

Board of County Commissioners Meeting

Tuesday, May 3, 2016

Hearing Room 1, First Floor

AGENDA

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

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

General Procedures

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

Public Comment (8:00 a.m.)

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

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

Business Meeting

Call to Order

Pledge of Allegiance

Proclamation - First Responders Appreciation Week

Tuesday, May 3, 2016 (continued)

Approval of Minutes Dated April 26, 2016

Consent Agenda

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

1. **Resolution CC16-164** Expenditure Approval Listings - Accounting
2. **Resolution CC16-165** Appointments to the Jefferson County Sustainability Commission - Board of County Commissioners
3. **Resolution CC16-166** Intergovernmental Agreement to Establish and Participate in the Jefferson County Communications Center Authority (JeffCom) - Sheriff
4. **Resolution CC16-167** Intergovernmental Funding Agreement - City and County of Denver Relating to Genesee Drive - Road and Bridge
5. **Resolution CC16-168** Agreement - The Action Center, a Colorado Non-Profit Corporation for the Self-Sufficiency Pathways Program - County Manager

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

Regular Agenda - No Agenda Items

Public Hearing

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

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

Tuesday, May 3, 2016 (continued)

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

6. **Resolution CC16-163**
- | | |
|---------------------|--|
| Case Number: | 15-103968PF: Preliminary and Final Plat |
| Case Name: | Yocom Subdivision |
| Owner/Applicant: | Michael M. Yocom |
| Location: | 16645 W. 51 st Place, Section 14,
Township 3 South, Range 70 West |
| Approximate Area: | 2.81 Acres |
| Purpose: | To subdivide the property into 2 lots
for single-family detached units. |
| Case Manager: | Nathan Seymour |

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.

Hearing Regular Agenda - No Agenda Item

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.

JEFFERSON COUNTY, COLORADO



PROCLAMATION

First Responders Appreciation Week

May 9-13, 2016

WHEREAS, the month of May contains Peace Officers' Memorial Day, National Police Week and International Firefighter's Day; and

WHEREAS, the members of first responder organizations undergo significant education, training, and personal sacrifice in order to achieve the expertise required to respond to emergency situations; and

WHEREAS, individuals, both career and volunteer, from 911 dispatchers, law enforcement, fire, emergency medical services, search and rescue and other organizations in the public safety sector, come together as first responders to protect and aid the public in the event of an emergency; and

WHEREAS, every day first responders risk their own safety in the performance of their duties to protect our communities; and

WHEREAS, first responders are ready to respond 24 hours a day, seven days a week and are our first and best defense against emergencies that threaten our communities.

NOW, THEREFORE be it proclaimed by, the Jefferson County Board of Commissioners, of the State of Colorado, that the week of May 9-13, 2016, be declared as First Responders Appreciation Week in Jefferson County.

Libby Szabo, Chairman

Donald Rosier, Chairman Pro Tem

Casey Tighe, Commissioner



COMMISSIONERS' MINUTES OF APRIL 26, 2016

The Board of County Commissioners of the County of Jefferson, State of Colorado, met in regular session on April 26, 2016 in the Jefferson County Government Center, Golden, Colorado. Commissioner Donald Rosier, Chairman Pro-tem presided. Commissioner Libby Szabo, Commissioner Casey Tighe and Debbie Quinn, Deputy Clerk to the Board, were present.

Commissioner Donald Rosier, Chairman Pro-tem called the meeting to order.

STAFF PRESENT:

Ralph Schell, County Manager
Ellen Wakeman, County Attorney
Jeffrey Shrader, Sheriff

PROCLAMATION

The Commissioners proclaimed the month of May 2016 as Building Safety Month.

APPROVAL OF MINUTES

Following a general discussion, the Board upon motion of Commissioner Tighe, duly seconded by Commissioner Szabo and by unanimous vote, approved the Minutes of April 19, 2016.

CONSENT AGENDA

The Board approved the following Resolutions:

1. **Resolution CC16-158** Expenditure Approval Listings - Accounting
2. **Resolution CC16-159** Bi-Weekly Payroll Register - Accounting
3. **Resolution CC16-160** Grant Application - Colorado Department of Local Affairs for Local Government Marijuana Impact Grant - Board of County Commissioners
4. **Resolution CC16-161** Crown Hill Park - Comcast Agreement OS14- 38 - Open Space
5. **Resolution CC16-162** Contract Revival, Renewal and Amendment - LFI Fort Pierce Inc. dba Labor Finders for Annual Temporary Flagging Services (NTE \$145,000.00) - Road and Bridge

REGULAR AGENDA

Law Enforcement Authority

6. Law Enforcement Authority Report

The Board accepted the 2016, First Quarter Law Enforcement Authority Report.

PUBLIC HEARING CONSENT AGENDA – No agenda items

PUBLIC HEARING REGULAR AGENDA –No agenda items

REPORTS

Commissioner Tighe attended the MACC meeting to discuss the challenges to relocate refugees and integrate them into the community.

Commissioners' Tighe and Szabo attended the Jeffco EDC consultant interviews.

Commissioner Rosier attended the WestConnect technical working group meeting, the Jefferson Parkway Public Highway Authority meeting, DRCOG meeting and Evergreen/Conifer citizens with concerns about HUD policies.

Commissioners' Rosier and Szabo attended the Train to the Plane grand opening reception.

All 3 Commissioners attended the Red Rocks Community College student presentations, the Prescient Grand Opening and also served as Nacho vendors for the CASA fundraiser.

County Manager Schell attended the Nature Center ceremony celebrating the Open Space map project.

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

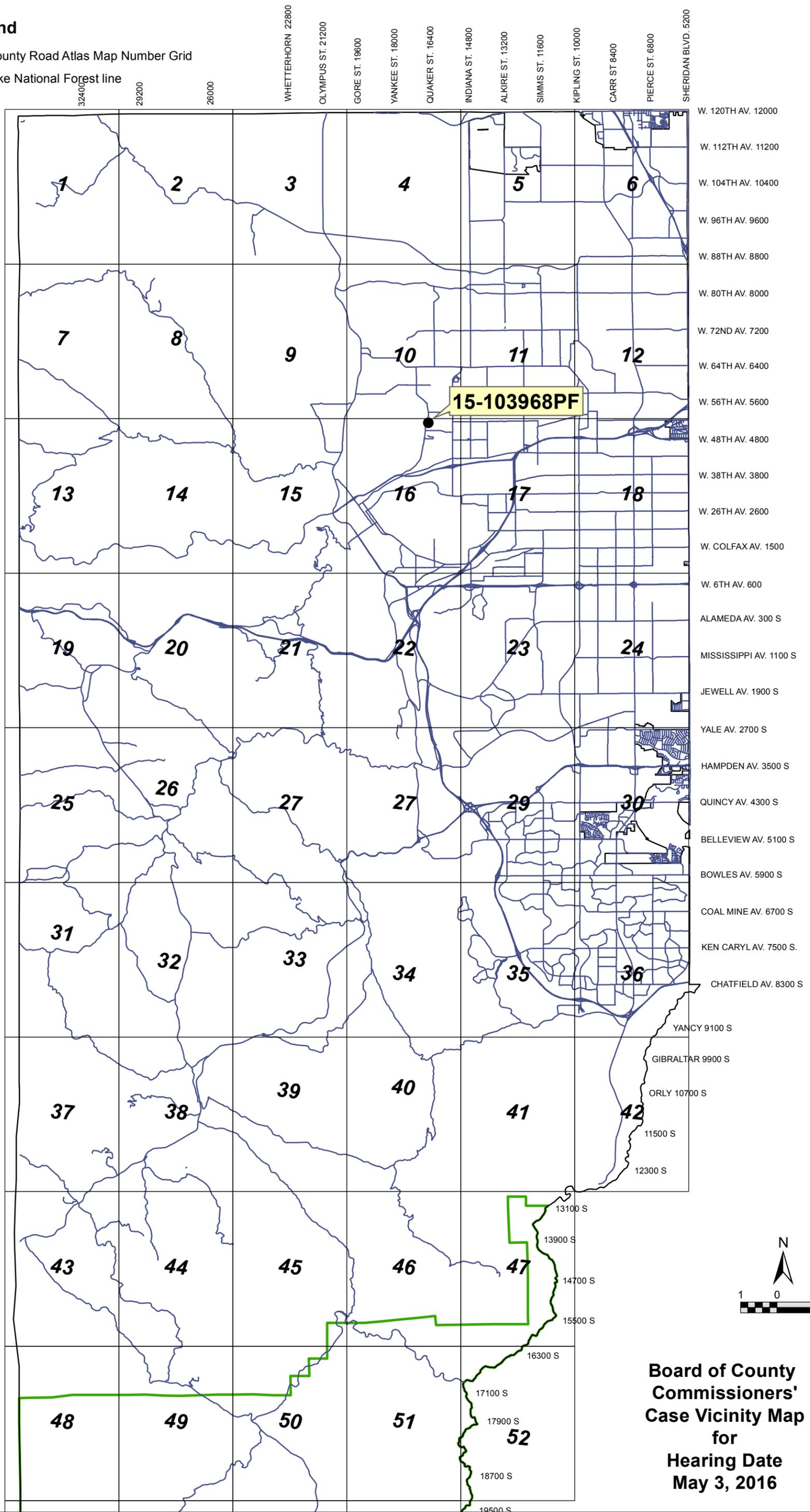
Debbie Quinn, Deputy Clerk

Donald Rosier, Chairman Pro-tem

Legend

— County Road Atlas Map Number Grid

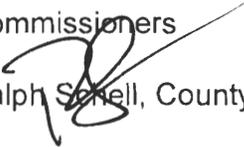
▭ Pike National Forest line



**Board of County
Commissioners'
Case Vicinity Map
for
Hearing Date
May 3, 2016**

MEMORANDUM

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

FROM:  Ralph Schnell, County Manager

DIST: Tim Kauffmann, County Treasurer

RE: EXPENDITURE APPROVAL LISTINGS

DATE: May 3, 2016

Staff Recommendation:

Approve the Expenditure Approval Listings dated April 28, 2016
Resolution No.

CC 16 - 164

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

AGENDA ITEM 2

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

FROM: 
Ralph Schell,
County Manager

RE: Appointments to Jefferson County Sustainability Commission

DATE: May 3, 2016

Staff Recommendation:

Approves the reappointments of Colleen Jorgensen, Frank Rukavina and Lindsay Weber and the appointments Tracy Fisher and Jeffery Wong as regular members on the Jefferson County Sustainability Commission.

Approves the term of this appointment to be effective Date of this Resolution and to expire March 31, 2018, or until reappointed or replaced by the Board of County Commissioners.

Resolution No.

CC 16 - 165

Distribution:

Original returned to: Janice Fredricksen

Copies to: Deborah Churchill

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners
FROM: Jeff Shrader, Sheriff
RE: Approval of the Intergovernmental Agreement to Establish and Participate in the Jefferson County Communications Center Authority (JeffCom)
DATE: May 3, 2016

Recommendation: That the Board of County Commissioners approves, and authorizes the Chairman to sign, the Intergovernmental Agreement for Sheriff's Office participation in the Jefferson County Communications Center Authority. Also approves:

- Sheriff Jeff Shrader be appointed as the Jefferson County representative to the JeffCom Board of Directors, with Division Chief Dan Gard as the alternate.
- and Authorize necessary budget payments to JeffCom in accordance with terms of the IGA
- and Authorize severance payments be made at the time of separation consistent with current County policy for employees whose positions are eliminated because of a change in business practice.

Resolution No: **CC16-166**

Background: The Jefferson County Communications Center Authority is being created to provide communications services to law enforcement, fire and EMS agencies in Jefferson County. This authority will replace 8 dispatch centers in Jefferson County. The creation of this authority is expected to create efficiencies that save money, result in quicker response times for emergency services, improve coordination among agencies during critical times and ensure adequate staffing for major emergencies or disasters.

BCC Briefing: April 26, 2016

Fiscal Impact: Severance packages for 33 employees leaving the employ of Jefferson County will result in a reduced savings the first year. A cost savings of about \$600,000 will be realized each year after that.

Prepared by: Dan Gard, Division Chief- Jefferson County Sheriff's Office

BCC HEARING ROUTING FORM (non-purchasing items)

Contacts: Originating Department and Contact: Jeff Shrader- Sheriff Ext. 5310

County Attorney Contact: David Wunderlich Ext. 8939

ROUTING					
Order	Division	Authorized Signatures Name/ initials	Date Rec'd	Date Frw'd	Comments
(1)	Originator	Dan Gard- JCSO 	4/26/16	4/26/16	
()	Division Director				
()	Department Director				
(3)	County Attorney	David Wunderlich 	4/26/16	4/26/16	
(2)	Elected Official	Jeff Shrader- Sheriff 	4/26	4/26	
Last	BCC Agenda Coordinator	Janice Fredricksen 			

M E M O R A N D U M

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

FROM: Ralph Schell, County Manager

RE: Genesee Drive Intergovernmental Funding Agreement – City and County Denver

DATE: May 3, 2016

Staff Recommendation: Staff recommends that the Board of County Commissioners approves the Intergovernmental Funding Agreement with the City and County of Denver relating to road improvements on Genesee Drive situated in Genesee Park.

