Board of County Commissioners Meeting

Tuesday, October 18, 2016

Hearing Room 1, First Floor

AGENDA

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

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

General Procedures

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

Public Comment (8:00 a.m.)

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

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

Business Meeting

Call to Order

Pledge of Allegiance

Approval of Minutes Dated October 11, 2016

Tuesday, October 18, 2016 (continued)

Consent Agenda

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

1. **Resolution CC16-410** Expenditure Approval Listings - Accounting

2. **Resolution CC16-411** Payroll and Payment Certifications for the Month of July 2016 - Human Services

3. **Resolution CC16-412** Payroll and Payment Certifications for the Month of August 2016 - Human Services

4. **Resolution CC16-413** Clear Creek Canyon Park CDOT Mayhem Gulch Parking Expansion 16-02 - Open Space

5. **Resolution CC16-414** Emergency Access Easement at 5150 Allison Street - Facilities

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

Regular Agenda - No Items

Public Hearing

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

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

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

Tuesday, October 18, 2016 (continued)

Hearing Consent Agenda

6. **Resolution CC16-406**

Case Number:	**16-109960RZ: Rezoning**
Case Name:	5473 Secrest Court – Official Development Plan
Owner/Applicant:	William G. and Rosemary L. Vetos
Location:	5473 Secrest Court, Section 14, Township 3 South, Range 70 West
Approximate Area:	18.5 Acres
Purpose:	**To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for the subdivision of the property into two (2) residential lots.**
Case Manager:	Dennis Dempsey

7. **Resolution CC16-409**

Case Number:	**16-112538RZ: Rezoning**
Case Name:	DEN Meadows VZW Official Development Plan
Owner/Applicant:	Rebecca L. Olson
Location:	16310 West 75th Place Section 36, Township 2 South, Range 70 West
Approximate Area:	4.94 Acres
Purpose:	**To rezone from Agricultural-One (A-1) to Planned Development (PD) to allow for agricultural uses and a 35' tall stealth silo tower telecommunications facility.**
Case Manager:	Nick Nelson

8. **Resolution CC16-404**

Case Number:	**16-113934RZ: Rezoning**
Case Name:	Evergreen Office Park Official Development Plan
Owner/Applicant:	Rocky Mountain Equity Corp. and Evergreen Office Park 1 Condominium Association Inc.
Location:	27972 and 27902 Meadow Drive Section 10, Township 5 South, Range 71 West
Approximate Area:	1.4 Acres
Purpose:	**To Rezone from Planned Development (PD) to Planned Development (PD) to allow mixed-use (residential) in existing office buildings.**
Case Manager:	Christiana Farrell

Tuesday, October 18, 2016 (continued)

9. **Resolution CC16-405**

Case Number:	**16-106777PF: Preliminary and Final Plat**
Case Name:	Extra Space Storage Subdivision
Owner/Applicant:	Stephen L. Porter and Georgia A. Holmes
	Location: 5700 W. 120th Avenue
	Section 1, Township 2 South, Range 69 West
Approximate Area:	3.604 Acres
Purpose:	**To subdivide the property into one (1) commercial lot and one (1) lot for a single-family detached unit.**
Case Manager:	Steve Krawczyk

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

Hearing Regular Agenda

10. **Resolution CC16-407**

Case Number:	**16-107974RZ: Rezoning**
Case Name:	Ryan Ranch Lot 22 Official Development Plan
Owner/Applicant:	Avel and Jessica Kolesnikov
Location:	15925 West 60th Circle
	Section 12, Township 3 South, Range 70 West
Approximate Area:	5.27 Acres
Purpose:	**To rezone from Planned Development (PD) to PD to allow future subdivision of the property into 16 lots for single-family detached units.**
Case Manager:	Christiana Farrell

(Continued)

Tuesday, October 18, 2016 (continued)

11. **Resolution CC16-408**

Case Number:	**16-108035RZ: Rezoning**
Case Name:	Jefferson Corporate Center – South Official Development Plan Amendment No. 2
Owner/Applicant:	Land Securities Investors, Ltd.
Location:	8600 South Oak Way Section 4, Township 6 South, Range 69 West
Approximate Area:	21.23 Acres
Purpose:	**To amend the Planned Development (PD) zoning to include multi-family uses.**
Case Manager:	Christiana Farrell

Reports

County Commissioners

County Manager

County Attorney

Adjournment

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

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

COMMISSIONERS' MINUTES OF OCTOBER 11, 2016

The Board of County Commissioners of the County of Jefferson, State of Colorado, met in regular session on October 11, 2016 in the Jefferson County Government Center, Golden, Colorado. Commissioner Libby Szabo, Chairman presided. Commissioner Donald Rosier, Commissioner Casey Tighe and Teri Schmaedecke, Deputy Clerk to the Board, were present.

Commissioner Libby Szabo, Chairman called the meeting to order.

STAFF PRESENT:
Ralph Schell, County Manager
Ellen Wakeman, County Attorney
John Wolforth, Director of Planning and Zoning
Russell Clark, Christiana Farrell, Planner

APPROVAL OF MINUTES

Following a general discussion, the Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, approved the Minutes of October 4, 2016.

CONSENT AGENDA

The Board approved the following Resolutions:

1. **Resolution CC16-400** Expenditure Approval Listings - Accounting

2. **Resolution CC16-401** Bi-Weekly Payroll Register - Accounting

3. **Resolution CC16-402** Agreement - Urban Drainage and Flood Control District Regarding Funding of Major Drainageway Planning and Flood Hazard Area Delineation for SJCD (N), SJCD (S) North Tributary and DFA 6100.5 - Transportation and Engineering

4. **Resolution CC16-403** Contract - Kolbe Striping, Inc. for Striping and Marking Services (NTE $113,442.30) - Transportation and Engineering

REGULAR AGENDA – No Agenda Items

PUBLIC HEARING CONSENT AGENDA – No Agenda Items

PUBLIC HEARING REGULAR AGENDA

5. **2017 Proposed Budget**

Budget Director Mary O'Neil and Dan Conway presented the 2017 proposed budget to the Board of County Commissioners.

The Commissioners will adopt the 2017 budget at 8:00 a.m., Tuesday, December 6, 2016.

6. **Resolution CC16-399**
Case Number: 16-116847SV: Service Plan (continued from September 20, 2016)
Case Name: Aspen Park Metropolitan District Material Modification
Applicant: Aspen Park Metropolitan District
Location: Generally located on the Northwest Corner of U.S. Highway 285 and Davis Avenue, Section 12, Township 6 South, Range 71 West
Approximate Area: 20 Acres
Purpose: To consider a Material Modification to a Special District Service Plan.
Case Manager: Christiana Farrell/Russell Clark

Sworn Testimony:
Clint Waldron, Representing Applicant
Bob Blodgett, Representing Applicant

Following the taking of testimony and a general discussion, the Board upon motion of Commissioner Rosier, duly seconded by Commissioner Tighe and by unanimous vote, adopted **RESOLUTION CC16-399** approving the Material Modification for Service Plan #16-116847SV.

REPORTS

The Commissioners' reported attending various meetings and events recently, including the Evergreen Business Breakfast, 4-H Award Ceremony, Library Employee Appreciation event, a COHOPE meeting, NaCo Transportation meeting, the Ball Aerospace Award Ceremony, the Open Space Appreciation event, as well as others.

ADJOURNMENT

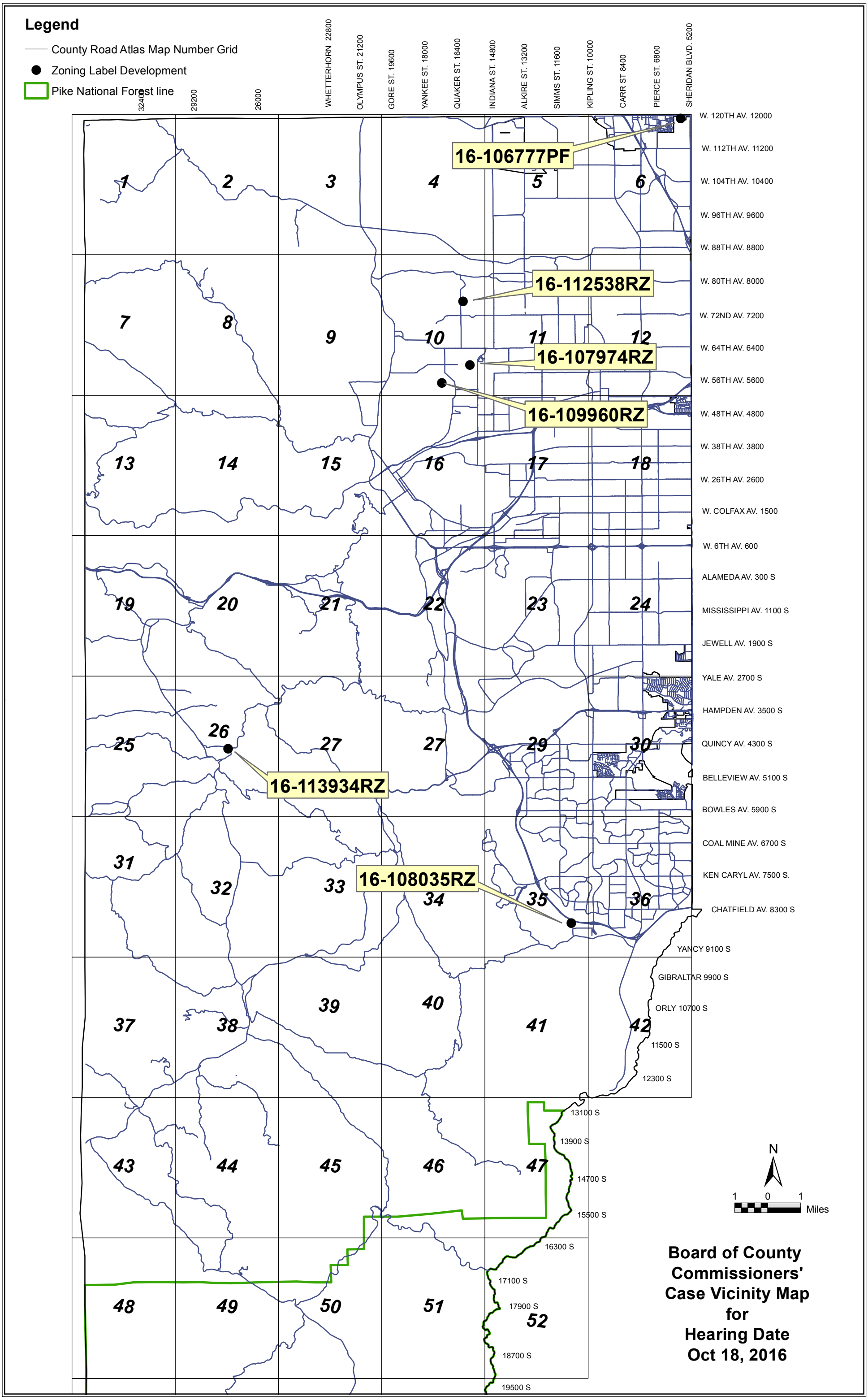
There being no further business to come before the Board, the meeting was adjourned.

Attest:

Board of County Commissioners of the County of Jefferson, Colorado

_____
Teri Schmaedecke, Deputy Clerk

_____
Libby Szabo, Chairman


Legend
County Road Atlas Map Number Grid
Zoning Label Development
Pike National Forest line
32400
29200
26000
WHETTERHORN 22800
OLYMPUS ST. 21200
GORE ST. 19600
YANKEE ST. 18000
QUAKER ST. 16400
INDIANA ST. 14800
ALKIRE ST. 13200
SIMMS ST. 11600
KIPLING ST. 10000
CARR ST 8400
PIERCE ST. 6800
SHERIDAN BLVD. 5200
W. 120TH AV. 12000
W. 112TH AV. 11200
W. 104TH AV. 10400
W. 96TH AV. 9600
W. 88TH AV. 8800
W. 80TH AV. 8000
W. 72ND AV. 7200
W. 64TH AV. 6400
W. 56TH AV. 5600
W. 48TH AV. 4800
W. 38TH AV. 3800
W. 26TH AV. 2600
W. COLFAX AV. 1500
W. 6TH AV. 600
ALAMEDA AV. 300 S
MISSISSIPPI AV. 1100 S
JEWELL AV. 1900 S
YALE AV. 2700 S
HAMPDEN AV. 3500 S
QUINCY AV. 4300 S
BELLEVIEW AV. 5100 S
BOWLES AV. 5900 S
COAL MINE AV. 6700 S
KEN CARYL AV. 7500 S.
CHATFIELD AV. 8300 S
YANCY 9100 S
GIBRALTAR 9900 S
ORLY 10700 S
11500 S
12300 S
13100 S
13900 S
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16300 S
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16-106777PF
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Board of County Commissioners' Case Vicinity Map for Hearing Date Oct 18, 2016

AGENDA ITEM 1

MEMORANDUM

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

FROM: Ralph Schell, County Manager

DIST: Tim Kauffman, County Treasurer

RE: EXPENDITURE APPROVAL LISTINGS

DATE: October 18, 2016

Staff Recommendation:

Allow settlement of accounts listed on the Expenditure Approval Listings dated October 13, 2016

Resolution No. CC16-410

Background:

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

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

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

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

AGENDA ITEM 2

MEMORANDUM

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

FROM: **Ralph Schell, County Manager**

DIST: **Lynn A. Johnson**

RE: **PAYROLL AND PAYMENT CERTIFICATIONS FOR THE MONTH OF JULY 2016**

Staff Recommendation:

Resolved, that the Board of County Commissioners approves the Divisions of Community Assistance, and Children, Youth and Families' payrolls and payments for the month of July 2016.

Resolution No. CC16-411

Background:

Section 26-1-123(3)(a), C.R.S. 1973 as amended, requires the County Board of County Commissioners to administer the Human Services' fund pursuant to rules and regulations adopted by the State Department. State Department regulations require all County Division payrolls, defined as "listings of multiple payees on a form providing warrant number, name of payee, and amount of warrant" be certified by the County Director and Chairman of the Board of County Commissioners upon approval by the Board. The July 2016 payrolls and payments have been certified by Lynn A. Johnson, and are temporarily placed in the possession of the Clerk to the Board of County Commissioners pending action on this resolution.

/payrollandpaymentssresolution\reso's\mspence

AGENDA ITEM 3

MEMORANDUM

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

FROM: Ralph Schell, County Manager

DIST: Lynn A. Johnson

RE: PAYROLL AND PAYMENT CERTIFICATIONS FOR THE MONTH OF AUGUST 2016

Staff Recommendation:

Resolved, that the Board of County Commissioners approves the Divisions of Community Assistance, and Children, Youth and Families' payrolls and payments for the month of August 2016.

Resolution No. CC16-412

Background:

Section 26-1-123(3)(a), C.R.S. 1973 as amended, requires the County Board of County Commissioners to administer the Human Services' fund pursuant to rules and regulations adopted by the State Department. State Department regulations require all County Division payrolls, defined as "listings of multiple payees on a form providing warrant number, name of payee, and amount of warrant" be certified by the County Director and Chairman of the Board of County Commissioners upon approval by the Board. The August 2016 payrolls and payments have been certified by Lynn A. Johnson, and are temporarily placed in the possession of the Clerk to the Board of County Commissioners pending action on this resolution.

/payrollandpaymentssresolution\reso's\mspence

AGENDA ITEM 4

MEMORANDUM

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

FROM: Ralph Schell, County Manager

RE: Clear Creek Canyon Park CDOT Mayhem Gulch Parking Expansion 16-02

DATE: October 18, 2016

Staff Recommendation:
That the Board of County Commissioners approve the recommendation made in Open Space Advisory Committee Resolution Number 16-05 and authorize execution of the Lease Agreement with the Colorado Department of Transportation for the expansion of the Mayhem Gulch trailhead and parking lot.

Authorization for: the Chairman of the Board to execute the Lease Agreement.

Resolution No: CC16-413

Background:
Jefferson County currently has a 2009 lease with the Colorado Department of Transportation (CDOT) for the County's Mayhem Gulch trailhead and parking lot in Clear Creek Canyon. The lease is over approximately 1.3 acres and provides 56 parking spaces. To enable an expansion of the trailhead and parking lot to serve Centennial Cone Park and the Peaks to Plains Trail, the parties have negotiated a new lease on approximately 5.7 acres that will authorize a total of 111 parking spaces.

BCC Briefing Presented on: April 26, 2016

Prepared by: Joy Lucisano, Real Estate Coordinator, and Steve Snyder, Assistant County Attorney

Distribution:

Original returned to: Teri Schmaedecke, Clerk to Board

Copies to: Rosanna Janzer, Steve Snyder, Don Klima, and Joy Lucisano

BCC HEARING ROUTING FORM (non-purchasing items)

Contacts:

Originating Division and Contact: Jeffco Open Space/Joy Lucisano Phone: 303-271-5962

County Attorney Contact: Steve Snyder Phone: 303-271-8926

Item Title: Clear Creek Canyon Park CDOT Mayhem Gulch Parking Expansion 16-02

ROUTING

ORDER	Division	Authorized Signatures Name/Initials	Date Rec'd	Date Frw'd	Comments
(1)	Originator	DK	10/7/16 10/6/2016	10/7/16 10/6/2016	
( )	Budget				
(2)	Division/Department Director	DM	10/7/16	10/7/16	
(3)	County Attorney	SLS	10/10/16	10/10/16	
( )	Elected Official				
(4)	BCC Agenda Coordinator	AMY			

AGENDA ITEM 5

MEMORANDUM

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

FROM: Ralph Schell, County Manager

RE: Emergency Access Easement at 5150 Allison Street

DATE: October 18, 2016

Staff Recommendation: Grant a Emergency Access Easement in the drive lane in front of Arvada Head Start to the City of Arvada by executing the agreement.

Resolution No. CC16-414

Background: The Board of County Commissioners' authorized the installation of modular buildings to support the relocation of Public Health's Arvada WIC program and expand the parking lot at the Arvada Head Start site, 5150 Allison Street in Arvada. During the City's Development Review of the improvements, they discovered there was never a formal emergency access easement granted for the drive lane in front of the school, even though it serves this purpose. As part of the WIC modular building project, the City of Arvada is requiring a formal Emergency Access Easement be granted to the City for this drive lane.

BCC Briefing Presented on: May 3, 2016 by Mark Danner

Fiscal Impact: None

Original returned to: Clerk to the Board, The City of Arvada

Distribution: Lynn Johnson, Human Services
Mark Johnson, Public Health
Kurtis Behn, Assistant County Attorney
Mark Danner, Facilities & Construction Management

BCC HEARING ROUTING FORM (non-purchasing items)

Contacts:

Originating Division and Contact: FACM – Tim Doiel Phone: 5017

County Attorney Contact: Kurt Behn Phone: 8923

Emergency Access Easement at 5150 Allison Street

ROUTING

ORDER	Division	Authorized Signatures Name/Initials	Date Rec'd	Date Frw'd	Comments
(1)	Originator	Tim Doiel			After County's signature, return Originals to Tim Doiel for recording
(2)	Division Director	Mark Danner	10/5/16	10/5/16	
(4)	Department Director	Kate Newman			
(3)	County Attorney	Kurt Behn		10/6	
( )	Elected Official				
(5)	BCC Agenda Coordinator	Janice Fredricksen			

09/02/2009

CASE SUMMARY

Consent Agenda

PC Hearing Date:	September 28, 2016
BCC Hearing Date:	October 18, 2016

16-109960RZ:	Rezoning
Case Name:	5473 Secrest Court – Official Development Plan
Owner/Applicant:	William G. and Rosemary L. Vetos
Location:	5473 Secrest Court Section 14, Township 3 South, Range 70 West
Approximate Area:	18.5 Acres
Purpose:	**To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for the subdivision of the property into two (2) residential lots.**
Case Manager:	Dennis Dempsey

Issues:

- None

Recommendations:

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

Interested Parties:

- Neighboring Property Owners

Level of Community Interest: Low

Representative: Cliff McKissack, JCM Development, LLC

General Location: Northeast side of North Table Mountain, West of Easley Road and North of West 53rd Avenue

Case Manager Information: Phone: 303-271-8734 e-mail: ddempsey@jeffco.us

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

September 28, 2016

RESOLUTION

16-109960RZ:	**Rezoning**
Case Name:	5473 Secrest Court – Official Development Plan
Owner/Applicant:	William G. and Rosemary L. Vetos
Location:	5473 Secrest Court Section 14, Township 3 South, Range 70 West
Approximate Area:	18.5 Acres
Purpose:	**To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for the subdivision of the property into two (2) residential lots.**
Case Manager:	Dennis Dempsey

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 is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies.

   B. The proposed land use is compatible with existing and allowable land uses in the surrounding area because there are similarly sized residential lots surrounding the property.

   C. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

3. The following is a condition of approval:

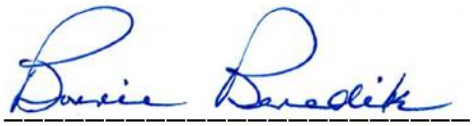
A. Recordation of the Official Development Plan in accordance with the red-marked print dated September 28, 2016.

Commissioner **HARRIS** 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	**Hatton**	**Aye**
Commissioner	**Burke**	**Aye**
Commissioner	**Spencer**	**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, September 28, 2016.



Bonnie Benedik
Administrative Assistant

Staff Report

PC Hearing Date:	September 28, 2016
BCC Hearing Date:	October 18, 2016

16-109960RZ	Rezoning
Case Name:	5473 Secrest Court – Official Development Plan
Owner/Applicant:	William G. and Rosemary L. Vetos
Location:	5473 Secrest Court Section 7, Township 3 South, Range 69 West
Approximate Area:	18.49 Acres
Purpose:	**To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow the subdivision of the property into two (2) lots for Agricultural uses and single-family detached dwelling units.**
Case Manager:	Dennis Dempsey

Representative:	Cliff McKissack, JCM Development, LLC
Existing Use:	Agricultural

BACKGROUND/UNIQUE INFORMATION:

This is a request to rezone an 18.493 acre parcel from Agricultural-Two (A-2) to Planned Development (PD) to allow the existing structures and add one additional lot. The additional lot is proposed to have reduced lot size and setbacks from the A-2 standards. The proposal would allow for a maximum of two (2) lots with a minimum lot size of 2 acres. The number of large animals such as horses, cattle, sheep or other similar livestock allowed on a lot less than 10 acres would be limited to four (4) animals per acre. The proposed PD also has language allowing a water quality basin to be located on a lot and not required it to be in a separate tract.

The subject property is located within Area 7 of the North Plains Area Plan Fairmount Subarea. The residential density for Area 7 is recommended at 1 dwelling unit per two (2) acres with a minimum lot size of one (1) acre. This proposal substantially conforms to the North Plains Plan's recommended land use and density for this site.

The subject property is a gently sloping piece of ground sloping from southwest to northeast from about 5,840' to 5,760'. There are no floodplains or geologic hazard areas that would affect the future development of this site. Water is provided by North Table Mountain Water and an individual septic system is proposed for both the existing and proposed lots.

Staff recommended that the applicant propose an Official Development Plan that followed the requirements of Jefferson County's Agricultural-Two (A-2) zone district standards for the entire 18.493 acre site. The site is planned to be divided into two lots with the larger approximately 16 acre lot containing the existing home, barn, and out-buildings located on the west side of the property and the new 2 acre lot (minimum lot size) located to the eastern side of the property. The larger of the two lots would follow

standard Agricultural-Two zoning standards. Setbacks for the smaller lot are proposed to be: Front Setback - 30 feet; Side Setback – 20 feet; and Rear Setback – 25 feet. These setbacks were established based on the applicant's proposed location for the smaller lot in order to take advantage of the most optimal building site; however, this standard would apply to the any lot created which is under 10 acres and the location of the lot would not be finally determined until the platting process. This approach was recommended to allow for the existing home and historic Agricultural uses to continue and to create a new single family detached residential building site that would meet the Plan's recommended minimum lot size, compatibility with the surrounding area and allowance for animals.

SURROUNDING ZONING/LAND USE:

	Adjacent Zoning	Land Use
North:	A-2	Single Family Detached
South:	MR-2	Single Family Detached
East:	PD	Single Family Detached
West:	SR-1	Single Family Detached

NOTIFICATION:

A community meeting was held for this rezoning application on December 17, 2015. There were 10 citizens in attendance. At the time of the community meeting, the proposed location of the new single-family detached residential lot was planned to be located on the western side of the subject property. The neighbors to the west were concerned that the new residential structure would obscure their view to the east. The applicant responded to their neighbor's concern by moving the proposed building site to its current location on the northeastern side of the applicant's property.

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to property owners within a 500 feet 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 hearings dates for both the Planning Commission Hearing and the Board of County Commissioners Hearing.

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

3. Notification of the hearings before the Planning Commission and the Board of County Commissioners was published in the West Jeffco Hub two weeks prior to the hearing.

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

Apple Meadows Coalition
Estates at North Table Mountain
Fairmount Improvement Association
Jefferson County Horsemen's Assn
Marriott Orchard HOA
Save the Mesas Inc
Sunrise Ridge Sub-association No. 2
Table Mountain Heights HOA
Tablerock HAO

During the processing of the application, Staff **has not** received any objections to the proposal.

COMPREHENSIVE MASTER PLAN ASSESSMENT:
Area Plan: North Plains Area Plan

	Land Use	Physical Constraints	Community Resources	Infrastructure, Water and Services
Conformance	**X(1)**	**X(2)**	**X(3)**	**X(4)**
Non-Conformance				

Services: Fairmount Fire Protection District Fire & Live Safety Division
North Table Mountain Water and Sanitation District

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ANALYSIS OF PLAN:

1. **Land Use:** The Comprehensive Master Plan discusses encouraging development that is appropriate to the area, and ensuring that there are unique and diverse communities in which to live, work, and enjoy outdoor recreation. New developments should be evaluated for the impacts on the health of a community, and that new development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and entitled uses on adjacent parcels.

   Areas of Conformance:

   a. All Development
   In keeping with the goal stated above, policies applicable to this application includes those that discuss mitigating harmful effects on existing and zoned land uses and ensuring compatibility with the surrounding area.

   This rezoning proposal would allow for the existing home, barn and out-buildings and add one additional lot with reduced setbacks from A-2 standards. The typical lots in this area vary in size with larger lots zoned for agricultural use dispersed throughout the community. Agricultural and ranching uses, if consistent with current zoning, are recommended by the Plan.

   b. Housing
   The goals of this section are to provide a variety of housing options, which complement the existing community character, utilize excellent design and materials, and to promote well-planned sustainable residential neighborhoods that create a sense of place.

   This rezoning proposal will allow for the existing home, barn and out-buildings to continue with its day-to-day agricultural uses and allow for the new construction of a custom built home, on a minimum 2 acre lot. The proposed lot sizes, setback standards, and agricultural uses, would complement the character of the Fairmount community and be in keeping with the Plan's recommended land use and density for this site.

   c. Area/Community Plan Recommendation
   The subject property currently contains one 18.493 acre parcel and is located within Area 7 of the North Plains Area Plan, Fairmount Subarea. The overall density in this area should not exceed one dwelling unit per 2 acres with a minimum lot size of 1-acre.

   The applicant's proposal to rezone the subject property to allow for a total of two (2) single family residential lots on 18.493 acres, with a minimum size of two (2) acres would be considered in substantial conformance with the North Plains Plan recommended land use and density for this site.

Summary of Analysis: *The applicable Land Use policies are met by the proposed zoning.*

2. **<u>Physical Constraints:</u>** The Comprehensive Master Plan describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.

   Areas of Conformance:

   a. General
   This section discusses avoiding physical constraint areas if possible.

   This property does not contain any known geologic hazards or constraints or floodplains. It is not within a moderate or higher wildfire hazard area, and is not in an identified wildlife habitat area.

Summary of Analysis: *This proposal conforms to the Physical Constraints chapter of the CMP.*

3. **<u>Community Resources:</u>** The Community Resources chapter contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.

   Areas of Conformance:

   a. Air, Light, Odor, and Noise
   The goal of the Air, Light, Odor, and Noise chapter encourages the effective management of air quality and the impacts of light, odor and noise.

   The impacts of to air, light, odor, and noise will not change in any significant way.

   b. Visual Resources
   The Plan strives to protect the visual resources and unique natural features of the County. Visual impact of new development in visually sensitive areas should be mitigated.

   The subject property is not within a visual resource area. The Planned Development zoning designation would allow structures to be 35 feet in height, which is the same as the surrounding residential allowance. After hearing concerns from the neighbors to the west about the potential obstruction of their views to the east, the applicant accommodated those concerns by moving the location of the new lot to the eastern portion of their property. The location of the new lot with the proposed setbacks and lot sizes will assure an open, agricultural and ranching look and feel for the area.

Summary of Analysis: *This proposal complies with the Community Resources chapter of the CMP.*

4. **<u>Infrastructure, Water & Services:</u>** The applicable elements of this chapter include Transportation, Water and Wastewater, and Services.

   Areas of Conformance:

   a. Transportation
   The Plan intends to ensure that the transportation system will have the capacity to support future population growth while maintaining an acceptable level of service.

   A single family dwelling already exists on the subject property. The proposed access for the new lot will be shared with the existing dwelling from an existing cul-de-sac. A variance of providing a secondary/emergency access will be necessary during the Platting process. Additional traffic generated for the new home will not significantly change the number of vehicle trips per day for the collector street (West 53rd Drive).

b. Water & Wastewater
The management of the use of wells and Individual Sewage Disposal Systems (ISDSs) to ensure that the quantity and quality of water resources are sustained and human health and the environment are protected is recommended by the Plan.

This property is served by North Table Mountain Water and Sanitation District for water. An onsite wastewater treatment system (OWTS) is proposed for sewer service for both lots. The proposed lot sizes will meet with Public Health regulations for the required lot size for properties on an OWTS.

c. Other Utilities

New development should ensure that existing services are adequate and available to serve the proposed use.

Electricity is provided by Xcel Energy, they had no objections to this rezoning proposal.

d. Services
Existing and new developments should ensure they are served by an acceptable level of law enforcement, fire protection, and emergency and disaster services.

This property is served by the Fairmount Fire Protection District & Life Safety Division. The District did not object to the proposed rezoning.

Summary of Analysis: *This proposal is in conformance with the Infrastructure, Water & Services chapter of the CMP.*

COMPATIBILITY:

The proposed rezoning is compatible with allowed and existing land uses in the general vicinity of the project area because the residential area around the subject property contains single-family detached homes on similarly or smaller sized lots with similar restrictions for height and setbacks. The addition of a single new residential dwelling unit on 18.439 acres will not create any incompatibility with the existing community.

SUMMARY OF STAFF POSITION:

Staff supports this rezoning proposal. The proposed use conforms to the land use recommendation of the North Plains Area Plan - Fairmount Subarea, and it is compatible with surrounding uses. The overall density and lot sizes are in conformance with what the Plan recommends for the area.

