June 21, 2016

Prepared by: Holly Björklund

Contacts: Holly Björklund, 303-271-8597
David Wunderlich, 303-271-8939
Leigh Seeger, 720-544-5505

MEMORANDUM

AGENDA ITEM 8

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM:  Ralph Schell, County Manager
RE: Workforce Innovation and Opportunity Act Regional and Local Plans
DATE: June, 28 2016

Staff Recommendation:

That the Board of County Commissioners approves the Chairman to sign the Regional and Local Plans.

Duration of Agreement: N/A

Resolution No.

CC 16 - 259

Background:

Beginning July 1, 2015, the Workforce Innovation and Opportunity Act (WIOA) replaced the Workforce Investment Act (WIA) and partially changed planning requirements to operate WIOA programs.

Under WIA, the planning requirements included a statewide plan, written by the Colorado Department of Labor and Employment (CDLE) as well as a local area plan, written at the local level. The new WIOA legislation still requires both of these plans, but also added a regional plan consisting of groups of local areas. Along with the new regional plan, the state, regional and local plans all must be submitted for a 30-day public comment period. Both public comment periods were completed by May 1, 2016.

Fiscal Impact:

There is no fiscal impact.

BCC Briefing:

The Board of County Commissioners was briefed on March 29, 2016.

Originator: Lynn Johnson, Human Services Department Director, Extension 4002

Distribution: 1 Original to the Clerk to the Board

MEMORANDUM

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

FROM: 
Ralph Schell
County Manager

DIST: Kyaw Than, Deborah Freischlag

RE: Purchase Order for Data Storage Equipment, Software and Support
IT Services Division

Staff Recommendation:

Approve an expenditure in the amount of \$217,680.43 to ISC, Inc. (d/b/a Venture Technologies) for EMC hardware, software and support.

Resolution No. **CC 16 - 260**

Background:

IT Services purchased EMC hardware, software and support services for an Isolon disk storage system in 2013. The system is used to store departmental files and home folders for users. Over the last three years, storage requirements at the County have increased to the point where the capacity of the Isolon units must be increased. A 2016 CIP to increase the storage capacity was approved.

ISC, Inc. (d/b/a Venture Technologies) is an approved EMC reseller under the NASPO Master Contract/ State of Colorado Price Agreement for EMC storage products and services; they supplied the Isolon system in 2013. For a limited time they are offering an additional discount of \$29,000.00 over NASPO / State Agreement pricing. In addition, Jefferson County has executed a software license agreement with ISC, Inc. governing the use of the EMC software.

Fiscal Information:

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

BCC Briefing: Item was briefed on March 8, 2016 by Holly Bjorklund, Director of Finance and IT

Originator: Agenda memo prepared by Terry Dooley, Purchasing, Ext. 8586

Division Contact: Kyaw Than, Ext. 8884

Original returned to: Terry Dooley, Purchasing

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

Approvals	Marcia Sieben, Purchasing Manager Jim Smith, ITS Division Director Holly Bjorklund, F&IT Department Director Ralph Schell, County Manager	Approved: 6/21/16 Approved: 6/21/16 Approved: 6/21/16 Approved:
Agenda Coordinator Review		<input checked="" type="checkbox"/> Check <i>ams</i>
Final Signatory	BCC	
Vendor	ISC, Inc. (d/b/a Venture Technologies)	
End User	IT Services	
Type (Contract, PO, etc)	Purchase Order	
Dollar Value	\$217,680.43	
Term	N/A	
Description	EMC storage equipment, software and support	
Purchasing Agent	Terry Dooley	

**CASE SUMMARY
Consent Agenda**

BCC Hearing Date: June 28, 2016

06-103438PF Preliminary-Final Combination Plat

Case Name: The Homestead Addition Filing 2

Owner/Applicant: CFRH II, LLC, Loren C. and Teresa M. Zumwalt, Buffalo Park Development Company, a Colorado corporation, Daniel A. and Patricia D. Carman, Brad A. Woodard, and Michael B. and Susan H. Henry

Location: PIN's: 60-042-05-008, 60-042-05-011& 60-043-02-002; 8661, 8680, 8681 & 8691 Creek Trail; 8623 Ault Lane
Intersection of Ault Lane and Creek Trail
Section 4, Township 6 South, Range 70 West

Approximate Area: 16.83 Acres

Purpose: **To amend a previously approved Plat by eliminating one ownership area from the subdivision.**

Case Manager: Sean Madden

Summary of the Request:

The previously approved Plat, Homestead Addition Filing 2, is scheduled a third time for hearing before the Board of County Commissioners. The applicant is requesting that the Plat be amended as a result of a previously involved property owner not electing to continue with the Plat process. As such, the number of lots has decreased by one to 8 single-family lots. As a result of the exclusion of the lot, the only substantial change to the subdivision is to amend the legal description of the exterior boundary of the Plat document; all other items for the Plat remain the same except for several updated conditions of approval. Since this is a minor change to the Plat document, Director of Planning and Zoning decided that it would not be necessary to schedule this Plat for rehearing before the Planning Commission.

Waivers:

The Director of Planning and Zoning has previously granted the following Waivers to The Homestead Addition Filing 2, case number: 06-103438PF.

- Section 15.A.1.a.(1) of the Jefferson County Land Development Regulation related to the requirement that right-of-way (the adjoining one-half) for public roads exterior to the subdivision boundaries shall be dedicated to Jefferson County.
- Section 3.A. of the Jefferson County Land Development Regulation, which requires community notification for Combination Plats.

Minor Variations:

The Director of Planning and Zoning has previously allowed the following Minor Variations to the Suburban Residential-Two Zone District during the processing of The Homestead Addition Filing 2, Case No. 06-103438PF.

- For the existing structure on Lot 6, allow a front setback of 20' where 50' is required and allow a side setback of 25' where 50' is required.
- For the existing structure on Lot 8, allow a side setback of 30' where 50' is required

- Minimum lot size of 1.9 acres (net area) for Lot 7 is allowed rather than 2.0 acres.

Recommendations:

- **Staff:** Recommends APPROVAL subject to conditions
- **Planning Commission:** Recommended APPROVAL subject to conditions (April 26, 2009)

Interested Parties:

- Several citizens

Level of Community Interest: Low

Representative for Applicant: Doug Reed, Fine Line Consulting Inc.

General Location: South of the intersection of Ault Lane and Creek Trail

Case Manager Information: Phone: 303-271-8719 e-mail: smadden@jeffco.us

Sean

Commissioner Rosier moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF JEFFERSON
STATE OF COLORADO
RESOLUTION NO. CC11- 146

00015322CFP1 Preliminary-Final Combination Plat
Case Name: Elk Ridge Ranch
Owner/Applicant: Helen Mleynek
Location: 5358 South Elk Ridge Road
Section 18, Township 5 South, Range 71 West
Approximate Area: 38.28 Acres
Purpose: To subdivide the property into 3 lots for single family detached units.

02-115244PF Preliminary-Final Combination Plat
Case Name: Candlelight Crest
Owner/Applicant: Charlane M. Oswald
Location: 5700 Indiana Street
Section 7, Township 3 South, Range 69 West
Approximate Area: 5.410 Acres
Purpose: To subdivide the property into 6 lots for single-family detached units.

04-138082PF Preliminary-Final Combination Plat
Case Name: Golden Willow Gardens
Owner/Applicant: New Hampshire Development, LLC, a Colorado limited liability company
Location: 4851 Indiana Street
Section 13, Township 3 South, Range 70 West
Approximate Area: 5.045 Acres
Purpose: To subdivide the property into 8 lots for single-family detached units

06-103438PF Preliminary-Final Combination Plat
Case Name: The Homestead Addition Filing 2
Owner: Michael B. Henry and Susan H. Henry, Robert J. Keck III, Daniel A. Carman and Patricia D. Carman, Loren C. Zumwalt and Teresa M. Zumwalt, Francis W. Maixner, Jr., Ronald P. Lewis, as an individual, Buffalo Park Development Company, a Colorado corporation, and Care Construction Company, a Colorado corporation

Applicant: Buffalo Park Development Company
Location: 8690 Creek Trail, 8680 Creek Trail, 8661 Creek Trail, 8691 Creek Trail, 8681 Creek Trail, 8623 Ault Lane, PIN 60-042-05-008, PIN 60-042-05-011 and PIN 60-043-02-002, the intersection of Ault Lane and Creek Trail
Section 4, Township 6 South, Range 70 West
Approximate Area: 18.86 Acres
Purpose: To subdivide the property into 9 lots for single-family detached units.

06-115157PF Preliminary-Final Combination Plat
Case Name: Otis Acres
Owner/Applicant: Matthew G. Otis and Jami E. Otis
Location: 10025 West Montgomery Avenue
Section 16, Township 5 South, Range 69 West
Approximate Area: 2.84 Acres
Purpose: To subdivide the property into 2 lots for single-family detached units.

06-119168PF Preliminary-Final Combination Plat
Case Name: Fairview Estates
Owner/Applicant: John Heath Cardie and Rebecca Lynn Cardie
Location: 13990 West 58th Avenue
Section 7, Township 3 South, Range 69 West
Approximate Area: 4.60 Acres
Purpose: To subdivide the property into 3 lots for single-family detached units.

06-122327PF Preliminary-Final Combination Plat
Case Name: Applewood Valley Estates Subdivision
Owner/Applicant: M&T Constructors Inc., a Colorado corporation
Location: 2056 Elderberry Road
Section 31, Township 3 South, Range 69 West
Approximate Area: 1.520 Acres
Purpose: To subdivide the property into 3 lots for single-family detached units.

08-104032PF Preliminary-Final Combination Plat
Case Name: Aspen Ridge
Owner/Applicant: Rick M. Godin
Location: 3259 Douglas Mountain Drive (temporary address)
Located approximately 1/2 mile southwest of the intersection of
Douglas Mountain Drive and Harkwood Run Trail
Section 25, Township 3 South, Range 72 West
Approximate Area: 41.25 Acres
Purpose: To subdivide the property into 3 lots for single-family detached units.

04-112564FI Final Plat
Case Name: El Rancho Estates
Owner/Applicant: Evergreen Property Group, LLC, a Colorado limited liability company
Location: 28600 Tepees Way (temporary address)
Tepees Way and Swede Gulch Road
Section 15, Township 4 South, Range 71 West
Approximate Area: 7.59 Acres
Purpose: To subdivide the property into 22 residential lots.

04-114157FI Final Plat
Case Name: Rocky Mountain Baptist Village Filing 2
Owner/Applicant: Friends of Grace Church, a Colorado non-profit corporation
Location: 1276 County Road 65
Section 20, Township 4 South, Range 71 West
Approximate Area: 2.67 Acres
Purpose: To plat 48 senior housing units on Lot 1 of Rocky Mountain Baptist
Village

04-128730FI Final Plat
Case Name: Vineyard Town Square
Owner: West C-470 Opportunity LLC, a Colorado limited liability company, Hilltop Investments, a Colorado general partnership and Public Service Company of Colorado, a Colorado corporation
Applicant: Vineyard Investors LLC, a Colorado limited liability company
Location: 14762 West Quincy Avenue (temporary address)
West of the intersection South Turkey Creek Road and West Quincy Avenue
Section 7, Township 5 South, Range 69 West and Section 12, Township 5 South, Range 70 West
Approximate Area: 65.843 Acres
Purpose: To create 8 superlots, including 1 for multi-family residential development, 5 for mixed use development, and 2 for commercial development. All lots will be developed through the site development plan, exemption or further platting process.

05-154518FI Final Plat
Case Name: Mount Morrison Telecommunications
Owner/Applicant: Bear Creek Development Corporation, a Colorado corporation
Location: 2504 South Grapevine Road
Section 27, Township 4 South, Range 70 West
Approximate Area: 11.19 Acres
Purpose: To create one lot for an expansion of a telecommunications tower.

05-161964FI Final Plat
Case Name: Rocky Mountain Baptist Village Filing 3
Owner/Applicant: Colorado Mountain Properties Inc., a Colorado corporation
Location: 1270 County Road 65
Section 20, Township 4 South, Range 71 West
Approximate Area: 2.30 Acres
Purpose: To subdivide the property into one residential lot for up to 44 independent living units for seniors and a tract.

07-103292FI Final Plat
Case Name: McIntyre Estates Subdivision
Owner/Applicant: WKR Partners, LLP
Location: 15565 and 15555 West 52nd Avenue
Section 13, Township 3 South, Range 70 West
Approximate Area: 6.21 Acres
Purpose: To subdivide the property into 10 lots for single-family detached units.

08-106367F1	Final Plat
Case Name:	Cub Creek Ranch Filing 2
Owner/Applicant:	Cub Creek Ranch, LLC
Location:	6435 Canyon Creek Road (temporary address) West of the intersection of Little Cub Creek Road and Canyon Creek Road Section 23, Township 5 South, Range 71 West
Approximate Area:	88.66 Acres
Purpose:	To subdivide the property into 14 lots for single-family detached units.

WHEREAS, each of the above listed Plat Cases filed an application with the Planning and Zoning Division of Jefferson County prior to May 20, 2008, and such case was heard before the Planning Commission and Board of County Commissioners and approved subject to conditions; and

WHEREAS, on May 20, 2008, the Board of County Commissioners approved certain changes to the Land Development Regulations which streamlined the process for applicants' obtaining extensions of previously approved plat cases if they could not meet all of the conditions of the authorizing resolution within 180 calendar days from the approval date by the Board of County Commissioners. The Land Development Regulations in place since May 20, 2008, permit the Director of Planning and Zoning to administratively authorize extension of the plat for additional periods of 180 calendar days if the delay is for good cause.

WHEREAS, under the Land Development Regulations in effect prior to May 20, 2008 and which were applicable to all of the above listed Plat Cases, the extension of the individual plat cases needed to be approved by the Board of County Commissioners once every year if the plat was not recorded in the preceding year.

WHEREAS, for each of the above listed Plat Cases the Planning and Zoning division has brought a case before the Board to approve the extension of such case on a yearly basis since the changes in the Land Development Regulations in 2008 as the old regulations requiring yearly Board approval applies to these Plat Cases.

WHEREAS, the process of bringing these previously approved Plat Cases to the Board each year utilizes staff time that is not required for plat cases under our current Land Development Regulations which have been working effectively since 2008.

WHEREAS, the Board desires to streamline the process for plat extensions and to summarily address all of the outstanding Plat Cases that continue to come before the Board for extension each year thus saving staff and applicant time and resources.

WHEREAS, due to staff miscommunication on the timing of this resolution resolving all plat case extensions, the annual extension request for Case Nos. 06-103438PF (The Homestead Addition Filing 2), 06-119168PF (Fairview Estates) and 06-122327PF (Applewood Valley Estates Subdivision), were inadvertently omitted and these three plats should be re-approved by the Board for approval and extension as this was solely due to staff error and the Director of Planning and Zoning has already approved extensions of the plat under the County's current Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED that all future recording deadline extension requests for the above listed Plat Cases shall be governed by Sections 6(C)16 or 8(C)15 (as applicable) of the current Land Development Regulations.

BE IT FURTHER RESOLVED that all other Land Development Regulations in effect at the time of approval of the Plat Cases shall remain in force and effect for all other requirements of the plat approval and all approvals are still subject to the same conditions of the approval previously adopted by this Board.

BE IT FURTHER RESOLVED, that the following Plat Cases are hereby re-approved subject to the conditions as set forth below:

<u>Case No.</u>	<u>Conditions of Approval Contained In:</u>
06-103438PF The Homestead Addition Filing 2	Board Resolution 06-103438PF dated September 15, 2009 as amended by Resolution 06-103438PF dated November 10, 2009.
06-119168PF Fairview Estates	Board Resolution 06-119168PF dated November 20, 2007.
06-122327PF Applewood Valley Estates Subdivision	Board Resolution 06-122327PF dated November 10, 2009.

Commissioner Odom seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Donald Rosier	Aye
Commissioner John Odom	Aye
Commissioner Faye Griffin, Chairman	Aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: April 19, 2011

I, Teri Schmaedecke, Deputy Clerk to the Board of County Commissioners do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Board of County Commissioners at a regular hearing held in Jefferson County, Colorado on April 19, 2011.


Deputy Clerk to the Board



Commissioner Hartman moved that the following Preliminary-Final Combination Plat be approved:

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF JEFFERSON
STATE OF COLORADO**

PRELIMINARY-FINAL PLAT COMBINATION NO. 06-103438PF

06-103438PF	Preliminary-Final Combination Plat
Case Name:	The Homestead Addition Filing 2
Owner:	Michael B. Henry and Susan H. Henry Robert J. Keck III Daniel A. Carman and Patricia D. Carman Loren C. Zumwalt and Teresa M. Zumwalt Francis W. Maixner, Jr. Ronald P. Lewis, as an individual Buffalo Park Development Company, a Colorado corporation Care Construction Company, a Colorado corporation
Applicant:	Buffalo Park Development Company
Location:	8690 Creek Trail, 8680 Creek Trail, 8661 Creek Trail, 8691 Creek Trail, 8681 Creek Trail, 8623 Ault Lane, PIN 60-042-05-008, PIN 60-042-05-011, and PIN 60-043- 02-002 The intersection of Ault Lane and Creek Trail Section 4, Township 6 South, Range 70 West
Approximate Area:	18.86 Acres
Purpose:	To subdivide the property into 9 lots for single-family detached units.
Case Manager:	Sean Madden

The Board of County Commissioners approved Case No. 06-103438PF subject to the following conditions:

- a. The Final Plat Document being revised in accordance with the red-marked print dated September 15, 2009.
- b. Resolution of the comments outlined in Planning Engineering's comments dated July 31, 2009.

- c. The subdivision improvements agreement and Exhibit "A" being approved as to form by the County Attorney's Office.
- d. 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.
- e. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to The Homestead Addition Filing 2 for prior years have been paid.
- f. Payment of \$1,899.05 for fees-in-lieu of school land dedication. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
- g. The recording of an access, drainage and utility easement for driveway access to Lots 6 and 7 of the proposed subdivision and an adjoining platted lot, known as Lot 1, Long Subdivision.

Commissioner Griffin seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Kathy Hartman	Aye
Commissioner Faye Griffin	Aye
Commissioner J. Kevin McCasky, Chairman	Aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: September 15, 2009

I, Teri Schmaedecke, Deputy Clerk to the Board of County Commissioners do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Board of County Commissioners at a regular hearing held in Jefferson County, Colorado on September 15, 2009.




Deputy Clerk to the Board

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

August 26, 2009

RESOLUTION

06-103438PF **Preliminary-Final Combination Plat**
Case Name: The Homestead Addition Filing 2
Owners: Michael B. Henry and Susan H. Henry
 Robert J. Keck III
 Daniel A. Carman and Patricia D. Carman
 Loren C. Zumwalt and Teresa M. Zumwalt
 Francis W. Maixner, Jr.
 Ronald P. Lewis, as an individual
 Buffalo Park Development Company, a Colorado corporation
 Care Construction Company, a Colorado corporation
Applicant: Buffalo Park Development Company
Location: 8690 Creek Trail, 8680 Creek Trail, 8661 Creek Trail, 8691 Creek
 Trail, 8681 Creek Trail, 8623 Ault Lane, PIN 60-042-05-008, PIN 60-
 042-05-011 and PIN 60-043-02-002
 The intersection of Ault Lane and Creek Trail
 Section 4, Township 6 South, Range 70 West
Approximate Area: 18.86 Acres
Purpose: **To subdivide the property into 9 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. That the proposal substantially conforms with the Land Development Regulation because all applicable regulations have been satisfied as indicated within this report.
3. The following is a condition of approval:
 - A. The Final Plat Document being revised in accordance with the red-marked print dated August 26, 2009.

- B. Resolution of the comments outlined in Planning Engineering's comments dated July 31, 2009.
- C. The subdivision improvements agreement and Exhibit "A" being approved as to form by the County Attorney's Office.
- D. 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.
- E. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to The Homestead Addition Filing 2 for prior years have been paid.
- F. Payment of \$1,899.05 for fees-in-lieu of school land dedication. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
- G. Recording of an access, drainage and utility easements to the benefit of the created lots and the future lot owners.

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

Commissioner Johnson	Aye
Commissioner Anna	Aye
Commissioner Allred	Aye
Commissioner Nelson	Aye
Commissioner Jones	Aye
Commissioner Olson	Aye
Commissioner Fox	Aye
Commissioner Siccardi	Aye
Commissioner Spaanstra	Aye

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

I, Joyce Seveland, Executive Secretary Pro Tem 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, August 26, 2009.