Contract duration from: May 16, 2016 to: October 1, 2016

Resolution No: CC16-167

Background: The City and County of Denver Parks and Recreation contacted Road and Bridge about resurfacing Genesee Drive with recycled asphalt approximately 1600 feet of existing roadway. The Project will be undertaken within Genesee Park, which is located in Jefferson County, and will be limited to a portion of Genesee Drive, running from the intersection with Genesee Mountain Road to the intersection of Chief Hosa Road. The Project will benefit both the County, in that its citizens own adjoining or nearby property and regularly use Genesee Drive for access to and from their residences, and the City, in that its citizens and other members of the public use Genesee Drive for access to and from Genesee Park. The City and County of Denver will pay the total cost of \$49,178.67 to Jefferson County for said project.

BCC Briefing Presented on: April 26, 2016 by Jeanie Rossillon, Development and Transportation

Prepared by: Michael Dobbs, Road and Bridge

Distribution

Original returned to: Teri Schmaedecke, Clerk to Board

Copies to: Jeanie Rossillon, Development and Transportation
 Larry Benshoof, Road and Bridge
 Kurtis Behn, County Attorney's Office
 Andrea Amundson, Accounting, Payroll and Purchasing

CONTRACT REVIEW ROUTING FORM

Parties to Contract: Jefferson County

Project: Genesee Drive Intergovernmental Funding Agreement-City and County of Denver

Process Dates: Must be executed by BCC: 5/3/2016 Deadline to County ^{Manager} ~~4/25/2016~~ 4/25/2016

Contacts: Originating Department/Contact: Michael Dobbs Phone: 303-271-5233
 County Attorney/Contact: Kurtis Behn Phone: 303-271-8923

MANDATORY ACCOUNT INFORMATION		Total Amount: \$49,178.67 paid to Jeffco
Account Number: <u>64200.435110</u>	Project: <u>IGA</u>	Funds Available: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

ROUTING

ORDER	Department	Authorized Signatures Name/Initials (*)	Date Rec'd	Date Forward	Comments
	Originator Michael Dobbs		<u>4/25/16</u>	<u>4/25/16</u>	
	Director of R & B Larry Benshoof		<u>4/25/16</u>	<u>4/25/16</u>	
	Director of D & T Jeanie Rossillon		<u>4/25/16</u>	<u>4/26/16</u>	
	County Attorney Kurtis Behn		<u>4/25</u>	<u>4/25</u>	
	Agenda Coord. <u>Agenda Coord.</u>				

INSTRUCTIONS

- (*) Initials of reviewer indicate that the contract is acceptable and ready for BCC action, from reviewer's perspective.
- (**) Signature of authorized department contact for contractual questions.

MEMORANDUM

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

FROM: Ralph Schell, County Manager

RE: Agreement between The Action Center, a Colorado non-profit corporation and Jefferson County, Colorado

DATE: May 3, 2016

Staff Recommendation:

That the Board of County Commissioners approves and authorizes the Chairman to sign the 2016 Agreement with The Action Center, a Colorado non-profit corporation and Jefferson County for the Self-Sufficiency Pathways Program, a continuum of wrap around services that includes intensive case-management and supportive services provided to households who have a desire to improve their self-sufficiency and are motivated to address barriers and seek out resources.

Contract duration from April 15, 2016 through April 14, 2017

Resolution No. CC16-

CC 16 - 168

Background:

This is a contract with The Action Center for the Self-Sufficiency Pathways Program, a continuum of wrap around services that includes intensive case-management and supportive services provided to households who have a desire to improve their self-sufficiency and are motivated to address barriers and seek out resources.

BCC Briefing: Funding for The Action Center was approved in the 2016 budget. The contract was discussed at the April 26, 2016 briefing.

Fiscal Impact: \$105,000

Prepared by: Kate Newman, Deputy County Manager, x8567

Distribution

Original returned to: Kate Newman, Deputy County Manager, x8567

Copies to: Kurt Behn, Missy Gildhouse, Mary O'Neil

CASE SUMMARY

Consent Agenda

PC Hearing Date: April 13, 2016

BCC Hearing Date: May 3, 2016

15-103968PF Preliminary and Final Plat

Case Name: Yocom Subdivision

Owner/Applicant: Michael M. Yocom

Location: 16645 W. 51st Place
Section 14, Township 3 South, Range 70 West

Approximate Area: 2.81 Acres

Purpose: **To subdivide the property into 2 lots for single-family detached units.**

Case Manager: Nathan Seymour

Issues:

- None

Alternative Standards/Requirements:

The Director of Planning and Zoning has granted the following Alternative Standard/Requirement requests:

- To allow relief from providing stormwater detention and water quality in a separate tract (Section 14.A.3.d of the Land Development Regulation).
- To allow relief from paving a private street in the plains (Section 15.A.1.b of the Land Development Regulation).
- To allow a Cul-de-Sac that serves 50 residential units rather than a cul-de-sac that serves no more than 35 residential units (Section 15.A.1.c (3) of the Land Development Regulation).
- To allow retaining walls 100% around the perimeter of the detention facilities, rather than 50% or less of the perimeter (Chapter 14.4.3 of the Storm Drainage Design & Technical Criteria).
- To allow an average retaining wall block weight of 840 pounds in the detention facilities, rather than 1-ton weight per block or heavier (Chapter 14.4.3 of the Storm Drainage Design & Technical Criteria).

Related Deed:

- Easement Deed ED 15-129889DE, conveyance to Jefferson County for, Utility, Drainage and Emergency Access Easement.

Recommendations:

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

Interested Parties:

- None

Level of Community Interest: Low

General Location: Just west of the intersection of W. 51st Place and Quaker Street

Case Manager Information: Phone: 303-271-8751 e-mail: nseymour@jeffco.us

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

April 13, 2016

RESOLUTION

15-103968PF **Preliminary and Final Plat**
Case Name: Yocom Subdivision
Owner/Applicant: Michael M. Yocom
Location: 16645 W. 51st Place
 Section 14, Township 3 South, Range 70 West
Approximate Area: 2.81 Acres
Purpose: **To subdivide the property into 2 lots for single-family detached units.**
Case Manager: Nathan Seymour

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

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The proposal substantially conforms with the Land Development Regulation because all applicable regulations have been satisfied as indicated within this report.
3. The following are conditions of approval:
 - A. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.
 - B. The subdivision improvements agreement and Exhibit "A" being approved as to form by the County Attorney's Office.

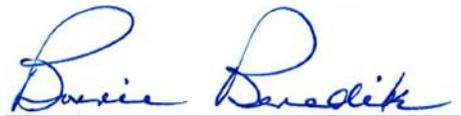
- C. Recordation of the Plat mylars in accordance with the red-marked prints dated April 13, 2016.
- D. Acceptance of Easement Deed ED 15-129889DE by the Board of County Commissioners.
- E. Recordation of an access and utility easement to the benefit of the created lots and the future lot owners.
- F. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Yocum Subdivision for prior years have been paid.

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

Commissioner	Rogers	Aye
Commissioner	Moore	Aye
Commissioner	Harris	Aye
Commissioner	Burke	Aye
Commissioner	Westphal	Aye
Commissioner	Spencer	Aye
Commissioner	Schiche	Aye

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

I, Bonnie Benedik, Administrative Assistant for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, April 13, 2016.



Bonnie Benedik
Administrative Assistant

Staff Report

PC Hearing Date: April 13, 2016

BCC Hearing Date: May 3, 2016

15-103968PF Preliminary and Final Plat

Case Name: Yocom Subdivision

Owner/Applicant: Michael M. Yocom

Location: 16645 W. 51st Place
Section 14, Township 3 South, Range 70 West

Approximate Area: 2.81 Acres

Purpose: **To subdivide the property into 2 lots for single-family detached units.**

Case Manager: Nathan Seymour

Representative: Michael M. Yocom

Zoning: Suburban Residential-One (SR-1)

BACKGROUND/UNIQUE INFORMATION:

This development is located in a semi-rural area that is characterized by gentle slopes. The zoning requirements of SR-1 and the Jefferson County Land Development Regulation are applicable to this development. The site is partially developed having one existing house. The proposed subdivision is bounded on the north by an existing residential lot, on the east by Yocom's Family Tree Farm Subdivision, on the west by the Church Ditch and on the south by W. 51st Place. Water supply service will be provided by North Table Mountain Water and Sanitation District. Sewer will be provided by onsite wastewater treatment systems. There are public improvements required for this development. The applicant is required to provide storm water detention with water quality and a private road. There is one primary access from W. 51st Place, a private street, for this development, which will serve two (2) single-family detached lots.

NOTIFICATION:

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

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

provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.

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

- Estates at North Table Mountain
- Prospect Recreation and Park District
- Save the Mesas Inc
- Marriott Orchard HOA
- Fairmont Improvements Assoc
- Jefferson County Horsemen

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

ISSUES ANALYSIS:

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

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

SUMMARY OF ACCEPTABLE ISSUES:

1. Layout/Design:

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

2. Access/Roads/Streets:

The proposed residential development will utilize a private unnamed street which connects into a second private street, W. 51st Place, from the public street, Quaker Street. In addition, a private access and utility easement will be required over the internal private access drive(s) by separate deed for the benefit of the future lot owners and is listed as a condition of plat approval. The applicant is required to provide improvements from W. 51st Place to the location where the road splits into two separate private drives.

The Director of Planning and Zoning granted the following administrative Alternative Standards/Requirements:

- Relief from paving a private street in the plains (Section 15.A.1.b of the Land Development Regulation).

- Allowance of a Cul-de-Sac that serves 50 residential units rather than a cul-de-sac that serves no more than 35 residential units (Section 15.A.1.c (3) of the Land Development Regulation).

The Alternative Standards/Requirements were approved for the following reasons:

- a. The length and amount of traffic on the private street is minimal and has been deemed acceptable to remain unpaved by Fairmont Fire Protection District and Staff given the all weather surface is constructed per the approved construction plans.
- b. A secondary means of access through Fairmont Park is being pursued separately from this plat by Staff as it pertains to the cul-de-sac requirements. The Fairmont Fire Protection District and Prospect Recreation and Park District supported the request.

The applicant is required to provide a recorded off-site utility, drainage and emergency access easement to the County over the private unnamed street. This has been listed as a condition of plat approval.

3. Water and Sanitation/Utilities:

North Table Mountain Water and Sanitation District has deemed the proposal to be acceptable and will provide water for the subdivision.

North Table Mountain Water and Sanitation District and Jefferson County Public Health have confirmed that due to minimum lot size of 1 acre being met, individual on-site waste water treatment systems will be allowed for both the existing and proposed dwellings.

Utilities are available for this subdivision. Xcel Energy will provide electricity and natural gas. CenturyLink will provide telephone service. Comcast will provide Cable Television Services.

4. Fire Protection:

Fairmont Fire Protection District has deemed the proposal to be acceptable and will provide fire protection for the subject property. There is an existing fire hydrant within approximately 200' of the property.

5. Drainage:

The submitted Drainage Report was deemed to be acceptable. The applicant will be required to provide stormwater detention and water quality for both the existing and proposed improvements.

The Director of Planning and Zoning granted the following administrative Alternative Standards/Requirements:

- Relief from providing detention in a separate tract (Section 14.A.3.d of the Land Development Regulation).

The Alternative Requirement was approved for the following reasons:

- a. With the subdivision consisting of only 2 lots, it would have been difficult to set up a Homeowners Association or equivalent entity for the maintenance of the Detention Facility. In this instance it is more practical to have the responsibility lie with the current owner of the lot.
- To allow retaining walls 100% around the perimeter of the detention facilities, rather than 50% or less of the perimeter (Chapter 14.4.3 of the Storm Drainage Design & Technical Criteria).

- To allow an average retaining wall block weight of 840 pounds in the detention facilities, rather than 1-ton weight per block or heavier (Chapter 14.4.3 of the Storm Drainage Design & Technical Criteria).

The Alternative Standards were approved for the following reasons:

- a. The proposed retaining wall height of 3' around the entire perimeter of the detention facilities does not pose any significant safety or maintenance issues.
- b. Given the amount of water draining to the detention facilities, the weight of the block is not a concern with the overall retaining wall design.

6. Hazards:

This site is not in an identified geohazard area.

7. Sensory Impacts:

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

8. Wildlife/Landscaping:

The proposal is not expected to have a significant impact on wildlife. Landscaping was not required with the processing of this subdivision pursuant to Section 15 of the Zoning Resolution. There have been efforts to preserve the existing vegetation on site and to blend in with the surrounding area.

ADDITIONAL REQUIREMENTS:

1. Park and school fees are required with this proposal. There is an existing dwelling unit on Lot 1 of this plat; therefore, the net change in density for this filing is one (1) additional dwelling unit.

The fee applicable to this subdivision is as follows:

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

Total = \$4,000

The break down for park and school fee distribution is 60% and 40% respectively. The fee breakdown for the subdivision is as follows:

Park Fee = (\$4000)(60%) = \$2,400
 School Fee = (\$4000)(40%) = \$1,600

The applicant has requested that the fees be deferred until the time of building permit. The Park and School Fees will be included in the Exhibit "A" of the Subdivision Improvements Agreement.

2. Performance Guarantee and Subdivision Improvements Agreement:

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

3. Easement Deed ED 15-129889DE:

An off-site utility, drainage and emergency access easement over and across a portion of private unnamed street located on Lot 1 of the Yocombs Family Tree Farm Subdivision will be conveyed to the County and is listed as a condition of Plat approval.