PLANNING COMMISSION:

Planning Commission Recommendation (Resolution Dated September 28, 2016, Attached):

Approval	
Approval with Conditions	X (6-0) vote
Denial	

The case was scheduled on the consent agenda for the Planning Commission Hearing. No citizens offered public testimony, and the case remained on the consent agenda. The Planning Commission voted unanimously to recommend approval subject to conditions.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find that:

1. **The proposal is in general conformance with the Comprehensive Master Plan**

because it meets all applicable sections of the Plan policies;

2. **The proposed land use is compatible with existing and allowable land uses in the surrounding area because there are similarly sized residential lots surrounding the property; and**

3. **The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.**

And;

Staff recommends that the Board of County Commissioners APPROVE Case No. 16-109960RZ subject to the following conditions:

1. **Recordation of the Official Development Plan in accordance with the red-marked print dated October 18, 2016.**

COMMENTS PREPARED BY:

Dennis Dempsey

Dennis Dempsey, Planner
October 18, 2016

Jefferson County Land Use Case Management

CASE DATES SUMMARY

Case Number: **16-109960RZ** Case Type: **Rezoning**

Pre-application Meeting Date: **October 29, 2015**

Community Meeting Date: **December 17, 2015**

Applicant Makes Complete Submittal: **May 18, 2016**

Case Sent on First Referral: **May 31, 2016**

All Responses Provided to Applicant: **July 1, 2016**

Determination That Case Should Proceed to Hearing: **August 4, 2016**

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

BOARD OF COUNTY COMMISSIONERS
RED-MARKED PRINT
Return to Planning and Zoning
October 18, 2016

5473 Secrest Court – Official Development Plan
Case # 16-109960RZ

Intent – The purpose of this Rezoning is to rezone to allow existing structures and add one additional lot with reduced setbacks from A-2 setback standards.

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

All of the standards of the Agricultural-Two (A-2) Zone District shall apply to the property as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B with the following amendments:

1. Minimum lot size: 2 acre (87,120 square feet).
   a. Maximum number of lots: 2

2. Setbacks:
   a) Lots greater than 10 acres: follow A2 Setbacks
   b) Lots less than 10 acres: Front: 30 Feet, Side 20 Feet, Rear 25 Feet
3. Lots less than 10 acres shall be located on the eastern portion of the property.
4. A water quality basin is allowed to be located on a lot and is not required to be in a separate tract.
5. The number of large animals such as horses, cattle, sheep or similar livestock on a lot less than 10 acres is four (4) animals per acre.

As owner(s) of the affected land, I accept and approve all conditions set forth herein this ____ day of _____, 201__.

William G. Vetos	Rosemary L. Vetos
Sign_____	Sign_____
Print_____	Print_____

County of)
) SS
State of)

The foregoing instrument was acknowledged before me this ___ day of _____ 201__, by _____

WITNESS my hand and official seal

_____
Notary Public
My commission expires:_____

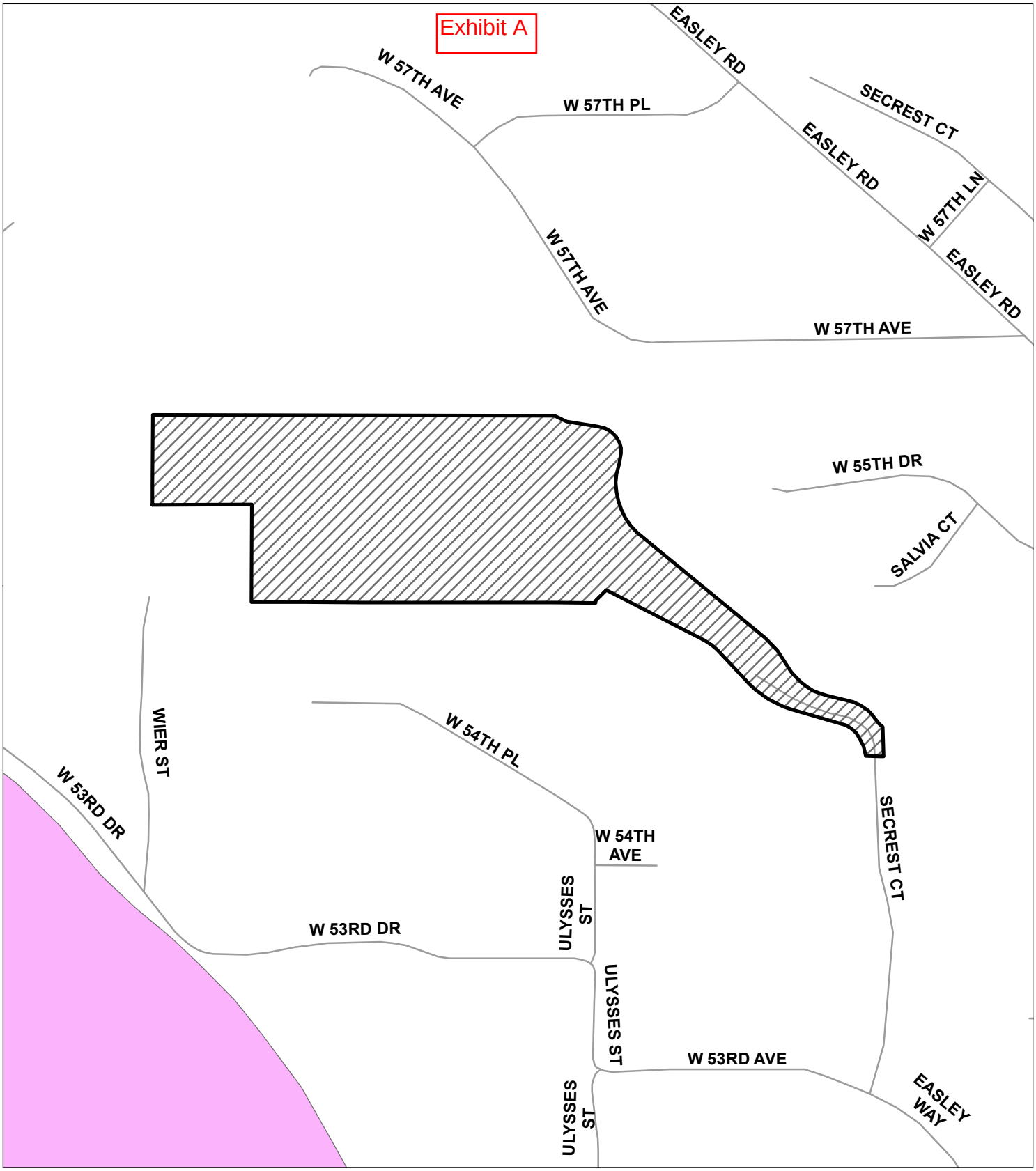
COUNTY COMMISSIONER'S CERTFICATE:

This Official Development Plan, titled 5473 Secrest Court Official Development Plan, was approved the _____ day of _____201__, and is accepted by the Board of County Commissioners this _____day of_____, 201__.

BOARD OF COUNTY COMMISSIONERS:

_____
Chairman

_____
Clerk



Case Number: 16-109960RZ

Location: Sec. 14, T3S, R70W

Legend

Site_RZ

Haz_Type

- Landslide
- Rockfall
- SlopeFailureComplex
- Subsidence

N W E S

0 200 Feet

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

1:4,800

Plot: 2016-06-21

Orthos: 75

Geohazard

Exhibit B

Case No. 16-109960RZ

Legal Description

Street Location of Property 5473 Secrest Court

Is there an existing structure at this address? Yes X No

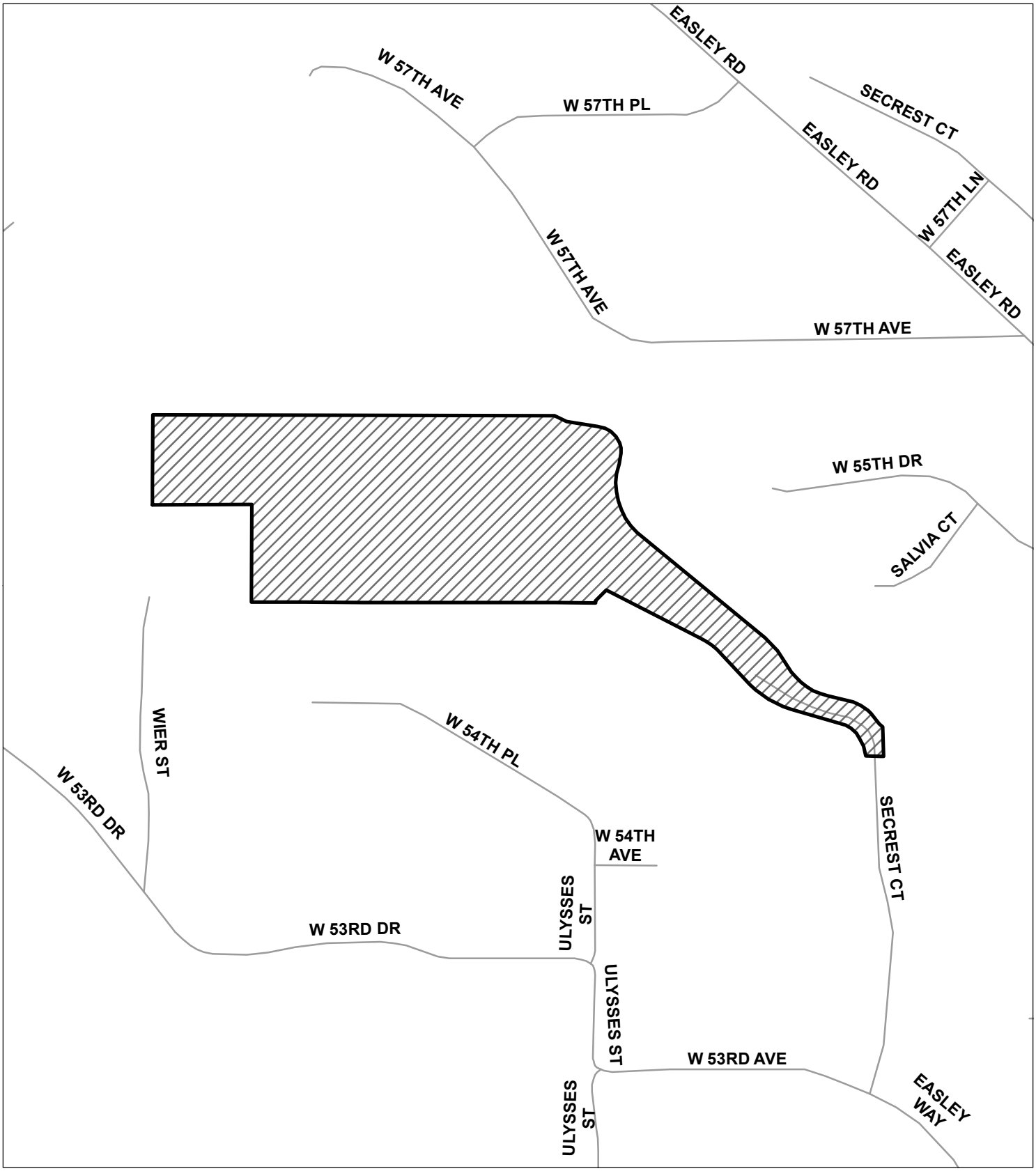
Type the legal description and address below.

LOT 1, VETOS VISTAS, A SUBDIVISION RECORDED FEBRUARY 19, 2002, AT PLAT BOOK 165, PAGES 38 AND 39, RECEPTION NUMBER F1426765 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, COLORADO

Advise of Ortho Map No. 75 Section 14 Township 3 S. Range 70 W.

Calculated Acreage 18.5 Acres Checked by: Ed Wieland

Address Assigned (or verified) 5473 Secrest Court



Case Number: 16-109960RZ

Location: Sec. 14, T3S, R70W

N
W E
S
0 200
Feet

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1:4,800 Plot: 2016-06-21

Orthos: 75

Vicinity

Case Number: 16-109960RZ

Location: Sec. 14, T3S, R70W

N
W E
S
0 200
Feet

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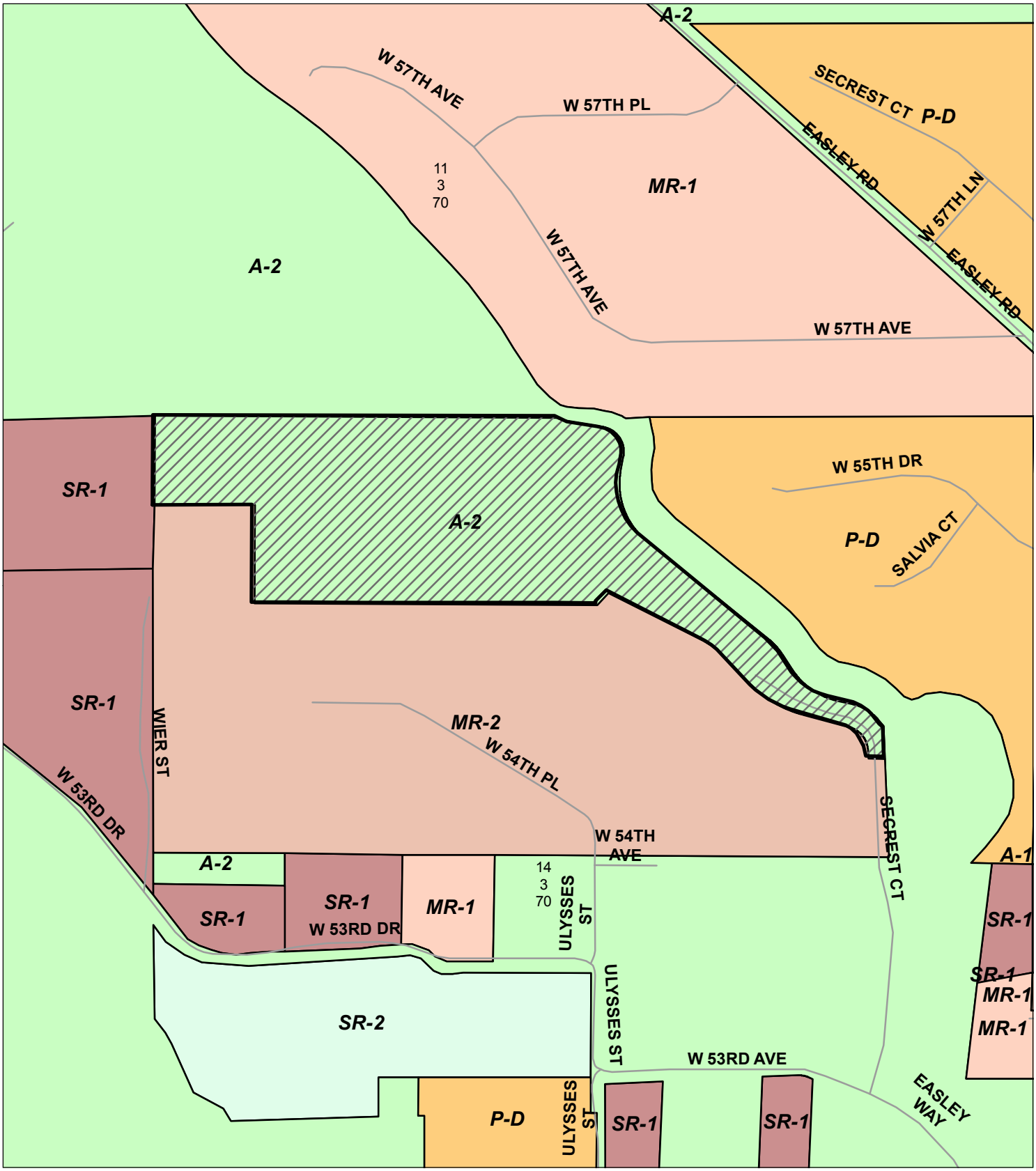
2012 Photography

1:4,800

Plot: 2016-06-21

Orthos: 75



Case Number: 16-109960RZ

Location: Sec. 14, T3S, R70W

N
W E
S
0 200
Feet

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Zoning

1:4,800

Plot: 2016-06-21

Orthos: 75

From: Bonnie Benedik
Bcc: Ed Wieland; Ben Hasten; Kirk Hagaman; Philip Taylor; Ed Peck; Andreas Jaen; Troy Jones; Nancy York; Pat OConnell; Charles Barthel; Ross Klopf; Heather Gutherless; Jeremy Cohen; Craig Sanders; Tracy R. Volkman; Mike Vanatta; Patricia Krmpotich; Lindsay Townsend; Carlos Atencio; Michaelyne Klym; "Neil Rosenberger"; "Wendy@ntmwater.org"; "justinh@apexprd.org"; "eliza.hunholz@state.co.us"; "reid.dewalt@state.co.us"; "George, Donna L"; "treed@jeffco.k12.co.us"; "rsmetana@arvada.org"; "PlanningCommission@cityofgolden.net"; "belanger.laura@gmail.com"; "estates@flood-works.com"; "judson@bajabb.com"; "etomandjudy@centurylink.net"; "codychristman@ymail.com"; "donaldparker@gmail.com"; "rdudley@associacolorado.com"; "heather gossard"; "jbogner@msihoa.com"; Maxmilian Raileanu; Deborah Churchill; Suzanne Maki; John Wolforth; Mike Schuster; Russell Clark
Subject: 16-109960RZ - Electronic Referral
Date: Tuesday, May 31, 2016 3:09:00 PM

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning 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 should be submitted via e-mail to the case manager by the due date below.

This property will also submit for a subsequent subdivision plat related to the rezoning request.

Case Number: 16-109960RZ
Case Name: Vetos Vistas Filing 2
Address: 5473 Secrest Court
General Location: West of Easley Road and south of W. 57th Avenue
Case Type: Rezoning
Type of Application: Rezone from Agricultural-Two (A-2) to Suburban Residential-One (SR-1) to add one (1) lot of approximately 2.373 acres in the northeast corner of the property.
Case Manager: Dennis Dempsey
Comments Due: **June 21, 2016**
Case Manager Contact Information: **ddempsey@jeffco.us** **303-271-8734**

Additional information related to this case can be viewed **here**.

Some of the links on this page that may be helpful are the links to the case file (public documents), to the Jeffco mapping system (jMap) and to the case tracking system (general application details).

Jeffco:	External:	HOA:
Cartography	Fairmont Fire Protection District	Apple Meadows Coalition
Addressing	North Table Mountain W&S	Estates At North Table Mountain
Building Department	Apex Park & Recreation District	Fairmount Improvement Assn
Open Space	Colorado Division of Wildlife	Jefferson County Horsemens Assn
Geologist	Jefferson County R-1 School Dist.	Marriott Orchard HOA
Planning Engineering	EXCEL	Save The Mesas Inc
Long Range	City of Arvada	Sunrise Ridge Sub Association No.2
Historical Commission	City of Golden	Table Mountain Heights HOA
Zoning Enforcement		Tablerock HOA
Public Health		
Transportation & Engineering		
Road and Bridge, Dist. 1		

ADDRESSING

MEMO

To: Dennis Dempsey
FROM: Kendell Court
SUBJECT: 16-109960RZ 5473 Secrest Court
DATE: June 20, 2016

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to plat a 2.8 acre parcel from A-2 to SR-1 to allow for a single-family detached residential lot.

2. Access is off of Secrest Court.

3. There is a valid existing address, 5473 Secrest Court, in the addressing database. This address will not change for lot 1A.

4. Secrest Court will be extended up to the driveway for lot 2A. Please label the private access drive as Secrest Court on the final Plat.

5. Lot 2A will receive a new address when the Plat is approved and recorded.

Please let me know if you have any questions.

Building Division

From: AutoMailer@jeffco.us
To: xddempsey@jeffco.us
Cc: Dennis Dempsey
Subject: Agency Response
Date: Thursday, July 14, 2016 3:06:06 PM

Address: 5473 Secrest Court
Case Number: 16 109960 RZ
Review: Building Division
Review Results: No Comment (no further review)
Scheduled End Date: 06/21/2016
Signoff Date: 07/14/2016
Process Comments:
Case Type: Rezoning: Straight Zone District
Reviewer: Dennis Dempsey
Case Description: The applicant wishes to rezone and plat a 2.8 acre parcel from A-2 to SR-1 to allow for a single-family detached residential lot.

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

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

Cartography

From: AutoMailer@jeffco.us
To: Dennis Dempsey
Cc: Ed Wieland
Subject: Agency Response
Date: Tuesday, June 21, 2016 1:37:31 PM

Address: 5473 Secrest Court
Case Number: 16 109960 RZ
Review: Cartographic
Review Results: Complete
Scheduled End Date: 06/21/2016
Signoff Date: 06/21/2016
Process Comments: Hearing graphics and rezoning legal placed on M drive under PublicHearingDocs fldr.
Case Type: Rezoning: Straight Zone District
Reviewer: Ed Wieland
Case Description: The applicant wishes to rezone and plat a 2.8 acre parcel from A-2 to SR-1 to allow for a single-family detached residential lot.

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

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

Planning Engineering

MEMORANDUM

TO: Denis Dempsey, Case Manager
FROM: Sean Madden, Civil Planning Engineering
DATE: June 1, 2016

RE: 16-109960RX; Rezone- 5473 Secrest Court

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

- This proposed subdivision takes access from an existing cul-de-sac. A variance of providing a secondary/emergency access will be necessary during the Platting process.

REZONING COMMENTS

1. Official Development Plan (ODP) - Written Restrictions: Please provide for review. When prepared, the ODP Written Restrictions should not conflict with the requirements of the LDR.

2. Official Development Plan (ODP) - Graphic Portion: The graphic portion was not provided. When prepared, the ODP should not conflict with the requirements of the LDR. Streets/Driveways and access connections to the existing streets/driveways should not be shown on the ODP unless a provision is added indicating that the streets/driveways and the intersections are conceptual only and have not received County approval. Classification, alignment, width, intersection location, turning movements, and design and construction standards shall be in accordance with the LDR and be determined during the plat process.

3. Plat: The applicant needs to be aware that prior to building permit and/or lot sale a Plat is required in accordance with the Section 8 of the Land Development Regulation.

CONCLUSION

1. These initial case comments are based solely upon the submitted preliminary 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 Sean Madden at 303-271-8719.

Sean Madden

smm
Attachment/Enclosure
c: File

Fairmount Fire

From: Neil Rosenberger
To: Dennis Dempsey
Subject: RE: 16-109960RZ - Electronic Referral
Date: Tuesday, May 31, 2016 3:48:32 PM

Good afternoon Dennis,

The Fairmount Fire Protection District Fire & Life Safety Division met with the landowner two months ago to get an overview of the scope of this project.
At that time we advised the landowner to expect the following requirements/conditions from our organization:

- Existing private drive/roadway improvements (to be approved by Jefferson County & FFPD)
- New driveway specifications leading to the proposed new residence, including the meeting of the current Jefferson County/FFPD Specifications, with a hammerhead turnaround
- Flow testing of the two closest existing fire hydrants (by North Table Mountain Water & Sanitation)
- Proposal and installation of a new fire hydrant near the proposed new driveway entrance to the proposed new residence
- Meet the FFPD requirement for a NFPA 13D Residential Fire Sprinkler System in the proposed new residence

These will be our requirements for this proposed project. Please let me know if you need this written on our letterhead at this time, or if this email will suffice.
Thank you!

Sincerely,
Neil

Neil Rosenberger, CFO, FM, MIFireE
Division Chief, Fire Marshal
Fairmount Fire Protection District
4755 Isabell Street
Golden, Colorado 80403
(303) 279-2928 Office
(303) 579-3823 Cell
nrosenberger@ffpdfire.org

Working Smoke Detectors and Fire Sprinklers Save Lives and Property!

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From: Bonnie Benedik [mailto:bbenedik@co.jefferson.co.us]
Sent: Tuesday, May 31, 2016 3:10 PM
Subject: 16-109960RZ - Electronic Referral

-

ELECTRONIC REFERRAL

-

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning 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 should be submitted via e-mail to the case manager by the due date below.

This property will also submit for a subsequent subdivision plat related to the rezoning request.

Case Number: 16-109960RZ
Case Name: Vetos Vistas Filing 2
Address: 5473 Secrest Court
General Location: West of Easley Road and south of W. 57th Avenue
Case Type: Rezoning
Type of Application: Rezone from Agricultural-Two (A-2) to Suburban Residential-One (SR-1) to add one (1) lot of approximately 2.373 acres in the northeast corner of the property.
Case Manager: Dennis Dempsey
Comments Due: **June 21, 2016**
Case Manager Contact Information: **ddempsey@jeffco.us** **303-271-8734**

County Geologist

Memorandum

To: Dennis Dempsey
Planner

From: Patrick O'Connell
Geologist

Date: June 13, 2016

Re: 5473 Secrest Court, Case No. 16-109960PA

I reviewed the submitted documents for the subject property. I have the following comment.

1. The site is not located in a geologic hazard area, and geologic and geotechnical reports are not required at the time of the rezoning.

2. Although this area is not mapped as a Geologic Hazard Overlay District, the property was mapped as a probable landslide on the USGS Map Showing Landslides in the Golden Quadrangle (Simpson, 1973).

3. At the time of plat application, both geotechnical and geologic reports in accordance with Section 25 of the LDR will be required.

North Table Mountain Water and Sanitation District

From: Wendy Weiman
To: Dennis Dempsey
Subject: Vetos Vistas Filing; Case No 216-109960RZ
Date: Tuesday, June 21, 2016 9:14:36 AM

Good morning,

The District has no concern with the referenced rezoning case.

Thank you,

Wendy M. Weiman, P.E.
Project Engineer

North Table Mountain Water & Sanitation District
14806 W. 52nd Avenue
Golden, Colorado 80403
Tel (303)279.2854 Ext. 306
Fax (303) 279-2865
Email - wendy@ntmwater.org
www.ntmwater.org

Open Space

From: AutoMailer@jeffco.us
To: Dennis Dempsey
Cc: Megan Deffner
Subject: Agency Response
Date: Wednesday, June 15, 2016 2:22:58 PM

Address: 5473 Secrest Court
Case Number: 16 109960 RZ
Review: Open Space
Review Results: Comments Sent (no further review)
Scheduled End Date: 06/21/2016
Signoff Date: 06/15/2016
Process Comments: JCOS has no comments or concerns.
Case Type: Rezoning: Straight Zone District
Reviewer: Megan Deffner
Case Description: The applicant wishes to rezone and plat a 2.8 acre parcel from A-2 to SR-1 to allow for a single-family detached residential lot.

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

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

Jefferson County Public Health

jeffco.us/public-health

MEMO

TO: Dennis Dempsey
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: June 3, 2016

SUBJECT: Case #16-109960 RZ
William G Vetos
5473 Secrest Ct

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

PROPOSAL SUMMARY
Rezone a portion of the property

COMMENTS
Jefferson County Public Health (JCPH) provided comments on October 26, 2015 regarding the pre-application process for this property. We have reviewed the documents recently submitted by the applicant for this rezoning process and have the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning 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
✓	6/3/2016	Submit a will serve letter from the Water and Sanitation District to provide proof of public water services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21.	Water/Wastewater

WATER
The North Table Mountain Water and Sanitation District has provided signed documentation dated May 17, 2016 stating that public water is available for the proposed development.

WASTEWATER
An onsite wastewater treatment system is proposed for sewer service to the proposed 2.8 acre lot. The resultant parcel will meet this Department's requirement of one acre to be developed with public water and an onsite wastewater treatment system.

The concept drawing shows the approximate location of the existing onsite wastewater treatment system to be located near the proposed property line. **At the time of platting, the applicant must provide a scaled survey that shows the location of the existing OWTS components (septic tank and leach field) in relation to the proposed lot lines. Please note the OWTS Regulation of Jefferson County requires all OWTS components to be located a minimum of 10 feet from all property lines.**

NOTE: These initial case comments are based solely upon the submitted documentation. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. If the proposed site layout and design are altered substantially during subsequent County land development processes (rezoning, platting, exemptions, additional submittals), Jefferson County Public Health reserves the right to modify these initial comments and or add appropriate additional comments.

10/18/10

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

P&Z REFERRAL T&E RESPONSE

To: Dennis Dempsey *P&Z Case Manager*
From: Mike Vanatta, Pre-Construct. Engineer ☑
Case #: 16-109960 RZ
Due Date: June 21, 2016
Property Address or PIN: 5473 Secrest Court

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

Drainage

- ☐ **T&E is currently working on a project in the area. See attached information.**
- ☐ **Other Notes:**
- ☐ **No Concerns**

Right-of-Way / Roadway Corridor Expansion Projects

Robert Taylor - Corridor Projects/ROW ☑

- ☐ Land owner will need to refund County $ for ROW purchased in *for*
  This amount ***must*** be paid before plat is recorded and/or plans are approved and released for construction.
  ☐ Documentation attached in Amanda ☐ Documentation to follow
- ☐ Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.
- ☐ Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.
- ☐ **Other Notes:**
- ☑ **No Concerns**

Traffic Operations / Transportation Planning

Derek Schuler - Traffic/Trans Engineer ☑
Yelena Onnen -Transportation Planning ☑

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

☑ **No Concerns**

Comments

no comments - yo

Additional Comments

Name ☐

Comments

Right of Way & Permits

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

June 21, 2016

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

Attn: Dennis Dempsey

Re: Vetos Vistas Filing No. 2, Case # 16-109960RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Public Service Company has an existing electric transmission line and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. **PSCo is requesting that, prior to any final approval of the development plan,** it is the responsibility of the property owner/developer/contractor to contact **Mike Diehl**, Siting and Land Rights Manager at (303) 571-7260 to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

Please be aware PSCo owns and operates existing natural gas and electric facilities within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or https://xcelenergy.force.com/FastApp (Register so you can track your application) 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

JCM DEVELOPMENT, LLC

8300 GARLAND DRIVE **TELEPHONE (303)431-1921**
ARVADA, CO 80005 **FAX (303)431-1921**

April 18, 2016

Mr/ Dennis Dempsey
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80419
cover letter.doc

RE: Vetos Vistas filing 2 Rezone and Combo Preliminary/Final Plat
Case No. 15-125266PA
Cover Letter

It is proposed re-subdivide Vetos Vistas Subdivision to add 1 lot, approximately 2.373 acres, in the northeast corner of the property

Water is available from North Table Mountain Water and Sanitation District existing water main adjacent to the property. Sewer will be via Individual Sewage Disposal System (ISDS). Gas and electric service are available from Xcel Energy and phone and cable are available from private utility companies in the area. Access will be from the existing access easement, and Secrest Court, that currently provides access to Lot 1, Vetos Vistas.

A new driveway will be constructed from the existing driveway to access the new lot. Developed runoff from the construction of the new house and driveway will be captured in a detention PLD and released at historic rates to the north of the proposed lot.

Thank you for your time and consideration in this matter. If you have any questions or need additional information, please contact me.