Joyce Seveland
Executive Secretary Pro Tem

STAFF REPORT

BCC Hearing Date: June 28, 2016

06-103438PF Preliminary-Final Combination Plat

Case Name: The Homestead Addition Filing 2

Owner/Applicant: CFRH II, LLC, Loren C. and Teresa M. Zumwalt, Buffalo Park Development Company, a Colorado corporation, Daniel A. and Patricia D. Carman, Brad A. Woodard, and Michael B. and Susan H. Henry

Location: PIN's: 60-042-05-008, 60-042-05-011& 60-043-02-002; 8661, 8680, 8681 & 8691 Creek Trail; 8623 Ault Lane
The intersection of Ault Lane and Creek Trail
Section 4, Township 6 South, Range 70 West

Approximate Area: 16.83 Acres

Purpose: **To amend a previously approved Plat by eliminating one ownership area from the subdivision.**

Case Manager: Sean Madden

BACKGROUND/UNIQUE INFORMATION:

The previously approved Plat, Homestead Addition Filing 2, is scheduled a third time for hearing before the Board of County Commissioners. The applicant is requesting that the Plat be amended as a result of a previously involved property owner not electing to participate in the Plat process. As such, the number of lots has decreased by one to 8 single-family lots. As a result of the exclusion of the lot, the only substantial change to the subdivision is to amend the legal description of the exterior boundary of the Plat document; all other items for the Plat remain the same except for several updated conditions of approval. Since this is a minor change to the Plat document, Director of Planning and Zoning decided that it would not be necessary to schedule this Plat for rehearing before the Planning Commission.

The Homestead Addition Filing 2 was originally approved by the Board of County Commissioners on September 15, 2009 and again on November 15, 2009.

For the Board of County Commissioners hearing on September 15, 2009, the subdivision was approved for 9 single-family detached units.

For the Board of County Commissioners hearing on November 15, 2009, the Covenant and Plat Restriction on Conveyance, Sale or Transfer, Item A was removed. This allows the developer, Buffalo Park Development Company and Care Construction Company, to perform the required public improvements prior to the plat being recorded. This action also avoids the requirement for all parties involved to sign a Subdivision Improvements Agreement which may prove to be difficult. The zoning requirements of Suburban Residential-Two and the Jefferson County Land Development Regulations are applicable to this subdivision.

To date, Staff has processed eight 180-day Recordation Deadline Extensions and Re-approvals for this case in accordance with the Land Development Regulation.

The original conditions of the Plat approval have also been updated where necessary to match the current Staff policies for Plat recordation. This includes conditions a and b from the original conditions of approval.

The removal of the ownership area (previously referred to as Lot 9) from this subdivision will not create an improper division of land. With the approval of this Plat, the excluded parcel (previously referred to as Lot 9) will become a proper division of land that complies with lot standards of the Zoned District, Suburban Residential-Two. This will occur because with the approval and recordation of this Plat the entire exterior boundary of the excluded parcel will be comprised of platted lot lines.

The Homestead Addition Filing 2, as amended, is a further subdivision of Lots 5, 6 and 8 and a portion of Lots 3,4,7,9 and 10 of The Homestead Addition. The Homestead Addition Plat was recorded in September, 1978 for 13 single-family detached units. There are existing homes on Lots 3, 5 and 8, which will remain. The purpose of this subdivision process is to correct improper lots and to create 2 new lots. The proposed development of The Homestead Addition Filing 2 is located in a mountainous area that is generally characterized by low to moderate slopes throughout the subdivision boundary. Vegetation consists of native grasses and pine forest. There are existing natural drainage ways throughout the proposed plat. Water supply will be provided by Homestead Water Company. There are public improvements for the new vacant lots which includes Mountain Porous Landscape Detention facilities. The primary access for this subdivision is from the Jefferson County maintained roads, Creek Trail and Ault Lane. The zoning requirements of Suburban Residential-Two and the Jefferson County Land Development Regulations are applicable to this subdivision.

Notification:

The following notice was provided for this proposal:

1. Notification of this proposed amended Plat was mailed to property owners within a 500-foot radius, 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 of 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:

- Jefferson County Horseman's Association
- Golden Meadows Homeowners Association
- Doubleheader Mountain Association
- Conifer Area Council
- Berrien Ranch Four for Evergreen South
- Preserve Our Mountain Community

To date, Staff has not received any written responses expressing concerns about the proposed subdivision.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find that the proposal conforms to the Land Development Regulation because all applicable regulations have been satisfied, as indicated within this report and previous staff report(s).

AND

Staff recommends that the Board of County Commissioners APPROVE Case No. 06-103438PF subject to the following:

- a. The Final Plat Document being revised in accordance with the red-marked print dated June 28, 2016.

- b. Resolution of the comments outlined in Planning Engineering's comments dated June 13, 2016.
- c. The subdivision improvements agreement and Exhibit "A" being approved as to form by the County Attorney's Office.
- d. 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.
- e. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to The Homestead Addition Filing 2 for prior years have been paid.
- f. Payment of \$1,899.05 for fees-in-lieu of school land dedication. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
- g. The recording of an access, drainage and utility easement for driveway access to Lots 6 and 7 and an adjoining lot platted lot, known as Lot 1, Long Subdivision.

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:

Sean Madden

Sean Madden
June 20, 2016

PC Hearing Date: August 26, 2009

BCC Hearing Date: September 15, 2009

06-103438PF Preliminary-Final Combination Plat

Case Name: The Homestead Addition Filing 2

Owner: Michael B. Henry and Susan H. Henry
Robert J. Keck III
Daniel A. Carman and Patricia D. Carman
Loren C. Zumwalt and Teresa M. Zumwalt
Francis W. Maixner, Jr.
Ronald P. Lewis, as an individual
Buffalo Park Development Company, a Colorado corporation
Care Construction Company, a Colorado corporation

Applicant: Buffalo Park Development Company

Location: 8690 Creek Trail, 8680 Creek Trail, 8661 Creek Trail, 8691 Creek Trail, 8681
Creek Trail, 8623 Ault Lane, PIN 60-042-05-008, PIN 60-042-05-011 and PIN
60-043-02-002
The intersection of Ault Lane and Creek Trail
Section 4, Township 6 South, Range 70 West

Approximate Area: 18.86 Acres

Purpose: To subdivide the property into 9 lots for single-family detached units.

Case Manager: Sean Madden

BACKGROUND/UNIQUE INFORMATION:

The Homestead Addition Filing 2 is a further subdivision of Lots 5, 6 and 8 and a portion of Lots 3,4,7,9 and 10 of The Homestead Addition. The Homestead Addition plat was recorded in September, 1978 for 13 single-family detached units. There are existing homes on Lots 3,5,6 and 8, which will remain. The purpose of this subdivision process is to correct improper lot and to create 2 new lots. The proposed development of The Homestead Addition Filing 2 is located in a mountainous area that is generally characterized by low to moderate slopes throughout the subdivision boundary. Vegetation consists of native grasses and pine forest. There are existing natural drainage ways throughout the proposed plat. Water supply will be provided by Homestead Water Company. There are public improvements for the new vacant lots which includes Mountain Porous Landscape Detention facilities. The primary access for this subdivision is from the Jefferson County maintained roads, Creek Trail and Ault Lane. The zoning requirements of Suburban Residential-Two and the Jefferson County Land Development Regulations are applicable to this subdivision.

Community Notification:

Prior to this hearing, the Planning Director granted the following administrative waiver: Section 3.A. of the Jefferson County Land Development Regulation, which requires community notification for Combination Plats. The waiver was granted for the following reasons. The applicant had to address legal issues, which delayed the processing of the plat for an extended period of time. This preliminary-final combination plat was originally sent out on referral on December 11, 2000, which, at the discretion of the Planning Director, may require community notification at the time of referral but not prior to scheduled public hearings pursuant to the Land Development Regulation in effect at that time. In this particular instance, at the time of first referral, notification was sent to the Registered Associations but it appears that the adjacent property owners were not notified at the time

of referral. As a condition of waiver approval, the applicant provided a mail notification of the upcoming Planning Commission and Board of County Commissioner hearing dates to the registered associations, listed below, and individual property owners within the required mountain notification area. This is in conformance with Section 3 of the current Land Development Regulation regarding notification prior to public hearings. The applicant provided sign posting for the subject property.

The applicant contacted, by mail, 14 days prior to the January 28, 2009 Planning Commission hearing, property owners within the required radius for mountain based applications. Homeowner's associations and umbrella groups within a two mile radius of the site were also contacted by mail.

Sign(s), identifying the dates of both the Planning Commission Hearing and the Board of County Commissioner's hearing, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instruction that the site be posted 14 days prior to the Planning Commission hearing (30 days prior to the Board of County Commissioner's hearing).

The Homeowner's Associations and umbrella groups that received notification are as follows:

- West Ranch HOA
- Concerned Citizens of Conifer
- Doubleheader Mountain Association
- Hilldale Pines HOA
- Pleasant Park Neighborhood HOA
- Jennings Road HOA
- Eagle Cliff HOA
- Preserve our Mountain Community
- Conifer Area Council
- Regional Environmental Association
- Pine/Elk Creek Improvement Association
- Xcel Energy
- Jefferson County Horseman's Association

To date, Staff has not received any written comments from Homeowners Associations or Umbrella Groups.

Issues 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:

INTER-CANYON FIRE PROTECTION DISTRICT
 HOMESTEAD WATER COMPANY
 QWEST COMMUNICATIONS CORPORATION
 IREA SERVICE COMPANY

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 Planning Director has allowed the following minor variations to the Suburban Residential-Two Zone District:

- For the existing structure on Lot 6, allow a front setback of 20' where 50' is required and allow a side setback of 25' where 50' is required.
- For the existing structure on Lot 8, allow a side setback of 30' where 50' is required
- Minimum lot size of 1.9 acres (net area) for Lot 7 is allowed rather than 2.0 acres.

Staff supports this minor variation due to the configuration of the existing homes.

2. Access/Streets:

The proposed residential development primary access for this subdivision is from the Jefferson County maintained roads, Creek Trail and Ault Lane that connects to South U.S. Highway 285, a State maintained road. The Inter-Canyon Fire District, as indicated in its correspondence dated June 19, 2008, approved the proposed and current access road.

The Planning Director granted the following administrative waiver: Section 15.A.1.a.(1) of the Jefferson County Land Development Regulation related to the requirement that right-of-way (the adjoining one-half) for public roads exterior to the subdivision boundaries shall be dedicated to Jefferson County. i.e. an easement dedicating by the plat to the County instead of right-of-way.

Staff supports this waiver request due to the existing owner of Lot 5 agreeing to allow a slope and maintenance easement for the area that Creek Trail road encroaches upon the property. Road and Bridge Division is in support of this situation as expressed in its correspondence dated 3-5-09 (attached). Road and Bridge Division has also expressed that they are satisfied with the existing County cut and fill easement located on Lot 3. Creek Trail has been constructed with the plat of The Homestead Addition Filing 2 and has been maintained by the Jefferson County Road and Bridge Division for several years.

The applicant is required to provide a recorded on-site access and utility easements for the benefit of future lot owners. This has been listed as a condition of plat approval.

3. Water and Sanitation/Utilities:

Water supply for this development will be provided by the Homestead Water Company. The Office of the State Engineer indicated in its letter dated May 12, 2007, that the proposed water supply will not cause injury to existing water rights and the supply is expected to be adequate.

Jefferson County Public Health has no concerns but offers several recommendations as indicated in its correspondence dated September 11, 2006.

Individual sewage disposal systems will be utilized for each lot.

Utilities are available for The Homestead Addition Filing 2. IREA will provide electricity. Qwest Communications will provide telephone service.

4. Fire Protection:

The Inter-Canyon Fire Protection District will provide fire protection for the subject property. The District had no concerns related to the proposed subdivision.

Colorado State Forest Service indicated in its correspondence dated April 22, 2009 that defensible space should be completed for all new structures at the time of building permit.

5. Drainage:

The submitted Drainage Report was deemed to be acceptable by staff. The applicant is required to provide on-site detention and water quality through the use of Mountain Porous Landscape Detention techniques for the four vacant lots. There are no stormwater detention or water quality structures for the existing single-family residential units. At the time The Homestead Addition was proposed for the subdivision process, Jefferson County Land Development Regulation did not require detention or water quality for stormwater runoff created by the additional impervious areas.

6. Hazards:

This site is not in an identified geohazard area. The County Geologist expressed no concerns with the 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:

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.

Park and School Requirements:

This plat is a further subdivision of a portion of an area of The Homestead Addition. Park and school land dedication requirements apply to this further subdivision since the density is increased from that of a previously approved plat.

Park and school areas based on two (2) single family detached units at 3.13 persons per dwelling unit are calculated as follows.

$$\text{Park Area} = \frac{(2)(3.13)(10.5)}{1000} = 0.066 \text{ Acre}$$

$$\text{School Area} = \frac{(2)(3.13)(4.0)}{1000} = 0.025 \text{ Acre}$$

Park Land Dedication:

With the platting of The Homestead Filing 4, Tract P-1 was conveyed by the Board of County Commissioners to the Turkey Creek Recreation Association, Inc. and received park land credit of 2.380 acres to apply to future park requirements.

Dedicated Park Land	Park Land Area
Tract P-1, The Homestead Filing 4	2.380 Acres
Less Requirements for The Homestead Filing 7	0.296 Acre

Less Requirements for The Homestead Filing 8	0.624 Acre
Less Requirements for The Homestead Addition Filing 2	0.066 Acre
Total	1.394 Acres (Credit)

The above table indicates that with the approval of The Homestead Addition Filing 2, 1.394 acres of park land is available for credit towards future park land requirements.

School Fees:

The applicant has submitted an appraisal of The Homestead Filing 8 which provides a land valuation of \$75,962 per acre. If this land valuation is acceptable to the Board, the school fees are calculated as follows.

$$\text{School Fee} = (\$75,962)(0.025) = \$ 1,899.05$$

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.

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.

Planning Commission:

Planning Commission Recommendation (Resolution dated August 26, 2009 attached):

Approval	_____
Approval with Conditions	<u> x </u>
Denial	_____

On August 26, 2009, the Planning Commission unanimously recommended approval of this case with conditions as recommended by staff.

This case was scheduled on the consent agenda for the Planning Commission hearing and was removed from the consent agenda for discussion.

Mr. Long and Mr. Keck expressed concerns about access easements and their reluctance to provide signature due to previous verbal arrangements between themselves and Ron Lewis / Buffalo Park Development. Currently Mr. Keck-Lot 6 has an existing access easement from Mr. Long's driveway. With the new proposed access driveway to Lot 7, access to lot 6 changes and requires a new access easement across the proposed access driveway to Lot 7. In addition, Lot 6 will provide an access easement for the benefit of the proposed access driveway for Lot 7. The recording of an access, drainage and utility easement to the benefit of the created lots, existing and future lot owners has been listed as a condition of plat approval.

Mr. Kollak expressed concern about the Homestead Homeowner's Association not being notified about the dates of both the Planning Commission Hearing and the Board of County Commissioner's hearing. It was determined, after the Planning Commission hearing, that this particular Homeowner's Association was not registered with Planning and Zoning. Mr. Kollak

was contacted and was given contact information in order to register with Planning and Zoning. Mr. Kollak did not express any concern with the proposed plat.

SUMMARY/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners 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 Board of County Commissioners APPROVE Case No. 06-103438PF subject to the following:

- a. The Final Plat Document being revised in accordance with the red-marked print dated September 15, 2009.
- b. Resolution of the comments outlined in Planning Engineering's comments dated July 31, 2009.
- c. The subdivision improvements agreement and Exhibit "A" being approved as to form by the County Attorney's Office.
- d. 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.
- e. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to The Homestead Addition Filing 2 for prior years have been paid.
- f. Payment of \$1,899.05 for fees-in-lieu of school land dedication. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
- g. The recording of an access, drainage and utility easement for driveway access to Lots 6 and 7 of the proposed subdivision and an adjoining platted lot, known as Lot1, Long Subdivision.

COMMENTS PREPARED BY:



Sean Madden
9-15-09

Jefferson County Case Management CASE DATE SUMMARY

Case Number: 06-103438PF Case Type: Preliminary-Final Combination Plat

Pre-Application Submitted:	n/a
Pre-Application Meeting:	n/a
Formal Application Submitted:	September 6, 2006
Case Sent on First Referral:	September 6, 2006
Referral Responses Provided to Applicant:	February 22, 2007
Case Sent on Second Referral:	October 5, 2007
Referral Responses Provided to Applicant:	November 29, 2007
Case Sent on Third Referral:	May 1, 2008
Referral Responses Provided to Applicant:	May 7, 2008
Case Sent on Fourth Referral:	November 18, 2008
Referral Responses Provided to Applicant:	November 25, 2008
Case Sent on Fifth Referral:	December 4, 2008
Referral Responses Provided to Applicant:	January 26, 2009
Case Scheduled for Hearing(s):	July 15, 2009
Case Re-Scheduled for Hearing(s):	June 1, 2016

REQUEST FOR WAIVER

TO: John Wolforth
Planning Director

FROM: Sean Madden
Civil Engineer – Development Analysis

DATE: 8-3-09

SUBJECT: Request for a Waiver at the time of Platting
Waiver Case Number: 09-112756WR
Plat Title: The Homestead Addition Filing 2
Preliminary-Final Combination Plat Case Number: 06-103438PF

Request:

Waiver Request of Community Notification: The applicant is requesting a waiver of Section 3.A. of the Jefferson County Land Development Regulation, which requires community notification for Combination Plats. Staff supports this request since the applicant had to address legal issues, which delayed the processing of the plat for an extended period of time. This preliminary-final combination plat was originally sent out on referral on December 11, 2000, which, at the discretion of the Planning Director, may require community notification at the time of referral but not prior to scheduled public hearings pursuant to the Land Development Regulation in effect at that time. In this particular instance, notification was sent to the Registered Associations but it appears that the adjacent property owners were not notified at the time of referral. The applicant will be providing a mail notification of the upcoming Planning Commission and Board of County Commissioner hearing dates to the registered associations and individual property owners within the required mountain notification area. This is in conformance with Section 3 of the current Land Development Regulation regarding notification prior to public hearings. The applicant will also be providing sign posting for the subject property. Staff recommends that the Planning Director approve this particular administrative waiver request.

Recommendation:

In accordance with the Land Development Regulation, Paragraph 2.B.4.b.(3), the granting of this waiver would not create any unreasonable hazards or unsafe conditions. Therefore, Staff recommends approval of the applicant's request subject to the condition that the notification of registered associations and adjacent property owners shall occur prior to the scheduled public hearings pursuant to the Section 3, Land Development Regulation, dated April 4, 2006.

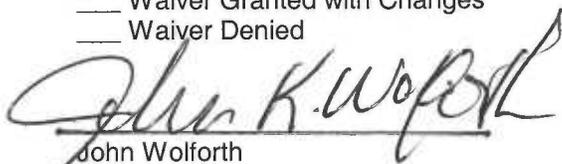
Decision:

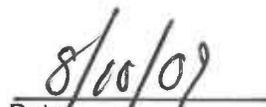
Pursuant to Section 2.B.2. of the Land Development Regulation, the Planning Director has granted the following waivers to The Homestead Addition Filing 2, case number: 06-103438PF.

Section 3.A. of the Jefferson County Land Development Regulation, which requires community notification for Combination Plats.

Planning Director:

- Waiver Granted subject to the conditions cited above.
 Waiver Granted with Changes
 Waiver Denied


John Wolforth
Planning Director


Date

REQUEST FOR WAIVER

TO: John Wolforth
Planning Director

FROM: Sean Madden
Civil Engineer – Development Analysis

DATE: 3-5-09

SUBJECT: Request for a Waiver at the time of Platting
Waiver Case Number: 09-101796WR
Plat Title: The Homestead Addition Filing 2
Preliminary and Final Plat Case Number: 06-103438PF

Request:

1. Waiver Request of Right-of-Way Dedication: The applicant is requesting a waiver of Section 15.A.1.a.(1) of the Jefferson County Land Development Regulation, which requires right-of-way (the adjoining one-half) for public streets / roads adjoining the subdivision boundaries shall be dedicated to the County of Jefferson. Staff supports this waiver request due to the existing owner of Lot 5 agreeing to allow a slope and maintenance easement for the area that Creek Trail road encroaches upon the property. Road and Bridge Division is in support of this situation as expressed in its correspondence dated 3-5-09 (attached). Road and Bridge Division has also expressed that they are satisfied with the existing County cut and fill easement located on Lot 3. Creek Trail has been constructed with the plat of The Homestead Addition Filing 2 and has been maintained by the Jefferson County Road and Bridge Division for several years. Staff recommends that the Planning Director approve this particular administrative waiver request.