PLANNING COMMISSION:

Planning Commission Recommendation (Resolution Dated April 13, 2016 Attached):

Approval	_____
Approval with Conditions	<u> X (7-0) vote </u>
Denial	_____

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

FINDINGS/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. 15-103968PF subject to the following conditions:

1. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.
2. The subdivision improvements agreement and Exhibit "A" being approved as to form by the County Attorney's Office.
3. Recordation of the Plat mylars in accordance with the red-marked prints dated May 3, 2016
4. Acceptance of Easement Deed ED 15-129889DE by the Board of County Commissioners.
5. Recordation of an access and utility easement to the benefit of the created lots and the future lot owners.
6. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Yocom Subdivision for prior years have been paid.
7. Resolution of Planning Engineering's comments dated March 18, 2016.

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

COMMENTS PREPARED BY:

Nathan Seymour, Civil Planning Engineer
April 25, 2016

Jefferson County Case Management

CASE DATE SUMMARY

Case Number: **15-103968PF**

Case Type: **Preliminary and Final Plat**

Formal Application Submitted: **April 3, 2015**

Case Sent on First Referral: **April 3, 2015**

Referral Responses Provided to Applicant: **May 4, 2015**

Case Sent on Second Referral: **June 23, 2015**

Referral Responses Provided to Applicant: **July 31, 2015**

Case Sent on Third Referral: **December 4, 2015**

Referral Responses Provided to Applicant: **March 18, 2016**

Case Scheduled for Hearing(s): **March 28, 2016**

Administrative Decision Memorandum

Date: March 9, 2016

16-104530WR Alternative Standards/Requirements
Related Cases: Preliminary and Final Plat (15-103968PF)

Owner/Applicant: Michael Yocom
Representative: Tom Fairley

Location: 16645 W. 51st Place, just west of the intersection of Quaker Street and W. 51st Place

Purpose: **To allow retaining walls 100% around the perimeter of the detention facilities, rather than 50% or less of the perimeter.**
To allow an average retaining wall block weight of 840 pounds in the detention facilities, rather than 1-ton weight per block or heavier.

Case Manager: Nathan Seymour, Civil Planning Engineer

Background / Discussion:

The applicant is currently in a Preliminary and Final Plat process to subdivide into 2 lots. The property is zoned Suburban Residential-One (SR-1). The applicant is undergoing a Preliminary and Final Plat process; the attached site plan shows the location, height and details of the proposed retaining walls around the perimeter of the Detention facilities. During the processing of the Preliminary and Final Plat, the applicant submitted the following request for Alternative Standards of Section 14.4.3. of the Storm Drainage Design and Technical Criteria :

1. To allow retaining walls 100% around the perimeter of the detention facilities, rather than 50% or less of the perimeter.
2. To allow an average retaining wall block weight of 840 pounds in the detention facilities, rather than 1-ton weight per block or heavier.

Applicant's Rationale:

The applicant's rationale is that all the walls will be 36" or less in height. This will allow access for maintenance either by small equipment such as a backhoe from the perimeter of the pond or manually by hand. Given the height of the walls and corresponding water surface elevation the average weight of 840 pounds per block should not be an issue compared to the required 1-ton weight per block.

Applicable Regulations:

Referral:

This request was sent on a 2-week referral to internal agencies including the Staff Geologist, Open Space and Planning Engineering. The internal referrals resulted in no objections or concerns with the request.

Notification:

Notice of this request was mailed to all abutting property owners and the applicable registered associations. The minimum required 10-day public comment period has been met. To date, Staff has received no comments regarding this case.

Analysis:

Staff is supportive of the Alternative Standards request. Staff findings are based upon the following:

1. The request was discussed at the Staff Meeting dated January 27, 2016. Given the applicant has demonstrated that maintenance will be achievable given the limited height and that the weight and design details of the blocks to be used for construction are not a concern of the Staff Geologist, Staff supports this request. Due to fact that the height of the walls are limited to 3' and ponds are located in a pretty rural setting, Staff does not feel like there are any anticipated safety concerns as the pond will rarely contain water and injury due to a 3' fall is typically minor in nature. Due to the size of the ponds, the majority of the maintenance should be able to be accomplished by hand otherwise a small excavator could obtain accessibility from the perimeter.
2. There were no objections to this request from referral agencies. See Geologists comments dated February 25, 2016 and Open Space Comments dated February 25, 2016
3. There were no objections to this request as a result of the public notification.

Staff Recommendation:

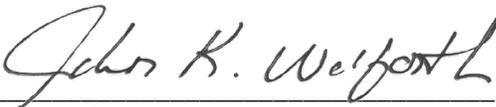
For the reasons indicated within this report, Staff recommends **approval** of the applicant's request subject to the conditions that the Plat document is recorded and that accessory structures within the building envelope shall comply with setbacks in the SR-1 zone district.

Decision:

Pursuant to Section 2.B.2 of the Jefferson County Land Development Regulation the Director of Planning and Zoning may allow the following Alternative Requirement of the SR-1 Zone District during the processing of the Yocom Subdivision Preliminary and Final Plat.

1. To allow retaining walls 100% around the perimeter of the detention facilities, rather than 50% or less of the perimeter.
2. To allow an average retaining wall block weight of 840 pounds in the detention facilities, rather than 1-ton weight per block or heavier.

Alternative Standards Granted
 Alternative Standards Granted with Changes _____
 Alternative Standards Denied



John Wolforth
Director of Planning and Zoning

3/10/16
Date

REVIEWED
By Charles Barthel at 1:37 pm, Mar 10, 2016

REQUEST FOR ALTERNATIVE STANDARDS/REQUIREMENTS

TO: John Wolforth
Director of Planning & Zoning

FROM: Nathan Seymour
Civil Planning Engineer

DATE: November 9, 2015

SUBJECT: Request for Alternative Standards at the time of Preliminary and Final Plat
Waiver Case Number: 15-121021WR
Land Development Title: Yocom Subdivision
Land Development Case Number: 15-103968PF

Background/Request:

The applicant is undergoing a Preliminary and Final Plat process to further subdivide Parcel A, Exemption E93-10-82 and Parcel 6, Exemption E36-8-90 into (2) two lots. There is an existing residential unit on one of the lots. The subject properties are zoned Suburban Residential-One (SR-1). The applicant for the subdivision is taking access from Quaker Street which is an existing cul-de-sac with more than 35 units. The applicant is specifically requesting relief from the following Land Development Regulation (LDR) requirements:

- Section 15.A.1.c(3) of the Land Development Regulation which states that cul-de-sacs may be used where the cul-de-sac serves no more than 35 residential units.

The applicant's rationale is as follows:

1. The proposed increase in the number of lots on the property is only one.
2. The development is served by Fairmont Fire Protection District, with the closest station approximately 1.5 miles from the site.
3. Emergency response time is estimated to be under five minutes.
4. There is an existing 6" water main located in the center of 51st place which terminates with a fire hydrant located 160 feet from the east border of the proposed new lot. According to the Fairmont Fire Protection District no additional fire hydrants are required.
5. The proposed house to be built will exceed 3800 sq.ft., which requires a residential fire sprinkler system.
6. The existing roads are in good condition and paved with asphalt.
7. Evacuation to the south is via Quaker Street to West 50th Avenue. Evacuation to the North is through the west side of Fairmont Park eventually reaching the continuation of Quaker Street before reaching West 54th Avenue. Fairmont Fire Protection District and Prospect Recreation and Park District have a verbal agreement regarding the emergency access through this section of the park.
8. This proposed subdivision does not fall inside a Wildfire Hazard area.
9. The addition of this lot to the Quaker Street cul-de-sac should not have an adverse effect on travel or emergency services.

Analysis/Recommendation

The Alternative Standards request was referred to Planning Staff, Open Space, Prospect Recreation and Park District and Fairmont Fire Protection District for comment. Please see the attached comments for your reference.

Based on analysis of the request, Staff supports the Alternative Standard request for the following

reasons:

- Planning Staff has no objection to the request as indicated in their correspondence dated September 13, 2015, as long as the Fire District has no objection.
- Open Space has no concerns with the requests as indicated in their correspondence dated September 10, 2015.
- Planning Engineering has no concerns with the requests as discussed at the Planning Engineering Meeting as long as an Emergency Access Easement to the County is pursued by Staff and the Districts, separate and apart from this Preliminary and Final Plat process. The existing number of units in the cul-de-sac is 50 units to include the addition one additional lot with the proposed plat. The length of the cul-de-sac is approximately 0.4 miles.
- To obviate the cul-de-sac requirement, a secondary means of access to the subdivision is required, either by a dedicated, full-time access (public or private) or by a Utility, Drainage and Emergency Access Easement to the County (for emergency situations only – not full time), across an existing street/road. In the event of an emergency, there is an existing “dirt” drive through Fairmount Park that provides a “physical” secondary means of ingress and egress to the north albeit it does not have an Emergency Access Easement draped over it at this time. According to Prospect Recreation and Park District, the District currently has no objection to the passage of vehicles across the Park during an emergency situation without an Emergency Access Easement.
- The Fairmont Fire Protection District states in a letter to staff dated October 27, 2015 that they are supportive of the request for relief given the understanding that the Emergency Access Easement will be pursued separate from the plat process. It was also stated that no additional improvements will be required to the existing vehicle access through Prospect Park and into the neighborhood to the north.
- Planning and Zoning Staff met with Fairmont Fire Protection District and Prospect Recreation and Park District on September 28, 2015 to discuss the need for an Emergency Access Easement to serve the existing and future development in this area. . Those in attendance agreed it was crucial to put an Emergency Access Easement in place. It was decided that Planning and Zoning would prepare a legal description to be presented to Prospect Recreation and Park District Board and Fairmont Fire Protection Board for their consideration. Prospect Recreation and Park District recently purchased the property from Jefferson County. The conveyance of the property to the District was via a Commissioners’ Deed. The process of obtaining an Emergency Access Easement is somewhat complex and time consuming and Staff believes this should not hold up the Preliminary and Final Plat process. Furthermore, Staff is of the opinion that this is a bigger issue for the surrounding area, and would be better served by Staff pursuing the Emergency Access Easement in earnest through fruition.

In accordance with the Land Development Regulation, Section 2.B.5., Staff is of the opinion that the granting of relief from this regulation would not be detrimental to or contrary to the Purpose of the Land Development Regulation and will be in harmony with the general purpose and intent of the provision for which a waiver is sought and that strict compliance with such provision would be impractical. Therefore, Staff recommends approval of the applicant’s request for the reasons cited above.

Decision:

Pursuant to Section 2.B.2 of the Land Development Regulation (LDR), the Director of Planning & Zoning may grant the following Alternative Standard during the processing of the Preliminary & Final Plat, Yocom Subdivision, Case No. 15-103968PF:

- Allow a Cul-de-Sac that serves 50 residential units rather than a cul-de-sac that serves no more than 35 residential units (Section 15.A.1.c(3) of the LDR).

Director of Planning & Zoning:

- Alternative Standard Granted
- Alternative Standard Granted with Changes

REVIEWED
By Charles Barthel at 11:34 am, Nov 09, 2015

REVIEWED
By Michael Schuster at 1:19 pm, Nov 09, 2015

____ Alternative Standard Denied

John K. Wolforth 11/10/15

John Wolforth
Director of Planning & Zoning

REQUEST FOR ALTERNATIVE STANDARDS

TO: John Wolforth
Director of Planning & Zoning

FROM: Nathan Seymour
Civil Planning Engineer

DATE: December 8, 2015

SUBJECT: Request for Alternative Standards at the time of Preliminary and Final Plat
Waiver Case Number: 14-116589WR
Land Development Title: Yocom Subdivision
Land Development Case Number: 15-103968PF

Background/Request:

The applicant is undergoing a preliminary and final plat process to further subdivide Parcel A Exemption E93-10-82 and Parcel 6 Exemption E36-8-90 into (2) two lots, each containing one residential unit. The subject properties are zoned Suburban Residential-One (SR-1). As part of the subdivision review process, all on-site detention areas are to be located in a separate tract and all private streets in the plains are required to be paved. The applicant is specifically requesting relief from the following Land Development Regulation (LDR) requirements:

- Section 14.A.3.d of the Land Development Regulation, related to providing detention in a separate tract.
- Section 15.A.1.b of the Land Development Regulation, relating to paving of a private street in the plains.

The applicant's rationale is as follows:

1. Given the size of the subdivision (two lots) and that an HOA may or may not be set up and the owners of the lots may be responsible for the maintenance of the drainage improvements, easements are the most practical way to proceed.
2. The private street will serve only 2 lots and will be constructed with an all weather surface road base. There is only a small approximately 50' section of street within the plat boundary that will be shared.

Analysis/Recommendation

The Alternative Standards request was referred to Planning Engineering, Planning, and Open Space for comment. Please see the attached comments for your reference.

Based on analysis by County staff, staff supports the Alternative Standard requests for the following reasons:

- Zoning Administration has no objection to the requests as indicated in their correspondence dated August 3, 2015, as long as it is clear that current and future property owners will be responsible for detention pond maintenance.
- Open Space has no concerns with the requests as indicated in their correspondence dated July 31, 2015.
- Planning Engineering has no concerns with the requests as discussed at the Planning Engineering Meeting.
- Staff supports the Alternative Standard request to not have the detention pond be located in a separate tract. The requirement for having detention facilities in tracts is impractical for this size of

development. Maintenance of the drainage facilities will be by the individual property owners or with an HOA, which is a more practical solution for a small subdivision. Providing easements will accomplish the intent of the regulation. Furthermore, upon satisfactory construction of permanent stormwater quality structures, said facilities are subject to inspection by the County on a periodic basis pursuant to Section 21 of the Zoning Resolution.