Sincerely:

J. Clifford McKissack

J. Clifford McKissack
Agent for the Applicant

RECEPTION NO. F1054828
5/11/2000 10:53:07 PG: 001-003
PAGE FEE: 15.00 DOC.FEE: 100.00
RECORDED IN JEFFERSON COUNTY, COLORADO

WARRANTY DEED

THIS DEED, Made this day of May 10, 2000, between

ROBERT A. KNIGHT

of the County of JEFFERSON and State of COLORADO, grantor, and

WILLIAM G. VETOS AND ROSEMARY L. VETOS

whose legal address is 17355 W. 57TH AVENUE, ~~ARVADA~~ Golden, COLORADO ~~80002~~ 80403 of the County of JEFFERSON and State of COLORADO, grantees:

WITNESSETH, that the grantor, for and in consideration of the sum of $1,000,000.00 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of JEFFERSON and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

STATE DOCUMENTARY FEE 100.00
MAY 11 2000

also known by street and number as 17403 W. 53RD DRIVE, GOLDEN, COLORADO 80403

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, EXCEPT FOR THOSE EXCEPTIONS REFERRED TO IN TITLE INSURANCE COMMITMENT # 57025 ISSUED BY COLORADO NATIONAL TITLE, INC..

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

Robert A. Knight
ROBERT A. KNIGHT

STATE OF COLORADO }
}ss.
COUNTY OF JEFFERSON }

The foregoing instrument was acknowledged before me this day of May 10, 2000 by

ROBERT A. KNIGHT

My Commission expires: 8/13/2000

Witness my hand and official seal.

KRISTINE JORDAN SHELL
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 8-13-2000

Notary Public: KRISTINE JORDAN SHELL

COLORADO NATIONAL TITLE

C021A Rev 9/2 CASE# 57025 DOC FEE $100.00

RECEPTION NO. F1054828

Case No: 57025

EXHIBIT "A"

2

PARCEL 1:
THAT PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN JEFFERSON COUNTY, COLORADO, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00°19'30" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 560.00 FEET; THENCE SOUTH 89°42'11" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1333.04 FEET, MORE OR LESS, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE NORTH 36°03'34" EAST 45.78 FEET; THENCE SOUTH 63°24'00" EAST 309.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A 20°18'00" CENTRAL ANGLE, A 250.00 FOOT RADIUS AND A 44.76-FOOT TANGENT LENGTH; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 88.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 43°06'00" EAST 101.24 FEET THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A 31°50'00" CENTRAL ANGLE, A 350.00 FEET RADIUS AND A 99.81-FOOT TANGENT LENGTH; THENCE SOUTHEASTERLY , ALONG SAID CURVE, 194.46 FEET TO ITS POINT OF TANGENCY; THENCE SOUTH 74°56'00" EAST 144.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A 72°44'40" CENTRAL ANGLE, A 75.00-FOOT RADIUS AND A 55.24-FOOT TANGENT LENGTH; THENCE SOUTHEASTERLY ALONG SAID CURVE, 95.22 FEET TO ITS POINT OF TANGENCY; THENCE SOUTH 02°11'20" EAST 24.56 FEET; THENCE SOUTH 89°27'25" EAST 50.06 FEET; THENCE NORTH 02°11'20" WEST 97.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A 03°50'28" CENTRAL ANGLE, A 154.63-FOOT RADIUS, AND A 5.19-FOOT TANGENCY LENGTH; THENCE NORTHWESTERLY, ALONG SAID CURVE, 10.37 FEET TO ITS POINT OF TANGENT; THENCE NORTH 40°41'47" WEST 17.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A 36°50'00" CENTRAL ANGLE, A 139.07 FOOT RADIUS, AND A 46.31-FOOT TANGENT LENGTH; THENCE NORTHWESTERLY, ALONG SAID CURVE, 89.40 FEET TO ITS POINT OF TANGENCY; THENCE NORTH 77°31'47" WEST 45.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A 44°20'00" CENTRAL ANGLE, A 219.07-FOOT RADIUS, AND AN 89.25-FOOT TANGENT LENGTH; THENCE NORTHWESTERLY, ALONG SAID CURVE, 169.51 FEET TO ITS POINT OF TANGENCY; THENCE NORTH 33°11'47" WEST 53.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A 17°54'00" CENTRAL ANGLE, A 198.84 FOOT RADIUS, AND A 31.32-FOOT TANGENT LENGTH; THENCE NORTHWESTERLY ALONG SAID CURVE, 62.12 FEET TO ITS POINT OF TANGENCY; THENCE NORTH 51°05'47" WEST 467.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A 61°42'00" CENTRAL ANGLE, A 219.07-FOOT RADIUS, AND A 130.85-FOOT TANGENT LENGTH; THENCE NORTHERLY , ALONG SAID CURVE, 235.91 FEET TO ITS POINT OF TANGENCY; THENCE NORTH 10°36'13" EAST 43.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A 91°14'00" CENTRAL ANGLE, A 74.63-FOOT RADIUS AND A 76.25-FOOT TANGENT LENGTH; THENCE NORTHWESTERLY, ALONG SAID CURVE, 118.84 FEET TO ITS POINT OF TANGENCY; THENCE NORTH 80°37'47" WEST 166.48 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 14; THENCE NORTH 89°42'11" WEST 1174.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,
COUNTY OF JEFFERSON,
STATE OF COLORADO

PARCEL II:
RIGHT OF WAY 61 FEET IN WIDTH FOR INGRESS AND EGRESS RESERVED IN DEED RECORDED SEPTEMBER 26, 1977 IN BOOK 3075 AT PAGE 6,
COUNTY OF JEFFERSON,

RECEPTION NO. F1054828

STATE OF COLORADO

3

PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITY LINE PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 14; TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THENCE SOUTH 00°21'08" WEST, A DISTANCE OF 1334.74 FEET TO THE NORTHWEST CORNER OF NORTH TABLE MOUNTAIN RANCHETTES; THENCE ALONG THE NORTH LINE OF NORTH TABLE MOUNTAIN RANCHETTES ON A COURSE OF SOUTH 89°27'25" EAST, A DISTANCE OF 874.35 FEET TO THE NORTHEAST CORNER OF NORTH TABLE MOUNTAIN RANCHETTES, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 02°11'20" WEST, A DISTANCE OF 324.21 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL I DESCRIBED HEREINABOVE, THENCE NORTH 89°27'25" WEST, A DISTANCE OF 50 FEET; THENCE SOUTH 02°11'20" EAST, A DISTANCE OF 324.21 FEET; THENCE SOUTH 89°27'25" EAST, A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF JEFFERSON,

STATE OF COLORADO

CASE SUMMARY

Consent Agenda

PC Hearing Date: September 28, 2016

BCC Hearing Date: October 18, 2016

16-112538RZ Rezoning

Case Name: DEN Meadows VZW Official Development Plan

Owner/Applicant: Rebecca L. Olson

Location: 16310 West 75th Place
Section 36, Township 2 South, Range 70 West

Approximate Area: 4.94 Acres

Purpose: **To rezone from Agricultural-One (A-1) to Planned Development (PD) to allow for agricultural uses and a 35' tall stealth silo tower telecommunications facility.**

Case Manager: Nick Nelson

Issues:
- None

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

Interested Parties:
- Nearby neighbors

Level of Community Interest: Low

Representative for Applicant: Shawn Turk, Black & Veatch

General Location: Southeast corner of West 75th Place and Quaker Street

Case Manager Information: Phone: 303-271-8727 e-mail: nnelson@jeffco.us

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

September 28, 2016

RESOLUTION

16-112538RZ	**Rezoning**
Case Name:	DEN Meadows VZW Official Development Plan
Owner/Applicant:	Rebecca L. Olson
Location:	16310 West 75th Place Section 36, Township 2 South, Range 70 West
Approximate Area:	4.94 Acres
Purpose:	**To rezone from Agricultural-One (A-1) to Planned Development (PD) to allow for agricultural uses and a 35' tall stealth silo tower telecommunications facility.**
Case Manager:	Nick Nelson

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 is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies.

   B. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because the lot sizes, densities and uses are comparable to surrounding properties, and the restrictions on the design of the telecommunications tower will result in minimal visual impacts.

   C. 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.

3. The following is a condition of approval:

   A. Recordation of the Official Development Plan dated September 28, 2016.

Commissioner **HARRIS** 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	**Hatton**	**Aye**
Commissioner	**Burke**	**Aye**
Commissioner	**Spencer**	**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, September 28, 2016.

_____
Bonnie Benedik
Administrative Assistant

Staff Report

PC Hearing Date: September 28, 2016

BCC Hearing Date: October 18, 2016

16-112538RZ Rezoning

Case Name: DEN Meadows VZW Official Development Plan

Owner/Applicant: Rebecca L. Olson

Location: 16310 West 75th Place
Section 36, Township 2 South, Range 70 West

Approximate Area: 4.94 Acres

Purpose: **To rezone from Agricultural-One (A-1) to Planned Development (PD) to allow for agricultural uses and a 35' tall stealth silo tower telecommunications facility.**

Case Manager: Nick Nelson

Representative: Shawn Turk, Black & Veatch

Existing Use: Agricultural with Single Family Residential

BACKGROUND/UNIQUE INFORMATION:

This is a request to rezone from Agricultural-One (A-1) to Planned Development (PD) to allow agricultural uses, and a 35' tall stealth silo tower telecommunications facility. The Zoning Resolution requires all of the underlying zoning requirements be met in order to allow for telecommunications facilities to be located on a property. Because the subject property is less than 5 acres and does not meet the minimum lot size requirements for A-1 property, the applicant was not eligible to get a telecommunications permit without fist rezoning the property to allow the telecom use.

The subject property is a nearly 5-acre lot located at the southeast quadrant of W. 75th Ave and Quaker St. The Church Ditch runs along the west and south lot lines and there is very little vegetation on the lot. There is an existing single family residence, constructed in 1977, centrally located on the property. There is also a horse boarding and training business that is operated on the property using various structures and pens. Lots surrounding the property range from 1 acre at the east to 3.5 acres to the west.

SURROUNDING ZONING/LAND USE:

	Adjacent Zoning	Land Use
North:	Suburban Residential -One SR-1	Single Family Residential (1 du/acre)
South:	Agricultural –One (A-1)	Single Family Residential (1du/5 acres)
East:	Agricultural –One (A-1)	Single Family Residential (1du/5 acres)
West:	City of Arvada	City of Arvada

NOTIFICATION:

A community meeting was held for this rezoning application on April 21, 2016. At least 10 citizens were in attendance. Those in attendance **expressed concerns** related to height and radio frequencies.

As a requirement of the Jefferson County Zoning Resolution, 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 1-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 hearings dates for both the Planning Commission Hearing and the Board of County Commissioners' Hearing.

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

3. Notification of the hearing before the Planning Commission and the Board of County Commissioners' was published in the Arvada/Wheat Ridge/Westminster Hub, the Lakewood/Edgewater Hub, and West Jeffco Hub.

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

Eldorado Estates HOA
Jefferson Cnty Horsemans Assn
Summertree Lane HOA
Westwoods Ranch Master Assn
Forest Springs HOA
Northwood Acres HOA
Westwoods Estates HOA

During the processing of the application, Staff **has** received one response in objection to the proposal. Objections were based upon concern of the radio frequencies and the proposed proximity to local schools. However, Federal law states, "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

COMPREHENSIVE MASTER PLAN ASSESSMENT:
Area Plan: Central Plains Area Plan

	Land Use	**Physical Constraints**	**Community Resources**	**Infrastructure, Water and Services**
Conformance	**X(1)**	**X (2)**	**X (3)**	**X (4)**
Non-Conformance				

Services: Arvada Fire Protection District
Ralston Valley Water & Sanitation District

****

ANALYSIS OF PLAN:

1. **<u>Land Use:</u>**

Areas of Conformance:

a. All Development
The Comprehensive Master Plan (CMP) encourages development that is appropriate to the area, recommends infill and redevelopment projects to improve the vitality of the community, to reduce sprawl and to increase tax benefits to the County.

The subject property is within an area surrounded by zoning that requires lot sizes of 1-5 acre minimums. The proposed ODP would require a minimum lot size of 4.5 acres to accommodate any future right of way dedication that may be required through future processes.

b. Livestock
The Plan recommends allowing livestock in appropriate areas.

The proposed ODP follows the Agricultural One Zone District, which allows livestock. The property is currently used for the boarding of horses.

c. Area Recommendation
The subject property is located within Area 8 of the North Plains Area Plan, which is recommended for residential development at a density of 1 dwelling unit per acre.

The applicant's proposal to rezone would allow for the existing 1 dwelling unit on 4.5 acres.

Summary of Analysis: *The proposed rezoning to allow a reduced lot size and to allow for a telecommunications facility would result in a density lower than the Plan recommends, and the continued use as an agricultural property. The proposal complies with this section of the Plan.*

2. **<u>Physical Constraints:</u>** The Comprehensive Master Plan describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.

Areas of Conformance:
a. General

The Plan states that development should not aggravate, accelerate, or increase the level of risk from natural hazards.

The rezoning application was referred to the County Geologist who expressed no concerns with the application. The property is not within a floodplain, nor are there significant slopes or geologic hazards. There are ditches along the property at its southern and western property lines.

Summary of Analysis: *No hazards have been identified on the property, and the existing ditch has been addressed with setbacks. The proposal complies with this section of the Plan.*

3. **<u>Community Resources:</u>** The Community Resources chapter contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.

Areas of Conformance:

a. Visual Resources
The Plan strives to mitigate the visual impact of new development in visually sensitive areas.

The subject property is not indicated to be within a visually sensitive area. Building height is limited to 35' maximum; the same height presently allowed on the property under the existing Agricultural-One zone district. This is also the allowed height for the other surrounding residences in the area. The proposed stealth silo meets the Highest Design Standards for telecommunications equipment, as outlined in the Telecommunications Section of the Zoning Resolution.

b. Air, Light, Odor, and Noise
A goal of the Plan is to encourage the effective management of air quality and the impacts of light, odor and noise.

Air, light, odor and noise impacts associated with the development of a telecommunications silo are regulated by Jefferson County Public Health and have been addressed to meet those requirements.

Summary of Analysis: *The proposed rezoning will have minimal affects on the air, light, odor and noise to the surrounding developments, which are primarily residential. Visual impacts would be related to the telecommunications silo which would meet the height requirement of the Agricultural One Zone District.*

4. <u>Infrastructure, Water & Services:</u> The applicable elements of this chapter include Transportation, Water and Wastewater, and Services.

Areas of Conformance:
a. Transportation
The Plan states that the County should ensure that the transportation system will have the capacity to support future population growth while maintaining an acceptable level of service.

No increase in density is proposed with this development. The telecommunications silo is expected to have minimal trips for maintenance.

b. Water & Wastewater
The Plan strives to protect the quality and quantity of water resources in the County.

The telecommunications silo is expected to have a minimal impact to water runoff, and will require no additional water use to maintain.

c. Services
A goal of the CMP is to ensure existing services are sufficient for proposed new development.

The property will be served by the Ralston Valley Water & Sanitation District, and no additional water use will be required for the stealth silo. During the processing of this application it was determined that the private access drive used to access this property meets the requirements of being a named road, and the addresses of 6 properties were reassigned to better provide emergency services.

Summary of Analysis: *The private road, W 75th Place, provides sufficient capacity to accommodate the subject property, and no increase in water and sewer usage is proposed. The proposal complies with this section of the Plan.*

COMPATIBILITY:

Staff believes this proposal is compatible with the allowed and existing land uses in the general vicinity. The proposed lot size of 4.5 acres would be consistent or larger than the lot sizes of surrounding properties. The written restrictions require a 35-foot setback along all boundaries of the ODP for the telecommunication silo, which will help mitigate perceived impacts of the silo.

SUMMARY OF STAFF POSITION:

Staff supports the proposed rezoning request because of the compatibility in the lot size, and because the

development utilizes existing infrastructure in regards to water and sanitation. Furthermore, the proposed density is less than the Plan's recommended density and is consistent with the surrounding residential and agricultural densities. Staff believes the stealth silo meets the highest design standards of the Zoning Resolution and the Telecommunications Land Use Plan by screening the telecommunications antennas in the stealth silo. A silo for agricultural purposes would be allowed and would have 50' setbacks from the west and south property lines. However, with the existing Church Ditch on the subject property, meeting these setbacks would require a Variance. For this reason Staff is in support of the reduced setbacks.

PLANNING COMMISSION:

Planning Commission Recommendation (Resolution Dated September 28, 2016 Attached):

Approval	
Approval with Conditions	X (6-0) vote
Denial	

The case was scheduled on the consent agenda for the Planning Commission Hearing. After reading the case into the record, there were **no citizens** that wished to testify in regard to this case. The Planning Commission voted 6-0 to recommend approval of the rezoning.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find that:

1. **The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies;**

2. **The proposed land uses are compatible with existing and allowable land uses in the surrounding area because the lot sizes, densities and uses are comparable to surrounding properties, and the restrictions on the design of the telecommunications tower will result in minimal visual impacts; and,**

3. **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.**

And;

Staff recommends that the Board of County Commissioners APPROVE Case No. 16-112538RZ subject to the following condition:

1. **Recordation of the Official Development Plan dated October 18, 2016.**

COMMENTS PREPARED BY:

Nick Nelson

Nick Nelson, Planner
September 29, 2016

Jefferson County Land Use Case Management

CASE DATES SUMMARY

Case Number: **16-112538 RZ** Case Type: **Rezoning**

Pre-application Meeting Date: **March 24, 2016**

Community Meeting Date: **April 21, 2016**

Applicant Makes Complete Submittal: **June 20, 2016**

Case Sent on First Referral: **June 23, 2016**

All Responses Provided to Applicant: **August 10, 2016**

Determination That Case Should Proceed to Hearing: **September 7, 2016**

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

DEN Meadows VZW OFFICIAL DEVELOPMENT PLAN

Rezoning Case # 16-112538RZ

1. STATEMENT OF INTENT:
    a. The intent of this ODP is to allow agricultural uses and a low power telecommunication facility with accessory equipment.

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

3. All of the standards of the Agricultural-One (A-1) Zone District, and other applicable sections of the zoning resolution shall apply to the property as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B with the following amendments:

    A. PERMITTED USES:
        1. All uses allowed in the Agricultural-One (A-1) Zone District.
        2. A single low power telecommunications facility, that includes:
            a. A single 35' high stealth silo tower.
            b. A single 7' high service rack for power and communication equipment when screened by a 7' wood or masonry fence.

    B. PERMITTED STRUCTURES:
        1. All structures as allowed by the A-1 Zone District.
        2. Tower/Silo:
            a. A stealth silo tower will be the only permanent communication tower permitted on the property.
            b. Silo façade will be constructed of fiberglass composite material, and will be painted to match the existing structures onsite using low-reflective, subtle, neutral or earth-tone colors.
            c. The tower will be no higher than 35', and will not exceed 17' in diameter. The overall square footage footprint of the tower will not exceed 600 square feet.
            d. All antennas will be concealed within the camouflaged silo tower.
            e. Additional antennas and equipment may be added within the camouflaged silo tower through a telecommunication permit, without modifying this ODP.

    C. LOT AND BUILDING STANDARDS:
        1. The front (north) and side to street (west) setback for a primary structure or garage shall be 45'. The front (north) and side to street (west) setback for structures housing livestock shall be 60'. Other setbacks as required by the

Agricultural-One Zone District, except those structures and setbacks listed in Section C.4 of this ODP.

2. The minimum lot area for any use permitted in this ODP shall be 4.5 acres.
3. The silo tower will not exceed an overall height of 35'.
4. The silo tower will adhere to the following setbacks:
   a. 50' from the north property line
   b. 35' from the south property line
   c. 35' from the west property line.
   d. 35' from the east property line.

D. GENERAL:

1. Other requirements and standards not specifically included within this ODP will apply in accordance with the Jefferson County Zoning Resolution.

As owner(s) of the affected land, I accept and approve all conditions set forth herein this ____ day of _____,201__.

Owner

Sign_____

Print_____

County of)

)SS

State of)

The foregoing instrument was acknowledged before me this ___ day of _____ 201__, by _____.

WITNESS my hand and official seal

_____

Notary Public

My commission expires: _____

COUNTY COMMISSIONER'S CERTFICATE:

This Official Development Plan, titled DEN Meadows VZW Official Development Plan, was approved the _____ day of _____201__, and is accepted by the Board of County Commissioners this _____day of_____, 201__.

BOARD OF COUNTY COMMISSIONERS:

_____

Chairman

_____

Clerk

Case Number: 16-112538RZ
Location: Section 36, T2S, R70W

N
W E
S

400 0 400 800 Feet

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

Exhibit B

Case No. 16-112538RZ

Legal Description

Street Location of Property 16310 West 75th Place
Is there an existing structure at this address? Yes X No_____

Type the legal description and address below.

All that certain parcel of land situated in the County of Jefferson, State of Colorado, being bounded and described as follows:

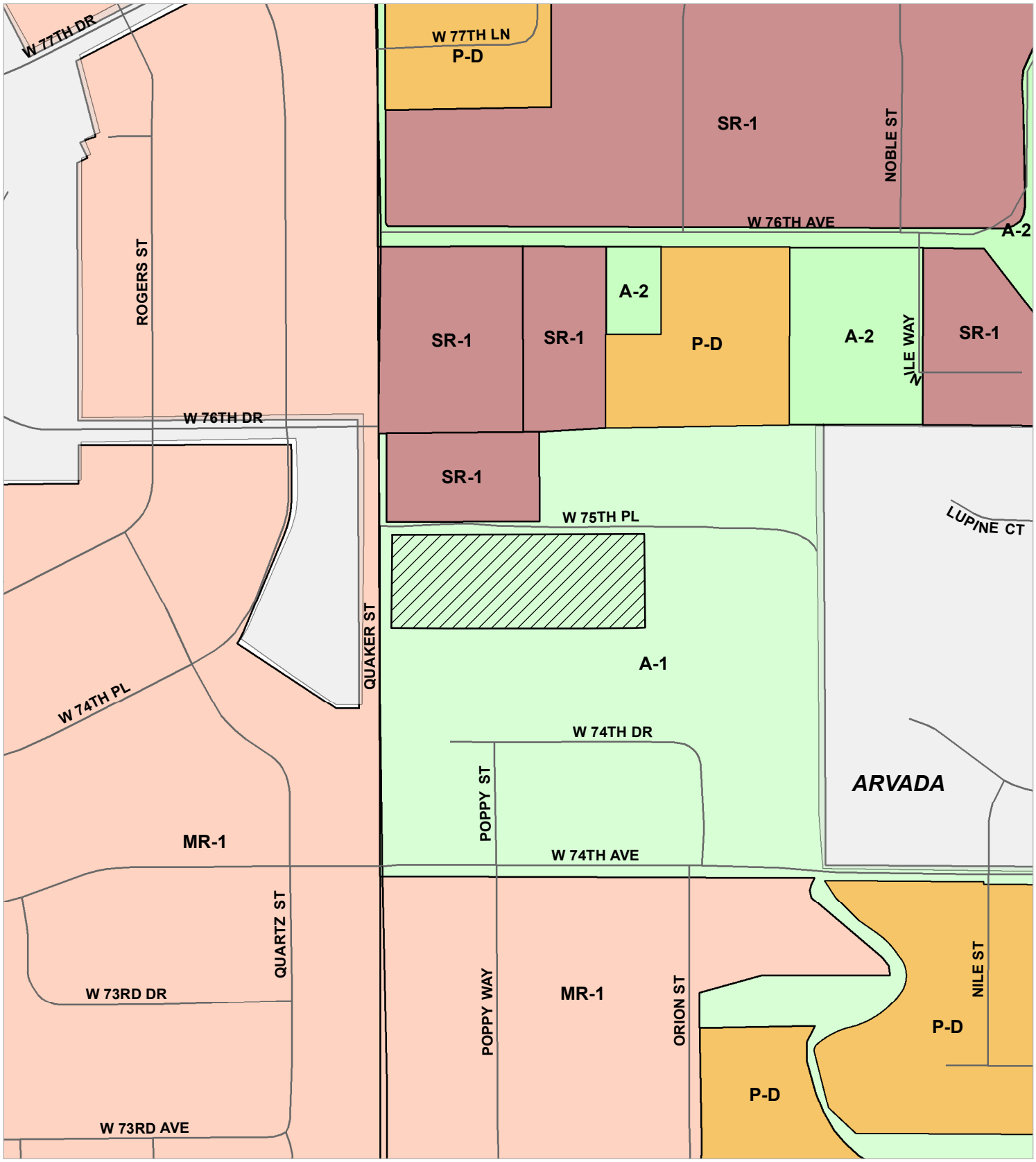
Parcel A:

Beginning at a point which lies 331 feet South and 30 feet East, the West 1/4 corner of Section 36, Township 2 South, Range 70 West of the 5th P.M.; thence running East, parallel with the North line of the Southwest 1/4 of said Section 36, a distance of 449 feet; thence South parallel with the West line of said Southwest 1/4, a distance of 284.92 feet; thence West parallel with the North line of said Southwest 1/4, a distance of 449 feet; thence North parallel with the West line of said Southwest 1/4, a distance of 284.92 feet to the Point of Beginning, together with an easement for ingress and egress to be used in common with others over and across the South 50 feet of the North 331 feet of the East 449 feet of the West 479 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 36.

Parcel B:

Beginning at a point which lies 331 feet South and 479 feet East of the West 1/4 corner of Section 36, Township 2 South, Range 70 West of the 6th P.M.; thence running East parallel with the North line of the Southwest 1/4 of said Section 36, a distance of 36, a distance of 306.71 feet; thence South parallel with the West line of said Southwest 1/4, a distance of 284.92 feet; thence West parallel with the North line of said Southwest 1/4, a distance of 306.71 feet; thence North parallel with the West line of said Southwest 1/4, a distance of 284.92 feet to the Point of Beginning, together with an easement for ingress and egress to be used in common with others over and across the South 50 feet of the North 331 feet of the East 755.71 feet of the West 784.71 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 36.

Advise of Ortho Map No. 73 Section 36 Township 2 S. Range 70 W.
Calculated Acreage 4.94 Acres Checked by: Ben Hasten
Address Assigned (or verified) 16310 West 75th Place



Case Number: 16-112538RZ
Location: Section 36, T2S, R70W

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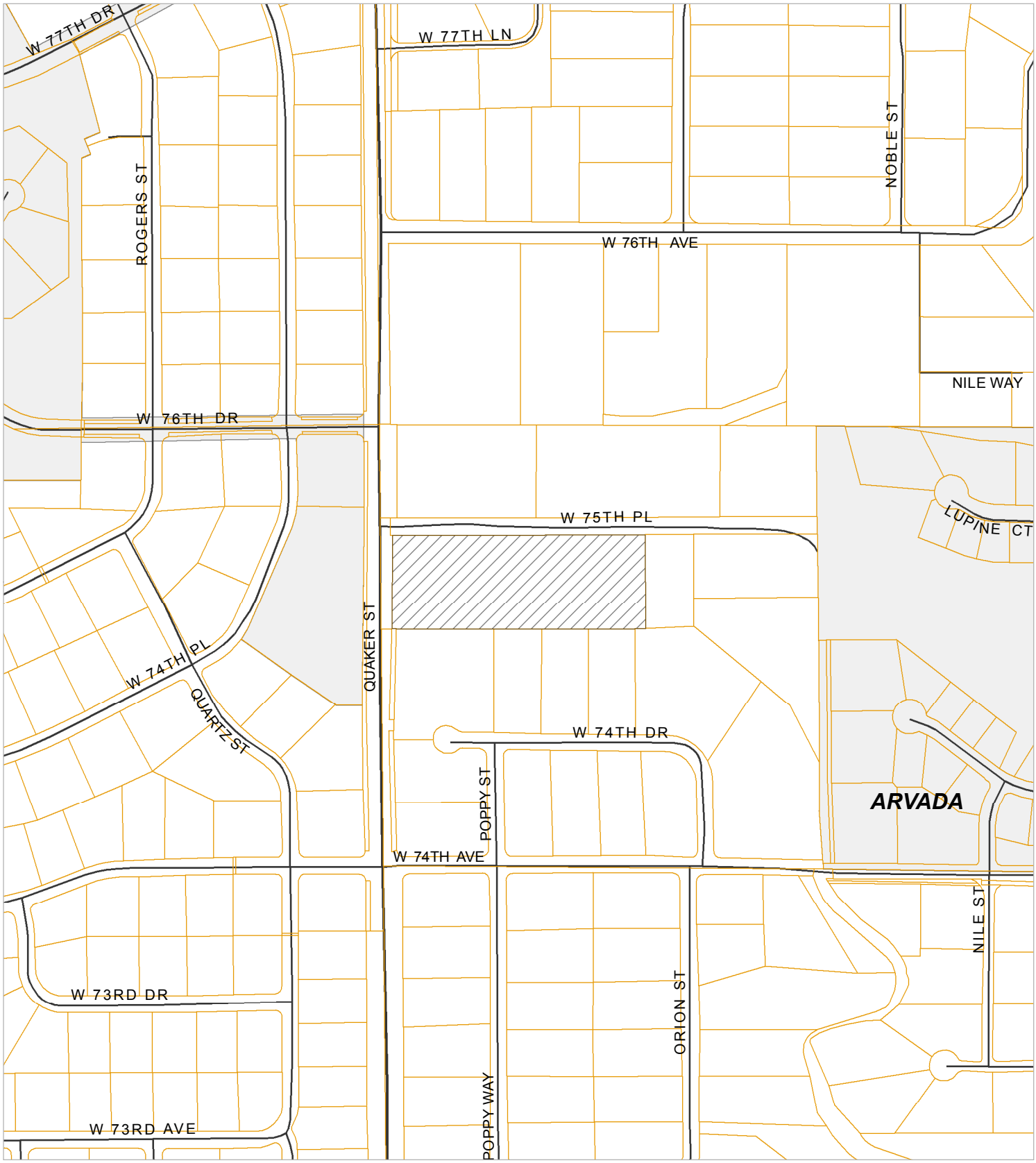