Recommendation:

In accordance with the Land Development Regulation, Paragraph 2.B.2.i, 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.

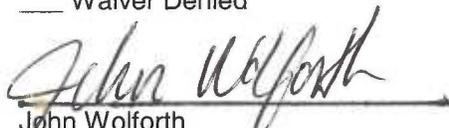
Decision:

Pursuant to Paragraph 2.B.2.i of the Land Development Regulation, the Planning Director has granted the following waivers to The Homestead Addition Filing 2, case number: 06-103438PF.

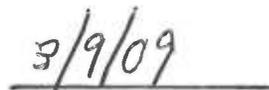
Section 15.A.1.a.(1) of the Jefferson County Land Development Regulation related to the requirement that right-of-way (the adjoining one-half) for public roads exterior to the subdivision boundaries shall be dedicated to Jefferson County.

Planning Director:

- Waiver Granted subject to the condition that a slope and maintenance easement acceptable to Road and Bridge is dedicated to the County on Lot 5.
- Waiver Granted with Changes
- Waiver Denied



John Wolforth
Planning Director



Date:

3899

CSB

MMS

REQUEST FOR MINOR VARIATIONS

TO: John K. Wolforth
Planning Director

FROM: Sean Madden
Development Review

DATE: 2-10-09

SUBJECT: Request for Minor Variation at the time of Plat Approval
Minor Variation Case No.: 09-101814MV
Preliminary and Final Plat Case No.: 06-103438PF
Preliminary and Final Plat Case: The Homestead Addition Filing 2

Request:

Pursuant to Section 3.E. of the Jefferson County Zoning Resolution, to allow for the following minor variations to the suburban residential-two (SR-2) zone district:

- 1) For the existing structure on Lot 6, allow a front setback of 20' where 50' is required and allow a side setback of 25' where 50' is required.
- 2) For the existing structure on Lot 8, allow a side setback of 30' where 50' is required

The foregoing request from the applicant does not substantially alter the original intent of the applicable zoning, Suburban Residential-Two District. Zoning Administration has no objection 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 applicant's request as presented above.

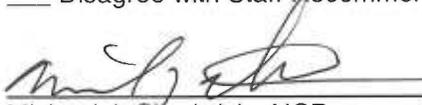
Decision:

Pursuant to Section 3.E.1 of the Jefferson County Zoning Resolution, the Planning Director has allowed the following minor variations to the Suburban Residential-Two District during the processing of The Homestead Addition Filing 2 plat, Case No. 06-103438PF.

- 1) For the existing structure on Lot 6, allow a front setback of 20' where 50' is required and allow a side setback of 25' where 50' is required.
- 2) For the existing structure on Lot 8, allow a side setback of 30' where 50' is required.

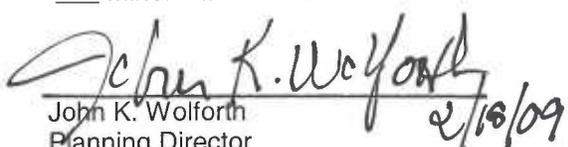
Zoning Administration:

- Agree with Staff Recommendation
 Agree with Staff Recommendation with Changes
 Disagree with Staff Recommendation


Michael J. Chadwick, AICP
Zoning Administrator

Planning Director:

- Minor Variations Approved
 Minor Variations Approved with Changes
 Minor Variations Denied


John K. Wolforth
Planning Director

CAB

MWS

2/16/09

REQUEST FOR MINOR VARIATION

TO: John K. Wolforth, Planning Director
FROM: Sean Madden, Civil Engineer – Development Analysis
DATE: 5-29-08
SUBJECT: Request for Minor Variation at the time of Final Plat Approval
Preliminary-Final Combination Plat Title: The Homestead Addition Filing 2
Preliminary-Final Combination Plat Case No.: 06-103438PF,
Minor Variation Case No.: 08-108021MV

Request:

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

- 1) Minimum lot size of 1.9 acres (net area) for Lot 7 is allowed rather than 2.0 acres.

The foregoing request does not substantially alter the original intent of the applicable zoning, Suburban-Residential Two. Section 2 D.1.g.(2) of the Zoning Resolution required the area within the private access easement which passes through the subject property and serves as access for 4 or more lots shall be excluded in any minimum lot area calculation. The gross area does meet the Official Development Plan requirements but the net area does not. Planning Engineering has no objection to this minor variation request due to the following reasons: The applicant has expressed difficulty in adjusting the lots to meet this requirement without affecting the buildable area of Lot 7 and proper lot layout. The applicant has also been very receptive to Planning Engineering recommendations to provide access to the adjacent property owners to the south. 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.

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 zone district in the platting of The Homestead Addition Filing 2, Case No. 06-103438PF.

- 1) Minimum lot size of 1.9 acres (net area) for Lot 7 is allowed rather than 2.0 acres.

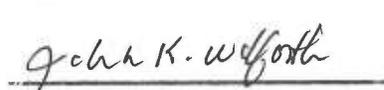
Zoning Administration:

- Agree with Staff Recommendation
- Agree with Staff Recommendation with Changes
- Disagree with Staff Recommendation


Michael J. Chadwick, AICP
Zoning Administrator

Planning Director:

- Minor Variation Approved
- Minor Variation Approved with Changes
- Minor Variation Denied


John K. Wolforth
Planning Director

CJB June 2, 2008

Jefferson County Planning Department

REFERRAL FORM

100 Jefferson County Parkway, Suite 3550, Golden, CO., 80419-3550

Date Sent: 9-5-06

Tentative Planning Commission Hearing Date: TBD

BCC Hearing Date: TBD

	Case Number	Name of Project
Preliminary-Final Combination Plat	06-103438PF	The Homestead Addition Filing 2

Case Manager	<u>Sean Madden</u>	Phone Number	<u>303-271-8719</u>
Applicant	<u>Multiple Owners</u>	Phone Number	<u>n/a</u>
Consultant	<u>Fine Line Consulting, Inc.</u>	Phone Number	<u>303-2829622</u>

Location of Property 8661 to 8691 Creek Trail
 Section 4, Township 6 South, Range 70 West
 Ortho Map Number 115

Summary of Request **PLATTING OF PROPERTY INTO NINE RESIDENTIAL LOTS (MOUNTAINS)**

Current Zone District: SR-2

Area 18.05+- acres Access to Property: Ault Lane and Creek Trail

Water/Sewer Homestead Water Co. / I.S.D.S.

The Jefferson County Planning Department has received a land use request as referenced above. Your comments are an important part of the evaluation process. In order to review all appropriate referral comments and incorporate them into the staff evaluation, we request your response by **September 26, 2006** or we will assume you approve the case as submitted. If you wish to meet with staff and/or the applicant or have questions, please call the Case Manager listed above.

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.	Cover Letter	Final Plat	Preliminary Supplemental Info.	Grading / Erosion Control Letter	Water Supply Report	Waste Water Collection Report	Drainage Report and Plan	Construction Letter	Boundary Closure	Title Commitment & Reference Documents	Environmental Site Checklist	Fire Protection Report	Geologic/Geotech Plan- See Waste Water Collection Report	Sensory Impact Report	Wildlife/Vegetation Report	Hist/Arch/Paleo Report	Utility Report
Planning Engineering (Charlie Barthel)	1	1	1							1							
Planning Engineering (Ross Klopf)	1	1	1	1	1	1	1	1			1	1	1	1			1
Planning Engineering (Pat O'Connell)	1	1	1	1			1	1					1				
Zoning Administration	1	1	1	1													
Highways and Transportation	1	1	1	1			1	1									
School District	1	1	1														
Addressing Department	1	1	1														
Cartography Unit	1	1	1						1	1							
Health and Environment (\$180.00)	1	1	1		1	1					1	1	1	1			
Pest and Weed Management	1	1	1	1													
Open Space	1	1	1	1			1										
Road and Bridge	1	1	1	1			1	1									
Assessor	1	1	1														
Division of Water Resources	1	1	1		1												
Geological Survey	1	1	1	1			1						1				
Soil Conservation	1	1	1	1			1						1				
Jeffco Historical Commission	1	1	1													1	
Historical Society	1	1														1	
Forest Service (Fee)	1	1										1			1		
Division of Wildlife	1	1	1												1		
Public Service Company	1	1	1														1
IREA	1	1	1														1
QWest	1	1	1														1
Inter Canyon Fire District	1	1	1	1				1				1					1
Post Office	1	1	1														
Urban Drainage	1	1	1	1			1										
The Homestead Water Company	1	1	1	1	1	1		1				1					1
Union Pacific	1	1	1														
County Emergency Management	1	1	1														
(Homeowners Associations) (See attached)	1	1	1														
Staff Copies	2	2	1	1	1	1	1	1		1	1	1	1	1	1	1	1

* If you wish to be notified of the final plat hearing for this case, please call Jo Blakey at 271-8708 and advise her of your interest.

From: [Kathy Sewolt](#)
To: [Sean Madden](#)
Subject: RE: Updated Plat 06-103438PF
Date: Tuesday, June 14, 2016 7:44:00 AM

Ok, everything is good, except Buffalo Park needs to pay their taxes.

Sincerely,

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

From: Sean Madden
Sent: Tuesday, June 14, 2016 6:57 AM
To: Kathy Sewolt
Subject: Updated Plat 06-103438PF

Good morning Kathy, I had the applicant updated the plat per your comments yesterday. Can you please verify and update your comment?

Thanks Sean M

Memorandum

To: Sean Madden
Civil Engineer

From: Patrick O'Connell
Engineering Geologist

Date: April 28, 2009

Re: Homestead Addition Filing 2, 8661 to 8691 Creek Trail, Case No. 06-103438PF

This platting will create nine lots on 18 acres for residential development and I have reviewed the submitted documents. The site is not in any zoned or recognized geohazard area. I have the following comments.

1. The applicant's representative requested the geologic and geotechnical report be deferred until the time of building permit. The mountainous terrain plat restriction and no build areas have been included on the plat and I have no outstanding comments for this plat.

CC: Jo Ellen Blakey, File

From: Kay Taylor
To: Sean Madden
Date: 9/25/2006 2:54:11 PM
Subject: Referral: The Homestead Addition Flg 2

Sean,

Street names are ok. If you need further assistance, please let me know.

Thanks!

Kay Taylor
Addressing Specialist
Jefferson County Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550
Phone: (303)271-8780
Fax: (303)271-8744
Email: ktaylor@jeffco.us
<http://planning.jeffco.us>

MEMORANDUM

TO: Sean Madden
Jefferson County Planning and Z

FROM: Ed Wieland
Cartographic Unit

DATE: 7/31/2009

SUBJECT: 06-103438PF

Carto has some very Minor
Comments as shown on the
Plat Red Line Dated June 28,
2016.

The plat of THE HOMESTEAD ADDITION FILING 2, being a part of Section 4, Township 6 South, Range 70 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

From: Angel Anderson
To: Sean Madden
Date: 9/11/2006 11:04:56 AM
Subject: Case #06-103438PF The Homestead Addition Filing 2

09/11/06

- The Homestead Water Company supplies water to the existing homes and will provide services for any proposed development on the vacant lots.

- This Department has records of the following existing individual sewage disposal systems:

-8681 Creek Trail (Lot 3) installed in 1995 to serve a 3 bedroom single family dwelling on 2.7 acres (Permit #16068, File #04-111837OW)

-8661 Creek Trail (Lot 5) installed in 1985 to serve a 3 bedroom single family dwelling on 2.12 acres (Permit #10875, File #05-153221OW)

-8691 Creek Trail (Lot 6) installed in 1982 to serve a 3 bedroom single family dwelling on 2.14 acres (MF#154G8, File #04-139186OW)

-8680 Creek Trail (Lot 8) installed in 1985 to serve a 3 bedroom single family dwelling on 2 acres (MF# 255 B10-C4, Permit #10751, File #04-112069OW) and repaired in 1995 (Permit #16253, File #04-112070OW) and in 1999 a dosing pump was added and the absorption field was enlarged to increase the single family dwelling to 5 bedrooms (Permit #18060, File #04-112071OW)

-8690 Creek Trail (Lot 9) installed in 1991 to serve a 3 bedroom single family dwelling on 2.2 acres (Permit #13716, File #04-102642OW)

- All of the proposed lots meet this Department's minimum lot size requirement of one acre for development with public water and individual sewage disposal systems. Engineering from the existing systems may be used to satisfy the individual sewage disposal system report as described in Section 22 D of the LDR.

- The applicant has stated that there will be no dedication of land to the County anticipated, therefore the Environmental Questionnaire and Disclosure Statement will not be required.

- A fugitive dust permit is not required for any new development. However, the developer must use sufficient control measures to minimize any dust emissions during demolition, land clearing and construction activities.

- All new fireplaces and stoves must meet the most stringent emission standards as established in the Jefferson County Building Code (i.e. compliance with Colorado Statutes: CRS 25-7-106.3 and CRS 25-7-401-413).

- This Department recommends that new development as a part of this project employ runoff reduction practices, the minimization of impervious areas, and infiltration best management practices in order to reduce the flow of polluted runoff to nearby water resources.

- 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.

Angel E Anderson

INTEROFFICE MEMORANDUM

January 30, 2009

To: Sean Madden, Case Manager

From: Kathy Sewolt, County Assessors Office

Case Name: Homestead Addition Filing 2

Case #: 06-103438 PF

Comments:

The legal description and ownership match the records as of January 30, 2009.

However, deeds will need to be done to avoid splits in the new lots.

If I can be of further assistance, please call me at 303-271-8645

STATE OF COLORADO

OFFICE OF THE STATE ENGINEERDivision of Water Resources
Department of Natural Resources1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
FAX (303) 866-3589<http://www.water.state.co.us>

March 12, 2007

Bill Ritter, Jr.
GovernorHarris D. Sherman
Executive DirectorHal D. Simpson, P.E.
State Engineer

Mr. Sean Madden
Jefferson County Planning Department
100 Jefferson County Parkway, Suite 3550
Golden Co 80419-3550

**Re: The Homestead Addition Filing 2
Case No. 06-103438PF
Sec. 4, T6S, R70W, 6th P.M.
Water Division 1, Water District 9**

Dear Mr. Madden:

We have received additional information regarding the above referenced proposal to subdivide 18.05 acres into nine single-family residential lots, with an average lot size of two acres. We previously commented on this development in our letter of September 26, 2006.

From the additional information, it appears that there are seven existing lots within the boundaries of this development, five of which have existing residences. These seven existing lots were originally developed as part of the eleven lot Homestead Addition Subdivision. With this proposal, some lot lines will be adjusted and two additional lots will be created, bringing the total number of lots for this proposed development to nine. The water supply for this proposal will be provided by the Homestead Water Company ("Homestead"), and a letter dated September 26, 2000 from Homestead indicates that this development is within its service district. Homestead has also provided additional information regarding its water rights that are available to supply this development.

Homestead has several decreed water rights included in their Water Allocation Chart dated October, 2006 which indicates the number of existing and potential taps and the source for those taps/lots. The primary source, however, is the Mariposa Water Supply System which is comprised of several gallery wells, two lakes or sumps, and two deep "non-tributary" wells, as decreed by the Division 1 Water Court in case no. W-102 (1970). This central system operates under an augmentation plan, decreed by the Division 1 Water Court in case no. W-7746-74, which allows for 315 equivalent residential units (lots) within the approximately 1,300 acres that makes up the Homestead Subdivision, which also includes this proposal. Pursuant to the decree, lots within the Homestead Addition that are served under this augmentation plan are limited to household use only. No outside uses are allowed. This restriction of the decree will also apply to the lots of this proposal.

According to the October 2006 Water Allocation Chart, Homestead is currently serving 285 residential lots. This number of lots also includes the two additional lots that would be

Jefferson County Planning Department
Homestead Addition Filing 2 Subdivision
March 12, 2007

Page 2

created with this proposal. It appears that with this information, Homestead has not exceeded the number of taps allowed under the decree in W-7746-74.

Pursuant to CRS 30-28-136(1)(h)(II) the State Engineer's office offers the opinion that so long as Homestead operates in accordance with the decrees for the water rights which provide the District's water supply, the proposed water supply will not cause injury to existing water rights and the supply is expected to be adequate.

If you have any questions in this matter, please contact Megan Sullivan of this office.

Sincerely,



Dick Wolfe, P.E.
Assistant State Engineer

cc: Jim Hall, Division Engineer
Roger Mlodzik, Water Commissioner, District 9
Water Supply Branch
Subdivision File

DW/MAS/Homestead Addition Filing 2 Subdivision add (Jefferson)

**Jefferson County Historical Commission
& Long Range Planning Section
Historic Properties Inventory Record**

Comments by: September 27, 2006

Historic significance: yes

Potential Historic District: no

Data needed: none if the historical
property remains as is

Case Number: 06-103438 PF

Date of LR review: September 27, 2006

Applicant/Consultant: Multiple Owners / Fine Line Consulting, Inc.
--

Address of Property: 8661 to 8691 Creek Trail

Proposal: Final platting of property into 9 lots for single family detached units (mountains)

P&Z Case Manager: Sean Madden

Historic Case Manager: Dennis Dempsey

Phone Number: (303) 271-8734

FAX: (303)271-8706

E-mail: ddempsey@jeffco.us

Comments:

On behalf of the Jefferson County Historical Commission I would like to thank you for the opportunity to review and comment on this proposal.

The purpose of this application is to plat a number of previously divided parcels within The Homestead Addition into nine single-family residential lots, so that all resulting lots are defined by the same plat. The site address includes properties from 8661 to 8691 Creek Trail, Homestead Addition Filing 2, in unincorporated Jefferson County. The site is located within the Conifer/285 Corridor Community Plan area.

According to the County Assessor's records and the aerial photo, circa 2002, of this site, there are five existing homes within the boundary of the proposed plat. The home located at 8691 Creek Trail was built in 1900, with an adjusted year built in 1949. This property is listed in the 1999 – 2002 Unincorporated Jefferson County Cultural Resource Survey, therefore, it is considered historically significant.

Included with the applicant's referral packet was a letter from the Colorado Historical Society, Office of Archaeology and Historic Preservation. This letter stated that they had conducted a search of the Colorado Inventory of Cultural Resources and that no historic sites were located in the designated area. The letter provided by the applicant from the Colorado Historical Society Office of Archaeology and Historic Preservation also states that no sites were found in the designated area.

There is the possibility that as yet unidentified cultural resources may exist within the boundary area of the proposed plat. If historical, archaeological and paleontological resources are present or discovered the applicant shall notify the Jefferson County Planning and Zoning Division and the proper authorities to determine the disposition and necessary protection, excavation, or recovery of the resource(s).

The applicant's cover letter did not address the fate of the existing historical dwelling. If the plan is to demolish or significantly alter this structure, then the Jefferson County Historical Commission (JCHC) recommends that the property be documented. Any redevelopment of historic property, whether it involves removal of all historic components or incorporation of historic features into a new development, should include documentation of those features. The dates of construction, historic uses, and ownership of buildings, should be determined. Photographs should be taken, and the site plan researched using public records, libraries, historic photographs, local historical societies and oral histories.

This information provides a valuable public record if buildings and other features are to be removed, demolished or significantly altered. Members of the JCHC Historic Preservation Committee and staff are available to discuss the documentation process.



**COLORADO
HISTORICAL
SOCIETY**



The Colorado History Museum 1300 Broadway Denver, Colorado 80205-2187

12 September 2006

Sean Madden
Case Manager
Jefferson County Planning Department
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

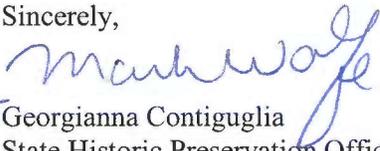
RE: Platting of Residential Property, The Homestead Addition Filing 2, Jefferson County

Dear Mr. Madden:

Thank you for your recent correspondence dated 5 September 2006, concerning the proposed subdivision of the Homestead Addition, in Jefferson County. Our office has reviewed the submitted materials. A search of our files indicates that there are no historic properties within the Area of Potential Effect (APE). Therefore, we find that no historic properties will be affected by this subdivision.