- Staff supports the Alternative Standard request to not pave the interior street that serves two lots within the subdivision. The street will have a very low traffic volume of approximately 20 trips per day which should not cause an air quality issue. Fairmont Fire Protection District supports the use of an all weather surface without any conditions.

In accordance with the Land Development Regulation, Section 2.B.5., Staff is of the opinion that the granting of relief from this regulation would not be detrimental to or contrary to the Purpose of the Land Development Regulation and will be in harmony with the general purpose and intent of the provision for which a waiver is sought and that strict compliance with such provision would be impractical. Therefore, Staff recommends approval of the applicant's request for the reasons cited above.

Decision:

Pursuant to Section 2.B.2 of the Land Development Regulation, the Director of Planning & Zoning may grant the following Alternative Standards as a part of the Preliminary & Final Plat for 2 residential lots, Case No. 15-103968PF.

1. Section 14.A.3.d of the Land Development Regulation, related to providing detention in a separate tract.
2. Section 15.A.1.b of the Land Development Regulation, relating to paving of a private street in the plains.

Director of Planning & Zoning:

- Alternative Standards Granted
 Alternative Standards Granted with Changes
 Alternative Standards Denied

 12/8/15
John Wolforth
Director of Planning & Zoning

REVIEWED by Sean
Madden at 10:06am on
December 8, 2015.

REVIEWED

By Mike Schuster at 12:04 pm, Dec 08, 2015

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

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

Case Number: 15-103968PF
Case Name: 16645 West 51th Street
Address: PIN: 30-144-00-00
General Location: Northwest of Quaker Street and 51th Place
Case Type: Preliminary and Final Plat
Type of Application: Plat to subdivide and create one single family residence
Comments Due: **Friday April 24th, 2015**
Case Manager: Nathan Seymour
Case Manager Contact Information: nseymour@jeffco.us 303.271.8751

The entire case file for this application can be viewed [here](#).

Referrals:

Internal Agencies:

Addressing
Assessor
Cartography
County Geologist
Public Health
Planning
Planning Engineering
Open Space
JeffCo Historical Commission (Dennis D)
Transportation and Engineering
Road & Bridge District 1(North Shop)
Weed and Pest
Zoning Administration

External Agencies:

Fairmount Fire Protection District
North Table Mountain Water and Sewer District
Division of Water Resources, State Engineer's Office
Colorado Geological Survey (\$600)
Department of Health
Colorado Historical Society
City of Golden
City of Arvada
RTD
Division of Transportation
Soils Conservation District (\$300)
Xcel
Century Link
Comcast
Post Office

Adjacent HOA'S:

Estates at North Table Mountain
Prospect Recreation and Park District
Save the Mesas Inc
Marriott Orchard HOA
Fairmount Improvement Association
Jefferson County Horseman's

Adjacent Property Owners: See List in Community Notification

ADDRESSING

MEMO

To: Nathan Seymour
FROM: Patricia Romero
SUBJECT: 15-103968PF 16645 W 51st Place
DATE: April 27, 2015

Addressing offers the following comments on this proposal:

1. The purpose of this Preliminary and Final Plat is to subdivide the property into two lots.
2. Access is off of west 51st Place. There is a valid existing address, 16645 West 51st Place, in the addressing database.
3. The address for the additional lot will be available when the Plat is approved and recorded and the building permit for a residence is applied for.

Please let me know if you have any questions.

Nathan Seymour

From: Kathy Sewolt
Sent: Tuesday, July 07, 2015 1:25 PM
To: Nathan Seymour
Subject: FW: Preliminary Plat Case # 15-103968 PF

See Iva's comments below, she checked this while I was on vacation.

Sincerely,

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

From: Iveta Bohmova
Sent: Tuesday, June 30, 2015 4:25 PM
To: Kathy Sewolt
Subject: Preliminary Plat

Case Name: Yocom Subdivision
Case #: 15-103968PF

The legal description and ownership match the records as of June 30, 2015.

Iveta Bohmova

MEMORANDUM

FROM: Nathan Seymour, Case Manager
DATE: March 18, 2016

RE: 15-103968PF – Preliminary and Final Plat – Yocom Subdivision – 16645 W. 51st Place

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

PRELIMINARY AND FINAL PLAT COMMENTS

1. The exhibit A is acceptable. At time of final submittal I will need 2 signed copies of the Exhibit A, one of which the unit prices and totals are removed.
2. Please review the attached Subdivision Improvement Agreement and provide any comments. At the time of final submittal we will provide a final copy for your signature. This will be required as a condition of recordation of the plat.
3. Prior to recordation of the plat a revised title commitment will be required verifying that no changes have been made to the property. The effective date is required to be within 45 days of the date of plat recordation.
4. Please see the attached Private Access Easement comments. They will be required to be addressed and approved by County Attorney's office prior to recordation of the plat.
5. I received the request to defer park and school fees until the time of building permit. Please note that prior to pulling a building permit these fees will be required to be paid.
6. There are a few minor comments to address with the Plat and Construction Documents. See attached. These will be required to be addressed prior to recordation. It may be wise to wait until after the hearing process to make any corrections as additional items are sometimes added by the Planning Commission or Board of County Commissioners.
7. **Per Colorado Revised Statute §37-92-602(8)(b)(I)(A) the latest version of the stormwater detention and infiltration spreadsheet must be filled out and submitted with the final construction documents.**
8. Prior to plat recordation the following construction documents will be required.
 - a. 3 signed and stamped copies of the Construction Plans
 - b. 2 signed and stamped copies of the Drainage Report
 - c. Signed Exhibit A's
 - d. Electronic Version of State Stormwater spreadsheet
 - e. Electronic signed and stamped versions of all documents

Additional Requirements/Comments

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

These comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning Engineering to note any

specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (rezoning, platting, exemptions, additional submittals), Planning Engineering reserves the right to modify these initial comments or add appropriate additional comments.

The applicant should respond to these comments. If there are any questions please contact Nathan Seymour at 303-271-8751.

Memorandum

To: Nate Seymour
Planner

From: Patrick O'Connell
Geologist

Date: April 29, 2015

Re: 16645 West 51st Place, Case No. 15-103698PF

This platting will create 2 lots for residential development. I have reviewed February 2015 plans prepared by Kiowa for the project. The site is not in any zoned geohazard area. I have the following comment.

1. The applicant requested a deferral of the geologic and geotechnical reports. The Standard Plat Restriction has been included on the plat. Given the plans, anticipated materials and the note to be added, I support this request.

Nathan Seymour

From: AutoMailer@jeffco.us
Sent: Monday, April 06, 2015 8:02 AM
To: Nathan Seymour
Cc: Nancy York
Subject: Agency Response

Address: 16645 W 51St Place
Case Number: 15 103968 PF
Review: Open Space
Review Results: No Comment (no further review)
Scheduled End Date: 04/24/2015
Signoff Date: 04/06/2015
Process Comments:
Case Type: Preliminary - Final Plat: Single Family Detached
Reviewer: Nancy York
Case Description: To subdivide the property into two lots.

This Email has been automatically generated, do not reply to sender:
If you have any Review questions, contact Nancy York

If you have any technical questions contact tgagnon@jeffco.us

MEMO

TO: Nathan Seymour
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: June 24, 2015

SUBJECT: Case #15-103968 PF
16645 W 51st Place Yocum Sub
Michael Yocom
16645 W 51st Pl

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

PROPOSAL SUMMARY

Plat to subdivide and create two single family residences

COMMENTS

Jefferson County Public Health (JCPH) provided comments regarding cases related to this planning case dated January 15, 2014, March 25, 2014, April 18, 2014 and April 13, 2015 and has the following updated comments:

JCPH has provided comments on the property 5173 Quaker Street also known as 16645 W. 51st Place. The applicant must submit the following documents or take the following actions prior to a ruling on the proposed platting of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required.**

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	6-24-15	Submit a letter from the North Table Mountain Water and Sanitation District that states they have no objection to the installation of an onsite wastewater treatment system (OWTS) on proposed Lot 2 and that they have no objection to proposed Lot 1 remaining on an OWTS. (See Section below)	Water/Wastewater

✓	6-24-15	Locate the existing OWTS to scale on the Yocom Subdivision Sheet 2 of 2.	Water/Wastewater
✓	4-7-15	Submit a Sensory Impact Assessment in accordance with the LDR Section 26 that must be prepared by a qualified professional planner, certified industrial hygienist, or landscape architect or engineer, registered in the State of Colorado.	Sensory Impact Assessment
✓	4-7-15	Submit an Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30, if applicable.	Environmental Site Assessment

WATER/WASTEWATER

On January 14, 2014, JCPH contacted North Table Mountain (NTM) Water and Sanitation District, and was informed the property located at 16645 W. 51st Place (also known as 5173 Quaker Street) is provided with public water only. We also contacted Golden Water and Sanitation and they do not provide public sewer services to this property.

We located records for the existing onsite wastewater treatment system (Folder #14-106983 Old XX) installed in 1983 to serve a 3- bedroom single family dwelling for the property located at 16645 W. 51st Place (5173 Quaker Street). The applicant provided an As-Built Drawing for the property as requested.

The NTM Water and Sanitation District provided a letter dated February 11, 2015 that states that the proposed lots are within the boundaries of public water and public sewer.

According to the Yocom Subdivision plat each lot is a minimum of one (1) acre and as such can remain and be developed with public water and an onsite wastewater treatment system (OWTS) for water and sanitation needs according to the OWTS Regulation of Jefferson County. In an email dated June 24, 2015 NTM Water and Sanitation District states that these properties can be served by onsite wastewater treatment systems.

The existing OWTS was drawn to scale on the Yocom Subdivision Supplemental Information Sheet and verified that all system components are located on proposed Lot 1 and that all system components are a minimum of ten (10) feet from all proposed property lines in accordance with the OWTS Regulation of Jefferson County.

SENSORY IMPACT ASSESSMENT

This Department has reviewed the Sensory Impact Report dated February 24, 2015. This report complies with requirements set forth in Section 26 of the Jefferson County Land Development Regulation.

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

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

ENVIRONMENTAL SITE ASSESSMENT

This Department has reviewed the Environmental Questionnaire and Disclosure Statement dated February 12, 2015. The applicant checked "No" on all categories of environmental concern on the cover sheet. From this information it does not appear that any environmental factors exist which would negatively impact the property.

AIR

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

The Colorado Department of Public Health and Environment, Air Quality Control Commission Regulation No. 8, Part B, Asbestos Control requires that all buildings that are going to be remodeled, renovated, and or demolished must have a full inspection by a current Colorado-certified asbestos building inspector before conducting any work and must obtain a Demolition Permit. Based on the results of the inspection, if asbestos is detected, the applicant must obtain an Asbestos Abatement Permit from the Asbestos Section at the Colorado Department of Public Health and the Environment (303.692.3100). All building materials that will be impacted that contain asbestos that is friable or will become friable during the remodel, renovation, or demolition in quantities over the volume of a 55-gallon drum must be removed prior to any work. The asbestos removal must be done by a certified asbestos removal contractor (General Abatement Contractor) using trained and certified asbestos abatement workers prior to demolition. Asbestos information can be found at <http://www.colorado.gov/cs/Satellite/CDPHE-AP/CBON/1251594599613>.

Please contact John Moody at 303.271.5714 or Dave Volkel at 303.271.5730 for more information about this process.

RADON

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

Nathan Seymour

From: Tracy R. Volkman
Sent: Wednesday, June 24, 2015 12:01 PM
To: Nathan Seymour
Subject: FW: Septic - 15-103968 PF 16645 W 51st Place

Hi Nathan,

Please see and include with the file, the below email from North Table Mountain Water and Sanitation District that will allow the properties to remain and be developed with onsite wastewater treatment systems. Thanks.

Tracy

Tracy R. Volkman, REHS
Environmental Health Services
Jefferson County Public Health
Phone: 303.271.5763
FAX: 303.271.5760
tvolkman@jeffco.us

[Public Health - Jefferson County, CO](#)

NOTICE: This e-mail and any attachments thereto, is intended only for use by the addressees named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution, or copying of this e-mail and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please notify me immediately at the e-mail address listed above and permanently delete the original and any copy of this email and any printout thereof.



From: Wendy Weiman [<mailto:Wendy@ntmwater.org>]
Sent: Wednesday, June 24, 2015 11:14 AM
To: Tracy R. Volkman
Cc: Bart Sperry
Subject: Septic - 16645 W 51st Place

Good Morning Tracy,

The property at 16645 W 51st Place, Golden Colorado 80403 is located within the North Table Mountain Water and Sanitation District (District) boundaries. The District has no concerns regarding this property being served by an Individual Sewage Disposal System.

If you have questions or need additional information, please feel free to contact me.

Thank you,

Wendy M. Weiman, P.E.
Project Engineer



Jefferson County, Colorado
Transportation & Engineering Division

100 Jefferson County Parkway, Suite 3500, Golden, Colorado 80419-3500
☎ 303.271.8459 • Fax 303.271.8490 • <http://jeffco.us/highways>

P&Z REFERRAL T&E RESPONSE

To: From:

Case #: Due Date:

Property Address or PIN:

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

Drainage

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

Other Notes:

No Concerns

Right-of-Way / Roadway Corridor Expansion Projects

Land owner will need to refund County \$ for ROW purchased in for

This amount **must** be paid before plat is recorded and/or plans are approved and released for construction.