Case Number: 16-112538RZ
Location: Section 36, T2S, R70W

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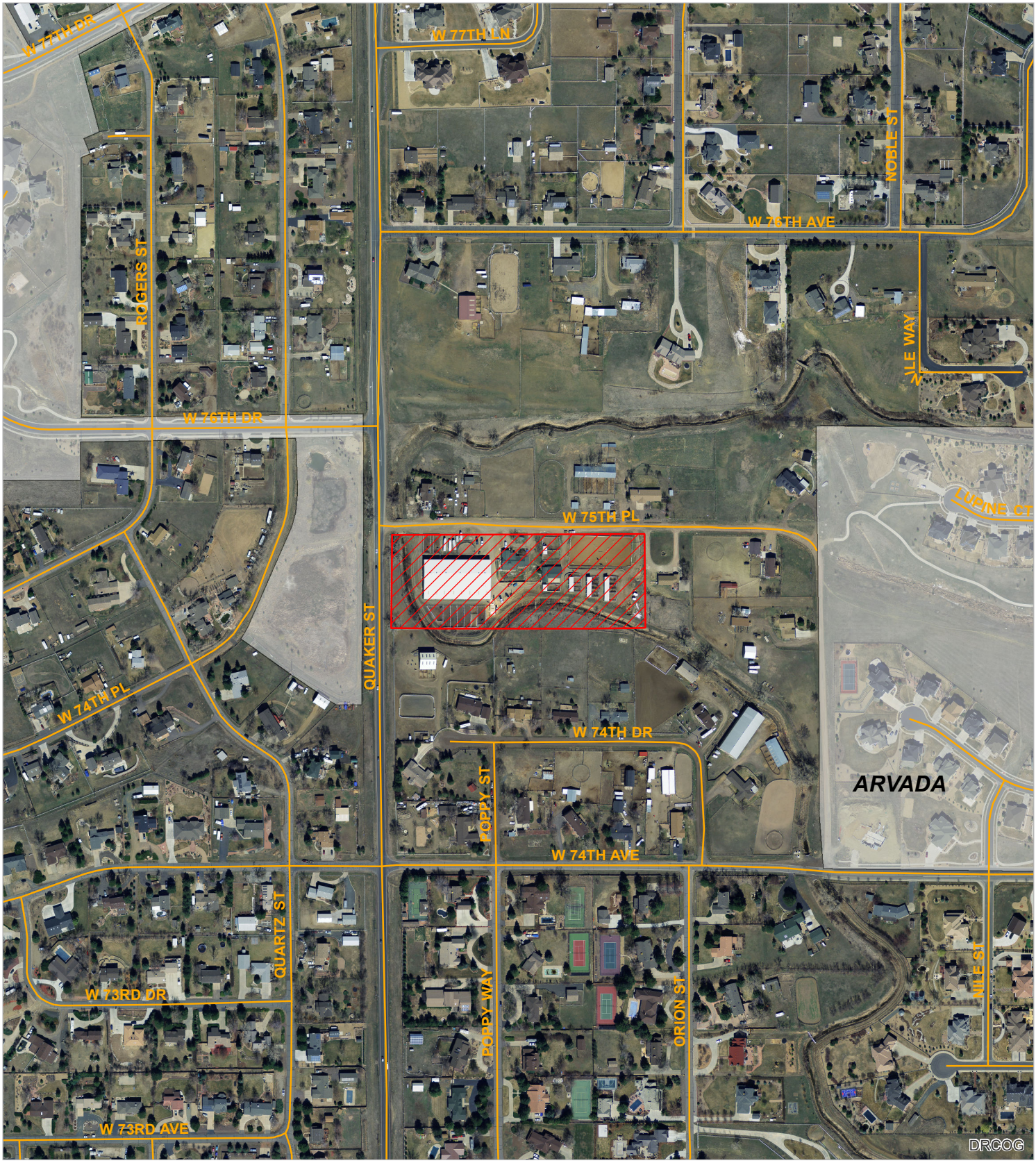

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Location: Section 36, T2S, R70W

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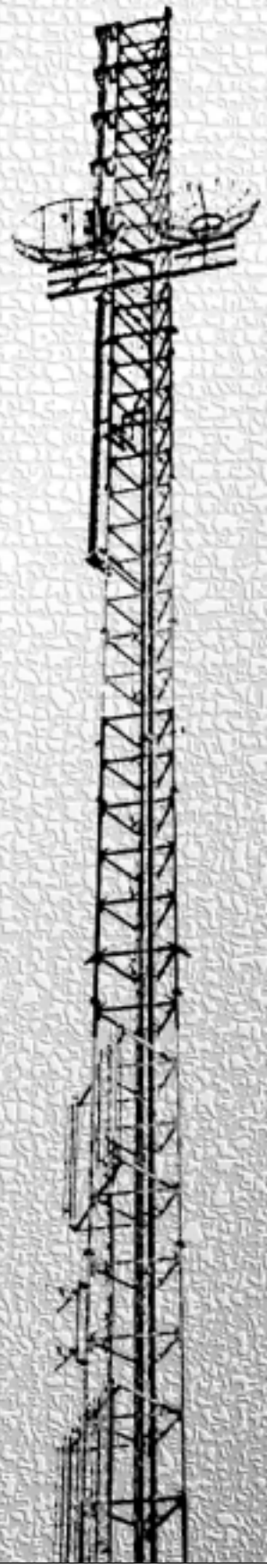

Jefferson County Telecommunications Land Use Plan

JEFFERSON COUNTY
FOUNDED 1861
COLORADO

Jefferson County Telecommunications Land Use Plan

Jefferson County Telecommunications Land Use Plan

4 Acknowledgments

6 Telecommunications Land use Plan

Introduction
Executive Summary
Telecommunications Technology & Regulatory Framework
Findings & Policies
- Demand for New Facilities
- Engineering & Economic Concerns
- Visual & Noise Impacts
- Residential Interference
- Health Issues
- Property Values
- Tower Siting & Review Procedure

14 Addendum: Low Power Mobile Radio Service

Introduction
Background
- Low Power Mobile Radio Service Technology
- Low Power Private Mobile Radio Service Technology
- Types of Facilities
- Health Issues
- Community Response
- Federal, State & Local Regulations
- Future Demand

Site Selection
- Industry Site Selection Criteria
- Citizens' Site Selection Criteria
- General Policies for Site Selection
- Site Selection Policies
- Zone District Use Standards Chart
- Visual Impact & Screening Policies

Implementation Policies
- Zoning Resolution Changes
- Community Notification
- Third Party Review

Abandonment

21 Glossary

Produced by

the Jefferson County Planning & Zoning Department

100 Jefferson County Parkway, Suite 3550, Golden, Colorado 80419-3550
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Richard Turner, Director
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To achieve a more concise format for publishing, this document has been reorganized from the original order in which it was adopted. While some paragraphs were combined to eliminate redundancy, no content was lost or meaning altered.

Acknowledgments

1985 Jefferson County Telecommunications Land Use Plan

Jefferson County Planning Commission

Polly Hearn
Andree Krause
David Peterson
Mike M'Gillycuddy
Gene Sternberg
Sherry Weinstein
Darrel Havener
Jim Allred
Jim Gorman

Jefferson County Board of County Commissioners

Rich Ferdinandsen
Marjorie E. Clement
Don Stanbro

Advisory Panel on Telecommunications Towers

Andrew Brock - Arvada resident representing the interest of "Plains" citizens
Chris O'Dell - Lookout Mountain resident
Katherine Lamb - Lookout Mountain resident
Eric Stenberg - Vice President/General Manager, KPKE Radio
Colin Bradley - RF Systems Supervisor, KMGH-TV
Karl Ramstetter - Chief, Golden Gate Fire Department
James Butts - Owner, Aspen Grove Communications, Inc.
Paul Montoya - Director of Engineering, KBPI Radio
Don Lindsly - General Manager, New Vector Communications
Don Ranniger - President, Telecommunications Products, Inc.

1993 Amendment to the Jefferson County Telecommunications Land Use Plan Policies

Jefferson County Planning Commission

Donald Eikner
Jan Rousselot
Michael Cole
Dave Krapes
Susan Williams
Rick Nelson
Norman Hodge
Karen Nicol
Sherry Weinstein

Jefferson County Board of County Commissioners

Marjorie E. Clement
Rich Ferdinandsen
John P. Stone

Policy Revision Advisory Group

Karen Bull - C.A.R.E.
Chris O'Dell - Citizen
Judith Pearl - Genesee Foundation
Kathryn Isenberger - Bear Creek Development Corporation
Gil McNeish - Calkins Kramer Grimshaw & Harring
Marv McKinley - Coors Brewing Company
Myron Olinar - KUSA-TV Channel 9
Brym St. Clair - KBDI-TV Channel 12
John Baich - KCNC-TV Channel 4
Ray Milius - KMGH-TV Channel 7
Don Johnson - KRMA-TV Channel 6
Ken Gratteau - KWGN-TV Channel 2
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Dirk Freeman - TTC
Bob Bonner - STI Mobile Communications
Dick Merkle - STI Mobile Communications
Robert McKenze - CenCall Incorporated
Howard Ritter - CenCall Incorporated
Craig Roberts - KHOW Radio
Rick Thompson - Public Service Company
Dave Sage - Motorola Communications
Jeff Levy - AutoPhone
Tom Ragonetti - OJRNR
Larry Storms - SCI/US West Paging
William Schueller - Eldorado Communications
Rodney Wright - Adams County Communications Center
Charles Frank Gross - NewsWeb Corporation

1994 Low Power Mobile Radio Service Telecommunications Land Use Plan Addendum

Jefferson County Planning Commission

Karen Nicol
Sherry Weinstein
Laura Ditges
Felicity Hannay
Eric Maule
Jan Rousselot
Wallace Pulliam
Paul Rosasco
Donald Eikner

Jefferson County Board of County Commissioners

Gary D. Laura
Betty J. Miller
John P. Stone

Low Power Mobile Radio Service Addendum Advisory Group

Judith Pearl - Homeowners Representative, Genesee Foundation
Dan Lincoln - Homeowners Representative, ENABLE
Roger Botterbusch - Homeowners Representative, COHOPE
Rick Sullivan - Cellular One
Ann Closser - Closser Consulting
Fred Fox - Foxfire Community Planning
Anne Willhardt - Citizen
Gerald Dahl - Attorney at Law, Gorsuch Kirgis, Et. Al.
Leslie Armstrong - Citizen
Jane Alcorn - US West NewVector Group
Alex Iskenderian - Citizen
Larry Storms - SASI

Telecommunications

Introduction

What it is:

This document is three separately adopted portions combined to make one user-friendly document. The Telecommunications Land Use Plan consists of a set of findings and policies (original plan adopted May 8, 1985, revised policies adopted January 20, 1993) to be used as a guide for making land use decisions on the siting and design of telecommunication facilities. This document includes County policy regarding broadcasting, satellite and two-way communication facilities. The Low Power Mobile Radio Services Addendum (adopted October 19, 1994) includes policies specific to that type of use.

Who did it?

In May 1984, the County Commissioners appointed an advisory panel composed of representatives of industry, public agencies and citizen interests. The advisory panel developed recommendations for the policies contained in this Plan. Advisory groups also updated the policies in 1993 and developed the Low Power Mobile Radio Services Addendum in 1994. All plans were adopted by the Jefferson County Planning Commission.

To understand the report better:

To adequately address the complicated issues involved in the field of telecommunications, it was necessary to use some technical terms and symbols. There is a glossary at the back of the Plan to assist the lay reader.

Executive Summary (1985)

The Telecommunications Land Use Plan is the component of Jefferson County's comprehensive plan which provides guidelines for land use decisions related to telecommunication facilities. The Plan was adopted by the County Planning Commission after receiving recommendations from an advisory panel which met for over 10 months.

Jefferson County faces a considerable demand for telecommunication facility is due to the growth of this industry, the presence of mountainous terrain in close proximity to market areas, and changes to Federal Communication C (FCC) regulations. In the forseeable future, Jefferson County will see a demand for four to five new UHF television stations, the relocation of seven to eight FM radio stations and one new FM station, nine low-power television stations 100 to 150 two-way transmitters, 11 to 12 cellular radio sites for mobile telephone, and a considerable number of commercial satellite and microwave relay sites. While many of the smaller facilities such as microwave and two-way can be located on existing towers or other tall structures, there are very few broadcasting towers capable of physically handling additional antennas. The owners of those towers with some additional physical capacity are reluctant to share with others due to the threat of competition, interference, or perceived management problems.

Telecommunication facilities can cause many impacts on the surrounding community if they are not properly sited and designed. This is especially true of high-powered broadcasting facilities. To avoid and minimize these impacts, the Plan contains policies regarding visual and noise impacts, residential interference, health issues, property values, and recommended locations.

Telecommunications Technology & Regulatory Framework (1985)

Major Types of Facilities

1. Broadcasting - Used to transmit AM & FM radio signals and VHF or UHF television. With the exception of AM, these towers are generally located on high ground as the technology requires "line-of-sight" between the transmitter and receivers. AM radio does not require line-of-sight as its signals travel along the ground. Since Jefferson County has a lot of mountainous terrain in close proximity to the metropolitan area, it is quite attractive for FM and television towers. These towers are generally constructed of steel lattice or tubular steel and can be self-supporting or guyed. Guyed towers occupy more land area as guy wires must extend from the base a distance of two-thirds of the tower height. Self-supporting towers are bulkier than guyed towers. Antenna weight ranges from 3,000 to 10,000 pounds.

2. Two-way radio (also called land-mobile radio) - This is the most common type of communication system operated by government agencies and private business. Mobile units communicate with a fixed base station. As two-way antenna are lightweight, a single tower can hold several. They can also be placed on tall structures such as buildings or water towers. Like broadcasting facilities, "line-of-sight" is needed between the transmitting and receiving units. Towers can be guyed or self supporting.

3. Fixed Point Microwave - Microwave relay is used to transmit sound and visual images between two or more fixed points. "Line-of-sight"is needed between microwave dishes. They can often be located on other towers or buildings.

4. Commercial Satellite - Satellite signals are received by large dishes. While elevated sites are not needed, line of sight is required between the ground station and transmitting satellite. The large satellite dishes south of Morrison are a good example of this technology.

5. Cellular Radio - A relatively new technology used for mobile telephone systems. Low powered transmitters are used to transmit signals in a small area or "cell". Antennas must be 150-175' high and can be located on towers or buildings. As the transmission range is small, several towers are needed to cover a large area. Jefferson County currently has three cellular radio sites operated by New Vector Communications, and others are planned by their competitor, MCI. Only two "carriers" are allowed in a metropolitan market.

Federal Regulation of Telecommunications (1985)

Radio and television towers are currently regulated by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), and the Occupational Safety and Health Administration (OSHA).

The FCC issues licenses for new telecommunication facilities, determining need, coordinating frequencies, and requires that towers be located at the most central point at the highest elevation available (47 CFR 73.685 (b)). Interference problems also come under the FCC's jurisdiction.

Recently the FCC passed a regulation called "Docket 80-90" which requires all FM stations to have an antenna height of 984 feet above average terrain. The application of this regulation locally will mean that every FM station but one will have to increase the height of their antenna. The deadline for compliance in March 1, 1987, which is why many FM stations are now proposing or looking for higher facilities. Failure to do so means that current licenses held would be downgraded, thereby lowering the market value of these stations.

The FAA regulates tower height, coloring and lighting to ensure aircraft safety.

OSHA regulates the occupational exposure to nonionizing electromagnetic radiation emitted from radio, microwave, television and radar facilities.

Current County Regulations (1985)

Jefferson County regulates telecommunication facilities through its zoning regulations. There is no zone district which permits towers as a use-by-right. Towers are allowed in a Planned Development Zone District (PD) or as a Special Use under the agricultural zone districts, meaning that public hearings must be held and the County Commissioners must approve the request. This process is identical to that used to rezone property. If someone wants to build a tower outside an agricultural district, the property must be rezoned.

Most of the towers now located on Lookout Mountain are located in Mountain Residential-One (MR-1) zoned areas. These towers were built before County zoning regulations specifically prohibited them in these areas. Consequently, they are considered "grandfathered" and allowed to continue operation. However, if a significant change is proposed to one of these towers, rezoning is required which allows for public hearings.

Findings (1985) & Policies (1993)

Demand For New Facilities

Findings:

1. The new facilities which will be needed in the foreseeable future are:

a. Broadcasting

Two new UHF television stations, one allocated to Boulder and one to Denver, have construction permits; there may by two or three more issued in the forseeable future.

- One new FM radio station allocated to Evergreen, but no construction permit granted.
- 7-8 FM radio stations may relocate due to FCC rule 80-90.
- Nine low power TV (1 RW ea.).

Jefferson County is where the transmitter facilities of Denver's major broadcasters are located. Considerable demand for additional broadcasting facilities is expected in the future.

b. Two-way

- 300-350 fixed transmitters in next 10 years for metro area, 100-150 could locate in Jeffco (assuming 70 units (phones) per transmitter, this would provide service to 21,000 - 24,500 units).

c. Cellular radio

- 33-35 new tower sites in metro area could be needed -1/3 could be in Jeffco.

d. Microwave relay

- While it is impossible to predict the number of relay sites or dishes needed, the number is expected to increase substantially. Variables which could affect demand are: the tendency of industry to go to microwave when lease line charges by phone company are high enough, fiber optic technology which may replace microwave in certain cases, and radio frequency standards established by the federal government which could make it more difficult to build new towers.

2. The demand which could be physically accommodated on existing towers or other structures is:

a. Broadcasting

- TV channels 7,9 have towers which could technically handle more FM and two-way facilities. However, they are not approved for multiple use.
- FM towers probably could not handle additional antennas (nor does there seem to be a desire of FM stations to co-locate on existing FM towers as none of them meet FCC Docket 80-90). In addition, no FM towers are approved for multiple use.

b. Two-way

- There are ten existing towers capable of adding 300 additional transmitters. Based on 70 units per transmitter, 21,000 units could be handled on existing towers.
- There may be a need for some new two-way sites close to populated areas to accommodate higher frequencies being given on new licenses. The reason for this need is that facilities utilizing higher frequencies have a shorter transmission range.
- It is likely that the lease space on existing two-way towers is 50% higher than that which was reported (another 10,000-10,500 units).
- Much of this demand could be met through using buildings instead of tower structures.

c. Cellular radio

- 10-15% of needs can be accommodated on existing towers or other structures. (150-175' needed)

d. Microwave

- Microwave users usually lease space on other towers, except for common carriers such as Mountain Bell.

3. There are tower owners which have facilities they are willing to lease as follows:

a. Broadcasting

- TV channel 7, possibly.
- TV channel 9's local management doesn't have an interest.

b. Two-way

- Owners of at least 10 existing towers have space they are willing to lease.

c. Cellular Radio

- New Vector Communications and MCI (the other cellular radio company which will soon begin construction) do not lease tower space to each other currently but this may change.

d. Microwave

- There may be microwave tower owners willing to lease, but they're unknown.

4. The rates charged by tower owners for leased space are:

a. Broadcasting

- Lease rates cover a wide range - up to $2000-6000/month.

b. Two-way

- $100-300/ rack (case full of equipment).

c. Cellular Radio

- No figures are available as New Vector Communications doesn't currently rent space to others.

d. Microwave

- $100-300/ rack (case full of equipment).

5. The reasons used by tower owners who are unwilling to lease space are:

a. Tower lacks physical strength.

b. Competition

c. Security

d. Complicates management and maintenance

e. Equipment building may lack space.

f. Fear of interference

g. Technical incompatibility

h. Fear of increased liabilities.

6. Existing TV broadcasters are reluctant to upgrade their facilities or consolidate on new tower because:

a. Existing TV broadcasting facilities (except for Channel 31) do not have to protect the Boulder quiet zone as they were built before this was a requirement.

b. They are reluctant to upgrading their facilities or locate on new towers as they would have to protect the quiet zone which reduces market coverage.

7. The industry trends or other variables that will reduce or increase the need for facilities are:

a. Deregulation of the communication industry is leading to more users, market entries, and new services (e.g., cellular radio).

b. Regulations such as FCC Docket 80-90 will lead to a demand for new towers or relocation to higher existing towers.

c. New technologies.

d. Facilities are being shared more.

e. Population growth.

f. Rental rates are increasing for shared tower space.

g. General economic conditions.

h. Placement of antennas on buildings in downtown Denver doesn't appear practical as the taller buildings are at FAA heights limits and utilizing shorter buildings present concerns with shadowing of signals and possible health effects.

Engineering & Economic Concerns

Findings:

1. Concerning television, most viewers' antennas are oriented toward Lookout Mountain which leads to television broadcasters wanting to locate new transmitting facilities in this area. Consumers also have an interest in convenient antenna orientation.

2. Most FM stations want to comply with FCC Docket 80-90 as failure to do so means that the current licenses held would be downgraded, thereby lowering the market value of these stations.

3. It is difficult to place broadcasting facilities in the Boulder area, as the FCC requires that Boulder's "quiet zone" (due to the sophisticated instruments used at the National Bureau of Standards facility) be protected.

4. High mountaintop sites are needed for TV and FM broadcasting facilities. Line-of-sight is needed for the desired audience.

5. Two-way facilities are not generally compatible with high power broadcasting facilities; however, co-location is possible under certain circumstances.

6. The FCC has determined that there is a legitimate need for cellular radio in the metropolitan area.

7. The presence of high mountain top sites in Jefferson County and its proximity to most market areas in the metropolitan area make it quite desirable for broadcasters and two-way communication providers.

8. Under select circumstances, shared use of antennas is possible.

Policies:

1. Broadcasting sites should be capable of serving most of the metropolitan area.

2. The two-way and cellular radio sectors need to find sites capable of serving their desired markets.

3. Telecommunication sites should recognize consumer needs.

4. Telecommunication facilities should be located, designed and operated in a manner that will comply with all FCC permits and conditions to prevent objectionable levels of interference.

5. Telecommunication facility location and design must meet the requirements imposed by the FAA and FCC.

Visual & Noise Impacts

Findings:

1. The key concerns related to visual impact are:

a. Unsightly proliferation of towers affects scenic values, economic values and the sense of privacy.

b. Some communication sites are poorly maintained and the appearance of equipment buildings is often incompatible with adjoining residential areas.

2. The FAA requirements regarding the coloring and lighting of towers are:

a. Any tower over 200' tall must be painted aviation orange and white and lit with sidelights and top beacons unless the FAA grants a waiver.

b. The FAA will allow towers over 200' tall to be painted other than orange and white if day and night strobe lights are installed.

c. If a tower is near an airport, or in the airport's flight path, lighting and coloring requirements may apply for towers less than 200'. Generally, these requirements apply if a tower is within 20,000 feet of a major airport or within 10,000 feet of a general aviation airport (like the Jeffco Airport).

d. The FAA has the discretion to grant waivers under specified conditions; for example, if a tower is proposed near a taller existing structure, painting and lighting requirements might be waived.

3. The factors that must be considered in looking at visual impact are:

a. Relationship of tower location to visual corridors for homes, cars, pedestrians and bikes.

b. Type of terrain and near and far visual impacts.

c. Presence of trees which help shield or block view angles for those around towers.

d. Use of colors and materials which are compatible with surrounding area.

e. FAA requirements for coloring and lighting.

Policies:

1. Telecommunication facilities should result in a minimal visual impact for those residents in the immediate area and for those in the larger community who view these facilities from a distance.

a. Examples of minimal visual impact would be:

1) A facility sited so that at least 80% of the height of the tower(s) and accompanying structure(s) is screened from view from off of the subject property by vegetation or landform.

2) A uni-directional facility which is surrounded by vegetation or landform that screens the tower(s) from view on the non-broadcast side and screens accompanying structure(s).

3) A facility where all broadcast equipment is contained within a building, the size, character and location of which is permitted by the underlying zone district.

4) A facility that is located down-slope from the top of a ridge line so that from key public viewpoints, a minority of the height of the tower is viewed against the sky.

b. For facilities located in highly developed portions of the County, buildings may be used to accomplish the screening noted above.

c. It is acknowledged that large, multi-use towers located within major use transmission areas cannot be effectively screened. In order to minimize the visual impact, such new facilities should be located in close proximity to other comparable structures. Accompanying buildings, ground-mounted antennas, and other equipment and structures should be subject to screening recommendations.

2. The visual impact of telecommunication facilities should be compatible with the aesthetic character of the surrounding area.

3. FAA requirements for coloring and lighting of towers must be considered in looking at visual impact.

4. The specific communication facility design issues that should be examined in looking at visual impact are: coloring, lighting, relationship to view corridors, topography, materials and architecture. Towers and antennas should be neutral in color to blend with the visual backdrop, unless specifically required by the FAA to be painted otherwise.

5. The visual impact of existing communication facility sites should be reduced where possible.

6. To minimize the visual impact of new telecommunication towers, these measures should be implemented where possible:

a. Avoid tower heights and locations which necessitate FAA coloring and lighting. Towers of any height should not be lighted unless specifically required by the FAA. If FAA lighting is required, strobe lights should be avoided unless specifically required by the FAA.

b. Tower and antenna consolidation.

c. Locating away from key public viewpoints.

d. Utilize monopoles or guyed towers rather than bulky self-supporting lattice towers whenever possible.

e. Placement of two-way and microwave antenna inside accessory buildings when technically possible.

f. Locating towers near similar uses or near industrial areas.

g. Planning antenna on existing structures of sufficient height (i.e., water tower, buildings, etc.).

h. Any new road to a telecommunication site should be acceptable to County Engineering and the local fire department and its visual impact should be minimized by reseeding excavated areas, avoiding cuts and fills when possible, and other feasible measures.

i. Where possible, waivers to FAA coloring and lighting requirements should be sought.

j. Careful placement of power lines.

k. Noise impacts could be minimized through careful location and screening.

l. Placement of two-way towers within forested areas with antennas just above treeline.

7. To minimize the visual impact of microwave dishes and commercial satellite operations, these measures should be used if technically feasible:

a. Microwave dishes

- Place inside structures.
- Use non-reflective colors - galvanized or gray.
- Use open grid dishes instead of solid ones.

b. Commercial satellite operations:

- Use colors compatible with the surrounding environment.
- Incorporate landscaping.
- Place in depressed areas shielded from view.

8. To minimize the visual and noise impacts of new equipment buildings and accessory uses (fuel tanks, fences, etc.), these measures should be utilized:

a. Equipment buildings should blend in with the surrounding area by considering coloring, texture of materials, topography and scale of buildings.

b. Fuel tanks can be buried or screened with landscaping, fencing or berms.

c. Trash areas can be screened.

d. The noise impacts of cooling and other types of equipment could be minimized through proper location and screening.

e. Noise should not exceed state noise standards.

9. To minimize the visual and noise impacts of existing communication sites, these measures should be implemented:

a. Within a specified time period, all existing sites used primarily for communication (not those where communication is accessory to a business like a towing business with two way communication equipment) should minimize visual and noise impacts by using the following measures:

1) Making equipment buildings compatible with the surrounding area by considering coloring, texture of materials, landscaping and screening. This should be done within a three year time period.

2) Burying and screening of fuel tanks. This should be completed within one year.

3) Unused or abandoned equipment must be removed, stored inside, or screened. This should be completed within one year.

4) The noise impacts of cooling or other types of equipment (like that used for UHF TV) could be minimized through proper screening. This should be completed within one year.

5) Noise should not exceed state noise standards.

b. Measures other than regulation such as tax incentives should be considered to encourage the clean up of existing sites.

c. Abandoned towers should be removed. County legal staff should explore ways of doing this.

Residential Interference

Findings:

1. The key concern related to residential interference is: Residences near areas with high RF levels often experience interference to their electronic appliances which is inconvenient and may result in the need of equipment modifications.

2. The representative interference problems experienced by some of the residents of Lookout Mountain are:

a. VCR operation results in fuzzy pictures.

b. Garage door openers are erratic - often times, the operator must be right in front of the door to make it work; sometimes, garage door won't open.

c. Cordless phones shut off or have extreme levels of static.

d. Regular phones pick up FM stations.

f. KOSI is picked up on the low-band emergency radios. This problem is also experienced by low-band users outside the Lookout Mountain area.

g. Radio stations such as KYGO, KPKE, and KOSI are received on stereo turntables.

h. Tape recorders won't work - just get a buzz.

i. TV stations often received on different dial settings.

j. Computers - fuzzy images received on terminals.

3. The factors which influence interference problems more than others are:

a. Close in residences receive more interference unless screened by topography.

b. Interference problems seem to increase when there is snow on the ground.

c. Increased interference occurs during the morning hours.

d. Being on the same horizontal plane as tower antennas increases interference problems.

4. The probable causes of these problems are:

a. KOSI and KYGO are major sources of interference due to the lower height of their antennas; in fact, any low to the ground antenna is likely to cause interference.

b. General interference is to be expected with the high levels of RF in the area (a one-quarter to one-half mile radius from where towers are located primarily).

c. If homes are on roughly the same horizontal plane as antennas, interference can extend a significant distance beyond a one-quarter to one-half mile radius.

d. High tension power lines in the area are a contributing factor as they pick up broadcast transmissions and re-radiate them.

e. Many electronic appliances are built without good shielding and filters due to the industry's desire to keep them affordable.

f. Some interference problems are frequency related and beyond the County's authority such as FM stations being received on low band emergency radios.

5. What factors, other than high RF levels, cause disruption to residential electronic appliances?

a. Momentary power interruptions can cause computer disruption.

b. Erratic operation of electronic garage doors is often caused by radios used in aircraft flying over the area.

Policies:

1. New telecommunication facilities will minimize interference for nearby residents.

2. The responsibility for resolving interference problems should be shared by all parties involved.

3. The practical solutions to the current residential interference problems on Lookout Mountain that should be implemented are:

a. The broadcast industry should be encouraged to establish an education program for residents to provide information on techniques which residents could use to reduce interference problems. For example, the following information would be helpful for many interference problems:

- Use direct audio and video inputs for TV's and VCR's.
- Use "keyed" electronic garage door openers instead of transmitter operated ones.
- Electronic appliances may have to be placed in special locations in the home.
- Use metal shielding boxes on appliances to reduce interference.
- Many manufacturers of electronic appliances will send filters, free of charge, for use in their equipment to reduce interference.
- How contacting the local "technical committee" may give you ideas of how to reduce interference.
- FCC has a pamphlet available which gives ideas on how to reduce interference.

b. The broadcasting industry should establish a "technical committee" to address interference problems on Lookout Mountain. This committee would provide technical assistance to homeowners on causes of and solutions to interference problems.

c. If existing facilities are "upgraded", they should be reviewed according to the criteria and regulations for new facilities.

Upgraded facilities are those involving the addition of a broadcast station, change in tower height, addition of a new tower, change in primary site use, or broadcaster wanting to use a site or facilities that have been used by another broadcaster. A change in the licensed ownership of a station should be exempted from the definition of "upgraded" facilities.

4. The practical solutions that should be used by the County to avoid interference problems when new towers are sited:

a. Encourage the establishment of cooperative multiple use sites. One incentive which could be used to accomplish this is the use of public lands for cooperative tower sites or using public funds to buy land for tower sites or the buffer surrounding tower sites.

b. The factors which should be considered in minimizing the interference from new towers are:

- Setbacks.
- Height of tower - towers should be elevated above populated areas.
- Antenna design (modifications to the antenna to minimize signal strength in a given direction).
- Adjusting transmitter power levels.
- Topography, i.e., locating tower on mountain top above residential areas.

c. The County should retain a paid private consultant to provide information on the technical considerations (i.e., interference) in siting new towers. The funds needed to pay this consultant could be raised by increasing the application fee for tower requests.

d. Rezoning of land near established broadcasting sites for more intensive residential uses should be discouraged.

e. Rezoning of residentially zoned land for towers should be discouraged.

Health Issues

Findings:

1. The key concern regarding the health effects of exposure to RF emitted from communication antennas is:

- Short-term exposure to high levels of RF or long term exposure to low levels of RF could be hazardous to human health.

2. These facts are known about the actual health hazards posed by exposure to RF:

- While the scientific community agrees that RF exposure presents health concerns, there is disagreement on the level at which RF exposure becomes an actual health hazard.
- Thermal effects occur when exposure levels exceed 5,000 to 10,000 uW/cm^2 in the resonant frequencies (30-300 MHZ which is where FM and VHF TV fall).
- A study prepared by the Environmental Protection Agency (EPA) titled *Biological Effects of Radio Frequency Radiation* indicates that there are physiological effects (i.e., secretion of some hor-

mones, decreased weight of some hormone producing glands and changes in white blood counts, brain waves, and the lens of the eye) at much lower levels. Whether or not these health effects are adverse to human health is unknown.