If you have any questions, please contact Joseph Saldibar, Architectural Services Coordinator, at (303) 866-3741.

Sincerely,

For 
Georgianna Contiguglia
State Historic Preservation Officer, and
President, Colorado Historical Society

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

303-866-3392 * Fax 303-866-2711 * E-mail: oaahp@chs.state.co.us * Internet: www.coloradohistory-oaahp.org



Golden District
1504 Quaker Street
Golden, Colorado 80401-2956
(303) 279-9757; FAX: (303) 278-3899

April 22, 2009

Sean Madden
Jefferson County Planning and Zoning Department
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550

Dear Mr. Madden,

In reference to Jefferson County Land Development Regulations, Section 24, Fire Protection, CSFS-Golden has the following comments concerning wildfire mitigation under **Case 06-103438PF, The Homestead Addition, Filing 2**. This letter shall also serve as a change in wording from the original CSFS-Golden District letter, dated 9/29/06, to be clearer about the defensible space for new and existing structures in the Homestead Addition, Filing 2.

Due to the small, residential lot size, we recommend a minimal amount of wildfire mitigation actions for The Homestead Addition, Filing 2. Defensible space should be completed for all new structures in the Homestead Addition, Filing 2. The existing structures in the Homestead Addition, Filing 2 would benefit from completing defensible space, but defensible space does not need to be completed around existing structures for this case. The defensible space for the new structures should be created to Colorado State Forest Service (CSFS) guidelines. If you have any questions or comments, please contact me, 303-279-9757, ext. 310.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk A. Will".

Kirk A. Will
Asst. District Forester
CSFS-Golden District
303-279-9757 x. 310
kirkwill@lamar.colostate.edu

INTER-CANYON FIRE/RESCUE

7939 South Turkey Creek Road, Morrison, Colorado 80465
(303) 697-4413



To: Mr. Glenn Douglass
Douglas Engineering

From: Randy Rudloff, Fire Marshal, Plans and Review

Date: June 19, 2008

Subject: Homestead Filing 2 , Grading Plan with Hydrant and Pull-out location.

I have received and reviewed the attached plan. Inter-Canyon **APPROVES** this plan.

Inter-Canyon will require an inspection of the site when completed.

I can be reached at 303-697-4413 ext. 2, if you have any questions.

Sincerely:


Randy Rudloff

Inter-Canyon Fire/Rescue



To: Mr. Glenn Douglass, Douglass Engineering

To: Mr. Sean Madden, Civil Engineer

From: Randy Rudloff, Fire Marshal, Plans and Review

Date: January 5, 2012

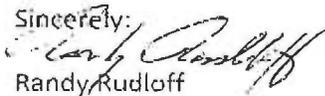
Subject: Homestead Addition Filing #2 Ault Lane

I have reviewed the Grading and Erosion Control Plan dated 1-5-12 prepared by Douglass Engineering and have the following comment:

1. Inter-Canyon will accept the 12.5 and the 12.25 percent grade as indicated on the plan.
2. Inter-Canyon Approves this driveway.
3. The fire hydrant per the preliminary design still needs to be installed.

I can be reached at 303-697-4413 ext. 2, if you have any questions.

Sincerely:



Randy Rudloff

Sean Madden

From: Mike Secary
Sent: Thursday, March 05, 2009 11:43 AM
To: Sean Madden; Rick Pollock
Cc: Mike Schuster; Charles Barthel
Subject: RE: The Homestead Addition Filing 2, ROW waiver request issue

Road and Bridge is in agreement with the proposal in this particular case.

From: Sean Madden
Sent: Thursday, March 05, 2009 10:46 AM
To: Mike Secary; Rick Pollock
Cc: Mike Schuster; Charles Barthel
Subject: The Homestead Addition Filing 2, ROW waiver request issue

Mike and Rick,

I have talked with the property owners of Lot 3 and Lot 5 of The Homestead Addition Filing 2.

Mr. Zumwalt, lot 3, would like to keep the existing cut / fill easement and not provide ROW. During our meeting at week, it was my understanding that R&B would be satisfied with the existing easement.

Mr. Carmen, lot 5, has agreed to a slope and maintance easement for his property where Creek Trail encroaches.

If R&B is satisfied with this situation, could you please send a supportive memo so that I can process this waiver request.

Thank You for your time on this one.

Sean Madden



September 12, 2006

Sean Madden
Jefferson County
Planning and Zoning Department
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550

Re: The Homestead Addition Filing 2
Case No.: 06-103438PF

Dear Mr. Madden:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

The transmission line facilities along Highway 285 are now owned by Public Service Company of Colorado. They should be contacted to solicit any comments they might have in regards to this application.

Sincerely,

A handwritten signature in cursive script that reads "Drew Long".

Drew Long
System Planner

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 North U.S. Highway 85 / Sedalia, Colorado 80135
Telephone (303) 688-3100



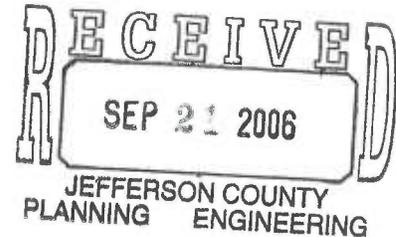
URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

David W. Lloyd, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

September 18, 2006

Sean Madden
Jefferson County Planning Department
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550



Dear Mr. Madden:

This letter is in response to your request for our comments concerning 06-103438PF, Homestead Addition Filing 2.

We have reviewed this proposal and have determined that the project location is not within the jurisdictional limits of the Urban Drainage and Flood Control District. We therefore have no comments regarding this proposal, and we are returning the referral information to you.

Sincerely,

Bill DeGroot, P. E.
Manager, Floodplain Management Program

WGD/mc
Enclosure



Board of County Commissioners

Jim Congrove
District No. 1
J. Kevin McCasky
District No. 2
Dave Auburn
District No. 3

September 21, 2006
Jefferson County Planning and Zoning Department
Sean Madden, Case Manager
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550

RE: Preliminary-Final Plat Combination # 06-103438 PF

The applicant is submitting a preliminary-final plat combination for property located at 8661 to 8691 Creek Trail, in Conifer, Colorado. The request is for a review for platting of property into nine residential lots (mountains).

The Emergency Management Office would like to remind parties involved that the property is in the Red Zone Area and the potential for wildfire is enormous. We would defer to the County Wildfire Regulations and to the Fire Protection District for any comments on specific safety issues.

We are recommending that County Wildfire Regulations and comments from the Fire Protection District be enforced.

Should you have any questions, please call 303-271-4903.

Sincerely,

Carol E. Small
Emergency Management

Sean Madden

From: LONG, BLAKE [blake.long@hp.com]
Sent: Thursday, August 20, 2009 11:33 AM
To: Sean Madden
Subject: Case Nbr 06-103438PF - The Homestead Addition Filing 2

Hi Sean,

My name is Blake Long. I live at 8700 S. Creek Trail in Morrison. I live adjacent to, actually surrounded by, the properties involved in this subdivision case. I wanted to provide a few details regarding access to a lot between the Long Subdivision and the Keck property. I'm not sure if it is owned by Ron Lewis, Care Construction, Buffalo Park Development or whomever.

As you know, my wife and I took on the task of platting our property a few years back so we could put an addition on our home. We originally purchased our home from Care Construction in 1991. At the closing Ron Lewis signed an agreement with my wife and myself that he would plat our property and that Care Construction would pay for all the costs involved. I attempted on many occasions to have Mr. Lewis reimburse our costs for the plat. He has not done so up to this date.

I met with Norm Lewis in January or February of 2008 to discuss sharing our driveway so as not to add an additional access point off the Creek Trail cul-de-sac. I asked Norm at that time if they planned to reimburse our plat expenses. No reimbursement has occurred. I also informed Norm that we would not enter into an easement agreement with Ron, Norm or one of their various companies until they honored the first agreement.

So, now that you're up to speed on the issues revolving around access, what can you tell me about any easements the plat may have assumed will be agreed to between the Long's and the Lewis'?

We tentatively agreed to share our driveway as a courtesy and benefit to Jefferson county. The property in question has it's own access to the cul-de-sac.

I say again that unless Care Construction(Ron Lewis) reimburses our plat expenses we will not grant an easement to share our driveway for access to the lot between the Keck property and our property.

If you have any information you can share, please contact me at 303-697-6455.

Regards,

Blake W Long
Tel: 303-697-6455
E-mail: blake.long@eds.com<<mailto:blake.long@eds.com>>

MEMORANDUM

TO: Sean Madden
FROM: Sean Madden, Planning Engineering
DATE: June 13, 2016

RE: **06-103438PF**; Preliminary-Final Combination Plat for The Homestead Addition Filing 2

The following comments have been based upon the requirements of the Land Development Regulation (LDR). The applicant should address all of these comments with the Plat submittal, except those that have been granted a waiver.

PLAT COMMENTS

1. A waiver was granted for the required right-of-way dedication for Creek Trail. The granted waiver also included the requirement for a 30-radius at the intersection of Creek Trail and Ault Lane.

Drainage

The Drainage Report is deemed acceptable.

Fees and Other Requirements

1. 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

Prior to scheduling the Planning Commission hearing, Planning Engineering recommends that the applicant specifically address Plat and Drainage Comments. If the applicant responds to this recommendation to the satisfaction of Planning Engineering, the plat and reports will be acceptable if the remainder of the above comments are addressed as necessary with submittal of the Plat and plans. Planning Engineering will provide further written comments based upon the applicant's proposal to resolve the problems.

The applicant should respond to these comments in writing. If there are any questions please contact Sean Madden at 303-271-8719.

cc: Jo Blakey, Planning Engineering
File
prelim-plat

Additional Requirements

1. Construction Documents: Construction documents are required for all construction associated with the plat/exemption or site development plan. Please submit all plans and reports in an electronic PDF format construction plans. The Plans may be either emailed to the case manager or put on a CD.
2. 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.
3. 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.

THE HOMESTEAD ADDITION FILING 2

A FURTHER SUBDIVISION OF ALL OF LOTS 5, 6 & 8 AND A PORTION OF LOTS 3, 4, 7, 9 AND 10 THE HOMESTEAD ADDITION
LOCATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET ~~2~~ OF ~~9~~

2 of 8

CASE NO. 06-103438PF
MAP NO. 115

1 of 6

OWNER(S)/SUBDIVIDER(S):

BRAD A. WOODARD
COUNTY OF _____)
STATE OF _____) SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION
ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20____ BY BRAD A. WOODARD,
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

HOLDER(S) OF DEED OF TRUST:

U.S. BANK, N.A.

BY: _____ BY: _____
TITLE: _____ NAME: _____ TITLE: _____

COUNTY OF _____)
STATE OF _____) SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION
ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20____ BY _____, AS
AND _____, AS
OF U.S. BANK, N.A.,
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

U.S. BANK NATIONAL ASSOCIATION, N.D.

BY: _____ BY: _____
TITLE: _____ NAME: _____ TITLE: _____

COUNTY OF _____)
STATE OF _____) SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION
ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20____ BY _____, AS
AND _____, AS
OF U.S. BANK NATIONAL ASSOCIATION, N.D.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____



EVERGREEN SURVEYING, INC.
6949 HWY. 73 SUITE MW-3
PO BOX 54
JEFFERSON CO 80439
EVERGREENSURV.COM
303-674-3444 303-674-1318

DATE: 5-5-16 JOB NO. B5862
DWG LOCATION: SURV.JOBS
DRAWN BY: LA/BF
CHECKED BY: F/B

THE HOMESTEAD ADDITION FILING 2

A FURTHER SUBDIVISION OF ALL OF LOTS 5, 6 & 8 AND A PORTION OF LOTS 3, 4, 7, 9 AND 10 THE HOMESTEAD ADDITION
LOCATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 3 OF 9

3 of 8

CASE NO. 06-103438PF
MAP NO. 115

OWNER(S)/SUBDIVIDER(S):

MICHAEL B. HENRY

SUSAN H. HENRY

COUNTY OF)
STATE OF)

SS:)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION
ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 20____ BY MICHAEL B. HENRY AND SUSAN H. HENRY.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

HOLDERS) OF DEED OF TRUST:
STEARNS LENDING, LLC

BY: NAME: _____ TITLE: _____

COUNTY OF _____)

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 _____ AS _____ AND _____
OF STEARNS LENDING, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____



EVERGREEN SURVEYING, INC.
6949 HWY. 73 SUITE MW-3
PO BOX 54
JEFFERSON CO. 80439
EVERGREENSURV.COM
303-674-3444 303-674-1318

DATE: 9-16-15 JOB NO. B5862
DWG LOCATION: SURV.JOBS
DRAWN BY: LA/BF
CHECKED BY: F/B

REVISIONS:
5-10-16

THE HOMESTEAD ADDITION FILING 2

CASE NO. 06-103438PF
MAP NO. 115

A FURTHER SUBDIVISION OF ALL OF LOTS 5, 6 & 8 AND A PORTION OF LOTS 3, 4, 7, 9 AND 10 THE HOMESTEAD ADDITION
LOCATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET ~~5~~ OF ~~9~~

5 of 8

There are two page
5s - this should be
a 4

OWNER(S)/SUBDIVIDER(S):

CFRH II, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ TITLE: _____

BY: _____ TITLE: _____

COUNTY OF _____)
STATE OF _____)SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION

ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 20____ BY _____ AS _____

AND BY _____ AS _____

COMPANY. _____ OF CFRH II, LLC, A COLORADO LIMITED LIABILITY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

HOLDER(S) OF DEED OF TRUST:

COLORADO COMMUNITY BANK

BY: _____ TITLE: _____ BY: _____ NAME: _____ TITLE: _____

COUNTY OF _____)
STATE OF _____)SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION

ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 20____ BY _____ AS _____

AND _____ AS _____ OF COLORADO COMMUNITY BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____



EVERGREEN SURVEYING, INC.
6949 HWY. 73 SUITE MW-3
PO BOX 54
JEFFERSON CO 80439
EVERGREENSURV.COM
303-674-3444 303-674-1318

DATE: 5-5-16 JOB NO. B55862
DWG LOCATION: SURV.JOBS
DRAWN BY: LA/BF
CHECKED BY: F/B

THE HOMESTEAD ADDITION FILING 2

CASE NO. 06-103438PF
MAP NO. 115

A FURTHER SUBDIVISION OF ALL OF LOTS 5, 6 & 8 AND A PORTION OF LOTS 3, 4, 7, 9 AND 10 THE HOMESTEAD ADDITION
LOCATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET ~~6~~ OF ~~9~~

5 of 8

OWNER(S)/SUBDIVIDER(S):

DANIELA CARMAN

PATRICIA D. CARMAN

COUNTY OF _____)
STATE OF _____) SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION
ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 20__ BY DANIELA CARMAN AND PATRICIA D. CARMAN.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20__



EVERGREEN SURVEYING, INC.
6949 HWY. 73 SUITE MW-3
PO BOX 54
JEFFERSON CO 80439
EVERGREEN SURVEYING, INC.
EVERGREENSURVEYING@GMAIL.COM
303-674-3444 303-674-1318

REVISIONS:
DATE: 5-5-16 JOB NO. 55862
DWG LOCATION: SURV.JOBS
DRAWN BY: LA/BF
CHECKED BY: F/B

THE HOMESTEAD ADDITION FILING 2

CASE NO. 06-103438PF
MAP NO. 115

A FURTHER SUBDIVISION OF ALL OF LOTS 5, 6 & 8 AND A PORTION OF LOTS 3, 4, 7, 9 AND 10 THE HOMESTEAD ADDITION
LOCATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET ~~7~~ OF ~~9~~

6 of 8

OWNERS/SUBDIVIDERS:

BUFFALO PARK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: _____ TITLE: _____

BY: _____ TITLE: _____

COUNTY OF _____)
STATE OF _____) SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION
ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 20____ BY _____ AS _____

AND BY _____ AS _____ OF
BUFFALO PARK DEVELOPMENT COMPANY, A COLORADO CORPORATION,
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____



EVERGREEN SURVEYING, INC.
6949 HWY. 73 SUITE MW-3
PO BOX 54
JEFFERSON CO 80439
EVERGREEN SURVEYING@GMAIL.COM
303-674-3444 303-674-1318

DATE: 5-5-16 JOB NO. 55862
DWG LOCATION: SURV.JOBS
DRAWN BY: LA/BF
CHECKED BY: F/B

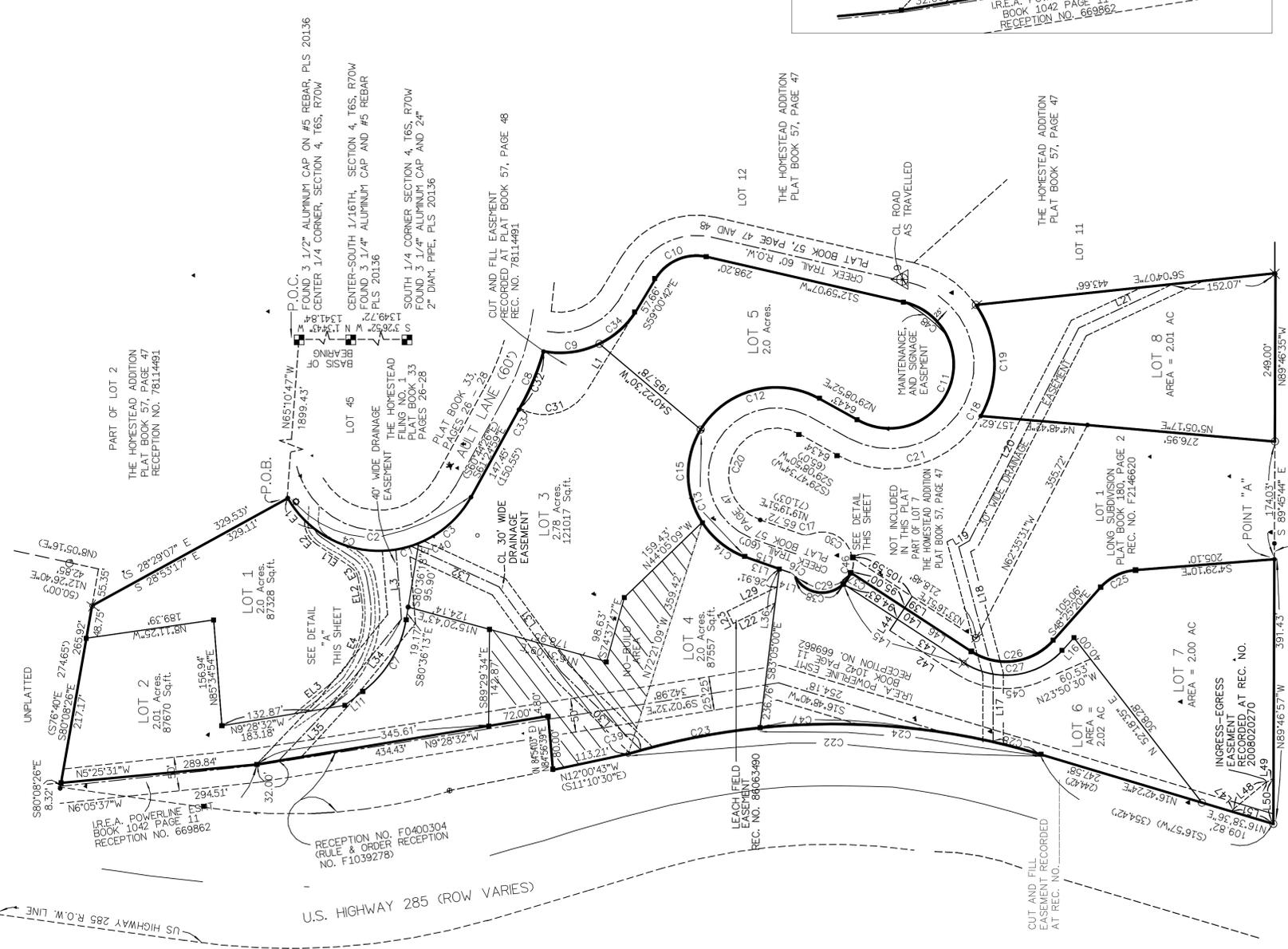
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SHEET 8 OF 9