Documentation attached in Amanda Documentation to follow

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

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

Other Notes:

No Concerns

Traffic Operations / Transportation Planning

	Included in referral	Reviewed		Comments
		No	Yes	
Traffic study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Signage & striping plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signal plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails or sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street road plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Concerns				

Additional Comments

Comments

Name



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

April 7, 2015

Nathan Seymour
Jefferson County Planning and Zoning Department
Transmitted via email:
nseymour@jeffco.us

RE: Yocom Subdivision
Case no. 15-103968PF
NE1/4 of the SE ¼ of Section 14, T3S, R70W, 6th P.M.
Water Division 1, Water District 7

Dear Mr. Seymour:

We have reviewed the submittal documents provided via email on April 6, 2015 concerning the above referenced proposal to subdivide an approximately 2.8-acre parcel, into 2 residential lots of 1.7 acres and 1.1 acres. According to the application materials, there is an existing residence on what will become Lot 1.

Water Supply Demand

According to the application materials, estimated water requirements are expected to require a total of 300 gpd, which according to the Applicant equates to a water requirement of approximately 0.5 acre-feet per year for the two residential lots. We note that the estimated water requirement of 300 gpd will equate to approximately 0.33 acre-feet per year for the two lots, therefore the Applicant must clarify whether the water requirement is 300 gpd or 0.5 acre-feet per year.

Source of Water Supply

The proposed water source is the North Table Mountain Water and Sanitation District (“District”). A letter from the District dated February 11, 2015 was provided with the referral materials. The letter indicates that the District serves the Yocom Family Three subdivision with both water and sewer service. However since this referral is not part of the Yocom Family Three subdivision it is unclear as to how many taps the District is committing to provide for this new subdivision.



The North Table Mountain Water and Sanitation District obtains its water supply through a distributor's agreement with the Denver Water Department (Denver Water Distributor Contract No. 169). The Denver Water Department is considered to be a reliable water source.

State Engineer's Office Opinion

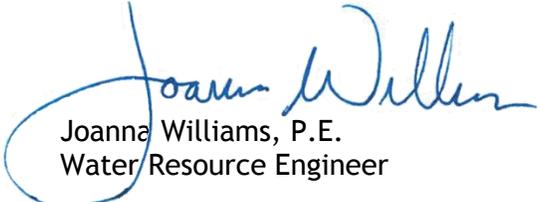
Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, as long as the District is committed to serve both of the proposed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

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is physically available, based on current conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Should you or the Applicant have any questions, please contact Ioana Comaniciu of this office at 303-866-3581.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision file: 23635





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 24, 2015

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

Attn: Nathan Seymour

Re: 16645 West 51st Place, Case # 15-103968PF

Public Service Company of Colorado (PSCo) has reviewed the plans for **16645 West 51st Place** and requests 8-foot utility easements along the southerly property line of the entire subdivision, and along the easterly property line of the proposed Lot 1. PSCo requests these easements be dedicated to Jefferson County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Please be aware PSCo owns and operates existing electric distribution facilities within the proposed project area. The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

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

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

Nathan Seymour

From: Tami Moon [tmoon@northglenn.org]
Sent: Thursday, July 30, 2015 1:05 PM
To: Nathan Seymour
Subject: RE: Church Ditch - Yocom Subdivision - 16645 W. 51st Place

Hi Nathan.

I don't have any major concerns, only that the house that will be build on the property does not enter our easement or inhibit our ability to do work on the ditch. At this time, it looks like there is plenty of separation between the ditch bank and the house, so I am happy. I've forwarded the plans on to James at ERC for his evaluation just to confirm that I am on the right track.

Thanks.
Tami

Tamara Moon

Water Resources Administrator
City of Northglenn
303.450.4070 (desk)
303.887.8080 (cell)
tmoon@northglenn.org

Every Drop Counts. Please Conserve Water.

>>> Nathan Seymour <nseymour@co.jefferson.co.us> 7/30/2015 12:32 PM >>>
Tammy,

Thanks for the call back.

Let me know if you have any questions or concerns.

Thanks!

Nathan Seymour
(303) 271-8751

From: Nathan Seymour
Sent: Monday, May 04, 2015 1:58 PM
To: 'tmoon@northglenn.org'
Subject: Church Ditch - Yocom Subdivision - 16645 W. 51st Place

Tammy,

Below you'll find the electronic referral information for the Yocom Subdivision located west of Quaker and 51st Place. I've also attached a few documents to this email for quick review. There is an easement shown on the plat, rec. # 88066355 and 91107724.

A letter was included in the submittal documents from Michael Yocom stating a conversation he had with you which I have attached for your reference. I also wanted to give you an opportunity to provide comments based on the submittal documents provided at this time. I have to apologize you were not included on the original electronic referral email that was sent out which I just realized when I noticed we had not gotten any comments from Church Ditch.

That being said if you could provide comments by Wednesday the 4th, it would be much appreciated. If you need more time, I understand but please let me know when you would be able to provide comments.

Thank you for your time and let me know if you have any questions.

Nathan Seymour

Civil Planning Engineer
Jefferson County Planning & Zoning
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550
(303) 271-8751 FAX: (303) 271-8744
Email: nseymour@jeffco.us

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

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

Case Number: 15-103968PF
Case Name: 16645 West 51th Street
Address: PIN: 30-144-00-00
General Location: Northwest of Quaker Street and 51th Place
Case Type: Preliminary and Final Plat
Type of Application: Plat to subdivide and create one single family residence
Comments Due: **Friday April 24th, 2015**
Case Manager: Nathan Seymour
Case Manager Contact Information: nseymour@jeffco.us 303.271.8751

The entire case file for this application can be viewed [here](#).

Nathan Seymour

Civil Planning Engineer
Jefferson County Planning & Zoning
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550
(303) 271-8751 FAX: (303) 271-8744
Email: nseymour@jeffco.us



Fire Protection District

Protecting Lives and Property Since 1962

May 4, 2015

FFPD-FP-004-15

Jefferson County Planning and Zoning Division
Attention: Nathan Seymour
100 Jefferson County Pkwy, Suite 3550
Golden, Colorado 80419-3550
(303) 271-8719
nseymour@co.jefferson.co.us

Re: Case Number 15-103968PF; Emergency Access to the property located at 16645 West 51st Place.

We have reviewed the documents and performed a site inspection of the area, pertaining to the above aforementioned case. We have found that there are 48 properties in the immediate area that are served by one dedicated access roadway; Quaker Street, from the south, off West 50th Avenue, and one secondary emergency access from the north, which is a paved drive passing through Fairmount Park, which is accessed from the north, off West 54th Avenue. This access is kept maintained and easily accessible by the Prospect Parks and Recreation District. Therefore, the Fairmount Fire Protection District does not take issue with the current provisions for two-way emergency access into the subdivision where the property is located.

The Fire District will require that fire hydrant flow tests be performed by the North Table Mountain Water and Sanitation District for the closest fire hydrants to the property, to determine what water flows are available to protect current and proposed structures on the property. The Fire District also will require that access driveway(s) will adhere to the provisions of the Jefferson County Roadway Design & Construction Manual and the FFPD Roadway & Driveway Adopted Amendments to the 2012 International Fire Code.

Please feel free to contact this office if you have any questions concerning this matter.

Sincerely,


Neil Rosenberger, Fire Marshal



Fire Protection District

Protecting Lives and Property Since 1962

October 7, 2015

FFPD-FP-011-15

Prospect Recreation and Park District
Attention: Mike Hanson
4198 Xenon Street
Wheat Ridge, CO 80033
(303) 424-2346
mhanson@prospectdistrict.org

Re: Emergency Vehicle Access Easement through Fairmount Park

On behalf of the Fairmount Fire Protection District I would like to request that the Prospect Recreation and Park District formally agree to grant access through the Fairmount Park, 5222 Quaker Street, in cases where emergencies may require a secondary means for emergency vehicles to access the Yocum Subdivision, located to the South of Fairmount Park, adjacent to Quaker Street.

Background information: Over many years the Yocum Subdivision has developed into a beautiful single family neighborhood. It began over 50 years ago with a handful of homes adjacent to what has become Fairmount Park. The primary vehicle access for the neighborhood was designated along West 50th Avenue, at Quaker Street. At the time there was no secondary vehicle access requirement because of the small number of homes. As the neighborhood grew and approached the Jefferson County and Fairmount Fire District's required cap of 35 dwelling units for a single access roadway; secondary emergency vehicle access was requested and informally granted by Prospect Recreation and Park District. It is believed that no written agreement was ever established, as neither agency has a record of such. It is necessary to have such an agreement, as the neighborhood is well over the cap of 35 dwellings.

The Fairmount Fire Protection District wishes to have a secondary emergency access drive or roadway in place formally, which will ensure secondary emergency vehicle access to the properties located in the Yocum Subdivision for generations to come.

Thank you for assisting in the resolution of this matter. Please feel free to contact me if you have any further questions.

Respectfully yours,

Neil Rosenberger, CFO, FM, MIFireE
Division Chief, Fire Marshal
rosenberger@fairmountfire.org



Fire Protection District

Protecting Lives and Property Since 1962

October 27, 2015

FFPD-FP-015-15

Jefferson County Planning Zoning
Attention: Nathan Seymour, Civil Planning Engineer
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550
(303) 271-8751
nseymour@co.jeffco.us

**Re: Waiver for Emergency Vehicle Access Easement for the Yocom Subdivision Cul-de-sac
(Case #15-121021WR) 5173 Quaker Street**

The Fairmount Fire Protection District supports the request for relief regarding the emergency vehicle alternate access to the aforementioned Yocom property. A verbal agreement has been in place for an undetermined number of years, in which Jefferson County Open Space and the Prospect Recreation and Park District agreed to grant access through the Fairmount Park, 5222 Quaker Street, in cases where emergencies may require a secondary means for emergency vehicles to access the Yocom Subdivision, located to the South of Fairmount Park, adjacent to Quaker Street.

Background information: Over many years the Yocom Subdivision has developed into a beautiful single family neighborhood. It began over 50 years ago with a handful of homes adjacent to what has become Fairmount Park. The primary vehicle access for the neighborhood was designated along West 50th Avenue, at Quaker Street. At the time there was no secondary vehicle access requirement because of the small number of homes. As the neighborhood grew and approached the Jefferson County and Fairmount Fire District's required cap of 35 dwelling units for a single access roadway; secondary emergency vehicle access was requested and informally granted by Prospect Recreation and Park District. It is believed that no written agreement was ever established, as neither agency has a record of such. It is necessary to have such an agreement, as the neighborhood is well over the cap of 35 dwellings.

The Fairmount Fire Protection District is in the process of securing the secondary emergency access drive agreement formally with the Prospect Recreation and Park District, which will ensure secondary emergency vehicle access to the properties located in the Yocom Subdivision for generations to come. Fairmount Fire Protection District has made a proposal to the Prospect Recreation and Park District Board of Directors to formulate and codify such an agreement, which will be pursued jointly by Jefferson County Planning and Zoning staff, separate from the current Yocom Property Plat process. The existing access in place on the park site is adequate and is not in need of any additional improvements to allow for emergency vehicle access through the park into the neighborhood.

Thank you for your assistance with this matter.

Respectfully yours,

Neil Rosenberger, CFO, FM, MIFireE
Division Chief, Fire Marshal
nrosenberger@fairmountfire.org



PROSPECT RECREATION & PARK DISTRICT

4198 Xenon St., Wheat Ridge, CO 80033 • 303.424.2346 • Fax 303.424.4066

April 6, 2015

Jefferson County Planning and Zoning Division
100 Jefferson County Parkway
Suite 3500
Golden, CO 80419-3550
Attn: Nathan Seymour, Case Manager

RE: Case # 15-103968PF
16645 West 51st Place

Dear Nathan,

Thank you for the opportunity to comment on the above listed case. Prospect Recreation & Park District (PRPD) has no technical objections to the documentation as provided.

PRPD will accept Park Fees in Lieu of Land Dedication for this property development.

Sincerely,

Mike Hanson

Mike Hanson
District Manager

Jefferson County Planning and Zoning

November 25, 2015

RE: Case #15-103968PF – Preliminary and Final Plat – Yocom Subdivision
16645 West 51st Place

Payment of Park and School Fees

To all concerned parties, payment of the \$4,000 Park and School fee associated with this subdivision will be paid prior to obtaining a building permit for Lot 2. Please feel free to contact Mike Yocom with any additional comments or concerns.

Mike Yocom
5173 Quaker Street/16645 West 51st Place
Golden, CO
720-231-9813
mikeyocom1@gmail.com

**CERTIFICATION OF NOTIFICATION
OF MINERAL ESTATE OWNER**

The applicant must check one of the three following statements, sign and date the form, and attach a list of mineral owners and lessees to whom notice was sent (if applicable).

I/We, Michael M. Yocom _____ (the "Applicant" or authorized representative of the Applicant),

by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 16645 West 51st Place _____

Legal Description (attach as applicable): _____

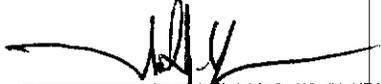
Case Number 15-103968PF _____

I/We have searched the records of the Jefferson County Tax Assessor and the Jefferson County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

I/We certify that, not less than thirty (30) days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

The mineral estate has been severed from the surface estate, and each mineral estate owner and lessee has waived the right to notice as per CRS 24-65.5-103(5).

I hereby further certify that I am the Applicant, or I am authorized by the Applicant to make the representations contained herein and to act as the Applicant's agent for purposes of this Certification of Notification and bind the Applicant to these representations by my signature below.