It should be noted that the principal health concerns come from high power broadcasting facilities (i.e., FM, UHF TV, VHF TV). The possible health effects of microwave seem minimal as power levels are low and antennas used are highly directional. Two-way and cellular radio also use low power levels and should not present health concerns.

3. The current health standards for RF exposure are:

- The FCC has adopted the ANSI standards for non-occupational exposure.
- OSHA enforces a standard of 10,000 uW/cm^2 for occupational exposure based on the level at which thermal effects occur.
- ANSI has adopted a voluntary standard for non-occupational exposure of 1,000 uW/cm^2. This standard was calculated by taking the 10,000 uW/cm^2 at which damaging thermal effects occur and using a seemingly arbitrary factor of 10 (10,000 uW/cm^2 divided by 10 = 1,000 uW/cm^2).
- Multnomah County, Oregon, and the State of Massachusetts have adopted a standard which is 1/5 of ANSI's or 200 uW/cm^2 . The Portland Planning Commission is using an interim guideline of 100 uW/cm^2 . New York City recently considered, but did not adopt, a standard 1/20 of ANSI's or 50 uW/cm^2 . The Canadian government is proposing a RF exposure standard of 1000 uW/cm^2 for the general public. All of these standards are for frequencies in the 30-300 MHZ range.

4. Regarding the current levels of RF on Lookout Mountain:

- EPA has conducted preliminary studies to determine both the "average" exposure and "hot spots".
- Average exposure is 20 uW/cm^2 based on random measurements along Cedar Lake Road. The EPA conducted this study using a Holaday Industries Broadband Meter. At each location, three measurements were taken and averaged. The average values at each location were then averaged. It should be noted that these measurements were restricted to the road; no private property was tested. The 20 uW/cm^2 average does not consider areas outside of the Cedar Lake Road circle.

An earlier study shows that there are "hot spots" such as in front of KOSI's transmitter building where the reading was 530 uW/cm^2 . The highest level found near a home was 133 uW/cm^2.

5. Current RF levels on Lookout Mountain do not exceed the existing federal standards. There are "hot spots" exceeding the standard utilized by other jurisdictions.

6. The factors which determine the level of RF exposure are:

a. Proximity to antenna (both horizontally and vertically).

b. Length and intensity of exposure.

c. Power level of transmitter.

d. Pattern of antenna.

e. Humidity/heat - higher humidity and heat affect the body's ability to dissipate heat.

It is impossible to make RF projections for the expected new facilities on other than a case specific basis.

According to EPA, new transmitters could be safely placed on Lookout Mountain if placement is judicious and engineered to take into account the factors described in #6.

7. Is there currently a probable health risk to residents of Lookout Mountain or elsewhere in the County due to RF from towers?

No actual health risks due to RF exposure to Lookout Mountain residents have been documented, although there could be some health effects. It is not known if these effects are adverse to human health.

Policies:

1. Telecommunication facilities should be located and designed to prevent exposure to RF in excess of current, projected, or suggested standards. At the time of rezoning application, the applicant should show that when the proposed facility is fully operational, the NIER level measured at the property line will not exceed the standard established by ANSI C95.1 or the most current applicable standard.

2. The practical measures that could be used to reduce RF exposure for residents living near existing tower sites or that would minimize RF exposure in future siting of towers are:

a. Encourage stations to lease space on tall, existing towers.

b. Require an adequate buffer separating towers from residential and commercial uses, based on RF standards.

c. The County should adopt the ANSI standards for RF exposure (i.e., 1000 uW/cm^2 for 30-300 MHZ). The County should review adopted standards on a regular basis and change its regulations when necessary to reflect new evidence of health effects, improved measurement of RF levels, or standards promulgated by the State of Colorado, the Federal Government, or national industry groups like ANSI. Health standards should only apply to transmitters with a power output above 2,000 watts. Power output below this level does not present a health concern.

d. The ANSI standards should apply to new or upgraded facilities. Applicants should provide calculations to show what the cumulative RF levels would be at various locations. These calculations should be reviewed by the County's consultant.

e. Expected RF levels should be calculated for the nearest habitable structure near the proposed tower, adjacent residentially zoned property, locations with the highest theoretical RF level, and other locations deemed necessary by the County after consideration of topography and antenna pattern.

f. Actual RF levels should be measured at the locations described above, after start-up of facility. If RF levels exceed the adopted standard, transmitter power level should be reduced to a level which will meet RF standards until operations are modified. Failure to do so will be considered a zoning violation.

Property Values

Findings:

1. The key concerns with regard to property values are:

a. Increased towers can lead to less interest in long term ownership-rental properties are more likely.

b. Residents expect the value of their property won't be decreased once they have purchased property.

2. The effects of towers on nearby property values are:

a. Towers adversely affect property values but the exact amount is hard to determine due to different methods used by property appraisers and the uniqueness of each property.

b. Lookout Mountain property value trends cannot be compared to another area due to its unique views.

3. The specific characteristics of telecommunication facilities that seem to negatively impact property values are:

a. Visual Impact

b. Interference

c. Concern over possible health effects

Tower Siting & Review

Policies:

1. All telecommunications facilities:

a. Towers and other structures should be located in the area of least visual impact within the site which will allow the facility to function consistent with its purpose.

b. The applicant must show that their proposed equipment cannot be accommodated and function as required by its construction permit or license without unreasonable modifications on any other existing facility.

c. Dishes and accessory buildings should be located to minimize their visual impact while functioning consistent with their purpose.

d. Applicants should make reasonable efforts to obtain waivers to FAA coloring and lighting requirements.

e. The ODP should specify a timeframe within which all buildings or towers to be abandoned or consolidated will be removed.

f. The applicant should show that adequate fire protection is available.

g. All other recommendations concerning interference, health and design of accessory structures should be followed.

2. Broadcast facilities proposed within major use transmission areas should meet the following guidelines:

a. The new tower should be stressed to accommodate multiple users. If the new tower is to be used for major broadcasters (TV or FM), it should be stressed for a multiplexed FM antenna and/or two multiplexed TV antenna or the equivalent.

b. New towers on Lookout Mountain should be located on the eastern slope (based on a North-South axis) of Lookout Mountain unless it can be demonstrated that a proposed tower in another location would have less visual impact and still function consistent with its purpose.

c.1) New towers should be permitted only when an equal face area (one face width x height) of existing tower(s) can be removed or as credited in c.2), c.3), or c4) below. If a new tower is proposed in a major use transmission area, the tower(s) to be removed must come from that area.

c.2) Buildings or other structures that have an adverse visual impact and that are located within the vicinity of a proposed tower may be considered for removal credit for new towers proposed at less than 200 feet high, or for a portion (not to exceed 200 vertical feet) of a taller tower.

c.3) Some tower face area credit should be allowed for new facilities that will provide space for at least 2 different TV or FM stations which are not the same channel and are not redundant or back-up systems.

c.4) Some tower face area credit should be allowed for 2-way or land mobile towers where a minimum of 25% of the tower's designed capacity will be made available for future use.

d. Multiplexing and other methods should be used whenever possible and practical to maximize the capacity of towers.

3. Facilities proposed outside major use transmission areas:

a. It should be demonstrated that there is not suitable space on existing towers at other telecommunications sites or on other sufficiently tall structures like buildings or water towers where the intended telecommunications use can be accommodated and function as required by its construction permit or license without unreasonable modifications.

b. If suitable space does not exist as described above, one of the following options should be used:

1) Build a facility capable of serving multiple users; or

2) Locate a tower in close proximity to other towers; or

3) Locate a new tower in areas where the tower and accessory building can be at least 80% screened by existing vegetation, land forms, or structures.

c. New structures should accommodate other users such as two-way radio, consistent with the site's development potential. Sites must be reviewed on a case-by-case basis to determine the extent of shared use that could be accommodated without creating objectionable impacts.

Low Power Mobile Radio Service Addendum

Introduction

The use of low power mobile radio service has increased at an astonishing rate since its introduction in the mid 1980's. An ever-increasing number of users are taking advantage of the advancement of telecommunication technology to meet their communication needs. The market for low power mobile radio service telecommunication has grown from only a few well-to-do individuals to a wide variety of users. Businesses, public safety departments, and recreational users are finding new ways to utilize the advancing technologies. Some forecasters predict as many as 100 million customers for low power mobile radio service within the next ten-years.[1]

Recent regulatory changes by the Federal Communication Commission (FCC) have opened up new portions of the radio spectrum to allow new wireless competition into the market. Now, in addition to cellular, low power low power mobile radio service communication have expanded to include Enhanced Specialized Low Power Mobile Radio (ESMR) and Personal Communication Services (PSC). These new low power mobile radio services will have physically similar facilities to the better known cellular facilities.

The current Jefferson County Telecommunications Plan was adopted in 1985 when the industry was making its debut and has since been updated in 1992. It was intended to focus on major broadcasting facilities in centralized areas within the County and does not adequately address low power mobile radio service technology. The purpose of this document is to develop an addendum to the *Telecommunications Land Use Plan* to address the land use issues brought on by the rapid growth in demand for low power mobile radio service.

Low power mobile radio service technology differs from the more traditional broadcasting technology. Traditionally most broadcasters transmit their signal from tall towers from low to high power in an attempt to reach as many people as possible in a large geographic area. In contrast, low power mobile radio service networks typically use low facilities at lower power to reach a limited number of users in a small geographic area. For several of the low power mobile radio technologies, each site is called a "cell site". The sites may be interconnected to other sites which in turn create a low power mobile radio service network. Because of these fundamental differences, low power mobile radio service facilities should not be viewed by the plan in the same way as other telecommunication facilities, but should be a separate section of the Jefferson County Telecommunications Land Use Plan.

Until the adoption of this Plan, there is no differentiation in review procedures for various types of telecommunication facilities. All are classified together as "radio, television and microwave transmission and relay towers" and dealt with similarly in the zoning regulations. A 500-foot broadcast tower, for example, was evaluated in the same manner as building-mounted panel antennas. A more refined review and evaluation procedure, based on rational siting criteria and appropriate impact mitigation, was streamlined the approval process and brought greater efficiency to benefit the public, the industry and the County. Low power mobile radio service technology and system design parameters place unique constraints upon facility placement that until recently, were not recognized in the County's regulatory framework.

This Plan distinguishes low power mobile radio service communication from other broadcasting type telecommunication technologies and establishes policies that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, and facility siting. This Plan supersedes all the references to low power mobile radio service technology found in the current Telecommunications Plan, but it is not the intent of this Plan to override existing Community Plan's policies and recommendations.

Concurrently with the adoption, corresponding changes should be made to the Jefferson County Zoning Resolution to institute the policies and recommendations of this Plan.

Background

Low Power Mobile Radio Service Technology

Low power mobile radio Service communication works this way: A mobile or hand-held portable hand sets transmits a signal from a caller to a site antenna. The call is then relayed from the site antenna via a land based telephone line or microwave dish to a centrally located switch computer. The switch computer completes the call by tying into the Public Switched Telephone Network [PSTN (land line)] to a land line telephone or sending it back to a site to be transmitted to another low power mobile radio service handset. As a low power mobile radio service user passes through different sites, the call is switched from site to site by the switch. This process is known as hand-off. In this fashion, the caller can continue the call uninterrupted.

[1] *USA Today, 7/26/94, page 1B*

For the most part, low power mobile radio service employs a cellular-like technology. This initial network provides coverage for a FCC licensed service area. The size of the site's coverage area may vary depending on engineering and geographic constraints. Generally, sites with high antennas cover large geographic areas where demand for service is low. These site facilities are called coverage sites. In areas where demand for service is high, the site will cover a small geographic area and use lower facilities. These sites are called capacity sites. Each site has a maximum number of telephone calls that can be handled at one time. When this number is reached, the site has reached its capacity. A site at capacity must be split to cover smaller geographic areas, to cover the same area as the original site. The same number of radio channels are reused throughout the system. Since channels must be reused in the network, it is important that each site have a height and power level that does not interfere with other sites in the operating system.

To maintain maximum efficiency, low power mobile radio service sites are engineered to maintain a line of sight between the user and the low power mobile radio service antenna. To ensure the signal is transmitted unobstructed, it is necessary to elevate the antenna of the site above any topographic feature and/or tree tops found within the site's assigned geographic area.

As the low power mobile radio service industry evolves, technological changes can be expected that will impact the growth of low power mobile radio service users and the ultimate design of low power mobile radio service facilities. One such technological advance on the horizon for implementation in the near term that will help the low power mobile radio service providers meet the need for additional capacity sites is the shift from analog to digital signal processing. The industry is debating over digital technology standards - Time Division Multiple Access (TDMA), currently used by cellular and ESMR; and Code Division Multiple Access (CDMA), available in the future. These technologies promise to boost low power mobile radio service capacity by a factor of three to six, once the system is fully converted and without major additions to the existing physical systems. These and other changes in low power mobile radio service technology may require physical alteration of antenna systems on low power mobile radio service facilities.

In addition to the advances that will increase capacity without major additions to the existing physical systems, there also are changes expected in the sizes of and applications for low power mobile radio service equipment. Cellular ESMR and PCS will provide services in addition to voice transmission. They will offer data transmission, paging system, message service and fleet service capabilities. Low power mobile radio service transmitters and receivers are expected to be smaller in the future, requiring less space for the "equipment building" function of the site. "Micro-cells," linked in parallel by fiber optic cable or other means of transmitting voice and/or data from the main site will offer future designers application opportunities that do not currently exist. Although the number of sites may increase significantly in the future using the new, smaller equipment that the industry anticipates, their physical characteristics should be very different than what exists today.

Low Power Private Mobile Radio Service Technology (PMRS)

Low power private mobile radio services are separated from Commercial Mobile Radio Systems (CMRS) by the FCC primarily because this mobile radio service is for private use and not connected to the public telephone network. This type of radio service is a not-for-profit service in and of itself but it may be part of a business operation which may be for profit such as a two-way radio service used by businesses that operate a fleet of vehicles or emergency response providers. In general, PMRS utilizes a single site which may cover a larger geographic area than commercial network facilities.

Types of Facilities

There are three categories of low power mobile radio service facilities that incorporate some or all of the typical components listed below. Roof and/or Building Mounted Facilities occur when low power mobile radio service antennas are attached to or mounted on an existing structure, such as a water tank or building. Freestanding Facilities use some type of stand-alone structure for antenna support, such as a wooden pole, steel monopole, lattice tower, or light standards. Micro-cell or Repeater Facilities are used to extend low power mobile radio service coverage or capacity to dead spots or high traffic areas. These facilities are linked to a "donor" site by a donor antenna, microwave, fiber optic, or phone line connection. Required equipment is much smaller than for the other two facility types.

Depending upon its type, a low power mobile radio service telecommunications facility may include all or some of the following elements:

1. Equipment Storage

A small unmanned, single story equipment building less than 500 square feet gross floor area (GFA) in size used to house radio transmitters and related equipment. This equipment may also be placed inside an existing structure when appropriate space is available. Micro-cells do not require any accessory building.

2. Antennas

a. Omnidirectional antennas, also known as whip antennas, are used when 360 degree coverage is desired.

b. Directional antennas, such as panel antennas, are used to transmit and receive signals for situations when directional coverage is desired. Panel antennas are typically rectangular in shape.

c. Microwave antennas are used to link two technologically compatible telecommunication facilities together by line of sight. They are typically circular or parabolic in shape and can be a grid or solid materials.

3. Antenna Mounting

Structures on which antennas can be mounted include:

a. A roof, building side, or other structure such as a silo, windmill, water tank, smokestack, or existing communication tower.

b. Monopoles made of wood or metal are used for lower heights of 30 to 150 feet and when structural loads are relatively light.

c. Lattice towers (steel structures) which have 3 or 4 sides. They can be guyed or self supporting. Greater heights and larger structure loads can be accommodated using these towers.

d. A cross bar or platform is often used to provide horizontal separation of antennas on the mounting structure.

4. Fencing

The freestanding pole, tower, and/or building is usually fenced with security fencing.

Health Issues

The level of radio frequency (RF) radiation emitted from low power mobile radio service relay transmissions have been determined to be far below the level now known to cause negative health effects. The levels have been determined to be only a small fraction of the radiation the public is exposed to on a daily basis.

The Federal Communications Commission (FCC) has adopted the American National Standards Institute (ANSI) standards for RF emissions, which are recognized by Jefferson County as being acceptable In the immediate vicinity (within 50 feet) of a low power mobile radio service transmission tower, the power density has been determined to be no more than 1/150 of the ANSI exposure standards. This level is well below the most restrictive exposure standards in effect across the country, which are one-fifth of the ANSI Standards. As the distance from the antenna increases, the power level decreases by an inverse squared factor. Microwave relay antennas utilize very low levels of power. The power density emitted is typically no greater than 1/500,000 of the ANSI exposure standard, at the tower base. Therefore, based on the above, there are no expected negative health effects from exposure to a low power mobile radio service telecommunications facility.

Community Response

Despite enthusiastic response of Jefferson County citizens to low power mobile radio service, strong objections have been raised to the presence of low power mobile radio service facilities in communities and neighborhoods. These objections are based on the visual effect of these facilities and the presence of this type of activity in residential areas. This has been the case not only in zoned residential districts, but also in areas which are zoned as agricultural, but which are actually used as residential property. This document recognizes that certain types of low power mobile radio service telecommunications facilities are inappropriate in areas of single-family residential development.

1. Electromagnetic Interference

Because of the frequencies assigned to the low power mobile radio service providers by the FCC and the relatively low power output by low power mobile radio service facilities, possible interference to household appliances such as radios, television and cordless telephones for nearby residents will be minimal. The FCC has established regulations governing interference that state it is the responsibility of the carrier to promptly resolve any electromagnetic interference problems created.

2. Residential Property Values

Low power mobile radio service facilities should be located and designed to minimize any adverse effect they may have on residential property values. Strict compliance to the policies and recommendations of this Plan and adherence to the design standards and careful location of facilities should minimize any adverse effects on property values.

Federal, State, & Local Regulations

1. Federal Communications Commission

In August of 1993, when Congress enacted the Omnibus Budget Reconciliation Act of 1993, the public mobile and private radio categories were replaced with two newly defined categories - Commercial Low Power Mobile Radio Service (CMRS) and Private Mobile Radio Service (PMRS). CMRS includes all services that are for: a) profit, b) interconnected to Public Telephone Switched Network, and c) available to the public or such classes of eligible users as to be effectively available to a substantial portion of the public. At this time, this definition would include: Cellular, ESMR and Paging Services, and Personal Communications Services/ Person Communications Networks. All other forms of wireless telecommunications which are not CMRS are considered Private Low Power Mobile Radio Service (PMRS). PMRS include industrial, land transportation, special emergency, public safety and government, automatic vehicle monitoring, personal mobile (CB's), and HAM operators.

The FCC has authorized a very limited frequency band for both CMRS and PMRS.

2. Federal Aviation Administration (FAA)

Under authority granted in the Federal Aviation Act, the FAA reviews the location and height of proposed towers to prevent possible interference with nearby airport operations. The agency has jurisdiction over towers that exceed 200 feet in height, as well as smaller towers located within 20,000 feet of a major airport (commercial and military aircraft facility) and 10,000 feet of a general aviation airport (serving smaller aircraft). The FAA requires that such towers be painted and/or appropriately illuminated. The FAA also has authority to review possible interference problems with aircraft-to-ground communications caused by transmission facilities in or near flight paths. It is the responsibility of the carrier to file a notice of proposed construction when necessary and receive painting and/or lighting instructions from the FAA.

3. State and Local Regulation

Low power mobile radio service telecommunication is considered a non-regulated public service that the Colorado Public Utilities Commission has chosen not to regulate at this time. From the standpoint of local land use regulations, low power mobile radio service telecommunication companies are considered private enterprises subject to applicable local zoning controls, to the extent not otherwise preempted by state and federal laws.

Future Demand

The low power mobile radio service industry has experienced rapid growth since its inception, and it is expected future technologies offered to the public will also be popular. Growth of this industry is being fueled by a number of factors such as lower cost of telephones and services, expanding areas of coverage, new advances in low power mobile radio service technologies, expanded services, and a wide variety of new users. In unincorporated Jefferson County, the number of sites will grow steadily. This trend is expected to level off once each provider has established their network and converted to the digital base technology.

Based upon the projected demand for low power mobile radio service and the engineering constraints of the network, the following are likely places for sites:

1. Population Centers

Most population centers within the unincorporated areas of the County currently have some level of low power mobile radio service. These areas are likely to require new sites as new industries are licensed by the FCC. Demand will increase and site capacity will reach its limit and must be split to increase capacity for current and future technologies.

2. Transportation Corridors

New sites are also likely along major transportation corridors within the County.

3. Areas of Variable Topography

Topography places constraints on the "ideal" line-of-sight signal path for low power mobile radio service transmissions. Additional sites may be needed in some locations to fill in the shadowing caused by topographic changes.

Predicting the growth of low power mobile radio service telecommunications, and, more specifically, the number of new sites that will be required in any future time-frame by low power mobile radio service providers, is virtually impossible. Demand for low power mobile radio service relates to many factors including customer usage and economic conditions, by market sector and geographic sub-area. Increasing use of portable low power mobile radio service phones has impacted coverage requirements. Low power mobile radio service is increasingly being used for non-voice transmission, including data such as mobile fax and telemetry, Global Positioning System/Geographic Information System and Emergency Services interconnect.

Site Selection

Industry Site Selection Criteria

In siting a new site, the industry requires a location that is technically compatible with the established network. A general area is identified based upon engineering constraints and the desired area of service. Specific locations within that general area are evaluated using the following criteria (not listed in any order of priority):

1. Topography as it relates to line of sight transmission for optimum efficiency in telephone service.

2. Availability of road access.

3. Availability of electric power.

4. Availability of land based telephone lines or microwave link capability.

5. Leasable lands and willing landlords.

6. Screening potential of existing vegetation, structures and topographic features.

7. Zoning that will allow low power mobile radio service facilities.

8. Compatibility with adjacent land uses.

9. The least number of sites to cover the desired area.

10. The greatest amount of coverage, consistent with physical requirements.

11. Opportunities to mitigate possible visual impact.

12. Availability of suitable existing structures for antenna mounting.

Citizens' Site Selection Criteria

Citizens believe that the following criteria should be addressed by the site selection process (not listed in any order of priority):

1. Certain types of low power mobile radio service facilities should not be located in single-family residential areas.

2. Preservation of view corridors.

3. Potential for preservation of pre-existing character of site.

4. Minimal impact on residential areas surrounding commercial or industrial zoned sites.

5. Selection of sites which lend themselves to visual mitigation.

6. Compatibility with surrounding land uses.

7. Pre-existing zoning that allows low power mobile radio service facilities.

8. Use of existing buildings.

General Policies for Site Selection

Site selection should be made in compliance with the Low power mobile radio Service Telecommunication Facilities Zone District Use Standards, which are set forth in the chart that appears within this section. Community and neighborhood visual concerns should be considered paramount in the consideration of and selection of sites. These concerns should be evaluated by a consideration of all the policies set forth in this Plan and in relevant Community Plans.

Site Selection Policies

The accompanying Zone District Use Standards Chart contains regulations which consider the following policies applicable to low power mobile radio service telecommunications facilities.

A. Within any zone district, sites should be located in the following order of preference:

1. On existing structures such as buildings, communication towers, water towers, and smokestacks.

2. In locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening.

3. Sites should be located on bare ground without visual mitigation only in certain commercial and industrial zone districts, based on defined parameters (see the visual mitigation policies in the following section).

B. Certain types of low power mobile radio service facilities are more appropriate in some zone districts than others and certain facilities create a greater impact on the surrounding area than others. The Zone District Use Standards contained in the chart on the following pages provide the basis for modifications to the Zoning Resolution which have been adopted along with this Plan concerning suitability of zone districts to accommodate the various types of low power mobile radio service facilities. In addition to the chart, the Plan has established a set of uniform standards for visual mitigation applicable to the various types of facilities and zone districts. These policies balance low power mobile radio service industry and homeowner concerns and are based on the specific impacts of the different types of low power mobile radio service facilities in relation to the character of land uses found in the County's zone districts. For example, the policies recognize that freestanding low power mobile radio service facilities generate the greatest impacts and, therefore, are most suitable in commercial and industrial zone districts.

Low Power Mobile Radio Service Telecommunication Facilities: Recommended Zone District Use Standards.

	Facility Type		
Zone District	**Roof and/or Building Mount**	**Freestanding Facility**	**Micro-Cell or Repeater**
SF Residential	NP	NP	NP
R-3 (Multifamily)	P	NP	SU
R-3A (Multifamily)	P	NP	SU
R-4 (Multifamily)	P	NP	P
C-1 (Convenience)	P	NP	P
C-1 (Neighborhood)	P	NP	P
C-1 (Community)	P	P	P
C-1 (Regional)	P	P	P
C-2	P	P	P
RC-1	P	P	P
I-1	P	P	P
I-2	P	P	P
I-3	P	P	P
I-4	P	P	P
PD	NP	NP	P
C-O	NP	NP	NP
A-1	SU	SU	SU
A-2	SU	SU	SU

P=Permitted (Use by Right)
NP=Not Permitted
**This plan recommends rezoning to Planned Development when seeking to locate a facility in NP zones*
SU=Special Use

C. Facilities should be located to minimize any adverse effect they may have on residential property values.

D. Facilities should be located to avoid a dominant silhouette on ridge lines, and preservation of view corridors of surrounding residential developments should be considered in the location and design of low power mobile radio service facilities.

E. Location of sites in commercial or industrial zones should consider the impact of the site on the surrounding neighborhood, particularly any adjacent residential neighborhood.

F. Facility must be architecturally and visually (color, bulk, size) compatible with surrounding existing buildings, structures, vegetation, and/or uses in the area or those likely to exist under the terms of the PD or underlying zone district. Micro-cell or repeater facilities may be considered architecturally or visually compatible if they are mounted on existing structures such as light standards, telephone poles, or otherwise camouflaged to disguise their low power mobile radio service use.

G. Less obtrusive facilities are preferred, and sites in industrial and commercial areas are preferred.

H. Co-Location: Where the result is less visual impact and the engineering of the low power mobile radio service network permits it, sites should be co-located with other low power mobile radio service facilities as well as other existing telecommunication sites and public structures. In co-location, anti-trust laws are a consideration.

I. Network Compatibility: At the time of site selection, the applicant should demonstrate how the proposed site fits into the overall network of the low power mobile radio service system within the County.

J. This plan recommends rezoning to Planned Development when seeking to locate a facility in a standard zone district which does not permit a commercial mobile radio facility.

Visual Impact & Screening Policies

The unique and diverse landscapes of Jefferson County are among its most valuable assets. Protecting these valuable assets will require that location and design of low power mobile radio service telecommunication facilities be sensitive to the setting in which they are placed. This is especially true in the mountainous parts of Jefferson County, where homes may be oriented to capture significant views and where site distance is greater. Visual concerns should include both those found on and off site. The following policies have been incorporated into the modifications to the Zoning Resolution establishing the visual impact and screening criteria of Jefferson County applicable to low power mobile radio service telecommunication facilities.

The following visual policies applicable to low power mobile radio service telecommunication facilities:

1. Low power mobile radio service facilities should be located and designed to minimize any adverse effect they may have on residential property values.

a. The use of compatible colors and facility designs should be compatible with surrounding buildings and/or uses in the area or those likely to exist in the area and should prevent the facility from dominating the surrounding area.

b. Location and design of sites in commercial or industrial zones should consider the impact of the site on the surrounding neighborhood, particularly the visual impact within the zone district.

c. Fencing should not necessarily be used to screen a site, and security fencing should be colored or should be of a design which blends into the character of the existing environment.

d. Freestanding facilities should be located to avoid a dominant silhouette on top of ridges.

2. Certain components of a site create a greater impact than other components. For example, the cross bar or other antenna mounting device and accessory building which may typically be part of a freestanding low power mobile radio service facility or a micro-cell or repeater site, may create a greater impact in a rural or mountain environment. A horizontal plane in a vertical setting can be intrusive, so the cross bar or other horizontal mounting device should be placed below the tree line to adequately mitigate its visual effect. These components should be afforded maximum screening, using existing vegetation and/or topography to minimize visual impact on the surrounding community.

3. Facilities should be architecturally compatible with surrounding buildings and land uses in the zone district or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical.

4. Site location and development shall preserve the pre-existing character of the site as much as possible. Existing vegetation should be preserved or improved, and disturbance of the existing topography of the site should be minimized, unless such disturbance would result in less visual impact of the site on the surrounding area. The effectiveness of visual mitigation techniques should be evaluated, taking into consideration the site as built.

5. At the time of rezoning or special use request, an evaluation of the visual impact should be taken into consideration if vegetation is to be removed for wildfire mitigation.

6. Innovative design should be used whenever the screening potential of the site is low. For example, by using existing light standards and telephone poles as mounting structures, or by constructing screening structures which are compatible with surrounding architecture, the visual impact of a site may be mitigated.

7. Roof and/or Building Mount Facility

Antennas on the rooftop or above a structure shall be screened, constructed and/or colored to match the structure to which they are attached. Antennas mounted on the side of a building or structure shall be painted to match the color of the building or structure or the background against which they are most commonly seen. Microwave antennas exceeding 12 inches in diameter on a roof or building-mounted facility shall not exceed the height of the structure to which they are attached, unless fully enclosed.

If an accessory equipment shelter is present, it must blend with the surrounding building(s) in architectural character or color.

8. Minimum setbacks for microcells and repeaters are those required for any accessory building or structure within the applicable standard zone district.

9. Minimum Setbacks for Freestanding Monopole and/or Lattice Towers

Minimum setback when located within 250 feet of any property zoned for residential land use: the tower height or the minimum setback for any accessory building within the applicable standard zone district, whichever is greater.

Minimum setback when not located within 250 feet of any property zoned for residential land use: the standard setback for a building or structure within the applicable standard zone district.

The structure must be architecturally and visually (color, bulk, size) compatible with surrounding existing buildings, structures, vegetation, and/or uses in the area or those likely to exist under the terms of the underlying zoning. Such facilities will be considered architecturally and visually compatible if they are mounted on or given the form of a light/sign standard or otherwise camouflaged to disguise the facility.

Implementation Policies

A. Zoning Resolution Changes

To address the policies and recommendations contained in this Plan, changes have been made to the Jefferson County Zoning Resolution as follows:

1. It distinguishes the low power mobile radio service industry from the other telecommunication industries. This is because the low power mobile radio service industry is technologically unique, rapidly expanding in the market economy, and shares few planning and land use impacts with other traditional telecommunication providers.

2. It clearly defines low power mobile radio service telephone communications and the types of facilities used by the industry.

3. The contents of the Zone District Use Standards chart and Visual Impact and Screening policies included in this Plan have been incorporated into the Jefferson County Zoning Resolution for regulation of low power mobile radio service facilities.

4. Administrative review for some types of facilities, as set forth in the Zone District Use Standards chart, have been accepted.

5. Setback requirements have been reviewed and accepted for reasonableness and flexibility, especially when evaluating visual impacts concerning the location of low power mobile radio services facilities on a particular site.