7 of 8

CASE NO. 06-103438PF
MAP NO. 115



L5, L6, L7, L8 Missing from Table

SHORT LINE TABLE

NUM	BEARING	DISTANCE
L47	N44°15'36"W (S44°00'31"E)	5.34' (5.25')
L48	N39°36'30"W (S39°21'25"E)	60.60'
L49	N28°44'02"W (S38°28'57"E)	13.54'
L50	S89°46'57"E (N89°51'52"W)	67.44'
L51	S16°38'36"W (N16°57'00"E)	64.84'

SHORT LINE TABLE

NUM	BEARING	DISTANCE
L1	N58°22'00"W	137.95'
L3	N85°22'46"E	102.86'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	137°00'52"	35.21'	155.00'	S15°40'26"E	35.13'
C2	120°59'16"	327.50'	155.00'	S72°13'35"E	269.70'
C3	36°39'47"	104.59'	155.00'	S41°30'47"E	102.62'
C4	82°19'28"	222.71'	155.00'	S18°58'51"W	204.04'
C5	85°23'26"	50.67'	34.00'	S66°19'18"W	46.11'
C6	135°4'09"	12.13'	50.00'	N33°17'52"W	12.10'
C7	43°04'55"	126.54'	168.28'	S59°00'26"E	123.58'
C8	14°36'47"	93.75'	367.59'	S67°14'46"E	93.50'
C9	37°13'32"	84.46'	130.00'	S74°6'11"E	82.98'
C10	71°59'47"	87.96'	70.00'	N23°00'46"W	82.29'
C11	196°09'39"	323.84'	94.59'	S68°28'30"W	187.30'
C12	88°06'11"	199.90'	130.00'	N14°32'27"W	180.78'
C13	100°1'04"	226.93'	130.00'	S70°58'46"W	199.20'
C14	36°11'25"	82.11'	130.00'	S39°03'56"W	80.76'
C15	63°49'39"	144.82'	130.00'	N4°02'09"E	137.45'
C16	41°24'32"	10.84'	15.00'	S89°04'29"W	10.61'
C17	42°48'30"	11.21'	15.00'	S73°4'29"E	10.95'
C18	194°16'38"	416.26'	154.59'	S47°32'02"E	301.42'
C19	64°16'35"	173.42'	154.59'	N87°27'57"E	164.47'
C20	190°09'40"	232.53'	70.00'	N65°54'13"W	139.45'
C21	90°00'01"	242.83'	154.59'	S15°23'44"E	218.62'
C22	33°28'00"	616.23'	1055.00'	N0°42'27"E	607.51'
C23	10°45'54"	198.22'	1055.00'	N11°16'36"W	197.93'
C24	22°42'06"	418.01'	1055.00'	S26°27'24"E	415.28'
C25	43°56'08"	58.93'	76.85'	S57°27'11"E	57.50'
C26	81°42'07"	132.63'	93.01'	S73°41'5"E	121.67'
C27	81°42'06"	161.15'	113.01'	S73°41'5"E	147.84'
C28	3°56'53"	72.70'	1055.00'	N14°50'01"E	72.68'
C29	130°47'40"	102.73'	45.00'	S4°39'37"E	81.83'
C30	104°17'27"	81.91'	45.00'	N28°40'02"E	71.06'
C31	88°15'08"	111.93'	72.67'	S14°14'35"E	101.19'
C32	14°15'14"	91.45'	467.89'	S67°25'33"E	91.21'
C33	02°13'35"	2.31'	367.89'	S60°07'09"E	2.31'
C34	31°36'53"	71.73'	130.00'	S41°23'11"E	70.83'
C37	25°40'50"	20.17'	45.00'	S57°13'02"E	20.00'
C38	105°06'50"	82.56'	45.00'	S87°0'48"W	71.46'
C39	1°05'10"	20.00'	1055.00'	N16°06'58"W	20.00'
C40	4°40'41"	12.66'	155.00'	S19°50'33"E	12.65'
C41	68°52'52"	60.11'	50.00'	S58°04'01"E	56.56'
C42	61°08'45"	128.06'	120.00'	S56°55'10"E	122.07'
C43	10°31'24"	28.47'	155.00'	S54°52'53"W	28.43'
C44	64°36'25"	149.98'	133.01'	S0°58'44"W	142.16'
C46	29°07'36"	22.88'	22.88'	S84°37'29"E	22.63'
C47	14°44'22"	271.40'	1055.00'	N1°28'32"E	270.65'
C48	20°42'16"	80.05'	221.53'	N38°19'57"E	79.62'

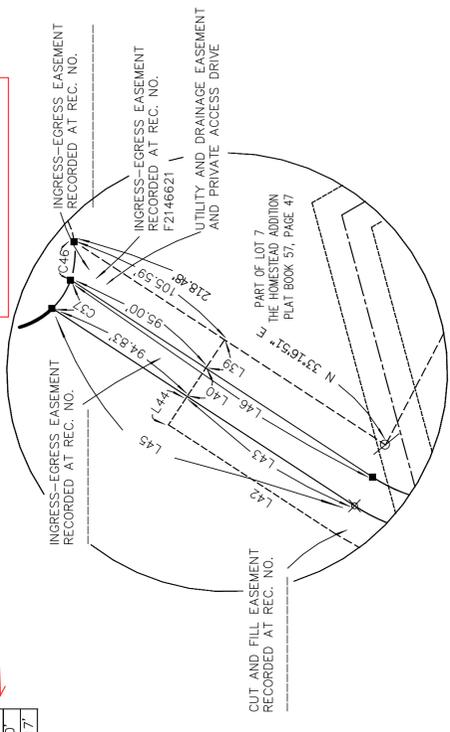
LEGEND

- ▲ = SURVEY CONTROL POINT
- = FOUND #3 REBAR
- = FOUND POWERPOLE
- ⊕ = SET 1" PLASTIC CAP ON #4 REBAR, PLS 20136
- ⊗ = FOUND 3" BRASS CAP CDOT CONCRETE MONUMENT
- ⊘ = FOUND #4 REBAR
- ⊙ = FOUND #4 REBAR AND 1" PLASTIC CAP LS 4678
- ⊚ = FOUND #3 REBAR AND 1" OBLITERATED CAP
- ⊛ = #4 REBAR AND 1" ILLEGIBLE CAP
- ⊜ = FOUND 1" PLASTIC CAP ON #4 REBAR, PLS 20136

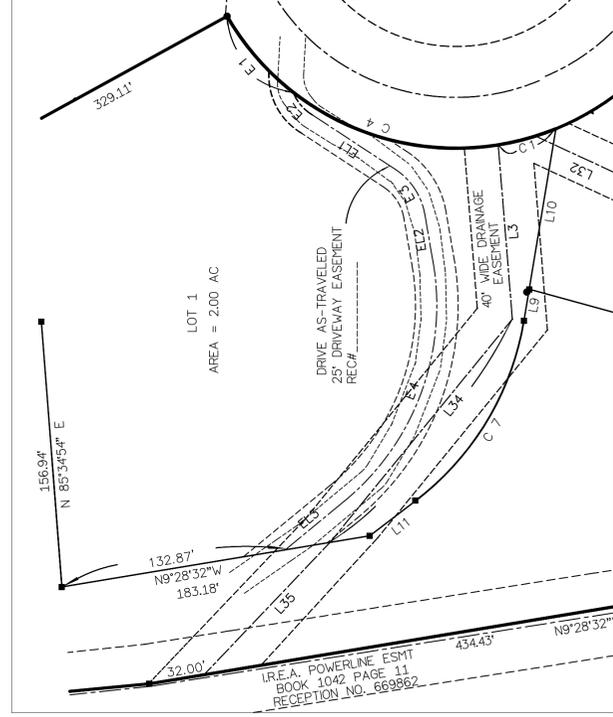
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
E1	22°00'01"	59.52'	155.00'	S49°06'35"W	59.15'
E2	38°52'38"	17.96'	26.70'	S49°47'47"W	17.62'
E3	46°50'30"	32.70'	40.00'	S56°46'34"W	31.80'
E4	60°10'27"	157.54'	150.00'	N69°40'57"W	150.39'

NUM	BEARING	DISTANCE
E1	S3°23'19"W	58.18'
E2	S80°13'49"W	28.58'
E3	N39°35'43"W	44.83'

L39, L40, L42, L43, L44 - Missing from Table. Restore data was OK on previous submittal.



DETAIL "B" (ALSO SEE SHEET 10)
SCALE: 1" = 50'



DETAIL "A"
SCALE: 1" = 50'

EVERGREEN SURVEYING, INC.
6949 HWY. 73 SUITE MW-5
EVERGREEN, CO 80439
EVERGREENSURVEYING@GMAIL.COM
303-674-3444 303-674-1318
7-22-15
ST/C/SURVEY0085/C5862
CHECKED BY:BF
SHEET 6 OF 7

THE HOMESTEAD ADDITION FILING 2

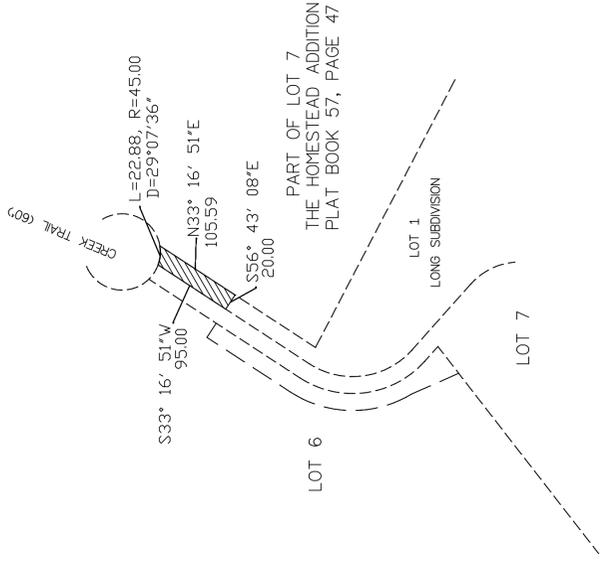
CASE NO. 06-103438PF
MAP NO. 115

A FURTHER SUBDIVISION OF ALL OF LOTS 5, 6 & 8 AND A PORTION OF LOTS 3, 4, 7, 9 AND 10 THE HOMESTEAD ADDITION LOCATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

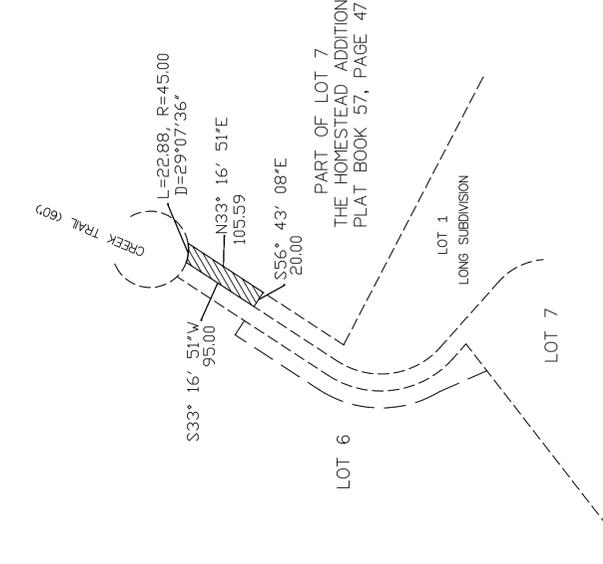
SHEET ~~9~~ OF ~~9~~

SUPPLEMENTAL EASEMENT SHEET

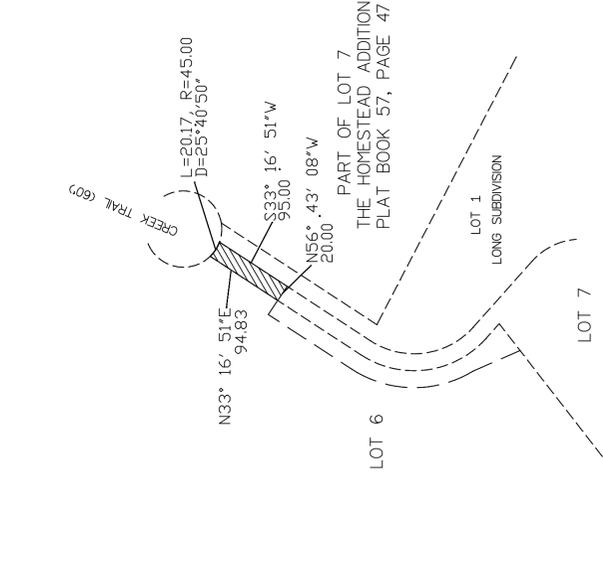
8 of 8



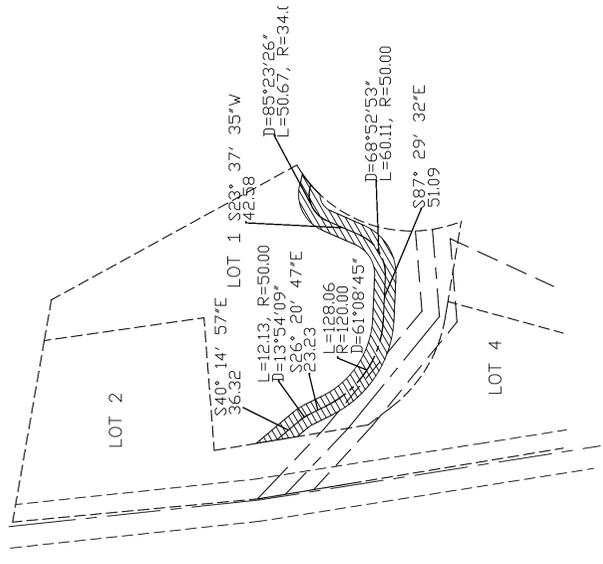
RECEPTION NUMBER F2146621
INGRESS-EGRESS ACCESS EASEMENT
FROM LOT 1 (LONG) TO LOT 6 (KECK)



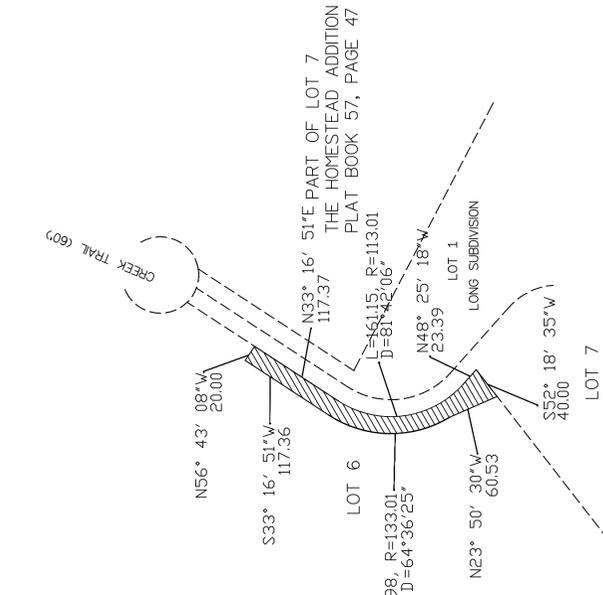
RECEPTION NUMBER 2009094440
INGRESS-EGRESS ACCESS EASEMENT
FROM LOT 1 (LONG) FOR THE BENEFIT
OF LOT 7



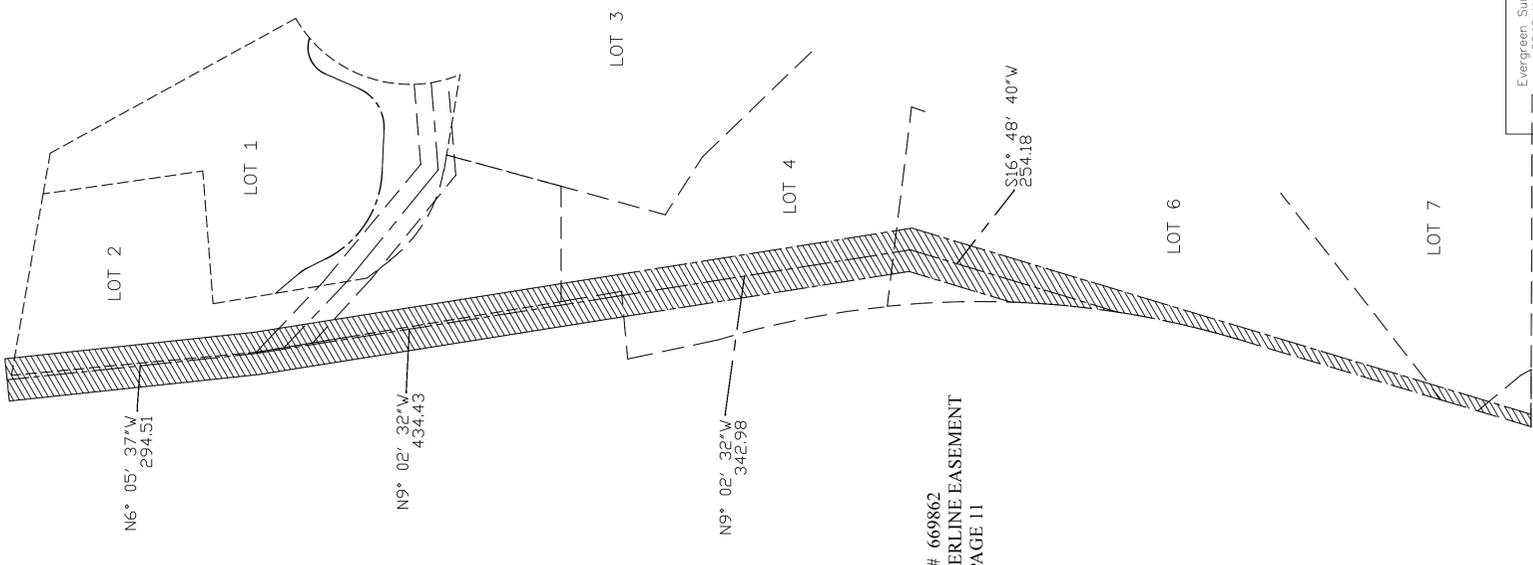
RECEPTION NUMBER 2009094441
INGRESS-EGRESS ACCESS EASEMENT
FROM LOT 7 FOR THE BENEFIT OF LOT 6



RECEPTION NUMBER
INGRESS-EGRESS ACCESS (CUT AND
FILL) EASEMENT
FOR THE BENEFIT OF LOT 2



RECEPTION NUMBER 2009094442
INGRESS-EGRESS ACCESS (CUT AND
FILL) EASEMENT
FROM LOT 6 FOR THE BENEFIT OF LOT 7



RECEPTION # 669862
I.R.E.A. POWERLINE EASEMENT
BOOK 1042 PAGE 11

NL 11/6/08	LA 9-16-15	Evergreen Surveying, Inc
LF 1/6/09	LA 9-16-15	6949 Hwy 73
LF 3/10/09	LA 9-16-15	Evergreen, CO 80439
LF 6-2-09	LA 9-16-15	B5862
		ST12/C/SURVEY/OBS/B5862
		Checked By NSL
		Sheet 10 of 11

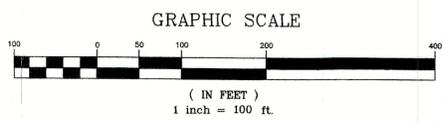
THE HOMESTEAD ADDITION FILING 2 PRELIMINARY PLAT

RED MARKED PRINT
 Date: 5-26-09 9-15-09
 Page: 1 of 1
 Revision No.: 5-BCC
 Legal Checked By: BH
 Reviewed By: SM
 Return to Planning and Zoning