Applicant or Authorized Representative

3-30-15
Date

Commissioner Tighe moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC14-247

2

Case Number:	14-104895RZ
Map Number(s):	75
Owner/Applicant:	Michael M. Yocom
Location:	16645 W. 51st Place Section 14, Township 3 South, Range 70 West
Purpose:	To rezone from Suburban Residential- Two (SR-2) to Suburban Residential- One (SR-1) to allow for the future subdivision of the property.
Approximate Area:	3.13 Acres

WHEREAS, Michael M. Yocom filed an application with the Planning and Zoning Division of Jefferson County to rezone from Suburban Residential-Two (SR-2) to Suburban Residential-One (SR-1) to allow for the future subdivision of the property; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on May 28, 2014, at which time the Planning Commission by formal resolution recommended approval of the subject rezoning application; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on June 17, 2014; and

WHEREAS, based on the study of the Comprehensive Master Plan and the Zoning Resolution, recommendations of the Jefferson County Planning Commission, recommendations of the Jefferson County Planning and Zoning Division, comments of public officials and agencies, and testimony and written comments from all interested parties, this Board finds as follows:

3

1. That proper posting, publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of Jefferson County and the Planning and Zoning case file is hereby incorporated into the record.
2. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at those hearings.
3. The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies.
4. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because the proposed lot sizes and zoning is consistent with surrounding properties.
5. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.
6. That each of the factors set forth above is adequate independently to support this resolution.
7. The subject property is served by the Fairmount Fire Protection District, North Table Mountain Water and Sanitation District and Private Septic System.
8. No known commercial mineral deposits exist on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Rezoning Case No. 14-104895RZ to rezone from Suburban Residential-Two to Suburban Residential-One the following described unincorporated area of Jefferson County, attached hereto as Exhibit A, be and hereby is APPROVED.

CC14-247

Page 3

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

Commissioner Casey Tighe	Aye
Commissioner Donald Rosier	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: June 17, 2014

4

EXHIBIT A

Case No. 14-104895RZ

Legal Description

Street Location of Property 16645 West 51st Place

Is there an existing structure at this address?

Yes X No

5

Type the legal description and address below.

Legal Description

A tract of land in the SE 1/4 of the NE 1/4 of Section 14, Township 3 South, Range 70 West of the 6th P.M., described as follows:

Beginning at a point on the south line said SE 1/4 of the NE 1/4 which line is determined by a straight line between the East 1/4 corner said section, monumented by a 3" alloy cap stamped PLS 23582 and the Center 1/4 corner said section, monumented by a No. 5 rebar and alloy cap, LS 438 which line bears S88° 21'15"W and is the basis of bearings for this description, and from which point of beginning the East 1/4 corner said section bears N88° 21'15"E a distance of 689.11 feet and which point of beginning is the northeast corner of tract described under Reception No. 83001514; thence continuing along said south line, S88° 21'15"W a distance of 336.97 feet, more or less, to the northwest corner said tract; thence N00° 47'01"E, parallel with the east line of the SE 1/4 of said Section 14 a distance of 41.67 feet to a point in an existing fence line; thence S89° 07'00"E along said existing fence line a distance of 336.67 feet; thence S00° 47'01"W, parallel with the east line of the SE 1/4 of said Section 14, a distance of 26.81 feet to the point of beginning, containing 1.1527.18 Sq. Ft.,
County of Jefferson, State of Colorado.

And

A parcel of land located in the N 1/2 of the SE 1/4, Section 14, T38. R70W of the 6th PM, Jefferson County, Colorado and more particularly described as follows:

Beginning at the Northeast corner of said parcel from whence the East 1/4 corner of said Section 14 bears N 69° 02' 17" E for a distance of 902.65 feet; thence S 62° 38' 03" W for a distance of 80.56 feet; thence N 89° 13' 11" W for a distance of 155.97 feet to the centerline of the Church Ditch as recorded in Book 43, Page 86 of the Jefferson County Records; thence continuing along said Ditch Centerline N 11° 22' 06" W for a distance of 22.74 feet; thence N 10° 45' 24" E along said Ditch Centerline for a distance of 16.02 feet; thence S 89° 13' 11" E for a distance of 229.01 feet to the Point of Beginning, County of Jefferson, State of Colorado

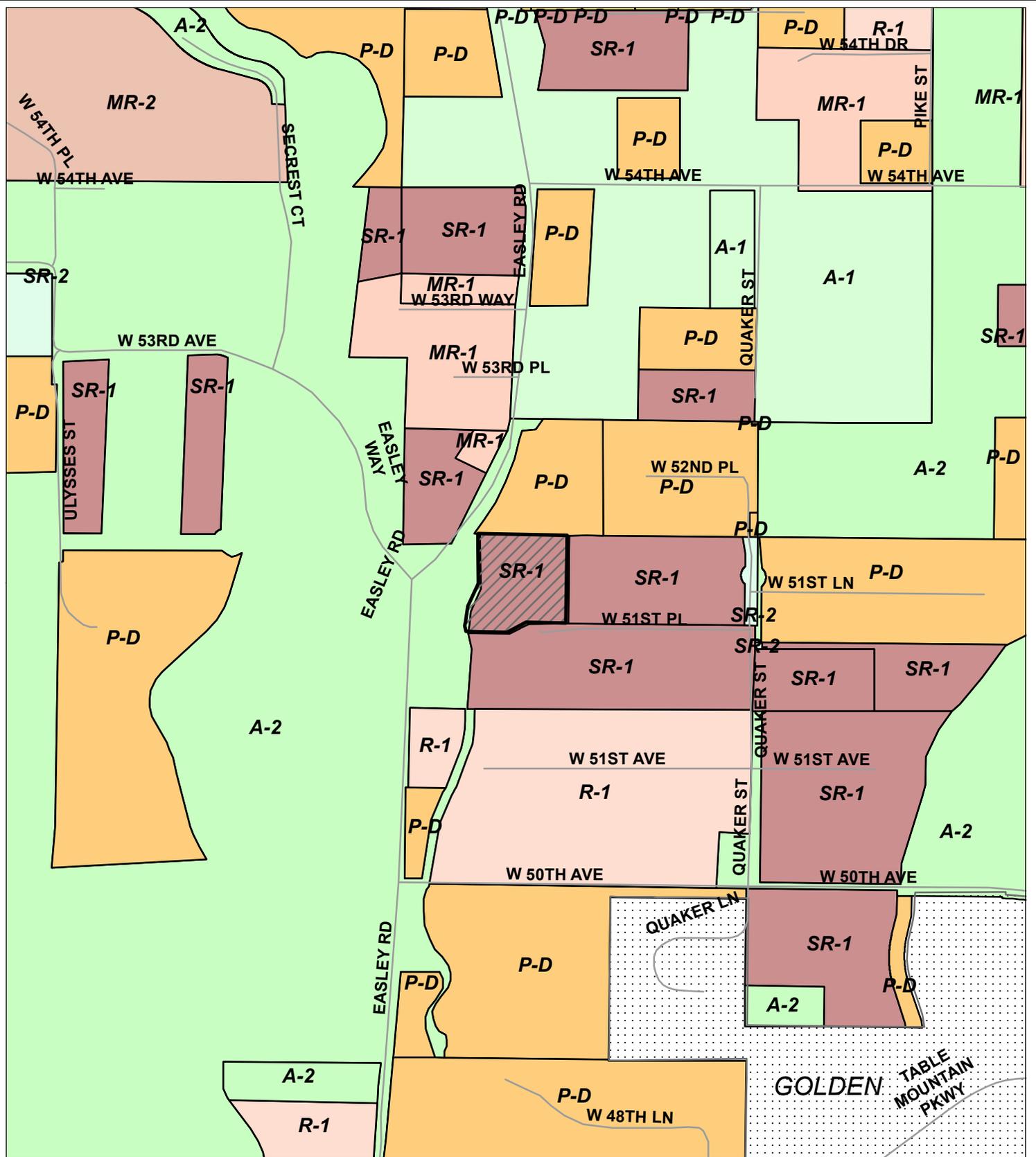
And the following parcel,

EXHIBIT A

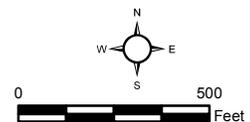
Beginning at a point on the North line of the Southeast quarter of Section 14, Township 3 South, Range 70 West of the 6th P.M.: which lies 689.11 feet West of the Northeast corner of said Southeast quarter, being the True Point of Beginning:
thence running South 89 degrees 50'01" West, along said North line, 336.97 feet, more or less, to the center of the Church Ditch;
thence Southerly along the centerline of said Church Ditch and along the following courses and distances:
South 1 degree 38'30" East, 188.68 feet,
South 23 degrees 41'30" West, 94.35 feet,
South 7 degrees 23'30" West, 60.00 feet;
thence leaving said centerline and running North 89 degrees 50'01" East, 377.18 feet to a point which lies 689.11 feet West of the East line of said Section 14:
thence North, parallel to said East line, 334.37 feet, more or less, to said True Point of Beginning,
County of Jefferson,
State of Colorado.

6

Advise of Ortho Map No. 75 Section 14 Township 3 S. Range 70 W.
Calculated Acreage 2.81 Acres Checked by: Ben Hasten
Address Assigned (or verified) 16645 West 51st Place



Case Number: 15-103968PF
 Location: Sec 14, T3S, R70W



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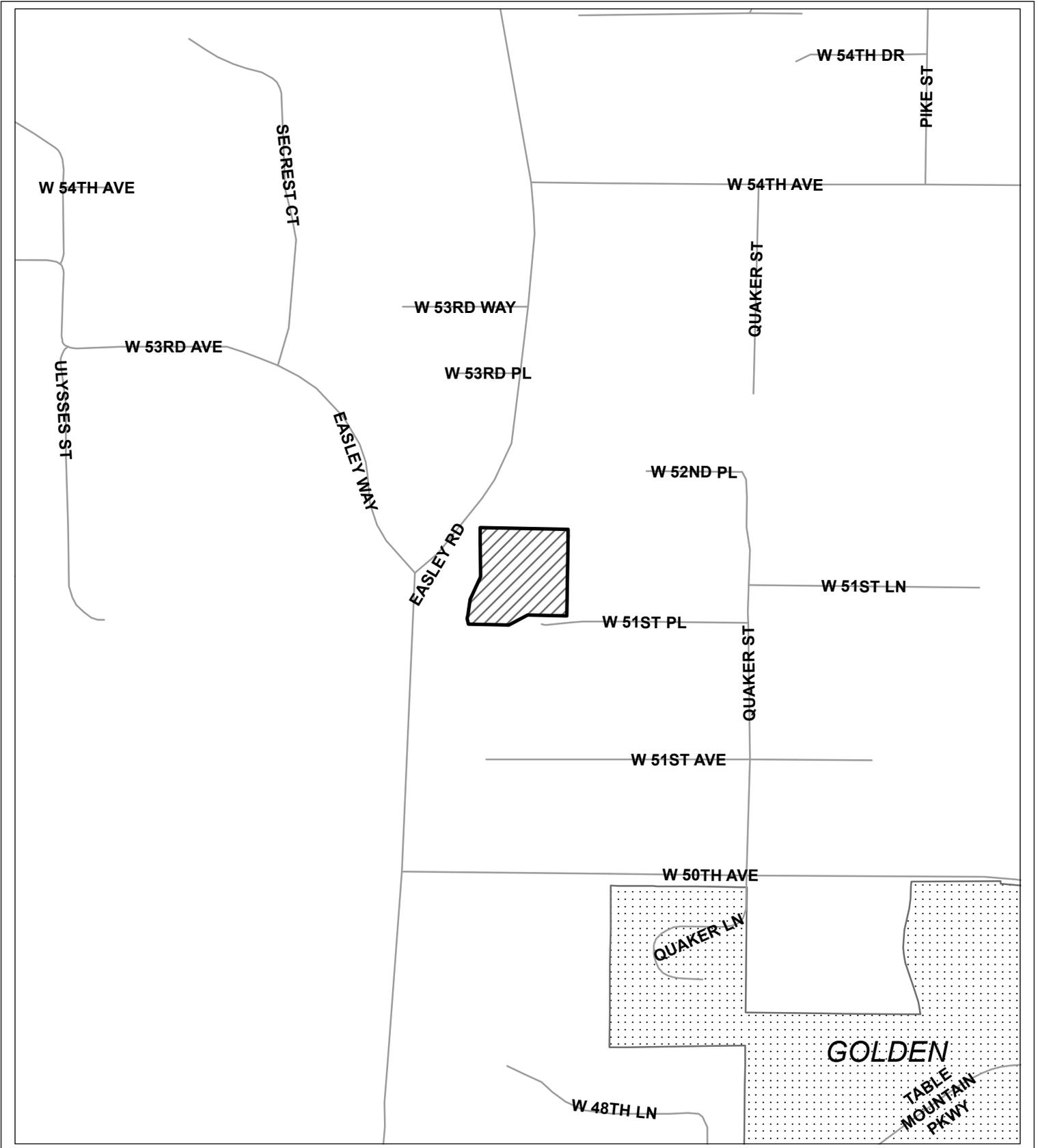
Zoning

Legend
 Site_PF

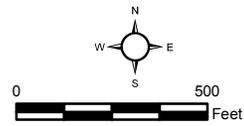
1:6,000

Plot: 2015-04-15

Orthos: 75



Case Number: 15-103968PF
Location: Sec 14, T3S, R70W



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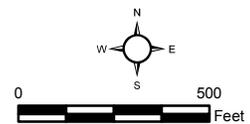
Vicinity