B. Community Notification

Prior to and subsequent to site application submittal for those sites where the facility is not a permitted use, the applicant should offer to meet informally with community groups and interested individuals who reside within the immediate vicinity (including adjacent landowners and registered homeowner associations) to explain the site development concept proposed in the application. The purpose of these meetings is to solicit suggestions from these groups about the applicant's proposed site design and impact mitigation measures. The industry needs to make a concerted effort to incorporate the community suggestions for impact mitigation generated by these meetings and report on their efforts in the hearings on the site application. The industry should be prepared to discuss technical and visual aspects of alternative sites as applicable at these informal meetings.

C. Third Party Review

The low power mobile radio service industry uses various methodologies and analysis tools, including geographically based computer software, to determine the specific technical parameters of a low power mobile radio service facility, such as expected coverage area, antenna configuration, topographic constraints that affect signal paths, etc. In certain instances there may be a need for expert review by a third party of the technical data submitted by the low power mobile radio service provider. The Planning Commission and/or Board of County Commissioners may require such a technical review, to be paid for by the applicant for the low power mobile radio service facility. Selection of the third party expert may be by mutual agreement among the applicant and interested parties or at the discretion of the County, with a provision for the applicant and interested parties to comment on the proposed expert(s) and review qualifications.

The expert review is intended to be a site-specific review of technical aspects of the low power mobile radio service facility and not a subjective review of the site selection. Such a review should address the accuracy and completeness of the technical data, whether the analysis techniques and methodologies are legitimate, the validity of the conclusions and any specific technical issues outlined by the Planning Commission, staff, or interested parties. Based on the results of the third party review, the County may require changes to the application for the low power mobile radio service facility that comply with the recommendations of the expert.

The expert review of technical submission shall address the following:

a. the accuracy and completeness of submissions;

b. the applicability of analysis techniques and methodologies;

c. the validity of conclusions reached; and

d. any specific technical issues designated by the Planning Commission or the Board of County Commissioners.

Abandonment

Low power mobile radio service facilities which are not in use for six months for low power mobile radio service purposes shall be removed by the low power mobile radio service facility owner. This removal shall occur within 90 days of the end of such six month period. Upon removal, the site shall be revegetated to blend with the existing surrounding vegetation.

Glossary

AM (Amplitude Modulation): Method of varying the amplitude of a radio signal while maintaining frequency; used to transmit AM radio signals and TV picture signals.

Antenna: A transmitting and/or receiving device used in telecommunications that radiates or captures radio signals. A group of electrical conductors that transmit or receive radio waves.

Band: A defined range of radio frequencies dedicated to a certain purpose (i.e., the FM band).

Broadcasting: Transmitting radio and television programming to reach the general public; contrasts with transmissions designed for a limited number of receivers.

Cellular Telecommunications: A Commercial Low Power Mobile Radio Service licensed by the Federal Communications Commission (FCC) to two providers in a specific geographical area in which the radio frequency spectrum is divided into discrete channels which are assigned in groups to geographic cells within a service area and which are capable of being reused in different cells within the service area.

Common Carrier: An organization authorized to provide telecommunication services to a third party.

Cross Bar: A structure at or near the top of the low power mobile radio service telecommunications facility which provides support and horizontal separation for the antenna(s).

Directional Antenna: An antenna or array of antennas designed to concentrate a radio signal in a particular area.

Duplex Antenna: One capable of transmitting the signals of two stations from one antenna.

Effective Radiated Power (ERP): The product of the antenna power input and the numerically equal antenna power gain.

FAA (Federal Aviation Administration): The federal agency responsible for aircraft safety.

FCC (Federal Communications Commission): The federal agency which regulates telecommunications.

FM (Frequency Modulation): Method of impressing an audio signal on a VHF frequency by varying the frequency; use to transmit FM radio, two-way radio, and television audio signals.

Frequency: The number of cycles completed each second by a sound wave; measured in hertz (Hz).

Interference: Disturbances in reception caused by intruding signals or electrical current.

Land-Mobile Systems: Two-way radio service for mobile and stationary units in which each user is assigned a particular frequency.

Lattice Tower: A guyed or self-supporting three- or four-sided, open, steel frame structure used to support telecommunications equipment.

Low Power Commercial Mobile Radio Network: A system of low power commercial telecommunications facilities which allow wireless conversation to occur from site to site.

Low Power Commercial Mobile Radio Service: a) profit, b) interconnected to Public Switch Network, c) available to the public or such classes of eligible users as to be effectively available to a substantial portion of the public, and must propose to or has develop, multiple networked sites within the County.

Low Power Mobile Radio Service Telecommunications Facility: A facility which consists of equipment for the reception, switching, and transmission of low power mobile radio service communications. Such facility may be elevated (either building-mounted or ground-mounted) transmitting and receiving antennas, low power mobile radio service base station equipment, and interconnection equipment. The categories of facility types include: 1) roof and/or building mount facilities, 2) freestanding low power mobile radio service facilities, and 3) micro-cell or repeater facilities. For purposes of district height limitations, height of freestanding low power mobile radio service telecommunications facility shall be measured from the average elevation of the finished grade of the building or structure.

Roof and/or Building Mount Facility: A low power mobile radio service telecommunications facility in which antennas are mounted to an existing structure on the roof (including rooftop appurtenances) or building face. Roof or building-mounted facilities may include micro-cell and/or repeater facilities. Such facilities must be screened, constructed or colored to match the existing structure to which

they are attached. Roof and/or building-mounted facilities shall not exceed the following maximum criteria.

1. The facility may include up to a maximum of 4 whip antennas, which may extend a maximum of 15 feet above the highest portion of the structure to which they are attached, including any rooftop appurtenances.

2. The facility may extend a maximum of 6 feet above the highest portion of the structure to which it is attached, including any rooftop appurtenances.

3. A single accessory building may be constructed provided that the building does not exceed 500 square feet gross floor area (GLA); and

4. Antennas on the rooftop or above a structure shall be screened, constructed and/or colored to match the structure to which they are attached. Antennas mounted on the side of a building or structure shall be painted to match the color of the building or structure or the background against which they are most commonly seen. Microwave antennas exceeding 12 inches in diameter on a roof or building-mounted facility shall not exceed the height of the structure to which they are attached, unless fully enclosed. If an accessory equipment shelter is present, it must blend with the surrounding building(s) in architectural character and color.

Freestanding Low Power Mobile Radio Service Facility: A low power mobile radio service telecommunications facility that consists of a stand-alone support structure, antennas and associated equipment. The support structure may be a wooden pole, steal monopole, lattice tower, light standard, or other vertical support. Whip antennas on a freestanding low power mobile radio service facility may extend a maximum of 15 feet above the highest portion of the structure to which they are attached; panel antennas may extend a maximum of 6 feet above the highest portion of the structure to which they are attached.

Micro-cell: A low power mobile radio service telecommunications facility used to provide increased capacity in high call-demand areas or to improve coverage in areas of week coverage. Micro-cells communicate with the primary low power mobile radio service facility in a coverage area via fiber optic cable or microwave. Coverage area for a micro-cell is typically a one-mile radius or less. Micro-cells shall not exceed the following maximum characteristics:

1. Pole height: not to exceed the height limit of the underlying zone district as measured from the average elevation of the finished grade of the building or structure; height is measured to the top of antennas.

2. Number of whip or panel antennas: four.

3. Number of microwave antennas: one.

4. Size of antennas whip antennas: no greater than 3" diameter and up to 24 inches long for each such antenna; for panel antennas: no greater than one square foot of surface area for each such antenna; for microwave antennas: as allowed by the applicable zone district regulations.

5. Size of accessory building: no building permitted.

6. Setback requirements: That required for any accessory building or structure within the applicable zone district.

Low Power Telecommunications Facility: An unmanned facility consisting of equipment for the reception, switching and/or receiving of wireless telecommunications operating at 1,000 watts or less effective radiated power (ERP), including but not limited to the following:

1. Point-to-point microwave signals.

2. Signals through FM radio translators.

3. Signals through FM radio boosters under 10 watts effective radiated power (ERP).

4. Cellular, Enhanced Specialized Mobile Radio (ESMR) and Personal Communications Networks (PCN).

5. Private Low Power Mobile Radio Service (PMRS).

MHZ: Megahertz or 1,000,000 Hz.

Microwave: Electromagnetic radiation with frequencies higher than 1,000 MHZ; highly directional signal used to transmit radio frequencies from point to point at a relatively low power level.

Microwave Antenna: A dish-like antenna manufactured in many sizes and shapes used to link communication sites together by wireless transmission of voice or data.

Monopole: A structure composed of a single spire used to support telecommunications equipment.

Multiplex Antenna: One capable of transmitting the signals of several stations.

MW/cm^2: Milliwatts per square centimeter; a measurement of the radio frequencies hitting a given area.

Nonionizing Electromagnetic: The lower portion of the electromagnetic spectrum;

Omnidirectional Antenna: An antenna that is equally effective in all directions, and whose size varies with the frequency and gain for which is it designed.

Private Low Power Mobile Radio Service: All other forms of wireless telecommunications which have similar physical facilities as Commercial Low power mobile radio Service, but do not meet the definition of commercial mobile radio service.

RF: Radio Frequencies

Radiation: Includes household electric current, radio, television, microwave communication, radar, and visible light. It is insufficient to ionize tissue (unlike ionizing radiation created by fission of atoms); causes thermal effects at high levels; may cause nonthermal effects.

Repeater, Equipment: Contains both a receiver and transmitter; used to relay radio signals over large distances or to provide signals in an area otherwise in shadow.

Repeater, Low Power Mobile Radio Service Telecommunications Facility: Extends coverage of a cell to areas not covered by the originating cell. Repeater facilities shall not exceed the following maximum characteristics:

1. Pole height: in all zones, not to exceed the underlying zone district height limit as measured from the average elevation of the finished grade of the building or structure; height is measured to the top of antennas.

2. Number of whip or panel antennas: four.

3. Number of microwave antennas: one.

4. Size of antennas for whip antennas: no greater than 3" diameter and 12 feet long; for panel antennas: four square feet of surface area for each such antenna; for microwave antennas: as allowed by applicable zone district regulations.

5. Size of accessory building: one accessory building up to 100 square feet gross floor area (GFA) in size.

6. Setback requirements: that are required for any accessory building or structure within the applicable zone district regulations.

Shadow: Area within which a radio signal is received poorly or not at all due to manmade or natural obstructions in line of sight from the transmitter.

Translator: Equipment containing both a receiver and transmitter; used to relay TV signals over large distances or to provide signals in an area otherwise in shadow.

Transmission Tower: The structure on which transmitting and/or receiving antennas are located. An AM radio tower is its own transmitting antenna.

Transmitter: Equipment that generates radio signals for transmission via antenna.

UHF: Ultra High Frequency with bands from 300 to 3,000 Mfz; includes UHF-TV (such as Channel 31), microwave, and some land mobile and common carriers.

uW/cm^2: Microwatts per square centimeter; a measurement of the radio frequencies hitting a given area.

VHF: Very High Frequency with bands from 30 - 300 MHZ; includes FM radio, VHF-TV (Channels 2 to 13) and some land mobile and common carriers.

Whip Antenna: An antenna that is cylindrical in shape. Whip antennas can be directional or omnidirectional. Their size varies based upon the frequency and gain for which they are designed.

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

BEFORE THE PLANNING COMMISSION

COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION

RE: Amendments to the Jefferson County Telecommunications Land Use Plan

WHEREAS, the Jefferson County Telecommunications Land Use Plan has been in effect since 1985 without revisions; and,

WHEREAS, it is the opinion of this Planning Commission that changes in technology warrant updating the Plan; and,

WHEREAS, it is in the best interest of the County, potential applicants, and other involved parties to update and clarify certain policies of the Plan; and,

WHEREAS, numerous public hearings were held before the Planning Commission concerning revisions to the Plan; and,

WHEREAS, based on the evidence, testimony, exhibits and recommendations of the Jefferson County Planning Department, comments of public officials, agencies and citizens of the County and comments from other interested parties, the Planning Commission finds as follows:

1. That proper publication and public notice has been provided for the hearings before the Planning Commission.

2. That the hearings before this Planning Commission have been extensive and complete and that all pertinent facts, matters and issues have been submitted and considered, and all interested parties heard.

3. That the revisions to the Telecommunications Land Use Plan, as amended herein, adequately address the problems and concerns raised in the public hearing by interested parties.

4. That it is the opinion of the Commission that the Jefferson County Telecommunications Land Use Plan should be revised in accordance with the draft dated December 1, 1992, except as conditioned herein.

5. That said Plan revisions are in the best interest of the health, safety, welfare and morals of the citizens of Jefferson County.

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Telecommunications Land Use Plan be revised, as delineated by the above resolution with exceptions as noted herein be and hereby is APPROVED; and adopted as a component of the Jefferson County Comprehensive Plan pursuant to Section 30-28-108, C.R.S., and that said approved Jefferson County Telecommunications Land Use Plan be certified to the Board of County Commissioners pursuant to 30-28-109 C.R.S. as amended.

Conditions:

1. In Tower Siting Policies, policy A.2., change the word 'should' to 'must'.

2. In Tower Siting Policies, policy B.3.b., revise to read: "Buildings or other structures that have an adverse visual impact AND THAT ARE LOCATED WITHIN THE VICINITY OF A PROPOSED TOWER . . ."

Commissioner KRAPES seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission the Resolution was adopted by unanimous vote of the Planning Commission of the County of Jefferson, State of colorado.

I, JO ELLEN BLAKEY, Executive Secretary Pro-tem of the Jefferson County Planning Commission do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, on January 20, 1993.

Jo Ellen Blakey

Jo Ellen Blakey,

Executive Secretary Pro tem

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

BEFORE THE PLANNING COMMISSION

COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION

RE: ADOPTION OF LOW POWER MOBILE RADIO SERVICE TELECOMMUNICATIONS LAND USE PLAN ADDENDUM

WHEREAS, on May 8, 1985, the Jefferson County Planning Commission approved and adopted the Jefferson County Telecommunications Land Use Plan as a component of the Jefferson County Comprehensive Plan; and

WHEREAS, on January 20, 1992, the Jefferson County Planning Commission approved and adopted amendments to the Jefferson County Telecommunications Land Use Plan; and

WHEREAS, on September 22, 1993, the Jefferson County Planning Commission approved an Interim Cellular Telecommunications Land Use Plan as an Addendum to the Telecommunications Land Use Plan which established policies and recommendations for cellular and cellular-like developments; and

WHEREAS, in accordance with the Jefferson County Planning Commission direction, the Jefferson County Planning staff reviewed said Interim Addendum to the Telecommunications Land Use Plan and presented recommended changes to the Planning Commission to bring it into harmony with the amended regulations adopted by the Board of County Commissioners; and

WHEREAS, the Jefferson County Planning Department has completed extensive research, analysis, review and community meetings on said Addendum and has proposed revisions to said Addendum and proposed renaming the Addendum the Low Power Mobile Radio Service Telecommunications Land Use Plan Addendum ("Addendum"); and

WHEREAS, public hearings on the proposed Addendum were held by the Jefferson County Planning Commission on October 5, 1994 and October 12, 1994, at which time this matter was continued for decision on October 19, 1994; and

WHEREAS, based on the evidence, testimony, exhibits and recommendations of the Jefferson County Planning Department, comments of public officials, agencies, and citizens of the County and comments from other interested parties, the Planning Commission finds as follows:

1. That adequate publication of public notice has been provided for hearings before the Planning Commission.

2. That the hearings before the Planning Commission have been extensive and complete and that all pertinent facts, matters, and issues have been submitted and considered, and all interested parties heard.

3. That the proposed Addendum, as amended and set forth in Exhibit "A" which is attached hereto and incorporated herein by this reference, adequately address the problems and concerns raised in the public hearings by interested parties.

4. That it is the opinion of the Planning Commission that the Low Power Mobile Radio Service Telecommunications Land Use Plan Addendum, as set forth on attached Exhibit "A" should be accepted.

5. That said Addendum, as set forth in Exhibit "A", is in the best interest of the health, safety, welfare and morals of the citizens of Jefferson County.

NOW, THEREFORE, BE IT RESOLVED that the Low Power Mobile Radio Service Telecommunications Land Use Plan Addendum, as set forth on Exhibit "A" attached hereto and incorporated herein as Exhibit "A", be and hereby is APPROVED and adopted, effective immediately, as an Addendum to the Jefferson County Telecommunications Land Use Plan and as a component of the Jefferson County Comprehensive Plan pursuant to Section 30-28-108, C.R.S., and that said approved Addendum to the Jefferson County Telecommunications Land Use Plan be certified to the Board of County Commissioners pursuant to Section 30-28-109, C.R.S., as amended.

BE IT FURTHER RESOLVED that the Interim Cellular Telecommunications Land Use Plan adopted by the Planning Commission on September 22, 1993 be and hereby is rescinded as a component of the Jefferson County Comprehensive Plan.

BE IT FURTHER RESOLVED that the Jefferson County Telecommunications Land Use Plan with the Addendum is adopted as a Jefferson County Special Plan. Said Plan and Addendum, as set forth in Exhibit "A', shall be applied in conjunction with the Jefferson County General Land Use Plan and other applicable Jefferson County Special Plans in effect. Where conflicts arise between the plans, any applicable Special Plans and Community Plans shall be given equal weight and conflicts in recommendations shall be resolved on a case by case basis. The Jefferson County Special Plans currently include the Mineral Extraction Policy Plan, Sanitary Landfill Plan, Telecommunications Plan with the Low Power Mobile Radio Service Addendum, the Major Thoroughfare Plan and the Jefferson County Open Space Plan.

BE IT FURTHER RESOLVED that the Planning Department shall review all rezoning applications not yet decided by the Board of County Commissioners for compliance with all applicable adopted components of the Jefferson County Comprehensive Plan, including the Low Power Mobile Radio Service Telecommunications Land use Plan Addendum, when applicable.

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

I, LISA J. VERNON, Executive Secretary of the Jefferson County Planning Commission do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, on October 19, 1994.

Lisa J. Vernon

Lisa J. Vernon,
Executive Secretary

Section 25: Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

1. The Agricultural Zone Districts are intended to provide for limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects. (orig.3-26-13)

2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific agricultural zone district. (orig.3-26-13)

3. The Agricultural Zone Districts are divided as follows: (orig.3-26-13)

   a. Agricultural-One (A-1)

   b. Agricultural-Two (A-2)

   c. Agricultural-Thirty Five (A-35)

4. A revision in March, 1972, increased the minimum land area for the Agricultural-One district to 5 acres. (orig.3-26-13)

5. A revision in March, 1972, increased the minimum land area for the Agricultural-Two district to 10 acres. (orig.3-26-13)

B. Permitted Uses (orig. 3-26-13)

Uses	A-1	A-2	A-35
Single Family Dwelling, Barn, Stable, Silo.	X	X	X
General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. See general requirements below.	X	X	X
Poultry hatcheries and farms, fish hatcheries and dairy farms.	X	X	X
Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.	X	X	X
Forestry farming, including the raising of trees for any purpose.	X	X	X
Fur farm and raising of rabbits, chinchillas and other similar animals.	X	X	X
Public Park, Class I public recreation facilities, Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.	X	X	X
Veterinary hospital	X	X	X
Cemetery, mausoleum, mortuary and related uses.	X	X	X
Beekeeping operations	X	X	X
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X
Water supply reservoir and irrigation canal	X	X	X

C. Accessory Uses (orig. 3-26-13)

Uses	A-1	A-2	A-35
Accessory structures including private garage, storage shed, corral, pens, and runs.	X	X	X
Roadside stand for operation during not more than 6 months in each year for the sale of farm products raised or produced on the premises, provided such stands are located no less than 30 feet distance from any street, highway, or right-of-way line.	X	X	X
Private building and kennels for housing dogs, cats or similar domestic pets. On legal non-conforming lots or parcels of 1 acre or less in size, the maximum total number of dogs, cats and similar domesticated pets which may be kept shall be 3. Litters of puppies or kittens may be kept until weaned.	X	X	X
Temporary storage of defensible space, associated fuel break and forest management thinning in accordance with defensible space, fuel break and forest management programs as specified in this Zoning Resolution and Land Development Regulation.	X	X	X
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X	X
Accessory uses per the Accessory Use Section of the Zoning Resolution.	X	X	X

D. Special Uses (orig. 3-26-13)

Uses	A-1	A-2	A-35
Sewage treatment plant	X	X	X
Religious Assemblies and related uses, rectory, parish house and school.	X	X	X
Radio, television and microwave transmission and relay towers and equipment; meteorological data collection towers and equipment; low power, micro-cell and repeater telecommunications facilities, including antenna and towers.	X	X	X
Cable television reception station	X	X	X
A group living facility, other then homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal case boarding home, specialized group facility, receiving home for more then 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 of another similar type home or shelter.	X	X	X
State licensed daycare center or preschool or nursery.	X	X	X
Arborist or tree service	X	X	X
Natural resource transportation and conveyance systems	X	X	X
Public Kennel or cattery	X	X	X
Public riding academy or stable	X	X	X
Limited sawmill operation use in support of Pine Beetle Control	X	X	X
Camps, campgrounds, picnic grounds, and lodges or other similar facilities. Specific conditions and limitations for use, including maximum periods of visitor occupancy and types or maximum numbers of occupied vehicles or sites, will be established as terms of the Special Use approval.	X	X	X
Oil and gas drilling and production, where located within a subdivision platted and recorded in the records of the Clerk and Recorder. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of the Zoning Resolution, except as modified in the resolution approving the Special Use.	X	X	X
Class I, II, III Commercial Recreational Facilities. Class II public recreational facilities on sites which do not meet the current minimum lot size requirement. Class III public recreational facilities.	X	X	X

Uses	A-1	A-2	A-35
Limited sawmill operation use in support of defensible space, associated, fuel break and forest management programs as required under the Zoning Resolution and Land Development Regulations.	X	X	X
Trap, skeet or rifle range		X	X
Recycling transfer station, Type I or Type II: the facility shall only accept trees and slash generated from local efforts associated with regulatory/ voluntary defensible space, fuel break and forest management plans, and Pine Beetle control programs.		X	X
Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution.		X	X

E. Lot and Building Standards (orig. 3-26-13)

Districts	Front Setback		
	Primary Structure/Garage		All Other Accessory Structure
A-1, A-2, A-35	50 ft.		Livestock – 75 ft. Pens/Runs/Structures[1] – 100 ft. All Other Accessory Building – 50 ft.
	Side Setback		
	Primary Structure/Garage		All Other Accessory Structure
	Side	Side to Street	
A-1, A-2, A-35	30 ft.	50 ft.	Livestock – 75 ft. Pens/Runs/Structures[1] – 100 ft. All Other Accessory Building – 50 ft.
	Rear Setback		
	Primary Structure/Garage		All Other Accessory Structure
A-1, A-2, A-35	50 ft.		50 ft.

[1] Applied to all pens, runs, and structures utilized for fur farms, poultry farms, kennels and catteries.

Districts	Building Height	Lot Size (see a & b below)
A-1	35 ft.	5 Acre (217,800 s.f.)
A-2	35 ft.	10 Acre (435,600 s.f.)
A-35	35 ft.	35 Acre (1,524,600 s.f.)

1. Lot Standards

   a. The minimum lot area for any use permitted in this district shall be the lot size stated above unless the lot falls within the provisions set forth in the Enforcement and Administrative Exceptions Section of this Zoning Resolution. (orig.3-26-13)

   b. The minimum lot area for a lot developed through the rural cluster process shall be as set forth in the Land Development Regulation. (orig.3-26-13)

F. Fences

1. Maximum Fence Height: 7 feet. (orig.3-26-13)

2. Fence permits are required for any fence over 42 inches in height. (orig.3-26-13)

3. Electric fences are permitted provided the electrical fence device is in compliance with Colorado State Department of Agriculture specifications. No electric fence is allowed as boundary or perimeter fence on lot lines abutting residential zone districts. (orig.3-26-13)

4. Fences on corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)

5. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig.3-26-13)

G. General Requirements

1. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig.3-26-13)

2. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)

3. No structure may be erected placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig.3-26-13)

4. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and 50 feet of the side and rear lot lines. (orig.3-26-13)

5. Stallions shall be kept in a pen, corral or run area enclosed by a 6 foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig.3-26-13)

6. On legal non-conforming lots or parcels of 1 acre or less in size, the following is the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, buffalo, beefalo and other large domesticated animals: (orig.3-26-13)

    a. The minimum square footage of open lot area available to animals (does not include lawns, gardens, driveways, recreation facilities, etc), not including the dwelling shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre. (orig.3-26-13)

    b. Offspring of animals on the property may be kept until weaned. (orig.3-26-13)

Jefferson County Public Health

jeffco.us/public-health

EMO

TO: Nick Nelson
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: June 20, 2016

SUBJECT: Case #16-112538 RZ
16310 W 75th Place
Shawn Turk

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

PROPOSAL SUMMARY
Rezone from Agricultural One (A-1) to Planned Development (PD) to allow for agricultural uses as well as a 35' tall telecommunication silo and a lot size of 4.5 acres.

COMMENTS
Jefferson County Public Health (JCPH) provided comments on March 21, 2016 regarding the pre-application process for this case. We have reviewed the documents submitted by the applicant for this proposed rezoning and have the following comments:

Please read entire document for requirements and information. Please note additional documentation may be required.

WATER AND WASTEWATER
The telecommunications silo will be an unmanned site as such no water and sanitary services are required. Ralston Valley Water provided a signed Certificate of Water and Sewer Availability dated April 26, 2016 stating water and sewer services are available if this should change.

AIR
At the time the silo is built and generators are installed, certain activities (i.e. fuel storage) and equipment (i.e. emergency generators) may require Air Pollutant Emissions Notices (APENs) for their possible air emissions that are not considered exempt. APENs must be submitted to the Colorado Department of Public Health and Environment, Air Pollution Control Division, for review and approval. It is requested that a copy of the APENs submittal be provided to this Department for our records. Routine inspections of these operations may also be conducted by this Department. Please contact Dave Volkel at 303.271.5730 for further information about this process.

NOISE
Since this facility is essentially surrounded by residential properties, noise levels emitted from this property are more stringent and must comply with the Colorado Revised Statutes (Sections 25-12-101 through 108) which stipulates that the 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.

TELECOMMUNICATIONS
In reference to permitted 'Telecommunication Land Uses', the level of radio frequency (RF) radiation emitted from personal wireless services (PWS) transmissions are generally far below the level known to the federal government to cause adverse health effects. The PWS exposure levels have been determined to be a small fraction of the radiation the public is exposed to on a daily basis. The Federal Communications Commission (FCC) has adopted the American National Standards Institute (ANSI) standards for RF emissions, which are recognized by Jefferson County as being acceptable in the immediate vicinity (within 50 feet) of a PWS transmitter. Based on federal standards, there are no expected adverse health effects from exposure to a properly functioning PWS telecommunications facility.

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

Memorandum

To: Nick Nelson
Planner

From: Patrick O'Connell
Geologist

Date: July 5, 2016

Re: 16310 West 75th Place, Case No. 16-112538RZ

The intent of the application is to rezone to allow for ag uses and a telecom silo. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.

Arvada Fire Protection District
7903 Allison Way Arvada CO 80005 • 303-424-3012 • 303-432-7995 fax

July 8, 2016

Mr. Nick Nelson, Case Manager
Jefferson County
100 Jefferson County Parkway
Golden, CO 80401

Re: 7602 Quaker Street Preliminary Application, Jeffco Case# 16-112538RZ, AFPD Project # 16-073D

Mr. Nelson:

The referral referenced above was reviewed for compliance with the *2015 International Fire Code (IFC)* as adopted by Jefferson County; and the *2012 International Fire Code (IFC)* as adopted and amended by the Arvada Fire Protection District. The Fire District has the following comments regarding this case.

1. **Fire protection service**
   This parcel is currently within the jurisdictional boundaries of the Arvada Fire Protection District (AFPD). The fire protection services for this parcel are provided primarily by AFPD Fire Station #8 located at 6385 Quaker Street.

2. **No additional requirements**
   Arvada Fire Protection District has no additional requirements or restrictions for this project.

Please contact me at (720) 398-0297 or via e-mail at kevin.ferry@arvadafire.com if you should have any questions or need further information.

Sincerely,

Kevin Ferry /S/

Kevin Ferry
Fire Marshal

ADDRESSING

MEMO

To: Nick Nelson
FROM: Kendell Court
SUBJECT: 16-112538RZ 16310 West 75th Place
DATE: June 28, 2016

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to rezone from Agricultural One (A-1) to Planned Development (PD) to allow for agricultural uses as well as a 35' tall telecommunication silo and a lot size of 4.5 acres.

2. Access is off of West 75th Place. There is a valid existing address in the addressing database, 16310 West 75th Place. This address will not change and no new address will be given for the telecommunication silo.

Please let me know if you have any questions.

ZONING REVIEW MEMO

Date: July 12, 2016

To: Nick Nelson

From: Justin Montgomery

Re: Zoning Comments

Case no. 16-112538RZ

Zoning has the following comments on this case:

1. The subject request is to rezone from A-1 to PD to allow A-1 uses and a 35' tall telecommunication silo.

2. The proposed silo meets the highest design standards for telecommunication facilities per Section 7 of the Zoning Resolution.

3. A Telecommunications Permit and Building Permit are both required prior to the construction of the proposed silo.

4. Zoning has no other concerns with this request.

Thank you,

Justin Montgomery, AICP
Planner

10/18/10

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

P&Z REFERRAL T&E RESPONSE

To: Dennis Dempsey *P&Z Case Manager*
From: Mike Vanatta, Pre-Construct. Engineer ☑
Case #: 16-109960 RZ
Due Date: June 21, 2016
Property Address or PIN: 5473 Secrest Court

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

Drainage

- ☐ **T&E is currently working on a project in the area. See attached information.**
- ☐ **Other Notes:**
- ☐ **No Concerns**

Right-of-Way / Roadway Corridor Expansion Projects

Robert Taylor - Corridor Projects/ROW ☑

- ☐ Land owner will need to refund County $ for ROW purchased in *for*
  This amount ***must*** be paid before plat is recorded and/or plans are approved and released for construction.
  ☐ Documentation attached in Amanda ☐ Documentation to follow
- ☐ Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.
- ☐ Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.
- ☐ **Other Notes:**
- ☑ **No Concerns**

Traffic Operations / Transportation Planning

Derek Schuler - Traffic/Trans Engineer ☑
Yelena Onnen -Transportation Planning ☑

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

☑ **No Concerns**

Comments

no comments - yo

Additional Comments

Name ☐

Comments

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning 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 1st Referral should be submitted electronically to the case manager by the due date below.