CASE NO. 06-103438PF
 MAP NO. 115

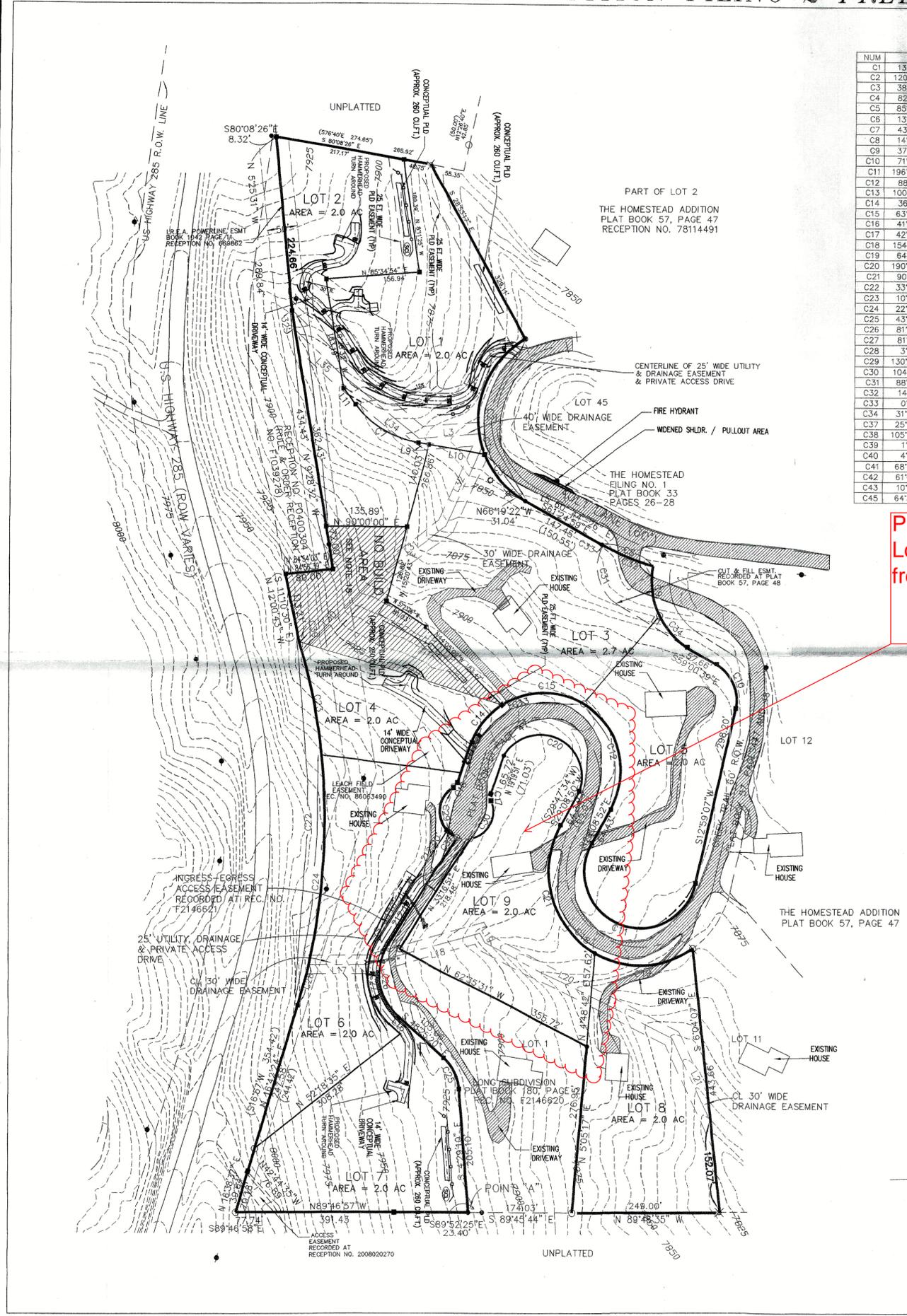
CURVE TABLE						SHORT LINE TABLE		
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	NUM	BEARING	DISTANCE
C1	13'00"52"	35.21'	155.00'	S15°40'26"E	35.13'	L1	N58°22'09"W	137.85'
C2	120°59'16"	327.30'	155.00'	S0°21'03"E	269.79'	L3	N85°22'46"E	102.66'
C3	38°39'47"	104.59'	155.00'	S41°30'47"E	102.62'	L5	S23°37'35"W	42.58'
C4	82°19'28"	222.71'	155.00'	S18°58'51"W	204.04'	L6	S87°29'32"E	51.09'
C5	85°23'26"	50.67'	34.00'	S66°19'18"W	46.11'	L7	S40°14'57"E	36.32'
C6	13°54'09"	12.13'	50.00'	N33°17'52"W	12.10'	L8	S26°20'47"E	23.23'
C7	43°08'18"	126.70'	168.28'	S59°02'08"E	123.73'	L9	S80°36'13"E	19.00'
C8	14°36'47"	93.75'	367.59'	S67°14'46"E	93.50'	L10	N80°36'18"W	95.90'
C9	37°13'32"	84.46'	130.00'	S74°46'11"E	82.98'	L11	N37°27'59"W	33.77'
C10	71°59'47"	87.96'	70.00'	N23°00'48"W	82.23'	L13	N19°19'51"E	54.00'
C11	196°09'39"	323.84'	94.59'	S68°28'30"E	187.30'	L14	N19°19'51"E	16.31'
C12	88°08'11"	189.90'	130.00'	N14°32'27"W	180.78'	L15	S18°19'51"W	70.31'
C13	100°01'04"	226.93'	130.00'	S70°58'46"W	199.20'	L16	N48°28'18"W	23.39'
C14	36°11'25"	82.11'	130.00'	S39°03'56"W	80.76'	L17	N90°00'00"E	100.25'
C15	63°49'39"	144.82'	130.00'	S89°04'29"W	137.45'	L18	N75°00'00"E	195.00'
C16	41°24'32"	10.84'	15.00'	N40°02'09"E	10.61'	L19	S30°00'00"E	17.92'
C17	42°48'39"	11.21'	15.00'	S2°04'29"E	10.95'	L20	S62°53'13"E	353.41'
C18	154°16'38"	416.26'	154.59'	S47°32'02"E	301.42'	L21	S25°08'52"E	152.96'
C19	64°16'35"	173.42'	154.59'	N87°27'57"E	164.47'	L22	N26°11'28"W	68.80'
C20	190°09'40"	232.33'	70.00'	N65°34'13"W	139.45'	L23	N63°48'33"E	20.00'
C21	90°00'01"	242.83'	154.59'	S15°23'44"E	218.62'	L24	S60°23'44"W	30.01'
C22	33°28'00"	616.23'	1055.00'	N0°04'27"E	607.51'	L25	N30°50'57"W	247.89'
C23	104°55'41"	198.22'	1055.00'	N11°16'36"W	197.93'	L26	S9°28'32"E	78.30'
C24	22°42'06"	418.01'	1055.00'	N5°27'24"E	415.28'	L27	S5°25'31"E	225.04'
C25	43°56'08"	58.93'	76.85'	S28°27'11"E	57.50'	L28	N84°34'29"E	20.00'
C26	81°42'07"	132.63'	93.01'	S73°41'15"E	121.67'	L29	S26°11'31"E	82.00'
C27	81°42'12"	161.15'	113.01'	S73°41'15"E	147.84'	L30	S44°34'17"W	165.74'
C28	3°56'53"	72.70'	1055.00'	N14°50'01"E	72.68'	L31	S53°56'14"W	154.95'
C29	130°47'40"	102.73'	45.00'	S43°39'37"E	81.83'	L32	S24°55'15"W	143.36'
C30	104°17'17"	81.91'	45.00'	N28°40'02"E	71.06'	L33	S30°50'57"E	270.32'
C31	88°15'08"	111.93'	72.67'	S14°14'35"E	101.19'	L34	N50°53'20"W	169.66'
C32	14°15'14"	91.45'	367.59'	S67°25'33"E	91.21'	L35	N46°32'09"W	107.56'
C33	0°21'33"	2.31'	367.59'	S60°07'09"E	2.31'	L36	N82°46'02"W	23.96'
C34	31°36'53"	71.73'	130.00'	S41°23'11"E	70.83'	L37	N88°38'03"W	71.28'
C37	25°40'50"	20.17'	45.00'	S57°13'02"E	20.00'	L38	N44°05'09"W	47.51'
C38	105°06'50"	82.56'	45.00'	S81°04'48"W	71.46'	L39	N56°43'08"W	20.00'
C39	1°05'10"	20.00'	1055.00'	N16°06'58"W	20.00'	L40	N56°43'08"W	20.00'
C40	4°40'41"	12.66'	155.00'	S19°50'33"E	12.65'	L41	N52°18'35"E	20.36'
C41	68°52'52"	80.11'	80.00'	N58°55'10"E	56.56'	L42	S33°16'51"W	117.36'
C42	61°08'45"	128.06'	120.00'	S86°55'10"E	122.07'	L43	S33°16'51"W	117.37'
C43	10°31'24"	28.47'	155.00'	S54°52'53"W	28.43'	L44	N56°43'08"W	20.00'
C45	64°36'25"	149.98'	133.01'	S0°58'44"W	142.16'			

Previously approved Plat. Lot 9 has been removed from updated Plat.



- LEGEND**
- EXISTING CONT. (25' INT.) - - - - -
 - EXISTING CONT. (5' INT.) - - - - -
 - PROPOSED DRIVEWAY GRADES 4%
 - ROCK OUTCROPS
 - FIRE HYDRANT

- LEGEND**
- = FOUND 20" #4 REBAR AND 1" PLASTIC CAP PLS #20136
 - = SET 20" #4 REBAR AND 1" PLASTIC CAP PLS #20136
 - ▲ = SURVEY CONTROL POINT
 - ⊙ = FOUND 3/8" ID PIPE
 - = FOUND #4 REBAR (NO CAP)
 - ⊖ = FOUND 1/2" ID PIPE
 - ⊕ = FOUND WIRED SPIKE
 - OH— = OVERHEAD UTILITY LINES
 - = POWER POLE



PREPARED APRIL 7, 2006
 REVISED DECEMBER 12, 2006
 REVISED OCTOBER 30, 2007
 REVISED NOVEMBER 12, 2007
 REVISED MARCH 11, 2008
 REVISED JUNE 18, 2008

OWNER/DEVELOPER
 COLORADO MOUNTAIN PROPERTIES, INC.
 26624 NORTH TURKEY CREEK ROAD
 EVERGREEN, COLORADO 80439
 (303) 674-7777

PREPARED BY:
 DOUGLASS ENGINEERING
 15153 WEST 32ND DRIVE
 GOLDEN, COLORADO 80401
 (303) 421-4165

- NOTES:**
- THIS PLAT CONSISTS OF 9 SINGLE FAMILY LOTS AND ONLY ONE RESIDENTIAL DWELLING IS PERMITTED ON EACH SINGLE FAMILY LOT. ALL LOTS CURRENTLY HAVE RESIDENCES EXCEPT LOTS 1, 2, 4 & 7, WHICH ARE VACANT.
 - TWO OFF STREET PARKING SPACES SHALL BE PROVIDED PER DWELLING UNIT.
 - THE LIMITS OF THE 100 YEAR FLOODPLAIN DO NOT EXIST WITHIN THE BOUNDARY OF THIS SUBDIVISION.
 - THERE ARE NO AREAS OF MINERAL RESOURCES IN THIS PLAT.
 - HISTORICAL PALEONTOLOGICAL OR ARCHEOLOGICAL SITES DO NOT EXIST
 - THERE ARE NO PUBLIC AREAS IN THIS PLAT.
 - WOODED AREAS AND ROCK OUTCROPPINGS ARE SHOWN IN THIS PLAT.
 - THIS SUBDIVISION WILL NOT HAVE ANY MATERIAL EFFECT ON KEY FACILITIES.
 - EASEMENTS SHALL BE PROVIDED AS REQUIRED BY UTILITY ENTITIES BY SEPARATE DEED SUBSEQUENT TO THE UTILITY DESIGN BY THE INDIVIDUAL UTILITY COMPANIES AS NEEDED.
 - SEWAGE DISPOSAL SHALL BE BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
 - WATER SUPPLY WILL BE PROVIDED BY THE HOMESTEAD WATER COMPANY. THE HOMESTEAD WATER CO. CURRENTLY SUPPLIES THE EXISTING RESIDENCES.
 - TOTAL EXPECTED AVERAGE DAILY WATER REQUIREMENTS: 2,700 GALLONS.
 - TOTAL EXPECTED AVERAGE DAILY SEWAGE REQUIREMENTS: 1800 GALLONS.
 - | | |
|-----------------------------------|---------------------------------------|
| NUMBER OF LOTS | 9 |
| SIZE OF SMALLEST LOT | 2.0 ACRES |
| NUMBER OF DWELLING UNITS | 9 |
| POPULATION GENERATED (4 NEW LOTS) | 13 |
| ACREAGE OF AREA TO BE SUBDIVIDED | 18.7 ACRES |
| ACREAGE OF PUBLIC RIGHT-OF-WAY | 0 ACRES |
| METHOD USED TO OBTAIN CONTOURS | PHOTOGRAMMETRY |
| FIRE HYDRANT | LOCATED AS SHOWN WITHIN AULT LANE ROW |
 - SETTLEMENT AGREEMENT BETWEEN BUFFALO PARK DEVELOPMENT COMPANY AND LOREN ZUMWALT AND WAYNE CHAMPLIN AS RECORDED AT RECEPTION NO. 200508710. THIS SETTLEMENT AGREEMENT SETS ADDITIONAL RESTRICTIONS ON LOT 4 AS TO THE PLACEMENT OF THE DRIVEWAY AND NEW CONSTRUCTION. THE DRIVEWAY SERVING LOT 4 SHALL NOT BE LOCATED AND CLOSER THAN 25 FEET TO LOT 3. THE CROSS HATCHED AREA ON LOT 4 IS A NO-BUILD AREA. NO DRIVEWAY OR OTHER ACCESS EASEMENT SHALL BE PERMITTED ACROSS LOT 4 TO SERVE ANY OTHER LOT.

16. The names and addresses of the property owners are:
- | | |
|--|---|
| Francis Maixner
8690 Creek Trail
Morrison, CO 80465 | Care Construction Company
26624 North Turkey Creek Road
Evergreen, CO 80439 |
| Michael and Susan Henry
8680 Creek Trail
Morrison, CO 80465 | Daniel and Patricia Carman
8661 Creek Trail
Morrison, CO 80465 |
| Loren and Teresa Zumwalt
8681 Creek Trail
Morrison, CO 80465 | Robert Keck
8691 Creek Trail
Morrison, CO 80465 |
| Buffalo Park Development Co.
26624 North Turkey Creek Road
Evergreen, CO 80439 | |

PREPARED BY
DOUGLASS ENGINEERING
 15153 WEST 32ND DRIVE
 GOLDEN, COLORADO 80401
 (303) 421-4165

**HOMESTEAD ADDITION FILING 2
 SUPPLEMENTAL INFORMATION SHEET**

THE HOMESTEAD ADDITION FILING 2

A FURTHER SUBDIVISION OF ALL OF LOTS 5, 6 & 8 AND A PORTION OF LOTS 3, 4, 7, 9 AND 10 THE HOMESTEAD ADDITION LOCATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 7

CASE NO. 06-103438PF
MAP NO. 115

RED MARKED PRINT

Date: 8-26-09 9-15-09
Page: 1 of 7
Revision No: 5-26-09 BCC
Legal Checked By: Bill H
Reviewed by: Sean M
Return to Planning and Zoning

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, BEING THE OWNER(S) AND THE HOLDER(S) OF DEED(S) OR TRUST(S) OF THOSE LANDS DESCRIBED BELOW, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF THE HOMESTEAD ADDITION FILING 2, AND DO, BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO 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.

LEGAL DESCRIPTION:

ALL OF LOTS 5, 6, AND 8 AND A PORTION OF LOTS 3, 4, 7, 9 AND 10, THE HOMESTEAD ADDITION AS RECORDED IN PLAT BOOK 57 AT PAGE 47, LOCATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 4; THENCE N 65° 10' 47" W, A DISTANCE OF 1899.43 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF AULT LANE, THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY R.O.W. LINE THE FOLLOWING THREE (3) COURSES: THENCE 327.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 120° 59' 16", AND A WHOSE CHORD BEARS S 0° 21' 03" E, A DISTANCE OF 269.79 FEET TO A POINT; THENCE S 61° 24' 59" E, A DISTANCE OF 147.45 FEET TO A POINT; THENCE 93.75 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 367.59 FEET, A CENTRAL ANGLE OF 14° 36' 47", AND WHOSE CHORD BEARS S 67° 14' 46" E, A DISTANCE OF 93.50 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF CREEK TRAIL; THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY R.O.W. LINE OF SAID CREEK TRAIL THE FOLLOWING TWELVE (12) COURSES: THENCE 84.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 37° 13' 32", AND WHOSE CHORD BEARS S 7° 46' 11" E, A DISTANCE OF 82.98 FEET TO A POINT; THENCE 71.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 31° 36' 53", AND WHOSE CHORD BEARS S 41° 23' 11" E, A DISTANCE OF 70.83 FEET TO A POINT; THENCE S 59° 00' 39" E, A DISTANCE OF 57.66 FEET TO A POINT; THENCE 87.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 71° 59' 47", AND WHOSE CHORD BEARS S 23° 00' 46" E, A DISTANCE OF 82.29 FEET TO A POINT; THENCE S 12° 39' 07" W, A DISTANCE OF 298.20 FEET TO A POINT; THENCE 323.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 94.59 FEET, A CENTRAL ANGLE OF 196° 09' 39", AND WHOSE CHORD BEARS N 68° 28' 30" W, A DISTANCE OF 187.30 FEET TO A POINT; THENCE N 29° 08' 52" E, A DISTANCE OF 64.43 FEET TO A POINT; THENCE 199.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 88° 06' 11", AND WHOSE CHORD BEARS N 14° 32' 27" W, A DISTANCE OF 180.78 FEET TO A POINT; THENCE 226.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 100° 01' 04", AND WHOSE CHORD BEARS S 70° 58' 46" W, A DISTANCE OF 199.20 FEET TO A POINT; THENCE S 19° 19' 51" W, A DISTANCE OF 70.31 FEET TO A POINT; THENCE 10.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 41° 24' 32", AND WHOSE CHORD BEARS S 40° 02' 09" W, A DISTANCE OF 10.61 FEET TO A POINT; THENCE 102.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 130° 47' 40", AND WHOSE CHORD BEARS S 4° 39' 57" E, A DISTANCE OF 81.83 FEET TO A POINT; THENCE LEAVING SAID R.O.W. S 33° 16' 51" W, A DISTANCE OF 212.17 FEET TO A POINT; THENCE 132.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 93.01 FEET, A CENTRAL ANGLE OF 81° 42' 07", AND WHOSE CHORD BEARS S 7° 34' 15" E, A DISTANCE OF 121.67 FEET TO A POINT; THENCE S 48° 25' 20" E, A DISTANCE OF 105.06 FEET TO A POINT; THENCE 58.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 76.85 FEET, A CENTRAL ANGLE OF 43° 56' 08", AND WHOSE CHORD BEARS S 26° 27' 11" E, A DISTANCE OF 57.50 FEET TO A POINT; THENCE S 4° 29' 10" E, A DISTANCE OF 205.10 FEET TO A POINT TO BE REFERRED TO LATER IN THIS DESCRIPTION; THENCE N 89° 46' 57" W, A DISTANCE OF 391.43 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF US HIGHWAY 285; THENCE ALONG SAID EASTERLY R.O.W. LINE THE FOLLOWING SEVEN (7) COURSES: THENCE N 16° 38' 36" E, A DISTANCE OF 109.82 FEET TO A POINT; THENCE N 16° 42' 24" E, A DISTANCE OF 247.58 FEET TO A POINT; THENCE 616.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 33° 28' 00", AND WHOSE CHORD BEARS N 0° 04' 27" E, A DISTANCE OF 607.51 FEET TO A POINT; THENCE N 12° 00' 43" W, A DISTANCE OF 113.21 FEET TO A POINT; THENCE N 84° 56' 39" E, A DISTANCE OF 80.00 FEET TO A POINT; THENCE N 9° 28' 32" W, A DISTANCE OF 434.43 FEET TO A POINT; THENCE N 5° 25' 21" W, A DISTANCE OF 289.84 FEET TO A POINT; THENCE LEAVING SAID R.O.W. S 80° 08' 26" E, A DISTANCE OF 265.92 FEET TO A POINT; THENCE S 28° 53' 17" E, A DISTANCE OF 329.11 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 14.82 AC (645328 SQ.FT.) MORE OR LESS.