Legend
 Site_PF

1:6,000 Plot: 2015-04-15
 Orthos: 75



Case Number: 15-103968PF
Location: Sec 14, T3S, R70W



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2012 Photography

Legend

 Site_PF

1:6,000

Plot: 2015-04-15

Orthos: 75

YOCOM SUBDIVISION

A SUBDIVISION OF PARCEL A EXEMPTION E93-10-82 AND PARCEL 6 EXEMPTION E36-8-90 AND AN UNPLATTED PORTION OF LAND LOCATED IN THE E 1/2 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 2



CASE NUMBER 15-103968PF
MAP NUMBER 75

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, BEING THE OWNER AND HOLDERS OF DEEDS OF TRUST OF THOSE LANDS DESCRIBED BELOW, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF YOCOM SUBDIVISION AND DO, BY THESE PRESENTS, OF MY 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 PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE 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:

THREE PARCELS OF LAND BEING PARCEL A OF PLATTING EXEMPTION AGREEMENT NUMBER 82083181, PARCEL 6 EXEMPTION SURVEY SEC. 14, T3S, R70W, E36-8-90 RECEPTION NUMBER 91106742 AND AN UNNAMED TRACT ON EXEMPTION SURVEY SEC. 14, T3S, R70W, E26-4-93 RECEPTION NUMBER 93189148, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 14; THENCE S88°20'18"W, ALONG THE NORTH LINE OF THE S.E. 1/4 OF SAID SECTION 14, A DISTANCE OF 689.19' TO THE POINT OF BEGINNING;

THENCE N00°45'43"E, A DISTANCE OF 26.26' TO A POINT ON THE NORTH LINE OF THAT TRACT DESCRIBED AT RECEPTION NUMBER 93149808;
THENCE ALONG SAID NORTH LINE N89°02'34"W, A DISTANCE OF 336.59' TO THE RECORD CENTER LINE OF THE CHURCH DITCH (RECEPTION NUMBER 82083181);
THENCE ALONG THE SAID RECORD CENTER LINE OF CHURCH DITCH THE FOLLOWING COURSES:
THENCE S00°46'04"W, A DISTANCE OF 41.66';
THENCE S00°52'51"E, A DISTANCE OF 147.02';
THENCE S24°43'32"W, A DISTANCE OF 94.35';
THENCE S08°36'04"W, A DISTANCE OF 58.56';
THENCE S10°44'31"W, A DISTANCE OF 16.02';
THENCE S11°22'59"E, A DISTANCE OF 22.74';
THENCE LEAVING SAID CENTER LINE, S89°14'04"E, A DISTANCE OF 155.97';
THENCE N62°36'55"E, A DISTANCE OF 80.56';
THENCE S89°14'04"E, A DISTANCE OF 149.67';
THENCE N00°45'43"E, A DISTANCE OF 305.46' TO THE POINT OF BEGINNING.
THIS PARCEL CONTAINS 2.81 ACRES, MORE OR LESS.

COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER

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

- (a) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE 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 SERVING AUTHORITIES, OR THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID 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 LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE HAVE OR WILL IN FACT BE ISSUED BY SUCH DISTRICT OR AUTHORITY. (c) A COMPACTION REPORT HAS BEEN SUBMITTED AND ACCEPTED BY THE COUNTY OF JEFFERSON WHICH SHOWS CONFORMANCE TO THE APPLICABLE GRADING REQUIREMENTS IN ACCORDANCE WITH THE JEFFERSON COUNTY LAND DEVELOPMENT LAND REGULATION.

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

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER(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 _____, 2015.

EXPANSIVE SOILS PLAT RESTRICTION

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

- 1. THAT A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDING AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- 2. THAT PROPER SUBSURFACE DRAINAGE HAS BEEN DESIGNED FOR THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- 3. THAT THE PLANS SUBMITTED TO JEFFERSON COUNTY BUILDING DEPARTMENT HAVE BEEN REVIEWED AND/OR PREPARED BY SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS 1 AND 2 ABOVE.

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

HOLDER DEED OF TRUST CERTIFICATE:

HOLDER OF DEED OF TRUST:

EVERBANK

BY: _____ BY: _____

Name: _____ Title: _____ Name: _____ Title: _____

STATE OF COLORADO)
COUNTY OF JEFFERSON)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2015 BY _____ AS AND _____ OF EVERBANK.

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

OWNER / SUBDIVIDER:

OWNER: MICHAEL M. YOCOM

STATE OF COLORADO)
COUNTY OF JEFFERSON)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2015 BY MICHAEL M. YOCOM.

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

HOLDER DEED OF TRUST CERTIFICATE:

HOLDER OF DEED OF TRUST:

JP MORGAN CHASE BANK, NA.

BY: _____ BY: _____

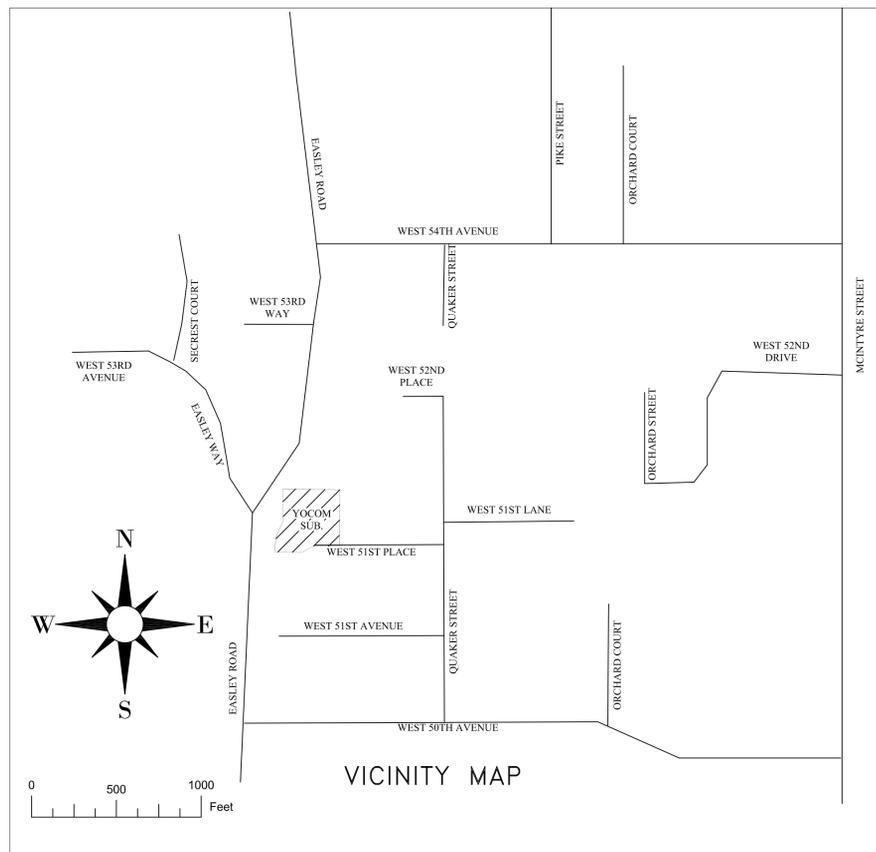
Name: _____ Title: _____ Name: _____ Title: _____

STATE OF COLORADO)
COUNTY OF JEFFERSON)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2015 BY _____ AS AND _____ OF JP MORGAN CHASE BANK, NA.

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

Update all signatory dates and notes to 2016



NOTES:

- 1. ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT.
- 2. THE 100 YEAR FLOOD PLAIN DOES NOT EXIST WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- 3. BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF N.E. 1/4 SECTION 14, TOWNSHIP 3 SOUTH, RANGE 70 WEST BEARS S88°20'18"W. THE EAST 1/4 CORNER IS A 3" ALLOY CAP P.L.S. 13212, THE CENTER 1/4 CORNER IS A 2.5" ALLOY CAP, P.L.S. 17664, PER FILED MONUMENT RECORDS AND AS SHOWN HEREON.
- 4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 5. 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.
- 6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 7. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 8. DISTANCES IN PARENTHESIS () ARE RECORD VALUES, WHERE THEY DIFFER FROM AS MEASURED.
- 9. EIGHT-FOOT (8) WIDE DRY-UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY AS SHOWN HEREON. THESE EASEMENTS ARE RESERVED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS A NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- 10. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BRANING LAND SURVEYING TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER _____ DATED _____, 2015, AT ____ :00 ____ M., PREPARED BY _____ WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- 11. THE TOTAL NUMBER OF LOTS WITHIN THIS SUBDIVISION IS TWO (2) .
- 12. THE APPROVED STORM DRAINAGE PLANS FOR YOCOM SUBDIVISION ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER(S). THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNERS ACCEPTS SUCH RESPONSIBILITY.
- 13. * INDICATES THOSE LOTS IN WHICH FINAL GRADING MAY INFLUENCE DRAINAGE PATTERNS. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON SUCH MARKED LOTS, A SITE GRADING PLAN CONSISTENT WITH THE INTENT OF THE OVERLOT GRADING PLAN MAY BE REQUIRED BY THE PLANNING AND ZONING DIVISION. IN ADDITION, NO BUILDING PERMITS SHALL BE ISSUED FOR STARRED LOTS UNTIL SUCH TIME AS IT HAS BEEN DETERMINED THAT THE STRUCTURE IS IN COMPLIANCE WITH THE RESTRICTIONS WITHIN THE APPROVED CONSTRUCTION PLANS. ANY ADDITIONAL DRAINAGE EASEMENTS THAT ARE DETERMINED TO BE NEEDED FOR THE POROUS LANDSCAPE DETENTION ON ANY LOT WILL BE SUBMITTED IN CONJUNCTION WITH THE BUILDING PERMIT APPLICATION FOR THAT LOT.

private property owners of said lot

14. The Private Access Drive will be maintained by the subdivider his successors or assigns, until such time as maintenance of the private access drive is assumed by the homeowners association or equivalent entity such as a private property owner.

15. The Drainage features which lie within the drainage easement as shown heron will be maintained by the subdivider his successors or assigns, until such time as maintenance of the drainage facility is assumed by the homeowners association or equivalent entity such as a private property owner.

SURVEYOR'S CERTIFICATE:

I, CHRISTINE K. BRANING, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF YOCOM SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 15TH DAY OF AUGUST 2014, AND THAT THE SURVEY IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND SURVEY THEREOF.

CHRISTINE K. BRANING
REGISTERED COLORADO LAND SURVEYOR NO. 27941

TITLE COMPANY CERTIFICATE:

I, _____, AN AUTHORIZED AGENT OF THE UNDERSIGNED TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT; AND THE TITLE TO SUCH LANDS IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT # _____ ISSUED BY _____ WITH AN EFFECTIVE DATE OF _____, 2015.

AS AUTHORIZED AGENT OF _____

REVIEW CERTIFICATE:

REVIEWED BY JEFFERSON COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 2015.

CHAIRMAN

REVIEWED BY THE JEFFERSON COUNTY DEPARTMENT OF PUBLIC HEALTH THIS ____ DAY OF _____, 2015.

PUBLIC HEALTH

ACCEPTANCE CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF THE EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS ____ DAY OF _____, 2015.

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 _____, 2015.

CLERK AND RECORDER

BY: DEPUTY CLERK

DATE OF SURVEY: AUGUST 2014

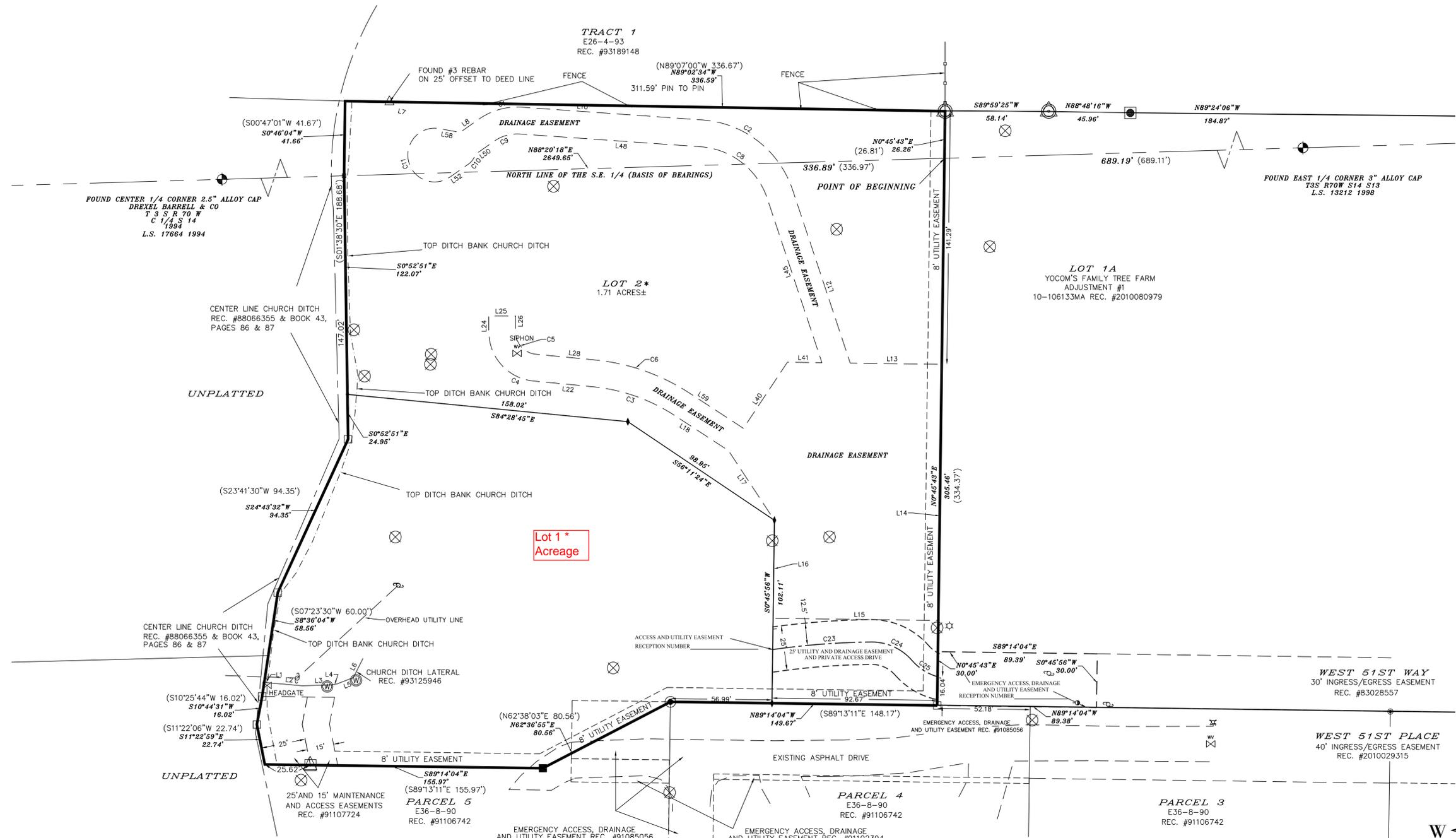
PREPARED BY:

BRANING LAND SURVEYING
14600 W. 50TH AVENUE
GOLDEN, CO 80403
303-278-1782
REVISION #1 AUGUST 12, 2015
REVISION #2 NOVEMBER 3, 2015
REVISION #3

YOCOM SUBDIVISION

A SUBDIVISION OF PARCEL A EXEMPTION E93-10-82 AND PARCEL 6 EXEMPTION E36-8-90 AND AN UNPLATTED PORTION OF LAND LOCATED IN THE E 1/2 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 2

CASE NUMBER 15-103968PF
MAP NUMBER 75



Lot 1*
Acreage

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.51	37.50	38° 58' 54"	N74° 32' 03"E	25.02
C2	67.75	57.50	67° 30' 21"	S52° 13' 20"E	63.90
C3	49.25	102.50	27° 31' 48"	N70° 42' 51"W	48.78
C4	40.55	27.50	84° 28' 45"	N42° 14' 23"W	36.97
C5	18.43	12.50	84° 28' 45"	S42° 14' 23"E	16.81
C6	56.46	117.50	27° 31' 48"	S70° 42' 51"E	55.92
C8	50.07	42.50	67° 30' 21"	N52° 13' 20"W	47.23
C9	15.31	22.50	38° 58' 54"	S74° 32' 03"W	15.01
C10	6.67	9.70	39° 24' 58"	S35° 23' 35"W	6.54
C11	58.98	15.00	225° 17' 19"	N12° 15' 16"W	27.69

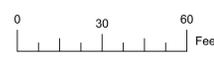
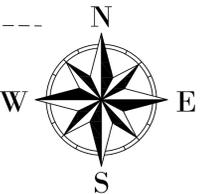
Line #	Length	Direction
L7	66.78	S74°50'45"E
L8	12.94	N55°02'36"E
L10	101.65	S85°58'30"E
L12	101.81	S18°28'10"E
L13	51.33	S89°14'17"E
L14	143.00	S0°45'43"W
L15	92.67	N89°14'17"W
L16	54.69	N0°45'56"E
L17	46.64	N33°31'39"W
L18	35.85	N56°57'33"W
L22	33.62	N84°28'45"W

Line #	Length	Direction
L24	8.95	S0°00'00"E
L25	15.00	N90°00'00"E
L26	8.95	S0°00'00"E
L28	33.62	S84°28'45"E
L40	44.39	N33°48'36"E
L41	19.34	S89°14'17"E
L45	96.58	N18°28'10"W
L48	101.65	N85°58'30"W
L50	13.01	S55°02'36"W
L52	12.70	S55°06'04"W
L59	36.05	S56°57'17"E

Line #	Length	Direction
L1	1.30	S85°00'22"E
L2	20.12	S85°00'22"E
L3	16.50	N88°16'06"E
L4	3.00	N80°11'44"E
L5	9.81	N68°39'16"E
L6	11.98	N26°53'45"E

Curve #	Length	Radius	Delta	Chord Brg.	Chord Length
C23	55.37	425.00	7°27'55"	S85°37'57"W	55.34
C24	25.91	30.00	49°29'19"	N65°53'26"W	25.11
C25	17.26	30.00	32°58'09"	N57°37'49"W	17.03

- LEGEND**
- ⊕ FOUND SECTION CORNER PER MONUMENT RECORD
 - ⊗ TRAVERSE POINT
 - ⊙ FOUND ORANGE CAPPED PIN, L.S. 30831
 - ⊙ FOUND Y.C.P. L.S. 14112
 - ⊙ FOUND #3 REBAR
 - ⊙ CHISELED "X" WITH NAIL AND WASHER
 - ⊙ FOUND ILLEG. ALUMINUM CAPPED PIN
 - ⊙ SET 24" #4 REBAR WITH ORANGE CAP L.S. 27941
 - ⊙ SET 25" WITNESS CORNER (24" #4 REBAR WITH ORANGE CAP L.S. 27941)
 - ⊙ PROPOSED NEW LOT CORNER
 - ⊙ UTILITY POLE
 - ⊙ HYDRANT
 - ⊙ GUY ANCHOR
 - ⊙ LIGHT POLE
 - ⊙ HEADGATE
 - ⊙ SIPHON OR VALVE
 - ⊙ PIPE/PIT



DATE OF SURVEY: AUGUST 2014
PREPARED BY:
 BRANING LAND SURVEYING
 4445 ELDRIDGE STREET
 GOLDEN, CO 80403
 303-278-1782
 REVISION #1 AUGUST 12, 2015
 REVISION #2 NOVEMBER 2, 2015
 REVISION #3 DECEMBER 17, 2015

YOCOM SUBDIVISION SUPPLEMENTAL INFORMATION SHEET

A SUBDIVISION OF PARCEL A EXEMPTION E93-10-82 AND PARCEL 6 EXEMPTION
E36-8-90 AND AN UNPLATTED PORTION OF LAND LOCATED IN THE E 1/2 OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE
OF COLORADO
SHEET 1

CASE NUMBER 15-103968PF
MAP NUMBER 75

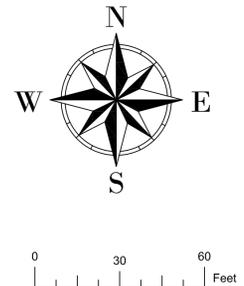
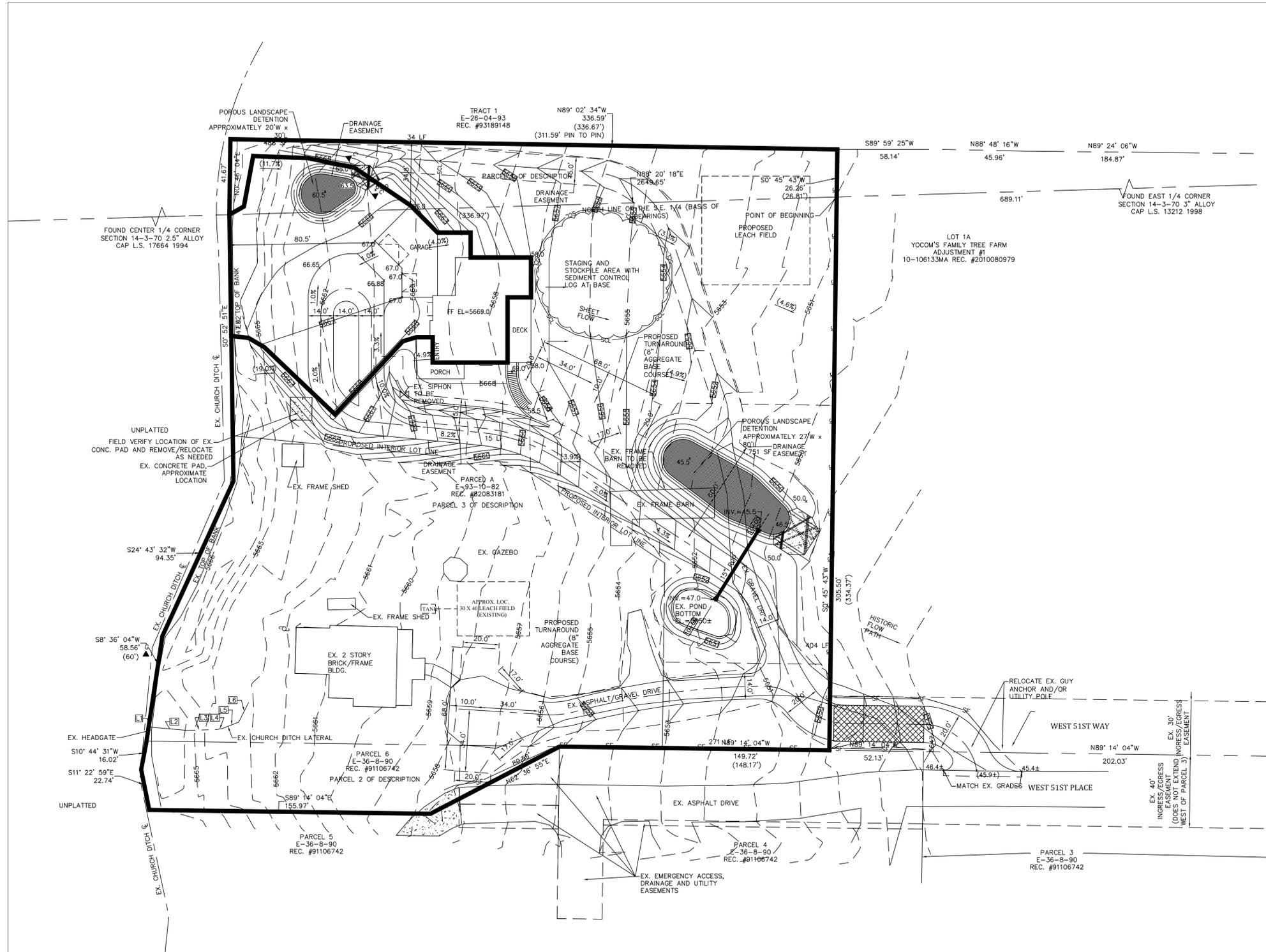


OWNERS / DEVELOPERS

MICHAEL M. YOCOM
5173 QUAKER STREET
GOLDEN, CO 80403
303-905-0951

NOTES:

1. THIS PLAT CONSISTS OF 2 SINGLE FAMILY DETACHED DWELLING LOTS.
2. THE SITE TOPOGRAPHY IS BASED ON A FIELD SURTVEY PROVIDED BY BRANING LAND SURVEYING DATED AUGUST 2014.
3. THE 100-YEAR FLOOD LIMITS DO NOT EXIST WITHIN THE LIMITS OF THIS PLAT.
4. MINERAL RESOURCE AND NATURAL HAZARD AREAS DO NOT EXIST WITHIN THIS PLAT.
5. HISTORICAL, ARCHAEOLOGICAL AND PALEONTOLOGICAL SITES DO NOT EXIST WITHIN THIS PLAT.
6. THERE ARE NO PUBLIC AREAS WITHIN THIS PLAT.
7. TOTAL AREA TO BE SUBDIVIDED = 2.81 ACRES.
8. TOTAL AREA TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY: 0 SQUARE FEET.
9. THE DEVELOPER AGREES TO PAY FEES-IN LIEU OF LAND DEDICATION FOR BOTH PARK AND SCHOOL DEDICATION REQUIREMENTS.
10. DOMESTIC WATER WILL BE PROVIDED BY NORTH TABLE MOUNTAIN WATER AND SANITATION DISTRICT. APPROXIMATE WATER RATES WILL BE 1300 GPD/LOT. THE CURRENT DWELLING IS SERVED BY A PRIVATE WASTE WATER TREATMENT SYSTEM. LOT 2 WILL REQUIRE A SECOND PRIVATE ON-SITE WASTE WATER TREATMENT SYSTEM.
11. FIRE PROTECTION WILL BE PROVIDED BY THE FAIRMOUNT VOLUNTEER FIRE DISTRICT. ESTIMATED FIRE FLOW IS 4012 GPM.
12. ALL EXISTING BUILDINGS AND STRUCTURES WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE TO REMAIN, EXCEPT AS SHOWN.
13. EXISTING ZONING: SUBURBAN RESIDENTIAL 1
14. BENCHMARK: JEFFERSON COUNTY MAPPING POINT "HREN" BEING A CHISELED "X" IN THE SIDEWALK BETWEEN THE NORTH EDGE OF ASPHALT AND THE NORTH RIGHT OF WAY FENCE ALONG WEST 44TH AVENUE IN FRONT OF MOUNT OLIVET CEMETERY. ELEVATION: 5501.79'.



PREPARED BY:
BRANING LAND SURVEYING
4445 ELDRIDGE STREET
GOLDEN, CO 80403
303-278-1782
REVISION #1 AUGUST 12, 2015
REVISION #2 NOVEMBER 3, 2015
REVISION #3