Case Number: 16-112538RZ
Case Name: DEN Meadows – 16310 W 75th Place
Address: 16310 W 75th Place
General Location: **Southeast** Corner of Quaker St and W 75th Place
Case Type: Rezoning
Type of Application: Rezone from Agricultural One (A-1) to Planned Development (PD) to allow for agricultural uses as well as a 35' tall telecommunication silo and a lot size of 4.5 acres.
Case Manager: Nick Nelson
Comments Due: Monday, July 11, 2016
Case Manager Contact Information: **nnelson@jeffco.us** 303-271-8727

Review Engineer: Nathan Seymour

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

JEFFCO:	EXTERNAL:	HOA:
Addressing	Arvada Fire	Eldorado Estates HOA
Cartography	Jefferson Center Metro District	Forest Springs HOA
Geologist		Jefferson Cnty Horsemans Assn
Long Range		Northwood Acres HOA
Planning Engineering		Summertree Lane HOA
Public Health		Westwoods Estates HOA
Open Space		Westwoods Ranch Master Assn
Road & Bridge, Dist. 1		
Transportation & Engineering		
Zoning		

Nick Nelson

From: Dane and Megan Nelson [daneandmegan@gmail.com]
Sent: Thursday, July 28, 2016 2:33 PM
To: Nick Nelson
Subject: neighborhood feedback for proposed cell phone silo tower near 76th and Quaker

Hi Nick,

Thanks for the call back a few weeks ago on my inquiry regarding the cell phone tower/silo planned near 76th and Quaker.

We would like to provide feedback against the approval for this tower. Our main concerns center around the proximity of this tower and resulting radiation to both the Westwood Elementary School, as well as Happy Valley Preschool. Both of these facilities look like they were in the highest rotation exposure category in the study that was published on this proposed site. There have been multiple studies that show prolonged exposure to cell phone radiation to young kids can have a negative effect, thus we would like to request the city planners reject this location and any other that close to a school or preschool facility.

Here are some studies that correlate radiation exposure (even low levels) and increased cancer rate:
http://baltimore.cbslocal.com/2016/05/03/new-research-links-cell-phones-to-health-issues-for-infants-and-children/
http://www.cellphonetaskforce.org/wp-content/uploads/2012/01/cherry.pdf

Also, please add me to the list for upcoming community feedback meetings on this proposal so we can represent our concern in that forum as well.

Thanks,
Dane and Megan Nelson
7089 Torrey St.
Arvada, CO 80007
(818) 292-6112

CASE SUMMARY

Consent Agenda

PC Hearing Date: September 28, 2016

BCC Hearing Date: October 18, 2016

16-113934RZ Rezoning

Case Name: Evergreen Office Park Official Development Plan

Owner/Applicant: Rocky Mountain Equity Corp. and Evergreen Office Park 1 Condominium Association Inc.

Location: 27972 and 27902 Meadow Drive
Section 10, Township 5 South, Range 71 West

Approximate Area: 1.4 Acres

Purpose: **To Rezone from Planned Development (PD) to Planned Development (PD) to allow mixed-use (residential) in existing office buildings.**

Case Manager: Christiana Farrell

Issues:
- None

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

Interested Parties:
- None

Level of Community Interest: Low

Representative: Kevin Kulbacki

General Location: State Hwy 74 and Meadow Drive in Evergreen.

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

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

September 28, 2016

RESOLUTION

16-113934RZ	**Rezoning**
Case Name:	Evergreen Office Park Official Development Plan
Owner/Applicant:	Rocky Mountain Equity Corp. and Evergreen Office Park 1 Condominium Association Inc.
Location:	27972 and 27902 Meadow Drive Section 10, Township 5 South, Range 71 West
Approximate Area:	1.4 Acres
Purpose:	**To Rezone from Planned Development (PD) to Planned Development (PD) to allow mixed-use (residential) in existing office buildings.**
Case Manager:	Christiana Farrell

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 is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies.

   B. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because the property is within an Activity Center comprised of a mixture of land uses, the commercial entitlements are already established, and the residential component proposed by this rezoning is specifically encouraged by the Plan.

   C. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in

the surrounding area.

3. The following is a condition of approval:

   A. Recordation of the Official Development Plan in accordance with the red-marked print dated September 28, 2016.

Commissioner **HARRIS** 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	**Hatton**	**Aye**
Commissioner	**Burke**	**Aye**
Commissioner	**Spencer**	**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, September 28, 2016.

Bonnie Benedik
Administrative Assistant

Staff Report

PC Hearing Date:	September 28, 2016
BCC Hearing Date:	October 18, 2016

16-113934RZ	Rezoning
Case Name:	Evergreen Office Park Official Development Plan
Owner/Applicant:	Rocky Mountain Equity Corp. and Evergreen Office Park 1 Condominium Association Inc.
Location:	27972 and 27902 Meadow Drive Section 10, Township 5 South, Range 71 West
Approximate Area:	1.4 Acres
Purpose:	**To Rezone from Planned Development (PD) to Planned Development (PD) to allow mixed-use (residential) in existing office buildings.**
Case Manager:	Christiana Farrell

Representative:	Kevin Kulbacki
Existing Use	Office Building

BACKGROUND/UNIQUE INFORMATION:

This request proposes to rezone two lots in a Planned Development (PD) zone district to allow mixed-use residential and commercial uses in two existing office buildings. Up to five (5) residential units are proposed for Lot One of the PD, and up to thirty (30) residential units are proposed for Lot Three. At least 50% of the main or ground floor area in each building is reserved for commercial/office uses in order to maintain the mixed-use quality of the proposal.

The subject property is a 1.4 acre parcel approximately 500 feet northwest of the intersection of State Hwy 74 and Meadow Drive in Evergreen on the south side of the street. It takes access from a County maintained public right-of-way. The site is surrounded by commercial, office, and multi-family residential uses to the north, east, and west; and single family residential uses to the south.

The subject property is made up of two adjoining platted lots in the Evergreen Office Park Subdivision. The site is located in the Downtown Evergreen Activity Center, and is subject to the Evergreen Area Plan's land use recommendations. The Plan recommends Commercial development for the proposed site. The Evergreen Plan also acknowledges that in areas zoned for office, retail, or service commercial uses, dwelling units above the ground level floor is encouraged. This proposal for Mixed Use with dwelling units above the ground floor commercial is supported by the Plan.

The property, consisting of Lot One (Use Area A) and Lot Three (Use Area C), is part of the Downes - Evergreen Office Park Official Development Plan, which was recorded on September 13, 1996. The current zoning allows several commercial and offices uses, which will not change with this request. The existing office buildings were built in the 1970s and the owner/applicant plans to remodel portions of their interiors to have residential units on some of the floors, should this rezoning request be approved. There

may be future additions or changes to the exterior of the building associated with this request. However, prior to the issuance of any building permits for these remodels, a Site Development Plan would be required to ensure that architecture, lighting, landscaping, parking, and public infrastructure regulations of the Zoning Resolution are being met.

In addition to the residential units, this rezoning would allow for detached garages as an accessory use. All lot and building standards would fall back to the existing Downes Evergreen Office Park PD zoning on the property.

SURROUNDING ZONING/LAND USE:

	Adjacent Zoning	**Land Use**
North:	Commercial - One (C-1)	Office and Commercial
South:	Planned Development (PD)	Single Family Residential
East:	Commercial - One (C-1)	Office and Commercial
West:	Restricted Commercial-One (RC-1)	Office and Commercial

NOTIFICATION:

A community meeting was held for this rezoning application on March 30, 2016. There were 6 citizens in attendance. Those in attendance asked several questions related to traffic and design of the future residential units.

As a requirement of the Jefferson County Zoning Resolution, 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 two-mile radius of the site. In accordance with the Zoning Resolution, the mailing to property owners was reduced from a 1,320 foot (1/4 mile) radius to a 500 foot radius due to the unusually high density (more than 50 individual property owners within a 1,320 foot radius) in the vicinity of the proposed development. 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 hearings 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.

3. Notification of the hearing before the Planning Commission and the Board of County Commissioners was published in the Denver Post – West Jeffco Hub.

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

- BEAR MOUNTAIN HOA
- BELL PARK ESTATES
- BERRIEN RANCH UMBRELLA GROUP FOR EVERGREEN SOUTH
- DOWNTOWN EVERGREEN ECONOMIC DIST.
- ENABLE
- EVERGREEN NORTH VILLAGE HOA
- EVERGREEN PARK ESTATES HOA
- HIWAN HILLS IMPROV ASSN
- HIWAN HOA
- INDIAN HILLS IMPROVEMENT ASSN
- JEFFERSON COUNTY HORSEMENS ASSN
- KITTREDGE CIVIC ASSN
- SOUTH BLUE SPRUCE RD. CITIZENS GROUP
- SUGAR HILLS HOA
- TANOA AT ELK MEADOWS HOA

- THE RIDGE ASSN
- TROUTDALE VILLAGE HOA
- WAHKEENEY PARK HOA
- WOODS OF EVERGREEN HOA

During the processing of the application, Staff has not received any comments regarding this proposed rezoning.

COMPREHENSIVE MASTER PLAN ASSESSMENT:
Area Plan: Evergreen Area

	Land Use	Physical Constraints	Community Resources	Infrastructure, Water and Services
Conformance	**X(1)**	**X (2)**	**X (3)**	**X (4)**
Non-Conformance				

Services: Evergreen Fire Protection District
Evergreen Metropolitan District (water)
Evergreen Metropolitan District (sewer)

****

ANALYSIS OF PLAN:

1. **Land Use:** The Comprehensive Master Plan encourages development that is appropriate to the area, promotes active lifestyles, economic development by promoting a variety of land uses, and redevelopment projects.

   Areas of Conformance:

   a. General:
   The Plan strives to accommodate the development and redevelopment of a balance of land uses, and it encourages land uses that support Active Living and enhance public health.

   This rezoning proposal would allow for a mixed use of residential and commercial uses. As this is an Activity Center characterized by commercial and residential uses, it would be an appropriate use adding to the balance of land uses while still requiring a minimum amount commercial uses. The proposed land use supports Active Living and enhances public health by promoting multiple options of transportation such as, walking, bicycling and mass transit use which improves health and air quality by reducing vehicle trips and emissions.

   b. Infill and Redevelopment
   The Plan encourages the Adaptive Reuse of structures and Office or Light Industrial uses where the property abuts an arterial or higher road. If these uses are not feasible, then the site should be redeveloped with uses that are most compatible with the surrounding land uses.

   This property is adjacent to Meadow Drive, which is a collector road. This proposed Planned Development requires commercial uses comprised of at least 50% of the ground or main floor area with residential uses allowed on and above the ground floor. This adaptive reuse of an existing structure that is mostly vacant would be compatible with the surrounding mixture of uses in the Downtown Evergreen Activity Center.

   c. Compatibility
   Ensure compatibility of new development with the surrounding existing and allowable land uses.

   Allowing the addition of a residential use within an existing office building would be compatible with the surrounding mixture of residential and commercial uses.

   d. Housing

A Goal of the Plan is to provide a variety of housing options, which complement the existing community character and utilizes excellent design and materials.

Allowing residential units on and above ground floor commercial is a unique and highly desirable type of residential use that is underserved in Jefferson County in general, and the Evergreen area in particular. This mixed use development complements the existing community character of the Downtown Evergreen Activity Center.

e. Mixed-Use
A Goal of the Plan is to promote development of economically sustainable mixed-use neighborhoods.

The proposed rezoning would permit a mixed-use development inside an existing building that is within an Activity Center.

f. Area Plan Recommendation

The subject property is located within the Downtown Evergreen Activity Center Area of the Evergreen Community Plan. The Plan recommends Commercial development for the proposed site. The Evergreen Plan also encourages dwelling units above ground floor office, retail, or service commercial uses.

1. All Activity Centers
   Within all Activity Centers, the following general policies are recommended:

   a. General: Uses designated within each Activity Center should be allowed only when water and sanitation from a public district is available to the property.

      The Evergreen Metropolitan District (water and sewer) will serve this property.

   b. Village Atmosphere: A village atmosphere should be encouraged. When rezoning for development occurs, mixed use should be encouraged, especially for workforce or senior housing. Mixed use is defined as residential units above retail, office, light industrial uses, or parking.

      The proposed Planned Development would result in an office/commercial building, with the allowance for residential units above the commercial uses and in no more than 50% of ground floor area on the main level.

   c. Open Space: Each development project should have a minimum of 25 percent open space, but preferably 50 percent or more, depending on the quality of the site design. Paved areas should not be counted as open space.

      The site is already developed, and this rezoning will only add residential uses to the interior of the existing office building. The proposed garages are likely to be sited on existing impervious surface on the southeast corner of the existing parking lot. More than 50% of the site is planned to remain undeveloped, since the property slopes upward behind the building to the south and is not ideal for development.

   d. Transition of Intensity/Density: The most intense land uses, i.e., those generating the most traffic and having multiple story buildings, large parking lots, etc., should be located near the center of each Activity Center. The intensity of development should decrease toward the edges of the Activity Center, to blend with the land uses of adjacent properties.

      As this building is proposed for mixed-use, this would be an appropriate transition of intensity between more intensive commercial uses to north and the surrounding residential uses to the south The proposed use is anticipated to generate less traffic than the current zoning of the property.

e. Redevelopment: During redevelopment of a retail, office, or light industrial site, housing above these uses should be considered.

This rezoning proposal would allow housing above commercial.

f. Multifamily Housing in Activity Centers: Multifamily housing, including apartments, condominiums, and townhomes, should be allowed only within Activity Centers. It should be close to public transportation and to arterial roads, should be physically compatible with adjacent land uses in scale, design, intensity and other considerations, and may be in the form of mixed use where compatible. It should emphasize pedestrian access to adjacent goods and services. It should buffer nearby lower density residential housing, should be served by public water and sewer, maintain a minimum of 30 percent of the site in open space, and should be located close to community services, shopping areas, medical facilities, etc., or should be developed above commercial shops and offices.

As mentioned above, this is a proposal for adaptive reuse to create a mixed use development with residential and commercial uses within an existing building. It is close to Highway 74 and public transportation facilities, and is walking distance to community shopping areas. The existing building is physically compatible with adjacent land uses in scale, design, and intensity, and more than 50% of the site is undeveloped.

Summary of Analysis: *The proposed development would allow a mixed use development of residential and commercial uses in a developed Activity Center, on a property with site improvements already developed, and surrounded by a compatible mixture of uses. The proposed residential units are encouraged in this Activity Center. The proposal complies with this section of the Plan.*

2. **Physical Constraints:** The Comprehensive Master Plan describes physical constraints as those physical features that, due to safety concerns, may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.

Areas of Conformance:
a. General
The Plan notes that development should not aggravate, accelerate, or increase the level of risk from natural hazards.

According to the Evergreen Area Community Plan's "Wildfire Map", the subject site is in a Low to Medium Wildfire Hazard Area. The building is already constructed, and Staff does not anticipate any increased wildfire risk. A defensible space permit from Planning & Zoning must be obtained prior to the issuance of a building permit for the residential units. Additionally, there are several existing fire hydrants near the subject property and the site is served by the Evergreen Fire Protection District. The subject property is not within a floodplain or geologic hazard area.

Summary of Analysis*: The proposal complies with this section of the Plan.*

3. **Community Resources:** The Community Resources chapter contains policies that relate to historic structures or sites, scenic corridors, air quality, light, odor and noise pollution, open space and trails.

Areas of Conformance:

a. Air, Light, Odor, and Noise
The Plan encourages the effective management of air quality and the impacts of light, odor, and noise.

Since the building already exists, the impacts from adding residential uses will likely be minimal. Allowing thirty-six (36) residential units would result in less potential impacts than the development

being built out under the present entitlements.

***Summary of Analysis**: The rezoning would not result in additional impacts to visual resources, air, light, odor or noise. It complies with this section of the Plan.*

4. **Infrastructure, Water & Services:** The applicable elements of this chapter include Transportation, Water and Wastewater, and Services.

Areas of Conformance:
a. Transportation
The Plan intends to ensure that the transportation system will have the capacity to support future population growth while maintaining an acceptable level of service.

As this rezoning would not be an increase in intensity over what is already allowed on the site, a traffic analysis was not required with this rezoning. The proposed use will not negatively impact the level of service on the surrounding roads by any measurable degree.

b. Water & Wastewater
The Evergreen Metropolitan District (water) and the West Jefferson County Metropolitan District (sewer) will serve this property.

***Summary of Analysis:** The rezoning would not be an increase in intensity over what is already allowed on the site, and subsequent pubic improvements could be required with the Site Development Plan. The rezoning conforms to this section of the Plan.*

COMPATIBILITY:

The proposed rezoning is compatible with allowed and existing land uses in the general vicinity of the project area. The property is within the Downtown Evergreen Activity Center where mixed use is encouraged. The existing building and commercial uses are allowed by the existing Planned Development, and the addition of residential uses to this site will not increase negative impacts to adjacent properties, all while supporting active living.

SUMMARY OF STAFF POSITION:

Staff supports this rezoning proposal. The change to the existing zoning is to allow up to thirty-five (35) residential units within two existing office buildings, which is encouraged and appropriate within this Activity Center. Similar to the County's mixed-use zone district (Section 20 of the Zoning Resolution), the residential use is allowed on the ground floor as long as it comprises no more than 50 percent of the total ground floor of the existing building. Planning Staff is of the opinion that this is a beneficial rezoning for this area of the County.

PLANNING COMMISSION:

Planning Commission Recommendation (Resolution Dated September 28, 2016, Attached):

Approval	
Approval with Conditions	X (6-0) vote
Denial	

The case was scheduled on the consent agenda for the Planning Commission Hearing. No citizens offered public testimony, and the case remained on the consent agenda. The Planning Commission voted unanimously to recommend approval with conditions of the rezoning application.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find that:

1. **The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies;**

2. **The proposed land uses are compatible with existing and allowable land uses in the surrounding area because the property is within an Activity Center comprised of a mixture of land uses, the commercial entitlements are already established, and the residential component proposed by this rezoning is specifically encouraged by the Plan;**

3. **The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.**

And;

Staff recommends that the Board of County Commissioners APPROVE Case No. 16-113934RZ subject to the following conditions:

1. **Recordation of the Official Development Plan in accordance with the red-marked print dated October 18, 2016.**

COMMENTS PREPARED BY:

Christiana Farrell

_____

Christiana Farrell
September 28, 2016

Jefferson County Land Use Case Management

CASE DATES SUMMARY

Case Number: **16-113934 RZ** Case Type: **Rezoning**

Pre-application Meeting Date: **February 4, 2016**

Community Meeting Date: **March 30, 2016**

Applicant Makes Complete Submittal: **July 6, 2016**

Case Sent on First Referral: **July 11, 2016**

All Responses Provided to Applicant: **August 11, 2016**

Determination That Case Should Proceed to Hearing: **August 22, 2016**

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

October 18, 2016
Red Marked Print

Evergreen Office Park Official Development Plan

Rezoning Case # 16-113934RZ

A. Intent – The purpose of this Rezoning is to Rezone Lots One and Three of the Downes Evergreen Office Park Subdivision (Use Areas A and C in the Downes - Evergreen Office Park Official Development Plan) to allow additional residential uses in the existing office buildings.

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

C. All of the standards of the Downes - Evergreen Office Park ODP recorded at reception number F0300925, and other applicable sections of the zoning resolution shall apply to the property as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B with the following additions:

1. Permitted Uses:
   a) Lot One (Use Area A):
      i. Up to five (5) residential units with at least 50% of the ground or main floor area remaining office or commercial uses
      ii. Fast food restaurants, excluding drive-thru.

   b) Lot Three (Use Area C):
      i. Up to thirty (30) residential units with at least 50% of the ground or main floor area remaining office or commercial uses.

2. Accessory Uses:
   a) Detached garages
      i. Architecture must be compatible with existing buildings
      ii. Minimum distance between buildings must be ten (10) feet.
      iii. Maximum garage height is 25 feet.

As owner(s) of the affected land, I accept and approve all conditions set forth herein this _____ day of _____, 201_____.

Rocky Mountain Equity Corp, a Colorado Corporation

By:_____
Kevin Kulbacki, President

Evergreen Office Park 1 Condominium Association Inc, a Colorado Corporation

By:_____
Kevin Kulbacki, President

County of _____)
)SS
State of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 201_____, by Kevin Kulbacki as President of Rocky Mountain Equity Corp, a Colorado Corporation and as President of Evergreen Office Park 1 Condominium Association Inc, a Colorado Corporation.

WITNESS my hand and official seal

_____
Notary Public
My commission expires: _____

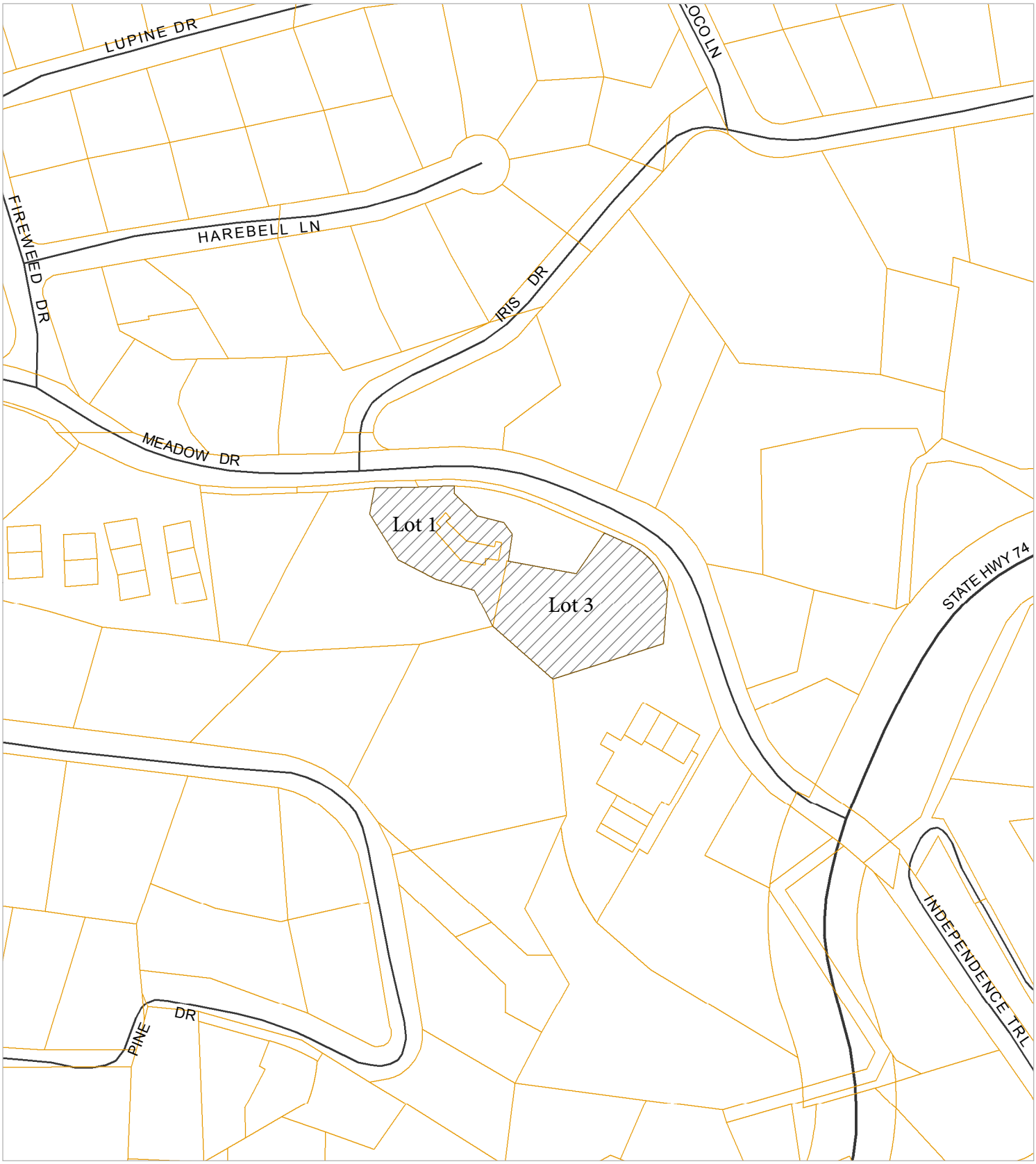
COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled Evergreen Office Park Official Development Plan - Amendment One, was approved the _____ day of _____201____, and is accepted by the Board of County Commissioners this _____day of_____

BOARD OF COUNTY COMMISSIONERS:

_____
Chairman

_____
Clerk



Case Number: 16-113934RZ
Location: Section 10, T5S, R71W

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EXHIBIT A

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

Case No. 16-113934RZ

Legal Description

Street Location of Property 27902 and 27972 Meadow Drive
Is there an existing structure at this address? Yes X No_____

Type the legal description and address below.

LOT 1 AND LOT 3, EVERGREEN OFFICE PARK, RECORDED AT RECEPTION NUMBER F0428604, PLAT BOOK 136, PAGE 5, JEFFERSON COUNTY CLERK AND RECORDER. LOCATED IN SECTION 10, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO. CONTAINING 1.40 ACRES, MORE OR LESS.

Advise of Ortho Map No. 176 Section 10 Township 5 S. Range 71 W.
Calculated Acreage 1.40 Acres Checked by: Ben Hasten
Address Assigned (or verified) 27902 and 27972 Meadow Drive

EXHIBIT B

Case Number: 16-113934RZ
Location: Section 10, T5S, R71W

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

Case Number: 16-113934RZ
Location: Section 10, T5S, R71W

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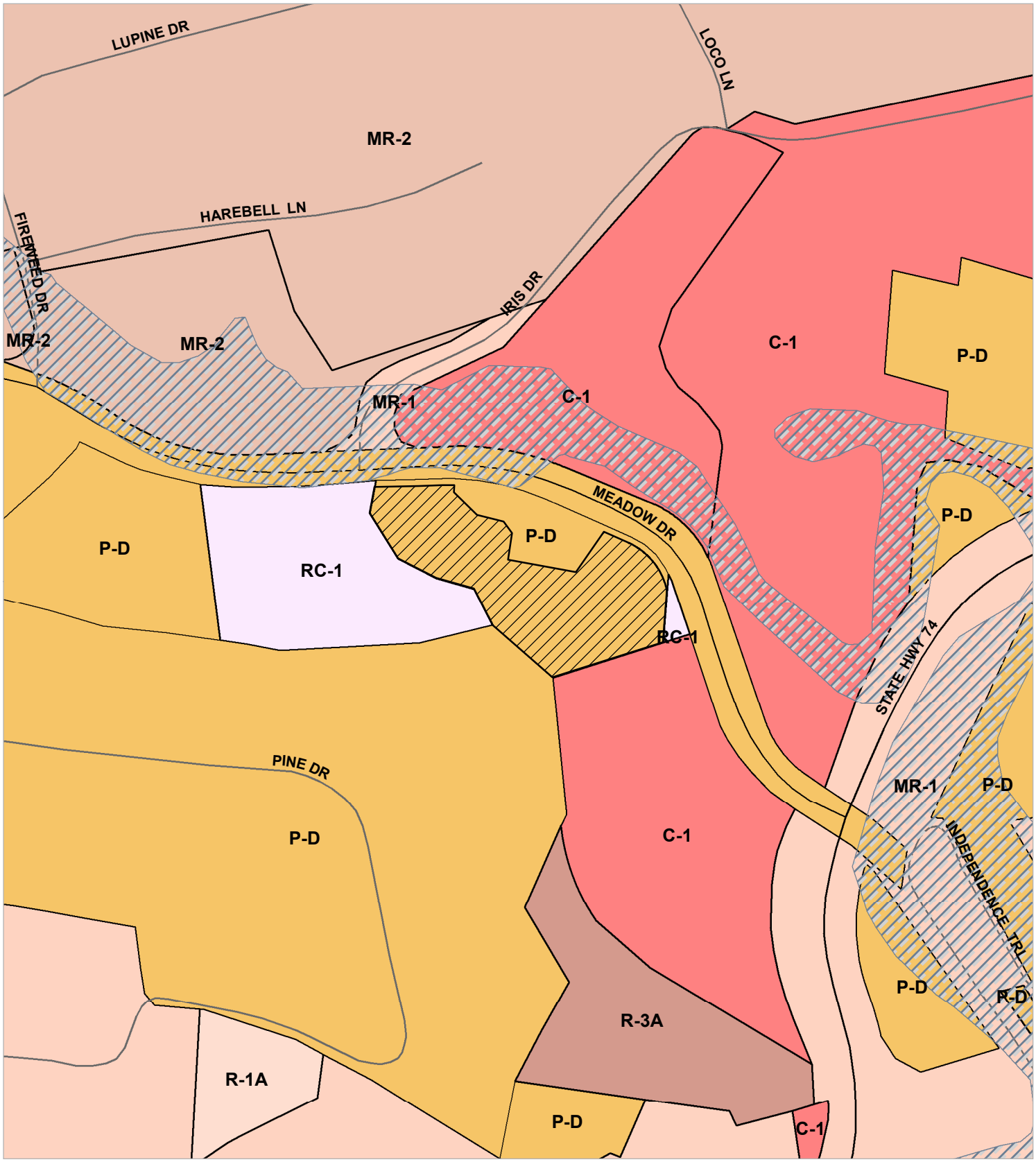
This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information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



Case Number: 16-113934RZ
Location: Section 10, T5S, R71W

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

From: Bonnie Benedik
Bcc: "marti@whitmoreway.com"; "bellparkestateshoa@gmail.com"; "bruges80439@gmail.com"; "contact@evergreenlegacyfund.org"; "enable4ever@comcast.net"; "3thomasa@comcast.net"; "carla@geneseefoundation.org"; "hiwanhills@gmail.com"; "president@hiwanhomeowners.org"; "jerryjhart@comcast.net"; "etomandjudy@centurylink.net"; "kmondragon@earthlink.net"; "clechris1@msn.com"; "mark@donelsonarchitechture.com"; "brandonrigo@hotmail.com"; "alisa@kchoa.com"; "slmowatt@hotmail.com"; "daviddesch@comcast.net"; "clappwoodshoa@comcast.net"; Ed Peck; Troy Jones; Andreas Jaen; Nancy York; Ed Wieland; Ben Hasten; Kirk Hagaman; Patricia Meagher; Philip Taylor; Pat OConnell; Mike Vanatta; Patricia Krmpotich; Lindsay Townsend; Craig Sanders; Tracy R. Volkman; Theresa Leichtweis; Russell Clark; Mike Schuster; John Wolforth; Charles Barthel; Ross Klopf; Dennis Dempsey; Heather Gutherless; Mike Haraldson; "lseeger@jeffcoedc.org"; "George, Donna L"; "scott_moore@cable.comcast.com"; "charles.place@centurylink.com"; "sarah.brucker@state.co.us"; "nluzadder@evergreenmetrodistrict.com"; Frank Dearborn; "chris.quinn@rtd-denver.com"; "srobson@eprd.co"; Deborah Churchill; Maxmilian Raileanu
Subject: 16-113934RZ - Electronic referral
Date: Monday, July 11, 2016 1:47:00 PM

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. Please review the specific electronic documents related to the first referral found **here**. Comments should be submitted via e-mail to the case manager by the due date below.

Case Number: **16-113934RZ**
Case Name: **Meadow Drive Mixed Use**
General Location: **500 ft northwest of the intersection of State Hwy 74 and Meadow Drive in Evergreen on the south side of the street.**
Address**: 27902 and 27972 Meadow Drive**
PIN: **51-101-02-049 and 51-101-02-048**
Case Type: **Rezoning**
Type of Application: **Proposal to rezone to allow office and residential mixed use in an existing office building.**
Case Manager: **Christiana Farrell**
Comments Due: **July 29, 2016**
Case Manager Contact Information: **cfarrell@jeffco.us** **303-271-8740**

Additional information related to this case can be viewed **here**. Some of the links on this page that may be helpful are the links to the case file (public documents), to the Jeffco mapping system (jMap) and to the case tracking system (general application details).