TOGETHER WITH:

COMMENCING AT SAID POINT A; THENCE S89°45'44"E, A DISTANCE OF 174.03 FEET TO THE POINT OF BEGINNING; THENCE N 5° 05' 17" E, A DISTANCE OF 276.95 FEET TO A POINT; THENCE N 62° 33' 11" W, A DISTANCE OF 355.72 FEET TO A POINT; THENCE N33°16'51"E, A DISTANCE OF 218.48 FEET TO A POINT ON THE SOUTHERLY LINE OF CREEK TRAIL; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY R.O.W. LINE OF SAID CREEK TRAIL, THE FOLLOWING SIX (6) COURSES: THENCE 81.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 104° 17' 17", AND WHOSE CHORD BEARS N 28° 40' 02" E, A DISTANCE OF 71.06 FEET TO A POINT; THENCE 11.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 42° 48' 39", AND WHOSE CHORD BEARS N 2° 04' 29" W, A DISTANCE OF 10.95 FEET TO A POINT; THENCE N 19° 19' 51" E, A DISTANCE OF 65.72 FEET TO A POINT; THENCE 232.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 190° 09' 40", AND WHOSE CHORD BEARS S 65° 34' 13" E, A DISTANCE OF 139.45 FEET TO A POINT; THENCE S 29° 08' 50" W, A DISTANCE OF 64.34 FEET TO A POINT; THENCE 416.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 154.59 FEET, A CENTRAL ANGLE OF 154° 16' 38", AND WHOSE CHORD BEARS S 47° 22' 02" E, A DISTANCE OF 301.42 FEET TO A POINT; THENCE LEAVING SAID R.O.W. S 6° 04' 07" E, A DISTANCE OF 443.66 FEET TO A POINT; THENCE N 89° 46' 57" W, A DISTANCE OF 249.00 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 4.04 ACRES (175,765 SQ.FT.), 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 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 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 SERVICE 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; AND

B) THE APPLICABLE SPECIAL DISTRICT OR SERVING AUTHORITY HAS CERTIFIED IN WRITING TO THE COUNTY OF JEFFERSON THAT ALL NECESSARY WATER TAPS NEEDED TO SERVE THE SPECIFIC LOTS OR TRACTS 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 OR LOTS OR TRACT OR TRACTS OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE ABOVE PROVISIONS WHERE THE SUBDIVIDER(S) AND THE PROPOSED TRANSFERREE, WHO MUST ALSO QUALIFY AS A SUBDIVIDER UNDER THE PROVISIONS 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.

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT BE ISSUED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, UNTIL SUCH TIME AS THE FOLLOWING HAS BEEN ACCOMPLISHED.

A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE STATING THAT PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING.

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 _____, 20____.

OWNER(S)/SUBDIVIDER(S):

CARE CONSTRUCTION COMPANY,
A COLORADO CORPORATION

RONALD P. LEWIS, AS PRESIDENT

CAROL J. LEWIS, AS SECRETARY

COUNTY OF JEFFERSON)
STATE OF COLORADO)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE, OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY RONALD P. LEWIS, AS PRESIDENT AND CAROL J. LEWIS, AS SECRETARY OF CARE CONSTRUCTION COMPANY, A COLORADO CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

HOLDER(S) OF DEED OF TRUST:

COLORADO COMMUNITY BANK

BY: _____ NAME: _____ TITLE: _____ BY: _____ NAME: _____ TITLE: _____

COUNTY OF JEFFERSON)
STATE OF COLORADO)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE, OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ AND _____ AS _____ OF COLORADO COMMUNITY BANK. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

OWNER(S)/SUBDIVIDER(S):

BUFFALO PARK DEVELOPMENT COMPANY,
A COLORADO CORPORATION

NORMAN S. LEWIS, AS PRESIDENT

CAROL J. LEWIS, AS SECRETARY

COUNTY OF JEFFERSON)
STATE OF COLORADO)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE, OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY NORMAN S. LEWIS AS PRESIDENT AND CAROL J. LEWIS AS SECRETARY OF BUFFALO PARK DEVELOPMENT CO., A COLORADO CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

HOLDER(S) OF DEED OF TRUST:

COLORADO COMMUNITY BANK

BY: _____ NAME: _____ TITLE: _____ BY: _____ NAME: _____ TITLE: _____

COUNTY OF JEFFERSON)
STATE OF COLORADO)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE, OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ AND _____ AS _____ OF COLORADO COMMUNITY BANK. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

OWNER(S)/SUBDIVIDER(S):

RONALD P. LEWIS, AS AN INDIVIDUAL

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE, OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY RONALD P. LEWIS, AS AN INDIVIDUAL. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

OWNER(S)/SUBDIVIDER(S):

DANIEL A. CARMAN

PATRICIA D. CARMAN

COUNTY OF _____)
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 DANIEL A. CARMAN AND PATRICIA D. CARMAN. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

ATTORNEY'S CERTIFICATE:

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 _____, 20____.

ATTORNEY AT LAW
REGISTRATION NUMBER _____

SURVEYOR'S CERTIFICATE:

I, ROBERT L. FEROLDI, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE HOMESTEAD ADDITION FILING 2 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE _____ DAY OF _____, 20____, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

ROBERT L. FEROLDI
REGISTERED COLORADO LAND SURVEYOR
PLS 20136

DATE _____

REVIEW CERTIFICATE:

REVIEWED BY THE JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT THIS _____ DAY OF _____, 20____.

HEALTH AND ENVIRONMENT

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

CHAIRMAN

ACCEPTANCE CERTIFICATE:

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

BOARD OF COUNTY COMMISSIONERS

CLERK _____ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

VACATION CERTIFICATE:

EASEMENTS AS SUPERSSEDED BY THIS PLAT AND AS SHOWN AND DEDICATED ON THE PLAT OF THE HOMESTEAD ADDITION, RECORDED IN JEFFERSON COUNTY RECORDS AT BOOK 57, PAGE 47 AND 48, ARE HEREBY VACATED THIS _____ DAY OF _____, 20____.

BOARD OF COUNTY COMMISSIONERS

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 _____, 20____.

COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK _____

Evergreen Surveying, Inc 6949 Hwy 73 Evergreen, CO 80439	
Rev.	
NL 08/21/07	LF 1/5/09
NL 04/04/08	LF 3/10/09
NL 07/02/08	LF 5-26-09
MW 07/26/08	LF 6-9-09
LF 8-5-09	
B5862	
ST2/C/SURVEYJOBS/B5862	
Checked By: BF	Sheet 1 of 7

THE HOMESTEAD ADDITION FILING 2

CASE NO. 06-103438PF
MAP NO. 115

A FURTHER SUBDIVISION OF ALL OF LOTS 5, 6 & 8 AND A PORTION OF LOTS 3, 4, 7, 9 AND 10 THE HOMESTEAD ADDITION
LOCATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 7

RED MARKED PRINT
Date: 8-28-09
Page: 2 of 7
Revision No.: 5
Legal Checked By: BFI
Reviewed By: sm
Return to Planning and Zoning

NOTES AND PLAT RESTRICTIONS:

- 1) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EVERGREEN SURVEYING 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 REGISTRATION FOR 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 _____ DATED _____, AT _____ A.M. PREPARED BY CHICAGO TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- 2) BASIS OF BEARING - THE EASTERLY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 4, T6S, R70W, IS N1°34'43"W (ASSUMED) WITH FOUND MONUMENTS AS SHOWN HEREON.
- 3) THE LEGAL DESCRIPTION ON THIS PLAT WAS PREPARED BY ROBERT L. FEROLDI, PLS #20136, OF THE FIRM EVERGREEN SURVEYING, INC., P.O. BOX 3514, EVERGREEN, CO., 80439, (303)674-3444. JOB#B5862.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS TWO(2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 CRS.
- 5) 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.
- 6) DIMENSIONS IN () ARE AS PREVIOUSLY DEEDED OR SURVEYED.
- 7) ONLY ONE (1) PRIMARY RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT.
- 8) THE LIMITS OF THE 100 YEAR FLOOD PLAIN DO NOT EXIST WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- 9) ADDITIONAL UTILITY EASEMENTS MAY BE PROVIDED TO UTILITY COMPANIES BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO THE RECORDING OF THIS PLAT.
- 10) NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING STRUCTURE ON ANY LOT WHERE DRIVEWAY CONSTRUCTION PLANS ARE REQUIRED BY JEFFERSON COUNTY UNTIL THE DRIVEWAY CONSTRUCTION PLANS HAVE BEEN SUBMITTED TO THE COUNTY AND HAVE BEEN FOUND TO COMPLY WITH COUNTY REGULATIONS.
- 11) DIRECT VEHICLE ACCESS IS NOT PERMITTED BETWEEN ADJOINING LOTS AND HIGHWAY 285.
- 12) THERE ARE NO KNOWN DITCHES OR CANALS ON THE PROPERTY.
- 13) ALL LOTS ARE SERVED BY THE HOMESTEAD WATER COMPANY.
- 14) SETTLEMENT AGREEMENT BETWEEN BUFFALO PARK DEVELOPMENT COMPANY AND LORED ZUMWALT, TERESA ZUMWALT AND WAYNE CHAMPLIN AS RECORDED AT RECEPTION NO. 2005087180. THIS SETTLEMENT AGREEMENT SETS ADDITIONAL RESTRICTIONS ON LOT 4 AS TO THE PLACEMENT OF THE DRIVEWAY AND NEW CONSTRUCTION, THE DRIVEWAY SERVING LOT 4 SHALL NOT BE LOCATED ANY CLOSER THAN 25 FEET TO LOT 3. THE CROSS-HATCH AREA ON LOT 4 IS A NO-BUILD AREA. NO DRIVEWAY OR OTHER ACCESS EASEMENT SHALL BE PERMITTED ACROSS LOT 4 TO SERVE ANY OTHER LOT.
- 15) THE IREA EASEMENT RECORDED AT BOOK 1041, PAGE 592 AS SHOWN ON THE ORIGINAL PLAT OF THE HOMESTEAD ADDITION REFERS TO AN UNKNOWN DOCUMENT. THE CORRECT BOOK AND PAGE FOR THE IREA EASEMENT IS BOOK 1042, PAGE 11, RECEPTION NO. 669862.
- 16) THE APPROVED DRAINAGE PLANS FOR THE HOMESTEAD ADDITION FILING 2 ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING DEPARTMENT. THE DRAINAGE SYSTEM INCLUDED 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 HOMESTEAD WATER COMPANY. THE SUBDIVIDER SHALL PROVIDE THE HOMESTEAD WATER COMPANY WITH THE NECESSARY EASEMENT, ACROSS PRIVATE PROPERTY, SO THAT THE HOMESTEAD WATER COMPANY CAN FULFILL ITS MAINTENANCE OBLIGATION OF THE DRAINAGE SYSTEM. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMESTEAD WATER COMPANY ACCEPTS SUCH RESPONSIBILITY.
- 17) THE CENTERLINE OF DRIVEWAYS SHALL NOT BE PERMITTED LESS THAN 30 FEET FROM INTERSECTIONS.
- 18) DISTANCE ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3921 METERS.
- 19) PURSUANT TO SECTION 3.E. OF THE JEFFERSON COUNTY ZONING RESOLUTION, THE JEFFERSON COUNTY PLANNING DIRECTOR HAS APPROVED A MINOR VARIATION FOR THIS CASE TO ALLOW:
 - A) A MINIMUM LOT SIZE OF 1.9 ACRES (NET AREA) FOR LOT 7 IS ALLOWED RATHER THAN 2.0 ACRES.
 - B) FOR THE EXISTING STRUCTURE ON LOT 6, ALLOW A FRONT SETBACK OF 20' WHERE 50' IS REQUIRED, AND ALLOW A SIDE SETBACK OF 25' WHERE 50' IS REQUIRED.
 - C) FOR THE EXISTING STRUCTURE ON LOT 8, ALLOW A SIDE SETBACK OF 30' WHERE 50' IS REQUIRED.

MOUNTAINOUS TERRAIN PLAT RESTRICTIONS:

- 1) PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION IN MOUNTAINOUS TERRAIN, SHALL CERTIFY TO THE COUNTY THE FOLLOWING:
 1. THAT A GEOTECHNICAL STUDY, INCLUDING A TEST BORING OR EXCAVATION HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES. A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA FOR STRUCTURE FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SUBSURFACE DRAINAGE 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 THE PROPOSED SITE GRADING, BUILDING FOOTPRINT AND LOCATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM COMPONENTS ARE CONFIGURED SUCH THAT ADEQUATE LONG-TERM SLOPE STABILITY IS PROVIDED.
 3. THAT THE PLANS SUBMITTED TO THE JEFFERSON COUNTY BUILDING DEPARTMENT 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 COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN EVALUATING SLOPE STABILITY IN MOUNTAINOUS TERRAIN, 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.

OWNER(S)/SUBDIVIDER(S):

ROBERT J. KECK III

COUNTY OF _____)
STATE OF _____)SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY ROBERT J. KECK III.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

HOLDER(S) OF DEED OF TRUST:

BANK OF THE WEST

BY: _____ BY: _____
NAME: _____ TITLE: _____ NAME: _____ TITLE: _____

COUNTY OF _____)
STATE OF _____)SS:

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ AND _____ AS _____ OF BANK OF THE WEST.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____

Evergreen Surveying, Inc
6949 Hwy 73
Evergreen, CO 80439

Rev.	
NL 08/10/07	LF 6-2-09
NL 04/04/08	LF 8-5-09
LF 1/5/09	
LF 3/10/09	

B5862
STE/C/SURVEYJOBS/B5862
Checked by: BF
Sheet 2 of 7

THE HOMESTEAD ADDITION FILING 2

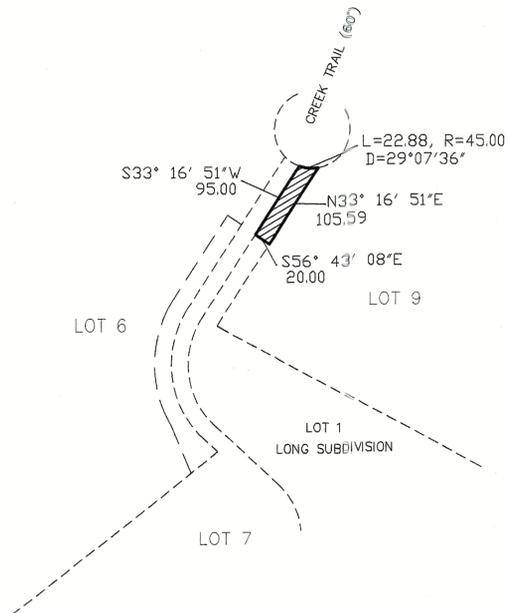
A FURTHER SUBDIVISION OF ALL OF LOTS 5, 6 & 8 AND A PORTION OF LOTS 3, 4, 7, 9 AND 10 THE HOMESTEAD ADDITION
 LOCATED IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 7 OF 7

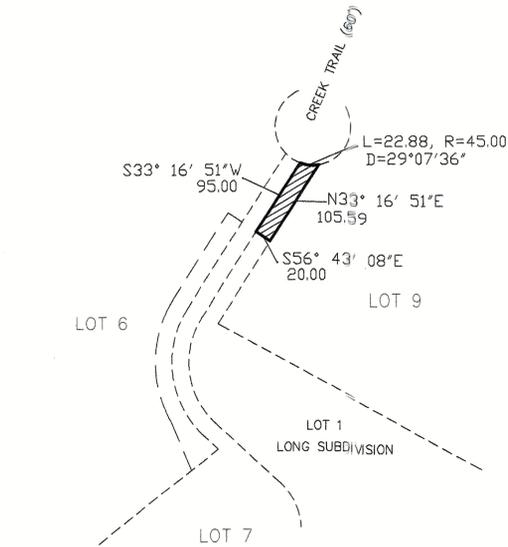
SUPPLEMENTAL EASEMENT SHEET

CASE NO. 06-103438PF
 MAP NO. 115

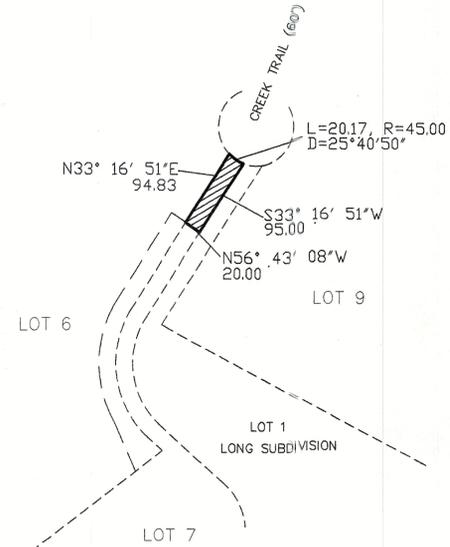
RED MARKED PRINT
 Date: 8-24-09 9-15-09
 Page: 7
 Revision No.: 5
 Legal Checked By: BH
 Reviewed By: SM
 Return to Planning and Zoning



RECEPTION NUMBER F2146621
 INGRESS-EGRESS ACCESS EASEMENT
 FROM LOT 1 (LONG) TO LOT 6 (KECK)

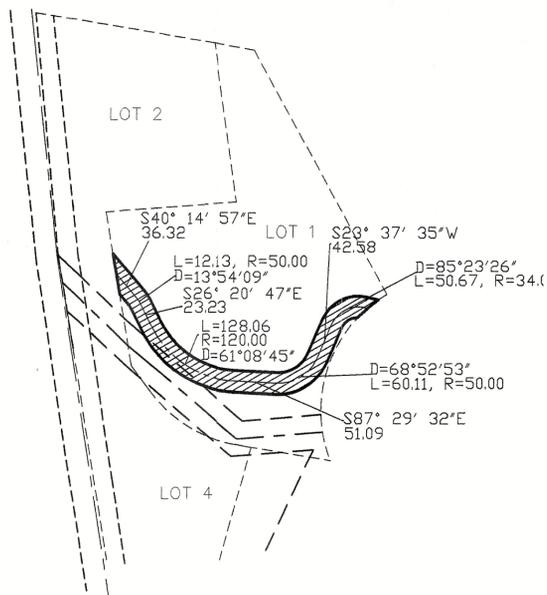


RECEPTION NUMBER
 INGRESS-EGRESS ACCESS EASEMENT
 FROM LOT 1 (LONG) FOR THE BENEFIT
 OF LOT 7

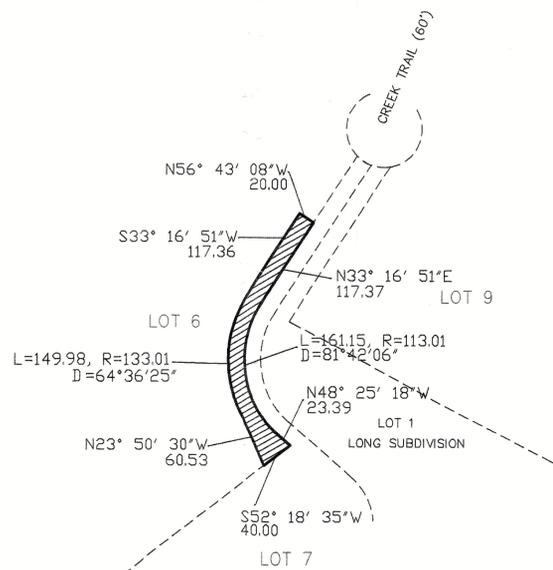


RECEPTION NUMBER
 INGRESS-EGRESS ACCESS EASEMENT
 FROM LOT 7 FOR THE BENEFIT OF LOT 6

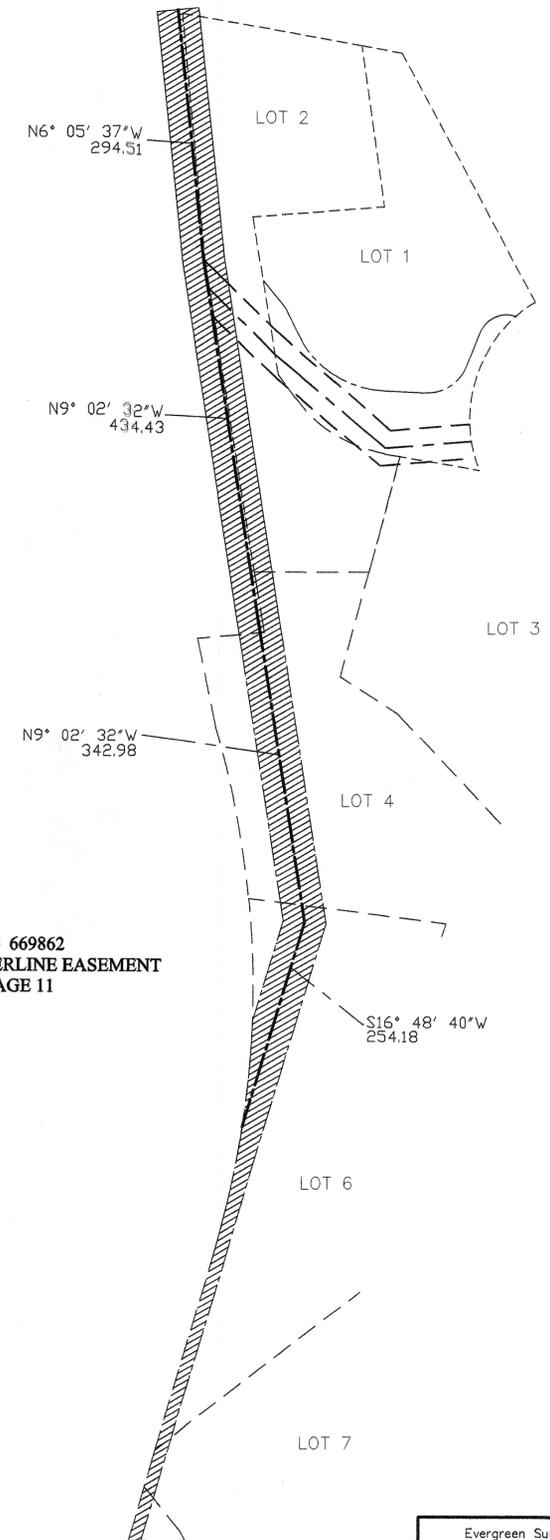
*Le (p.1) AL
 T.J.P.*



RECEPTION NUMBER
 INGRESS-EGRESS ACCESS (CUT AND
 FILL) EASEMENT
 FOR THE BENEFIT OF LOT 2



RECEPTION #
 INGRESS-EGRESS ACCESS (CUT AND
 FILL) EASEMENT
 FROM LOT 6 FOR THE BENEFIT OF LOT 7

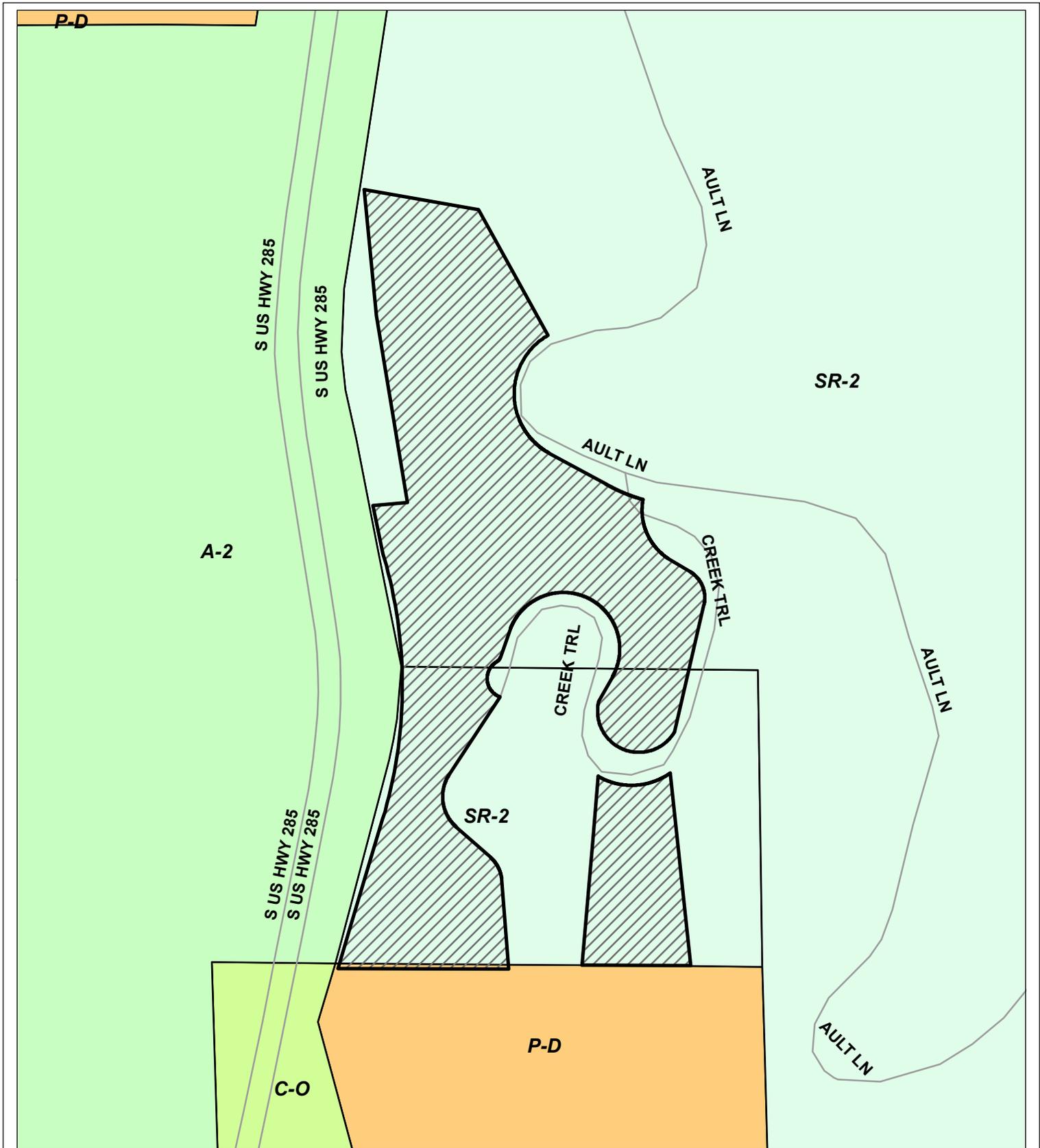


RECEPTION # 669862
 I.R.E.A. POWERLINE EASEMENT
 BOOK 1042 PAGE 11

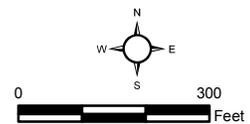
Rev.
 NL 11/6/08
 LF 1/6/09
 LF 3/10/09
 LF 6-2-09

Evergreen Surveying, Inc
 6949 Hwy 73
 Evergreen, CO 80439

B5862
 ST2/C/SURVEYJOBS/B5862
 Checked By NSL Sheet 7 of 7



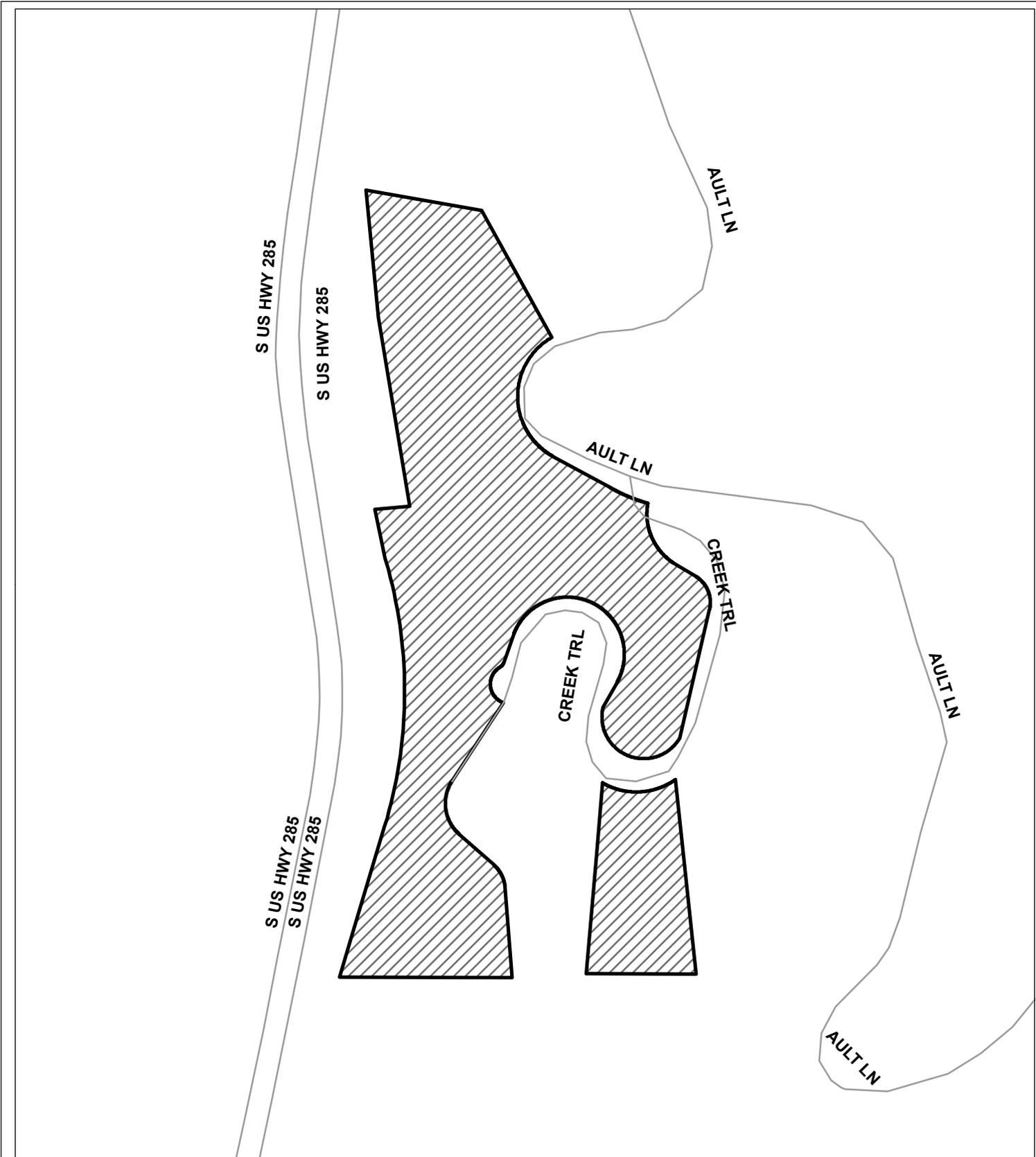
Case Number: 06-103438PF
Location: Sec 4, T6S, R70W



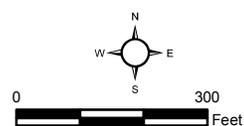
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Zoning

1:3,600

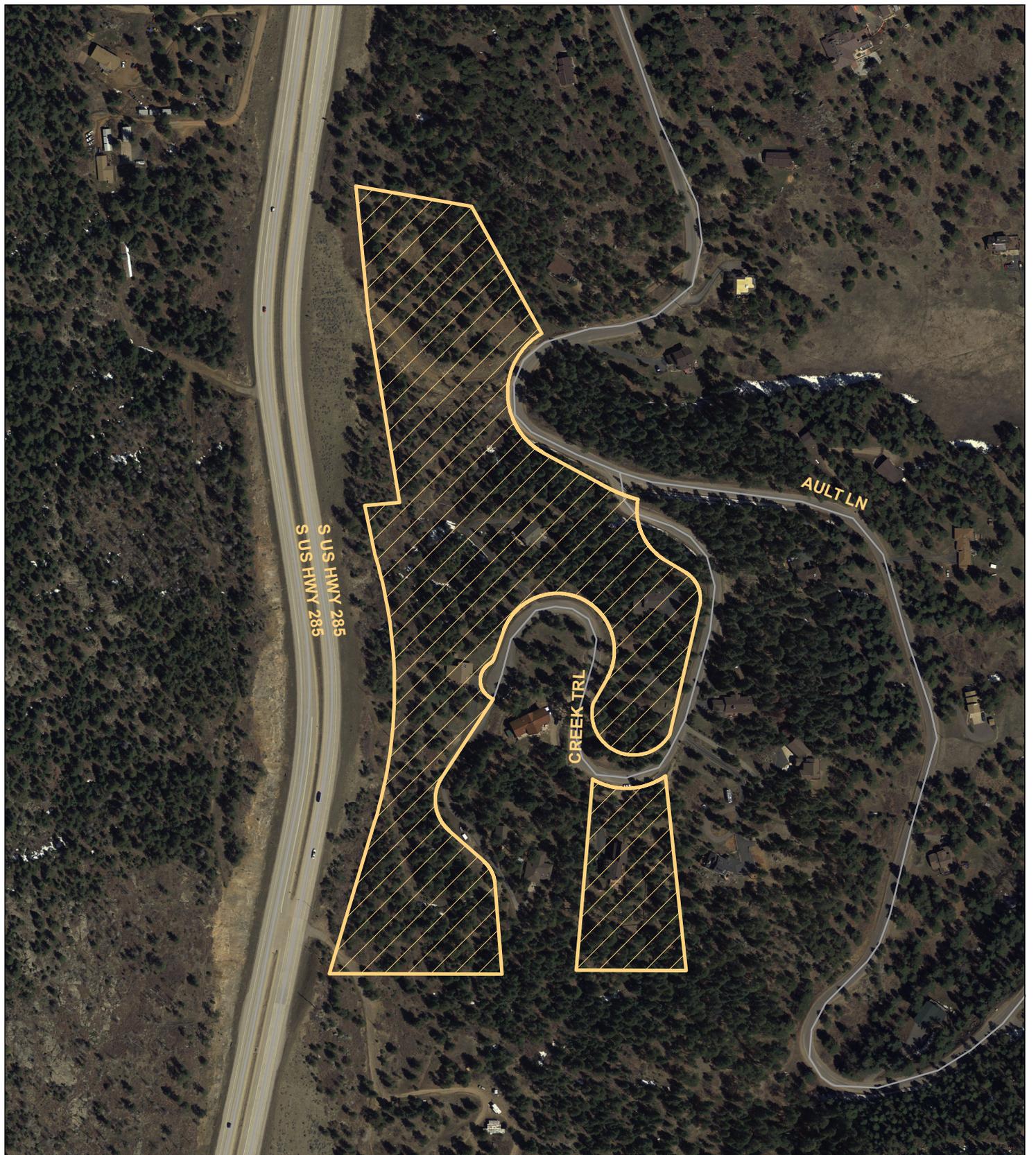


Case Number: 06-103438PF
Location: Sec 4, T6S, R70W

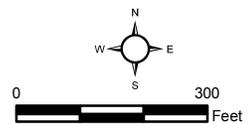


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Vicinity



Case Number: 06-103438PF
Location: Sec 4, T6S, R70W



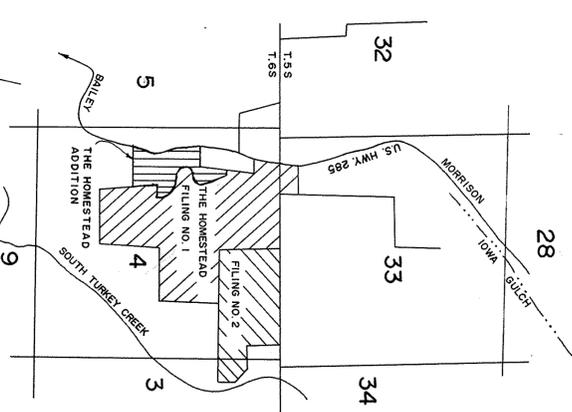
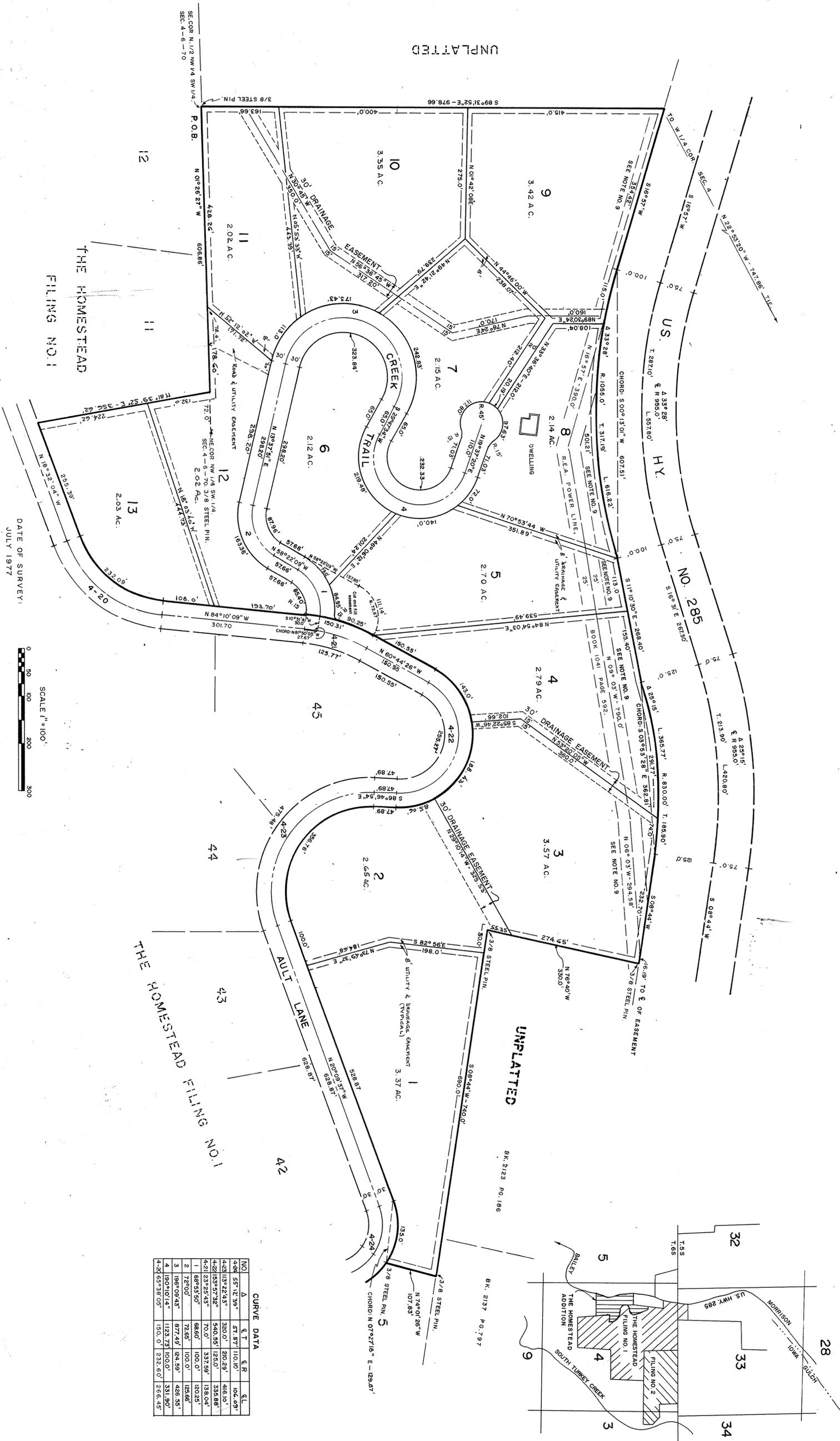
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2014 Photography

1:3,600

THE HOMESTEAD ADDITION

PART OF THE SW 1/4 OF SECTION 4 & A RESUBDIVISION OF LOTS 6, 7, 8, 9, 10 AND TRACT A OF THE HOMESTEAD, FILING NO. 1, ALL IN T. 6 S., R. 70 W. OF THE 6TH P.M., JEFFERSON COUNTY COLORADO

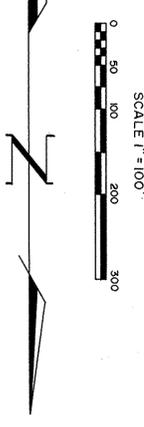


BOOK 57
PAGE 48
MAP NO. 46

CURVE DATA

NO.	Δ	Δ T	Δ R	Δ L
1	57°12'39"	57.57'	110.10'	106.63'
2	115°22'53"	320.0'	210.29'	416.10'
3	153°57'32"	540.55'	125.0'	538.66'
4	23°55'43"	70.0'	337.89'	138.04'
5	68°53'50"	68.60'	100.0'	120.25'
6	72°00'	72.65'	100.0'	120.66'
7	196°09'43"	377.49'	124.59'	426.55'
8	190°10'14"	1123.73'	100.0'	331.90'
9	65°38'05"	150.0'	232.60'	266.45'

DATE OF SURVEY:
JULY 1977



SCALE 1" = 100'

THE HOMESTEAD FILING NO. 1

UNPLATTED

UNPLATTED