Jeffco:	External:	HOA:
Building Safety	Xcel	BEAR MOUNTAIN HOA
Open Space	Comcast	BELL PARK ESTATES
Cartography	CenturyLink	BERRIEN RANCH UMBRELLA GROUP FOR EVERGREEN SOUTH
Addressing		DOWNTOWN EVERGREEN ECONOMIC DISTRICT
Geologist	Division of Water Resources, State Engineer's Office	ENABLE
T&E		EVERGREEN NORTH VILLAGE HOA
Public Health		EVERGREEN PARK ESTATES HOA
Zoning Administration	Evergreen Metro Dist	HIWAN HILLS IMPROV ASSN
Planning Engineering	Evergreen Fire Protection Dist	HIWAN HOA
Long Range	Evergreen Park and Rec Dist	INDIAN HILLS IMPROVEMENT ASSN
Road and Bridge 2	RTD	JEFFERSON COUNTY HORSEMENS ASSN
Jeffco Historical Commission		KITTREDGE CIVIC ASSN
JeffCo EDC		SOUTH BLUE SPRUCE RD. CITIZENS GROUP
		SUGAR HILLS HOA
		TANOA AT ELK MEADOWS HOA

		THE RIDGE ASSN TROUTDALE VILLAGE HOA WAHKEENEY PARK HOA WOODS OF EVERGREEN HOA

July 25, 2016

Jefferson County
Planning and Zoning
Ms. Christiana Farrell
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

RE: 27972 & 27902 Meadow Drive, Evergreen, Colorado
Case Number: 16-113934RZ

Dear Ms. Farrell,

Qwest Corporation d/b/a CenturyLink QC has reviewed the online materials pertaining to the case referenced above.

CenturyLink has no objection to the proposed rezoning and amending of the PD to include residential use as an acceptable use.

If additional consideration is required of CenturyLink, please contact me.

Sincerely,

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

720.578.5132
charles.place@centurylink.com

Christiana Farrell

From: Dean Dalvit [dean@evstudio.com]
Sent: Thursday, July 21, 2016 12:25 PM
To: Christiana Farrell
Cc: Bonnie Benedik
Subject: Re: 16-113934RZ - Electronic referral

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Christiana,

Thank you for the opportunity to respond to this application. The submittal documents do not seem to clarify how these buildings will be adapted to provide the proposed residential use, nor any site plan to show safe ingress and egress for emergency vehicles. We did have a lengthy conversation directly with the applicant, and we have a better understanding of what he is looking to do. On behalf of the Downtown Evergreen Economic District (DEED), we are generally in support of this application. We would expect that all zoning and building department requirements be met prior to any construction permits being issued.

DEED does not generally support downzoning in the few Activity Centers we have in Evergreen as it reduces the number of potential locations and opportunities for businesses in our local economy. However, this application appears to be requesting an additional use rather than a change in use. We are comfortable with this approach because it still allows the property to be used for office and retail in the event that at some point in the future, demand for office and retail returns.

If you have any questions for DEED regarding our organization or our position on this application, please do not hesitate to contact us through this email address at any time. Thank you,

-Dean

Dean Dalvit, AIA, PE
President, Downtown Evergreen Economic District (A Colorado Nonprofit Corporation)

DEED Board, representing our Evergreen community:
Dean Dalvit, EVstudio; Gail Riley, Highland Haven; Bob Cardwell, Stillwater Partners; Kathleen Davis, Evergreen Players; Eric Gill, Bearpaw Management; Rachel Emmer, Detritus Group; Jim Sherwood, Evergreen Clothing Company; John Seevers, Valentine Seevers and Associates; Brad Bednar, Evergreen Park and Recreation District
Legal Council: Richard Toussaint, Toussaint Nemer & Coaty, PC
evergreenlegacyfund.org
contact@evergreenlegacyfund.org

PO Box 252 Evergreen, CO 80437

On Jul 11, 2016, at 1:47 PM, Bonnie Benedik <bbenedik@co.jefferson.co.us> wrote:

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

MEMORANDUM

TO: Christiana Farrell, Case Manager
FROM: Sean Madden, Planning Engineering
DATE: July 19, 2016

RE: 16-113934RZ; Pre-Application for Rezone and maybe SDP – 27902 Meadow Drive

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

REZONING COMMENTS

1. Official Development Plan (ODP) - Written Restrictions: Please provide for review. When prepared, the ODP Written Restrictions should not conflict with the requirements of the LDR.

2. Official Development Plan (ODP) - Graphic Portion: The graphic portion was not provided. When prepared, the ODP should not conflict with the requirements of the LDR. Streets/Driveways and access connections to the existing streets/driveways should not be shown on the ODP unless a provision is added indicating that the streets/driveways and the intersections are conceptual only and have not received County approval. Classification, alignment, width, intersection location, turning movements, and design and construction standards shall be in accordance with the LDR and be determined during the plat process.

3. Site Development Plan: The applicant needs to be aware that prior to the issuance of a building permit, a Site Development Plan Approval may be required; please see the Zoning Resolution, Section 1.I for more detail on the requirements for the Site Development Plan.

4. Land Disturbance Permit: If there are any type of parking lot expansions, the applicant needs to be aware that prior to construction the issuance of a Land Disturbance Permit (Grading Permit or Notice of Intent) in conformance with Section 16 of the Zoning Resolution may be required.

CONCLUSION

1. These initial case comments are based solely upon the submitted preliminary 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 Sean Madden at 303-271-8719.

smm
Attachment/Enclosure
c: File

EVERGREEN METROPOLITAN DISTRICT
Water and Wastewater
P.O. Box 3819
Evergreen, Colorado 80437-3819
303-674-4112
Fax 303-674-7267

July 19, 2016

Jefferson County Planning and Zoning Department
100 Jefferson County Parkway
Suite 3550
Golden, CO 80419
Attn: Christiana Farrell, Case Manager

Re: Rezoning to allow mixed use at 27901 & 27972 Meadow Drive, Evergreen Colorado
(Case Number 16-113934RZ)

Dear Ms. Farrell,

The following are Evergreen Metropolitan District's comments to the proposed rezoning to allow mixed use at 27902 & 27972 Meadow Drive, Evergreen Colorado

The property at 27902 Meadow Drive currently has one water and sewer tap equivalent on the account that provides water and sewer to the building. A single tap equivalent allows the average monthly consumption of 7,600 gallons. Historically this property has on average used 10,000 gallons per month. Any increase in this average monthly use will require purchase of additional water and sewer taps to match the projected consumption. The owner should forecast any increase in consumption based on the final configuration of residential and commercial properties and budget to purchase additional water and sewer taps. These taps must be purchased prior to completion of the planned improvements. After one year of full occupancy, the District will perform a consumption audit to determine if additional taps will be required.

The property at 27972 Meadow Drive currently has 3 water and sewer tap equivalents on that account. This allows the average monthly consumption of 22,800 gallons. Historically this property has also on average used 10,000 gallons per month. Any increase in the average monthly use over 22,800 gallons will require purchase of additional water and sewer taps to match the projected consumption. Again, the owner should forecast any increase in consumption based on the final configuration of residential and commercial properties and budget for additional water and sewer taps. These taps must be purchased prior to completion of the planned improvements. After one year of full occupancy, the District will perform a consumption audit to determine if additional taps will be required.

As commercial properties (retail/office + rental units), the number of water and sewer taps that must be purchased to serve the properties are based on the average monthly consumption of each building, less irrigation. The District recommends irrigation taps be purchased separately. The number of water and sewer taps are determined by dividing the monthly consumption average by7,600 gallons. The owner will be required to provide firm calculations of water demand and purchase both water and sewer tap equivalents in line with that calculation. The District reserves the right to assess additional water tap and sewer tap equivalents prior to setting the water meters if the calculated water demands for the buildings have changed. Each property will undergo an annual review of water consumption to evaluate water usage versus existing tap equivalents. The need for additional water and sewer tap equivalents will be re-assessed, and the owner may need to purchase additional water and sewer tap equivalents based on that review. Irrigation taps will be purchased separately and will also be based on monthly consumption calculations.

Each property is currently served by a 1" water service line and a 4" sanitary sewer service line. The owner will need to perform flow calculations to determine if these are sufficient size to provide adequate fire and domestic service for the planned improvements. The owner is responsible for the cost to upgrade all utilities if needed. This includes any new piping from the street, metering equipment and tapping operations to the District's mains.

As a commercial or mixed use proposal, water and sewer taps are sold on a consumption basis if the residential units will be rental properties and not subdivided into privately owned units. In this way the entire building can be centrally metered by the District. The owner will be responsible for any sub-metering within the building. If any portion of the residential area is to be subdivided and the units can be individually owned, then the tap fee structure will be re-evaluated based on the number and size of the residential units. Separate metering systems may be required for the residential and commercial portions of the building.

If you have any questions, please call me at 303-674-4112.

Sincerely,

Chris Schauder
New Services and Environmental Manager
Evergreen Metropolitan District
PO Box 3819
Evergreen, CO 80439

Copy:
EMD
File

Memorandum

To: Christiana Farrell
Planner

From: Patrick O'Connell
Geologist

Date: July 18, 2016

Re: 27902 Meadow Drive, Case No. 16-113934RZ

The intent of the application is to rezone to PD. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.

2. The property is located within the Mountain Ground Water Overlay District. However, the water supply is provided by EMD.

Jefferson County Public Health

jeffco.us/public-health

MEMO

TO: Christiana Farrell
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: July 14, 2016

SUBJECT: Case #16-113934 RZ
Meadow Drive Mixed Use
Rocky Mountain Equity Corp
27902 Meadow Dr

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

PROPOSAL SUMMARY
Proposal to rezone to allow office and residential mixed use in an existing office building

COMMENTS
Jefferson County Public Health (JCPH) provided comments on February 1, 2016 regarding the pre-application process for this property. We have reviewed the documents submitted by the applicant for this proposed rezoning process and have the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning and site development plan 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.**

REZONING REQUIREMENTS

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	7/14/2016	Submit a letter from the Water and Sanitation District to provide proof of public water and sewer services for current **and** future residential use in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22.	Water/Wastewater

WATER AND SANITATION
The Evergreen Metropolitan District has provided a letter dated February 26, 2016 stating that they provide public water and sanitary services for the properties located at 27902 and 27972 Meadow Drive.

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

ACTIVE LIVING
This Department supports layouts providing bicycle and pedestrian amenities that are well-designed and integrated into the development to promote public health, in particular, reducing vehicle emissions and encouraging regular exercise. For this reason we would recommend the consideration of the following additional design elements to this project:

- Provide a continuous sidewalk system throughout the site in order to encourage greater use for improved health.
- Provide wide enough sidewalks (minimum of 5-6 feet) to allow for two people to walk comfortably abreast.
- Provide for safe pedestrian crossings, such as sidewalk flares and raised crossings, at all roadway intersections.
- Verify that there are safe routes for pedestrians to access all of the buildings within this development.
- Provide separation of the sidewalks from the streets using vegetated filter strips to assist with preventing negative effects of water quality.
- Provide some meandering features with the sidewalks in order to provide for a more enjoyable pedestrian experience.
- Provide bicycle racks.
- Provide raised community garden boxes.

Design elements such as these can promote public health by fostering a sense of community and enhancing the well-being of the users of this development, as well as area residents.

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.
Please contact Dave Volkel at 303.271.5730 for more information about this process.
Please be advised that a vehicle tracking pad or equivalent should be placed at egress points to prevent off property transport of materials during construction.

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

LANDSCAPING
Landscaping plans should include appropriate water conservation measures. The use of native plant species and/or xeriscaping is strongly encouraged in order to minimize water quality impacts in the area.

NOISE
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.

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

July 26, 2016

Christiana Farrell
Jefferson County Planning and Zoning
Transmission via email: cfarrell@jeffco.us

Re: Meadow Drive Mixed Use
Case Number 16-113934RZ (27902 & 27972 Meadow Drive)
Pt. NE¼ NE¼ Section 10, T5S, R71W, 6th P.M.
Water Division 1, Water District 9

Dear Ms. Farrell:

We have reviewed the above referenced request to rezone two adjacent parcels to allow office and mixed residential uses in an existing office building. The submitted material does not appear to qualify as a "subdivision" as defined in § 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this property or the ability of the water supply plan to satisfy any County regulations or requirements.

The property at 27902 Meadow Drive is proposed to have a maximum of 28 dorm-style units or 14 one-bedroom units, or a combination or both. Half of the main floor would remain office space. The property at 27972 Meadow Drive is proposed to have a maximum of five (5) residential units and one retail/office space. The subject properties are located within the water service area of the Evergreen Metropolitan District (EMD) and currently receive commercial water and sewer service from EMD. EMD requires an administrative review for the new/changed use of the subject property. EMD's water rights include 3.0 cfs of the Hodgson #3 and 6.0 cfs of the Simonton #2 water rights on Bear Creek, and 600 acre-feet of storage in Evergreen Lake. The water rights have been determined to be adequate to provide for 6500 taps in a drought year. Currently there are approximately 5800 taps in the EMD water system.

Provided the Evergreen Metropolitan District is willing and able to serve the proposed residential uses at each property, this office has no objection to the proposed rezoning. If you or the applicant have any questions regarding this matter, please contact Sarah Brucker of this office for assistance.

Sincerely,

Tracy L. Kosloff, P.E.
Water Resource Engineer

TLK/srb: Meadow Drive Rezoning (Jefferson)

10/18/10

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

P&Z REFERRAL T&E RESPONSE

To: Dennis Dempsey *P&Z Case Manager*
From: Mike Vanatta, Pre-Construct. Engineer ☑
Case #: 16-109960 RZ
Due Date: June 21, 2016
Property Address or PIN: 5473 Secrest Court

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

Drainage

- ☐ **T&E is currently working on a project in the area. See attached information.**
- ☐ **Other Notes:**
- ☐ **No Concerns**

Right-of-Way / Roadway Corridor Expansion Projects

Robert Taylor - Corridor Projects/ROW ☑

- ☐ Land owner will need to refund County $ for ROW purchased in *for*
  This amount ***must*** be paid before plat is recorded and/or plans are approved and released for construction.
  ☐ Documentation attached in Amanda ☐ Documentation to follow
- ☐ Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.
- ☐ Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.
- ☐ **Other Notes:**
- ☑ **No Concerns**

Traffic Operations / Transportation Planning

Derek Schuler - Traffic/Trans Engineer ☑
Yelena Onnen -Transportation Planning ☑

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

☑ **No Concerns**

Comments

no comments - yo

Additional Comments

Name ☐

Comments

Right of Way & Permits

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

July 29, 2016

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

Attn: Christiana Farrell

Re: Meadow Drive Mixed Use Rezone, Case # 16-113934RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Meadow Drive Mixed Use Rezone**. Please be advised that Public Service Company has existing electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

If you have any questions about this referral response, please contact me at (303) 571-3306.

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

RECEPTION NO. F0300925 21.00 PG: 0001-002
742 RECORDED IN JEFFERSON COUNTY, COLORADO 9/13/96 9:05:36

ODP BOOK 86 PAGE 40+41 FEE $21.00

Downes - Evergreen Office Park ODP

Parcel A - tracts J + K of Hiwan Hills Blk 4

Parcel B - part of tract K Hiwans Hills Blk 4

NE¼ NE¼ Sec 10 T5S R71W 6th PM

Jefferson County

OWNER(S) IF GIVEN:

William A. Downes

ODP Bk 86 pg 40 Rec # F0300925 9-13-96 9:05:36 am. County of Jefferson State of Colorado $21.00

DOWNES - EVERGREEN OFFICE PARK

— OFFICIAL DEVELOPMENT PLAN

PAGE 1 OF 2

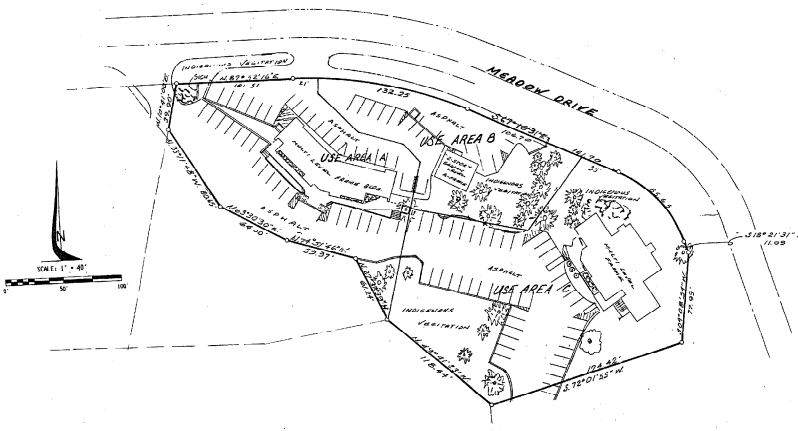
CASE NO. 296-1
MAP NO. 176

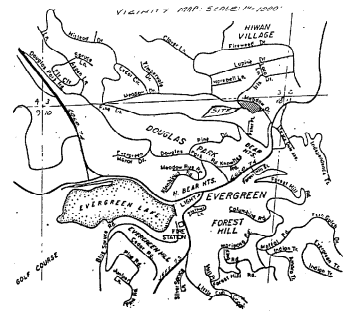
OWNER, DEVELOPER:

WILLIAM A. DOWNES
(303)674-0700
PO BOX 3354
EVERGREEN, CO 80437-3354

PREPARED BY:

HAYES & SOUCIE, INC
(303)674-4794
P.O. BOX 1214
EVERGREEN CO. 80437-1214





COUNTY COMMISSIONER'S CERTIFICATE:

This official development plan, titled Downes-Evergreen Office Park was approved the 30th day of July, 1996, and is accepted by the Board of County Commissioners this 12th day of September, 1996.

BOARD OF COUNTY COMMISSIONERS: Chairman

Clerk

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this 13th day of September, 1996 at 9:05:36 o'clock a.m.

Joan Fitz-Gerald By: Melanie Jacino
Jefferson County Clerk and Recorder Deputy Clerk

STANDARD FLEXIBILITY STATEMENT:

The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. In granting plat approval, the Board of County Commissioners may allow minor variations for the purpose of establishing:

a. Final road alignments
b. Final Configuration of lot and tract sizes and shapes
c. Final building envelopes
d. Final access and parking locations
e. Landscaping adjustments

APPLICABILITY STATEMENT:

Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

OWNER'S CERTIFICATE:

I, WILLIAM A. DOWNES, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein

Owner: Date: 09-10-96

LEGAL DESCRIPTION:

PARCEL A:

A TRACT OF LAND BEING TRACTS J AND K OF HIWAN HILLS-BLOCK 4, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE COMMON BOUNDARY BETWEEN SAID TRACT K AND TRACT L OF SAID BLOCK 4, WHENCE THE COMMON EASTERLY CORNER THEREOF BEARS N.71°49'E. A DISTANCE OF 41.76 FEET; THENCE S.71°49'W. A DISTANCE OF 174.04 FEET TO THE COMMON WESTERLY CORNERS THEREOF; THENCE N.30°09'W. ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT K A DISTANCE OF 118.4 FEET TO THE COMMON SOUTHERLY CORNER OF SAID TRACTS J AND K; THENCE S.77°14'W. ALONG THE SOUTHERLY LINE OF SAID TRACT J A DISTANCE OF 109.3 FEET TO THE COMMON CORNER OF LOTS TWO HUNDRED TWELVE (212) AND TWO HUNDRED THIRTEEN (213) OF SAID HIWAN HILLS-BLOCK 4; THENCE S.88°34'W. AND CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF TRACT J A DISTANCE OF 116.2 FEET; THENCE N.10°41'E. A DISTANCE OF 152.17 FEET TO A POINT DESIGNATED AS "C" DESIGNATING THE CENTERLINE OF AN EASEMENT; THENCE CONTINUING N.10°41'E. A DISTANCE OF 58.0 FEET TO A POINT DESIGNATED AS "B" DESIGNATING THE CENTERLINE OF AN EASEMENT; THENCE CONTINUING N.10°41'E. A DISTANCE OF 26.0 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF MEADOW DRIVE, WHICH POINT BEARS S.02°28'E A DISTANCE OF 35.0 FEET FROM THE PLATTED CENTERLINE THEREOF; THENCE N.87°32'E. ALONG THE SOUTHERLY BOUNDARY OF MODIFIED MEADOW DRIVE A DISTANCE OF 95.70 FEET; THENCE S.21°38'E. A DISTANCE OF 112.42 FEET; THENCE S.76°40'E. A DISTANCE OF 140.26 FEET; THENCE N.35°03'E. A DISTANCE OF 93.41 FEET TO THE SAID MODIFIED SOUTHERLY BOUNDARY OF MEADOW DRIVE; THENCE S.87°28'E. A DISTANCE OF 58.41 FEET TO A POINT OF CURVATURE TO THE RIGHT, WHENCE THE RADIUS POINT THEREOF BEARS S.22°32'W. A DISTANCE OF 101.23 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 85.55 FEET; THENCE S.19°03'E. ALONG SAID MODIFIED BOUNDARY OF MEADOW DRIVE A DISTANCE OF 11.44 FEET; THENCE S.03°53'W. A DISTANCE OF 77.85 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF SAID TRACT J HIWAN HILLS, BLOCK 4, AS DESCRIBED IN INSTRUMENT RECORDED JUNE 16, 1977 IN BOOK 3020 AT PAGE 251, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B:

A TRACT OF LAND WHICH IS A PORTION OF TRACT K OF HIWAN HILLS-BLOCK 4, BEING A SUBDIVISION OF RECORD IN THE NE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 71 WEST OF THE 6TH P.M., JEFFERSON COUNTY, COLORADO, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS THE COMMON EASTERLY CORNER OF TRACTS K AND L OF SAID HIWAN HILLS-BLOCK 4; THENCE N.19°03'W. ALONG THE SOUTHWESTERLY BOUNDARY OF MEADOW DRIVE A DISTANCE OF 84.8 FEET TO A POINT OF CURVATURE TO THE LEFT WHENCE THE RADIUS POINT THEREOF BEARS S.70°57'W. A DISTANCE OF 111.25 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 94.02 FEET (CHORD - N.43°15-1/2'W. 91.24 FEET); THENCE N.67°28'W. AND CONTINUING ALONG SAID MEADOW DRIVE BOUNDARY A DISTANCE OF 58.41 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS DESCRIBED TRACT; THENCE S.22°32'W. A DISTANCE OF 10.00 FEET; THENCE S.35°03'W. A DISTANCE OF 93.41 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N.76°40'W. A DISTANCE OF 140.26 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N.21°38'W. A DISTANCE OF 112.62 FEET; THENCE N.02°28'W. 10.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTH BOUNDARY OF MEADOW DRIVE; THENCE N.87°32'E. ALONG SAID SOUTH BOUNDARY A DISTANCE OF 5.70 FEET MORE OR LESS TO A POINT OF CURVATURE TO THE RIGHT, WHENCE THE RADIUS POINT THEREOF BEARS S.02°28'E. A DISTANCE OF 360.86 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 167.44 FEET (CHORD - S.78°38'E. 164.20 FEET); THENCE S.47°28'E. CONTINUING ALONG SAID MEADOW DRIVE BOUNDARY A DISTANCE OF 83.19 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTHERLY 10.00 FEET THEREOF AS DESCRIBED IN BOOK 1999 AT PAGE 460, COUNTY OF JEFFERSON, STATE OF COLORADO.

PAGE 1 OF 2

HAYES & SOUCIE, INC PROFESSIONAL LAND SURVEYORS * 4041 BELMONT 74 P.O. BOX 1214 EVERGREEN, CO 80437-1214 PHONE: (303)674-4794 FAX: (303)674-5972		
SCALE: 1" = 40'	APPROVED BY	DRAWN BY: CRISCOE DATE: 8-12-96
DATE: 6-6-96		9-9-96
DRAWED BY:	TITLE CO. COMMITMENT NO.: 2522-003	
OWNER: WILLIAM A. DOWNES	BUILD:	
TYPE OF SURVEY OR DRAWING OFFICIAL DEVELOPMENT PLAN		DRAWING NUMBER 1-95/8

ODP Bk 86 pg 41 Rec# F0300925

DOWNES - EVERGREEN OFFICE PARK

OFFICIAL DEVELOPMENT PLAN

CASE NO. 296-1
MAP NO. 178

PAGE 2 OF 2

WRITTEN RESTRICTIONS FOR DOWNES - EVERGREEN OFFICE PARK
8/13/89

STATEMENT OF INTENT:

TO REZONE SUBJECT PROPERTY TO A PLANNED DEVELOPMENT FOR THE PURPOSE OF DEFINING ALL EXISTING AND POTENTIAL FUTURE USES AND TO DEFINE LOT AND BUILDING STANDARDS WHICH WILL ALLOW FOR A SUBSEQUENT SUBDIVISION OF THE SUBJECT PROPERTY INTO THREE LOTS.

A. PERMITTED USES:

1. USE AREA A:
BUSINESS AND PROFESSIONAL OFFICES, MEDICAL OFFICES, DENTAL OFFICES, CLINICS AND SMALL ANIMAL VETERINARY CLINICS WITH NO OUTSIDE FACILITIES (PERMISSIBLE IN ANY PORTION OF THE BUILDING LOCATED WITHIN USE AREA A).

RETAIL (PERMISSIBLE ONLY IN MAXIMUM 1,800 SQUARE FEET G.F.A. ON THE FIRST LEVEL OF THE BUILDING LOCATED WITHIN USE AREA A FACING MEADOW DRIVE.

a. RETAIL GOODS AND SERVICES INCLUDING BUT NOT LIMITED TO JEWELRY STORE, HAIR SALON, DAY TIME SPA, ART GALLERY, FLOWER SHOP, GREETING CARD SHOP, ARTISAN SHOP, PHOTO STUDIO, GIFT SHOP, INTERIOR DESIGN WITH SUPPORT FURNISHINGS STORE, ETC.

b. CONVENIENCE SERVICE ESTABLISHMENTS, INCLUDING BUT NOT LIMITED TO : BARBER SHOP, BEAUTY SHOP, SHOE REPAIR SHOP, CLEANERS, ETC.

c. FOOD SPECIALTY SHOPS INCLUDING BUT NOT LIMITED TO: BAKERY GOODS SHOP, DONUT SHOP, SANDWICH SHOP, DELICATESSENS, ETC.

d. RESTAURANTS WITH LESS THAN 2,500 SQUARE FEET GROSS FLOOR AREA (G.F.A.). FAST FOOD TYPE RESTAURANTS WILL NOT BE PERMITTED.

e. NEWSPAPER DISTRIBUTION CENTER.

2. USE AREA B:

a. RETAIL GOODS AND SERVICES INCLUDING BUT NOT LIMITED TO JEWELRY STORE, HAIR SALON, DAY TIME SPA, ART GALLERY, FLOWER SHOP, GREETING CARD SHOP, ARTISAN SHOP, PHOTO STUDIO, GIFT SHOP, INTERIOR DESIGN WITH SUPPORT FURNISHINGS STORE, ETC.

b. BUSINESS AND PROFESSIONAL OFFICES.

c. MEDICAL OFFICE, DENTAL OFFICE, CLINICS, AND SMALL ANIMAL VETERINARY CLINICS WITH NO OUTSIDE FACILITIES.

d. CONVENIENCE SERVICE ESTABLISHMENTS, INCLUDING BUT NOT LIMITED TO: BARBER SHOP, BEAUTY SHOP, SHOE REPAIR SHOP, CLEANERS, ETC.

e. FOOD SPECIALTY SHOPS INCLUDING BUT NOT LIMITED TO: BAKERY GOODS SHOP, DONUT SHOP, SANDWICH SHOP, DELICATESSENS, ETC.

f. RESTAURANTS WITH LESS THAN 2,500 SQUARE FEET GROSS FLOOR AREA (G.F.A.). FAST FOOD TYPE RESTAURANTS WILL NOT BE PERMITTED.

3. USE AREA C:

a. BUSINESS AND PROFESSIONAL OFFICES.

b. MEDICAL AND DENTAL OFFICES.

B. LOT AND BUILDING STANDARDS: (APPLIES TO ALL USE AREAS)

1. MAXIMUM NUMBER OF BUILDINGS IS 1 PER LOT.

2. MAXIMUM HEIGHT OF STRUCTURES OS 55 FEET.

3. TOTAL ALLOWED G.F.A. PER USE AREA IS: 5500 SQUARE FEET FOR USE AREA A, 2000 SQUARE FEET FOR USE AREA B, AND 8000 SQUARE FEET FOR USE AREA C.

4. MINIMUM DISTANCE BETWEEN STRUCTURES IS 30 FEET.

5. MAXIMUM NUMBER OF LOTS IS 3 AND MINIMUM LOT AREA IS 0.33 ACRES.

6. MINIMUM BUILDING SETBACKS:

a) FRONT (MEADOW DRIVE) IS 25 FEET.
b) SIDE IS 5 FEET TO INTERIOR PROPERTY LINES AND 20 FEET TO EXTERIOR PROPERTY LINES.
c) REAR IS 20 FEET.

7. ARCHITECTURAL TREATMENT: ANY ADDITIONS TO THE EXISTING STRUCTURES SHALL UTILIZE SIMILAR ARCHITECTURAL TREATMENTS (ROOFLINES, FACADES, MATERIALS AND COLORS).

C. ACCESSORY USES: (APPLIES TO ALL USE AREAS)

1. SIGNS:

a) PROJECT ENTRY ID SIGN
1) MAXIMUM NUMBER IS 1.
2) MAXIMUM TWO FACES.
3) MAXIMUM OF 32 SQUARE FEET PER FACE.
4) MINIMUM SETBACK FROM PROPERTY LINE OF 5 FEET.
5) MAXIMUM HEIGHT IS 5 FEET. (SIGN SHALL BE CONSTRUCTED OF WOOD, ROCK, BRICK AND OTHER SUCH NATURAL MATERIALS.)

b) BUILDING IDENTIFICATION SIGNS
1) MUST BE ORIENTED TOWARD MEADOW DRIVE.
2) MAXIMUM NUMBER IS 3 (1 PER LOT).
3) EITHER WALL MOUNTS OR MONUMENT STYLE GROUND SIGN.
4) MAXIMUM 32 SQUARE FEET PER FACE.
5) MAXIMUM 2 FACES IF GROUND SIGN.
6) MAXIMUM 1 FACE IF WALL SIGN.
7) MAXIMUM HEIGHT OF GROUND SIGN 10 FEET.
8) WALL SIGNS SHALL NOT EXCEED THE HEIGHT OF THE BUILDING TO WHICH THEY ARE ATTACHED.
9) MINIMUM SETBACK FROM PROPERTY LINE IS 10 FEET.

c) TENANT SIGNS
1) MAXIMUM OF 1 WALL OR PROJECTING SIGN PER TENANT.
2) MAXIMUM OF 24 SQUARE FEET.
3) MAXIMUM OF 1 FACE.
4) FOR PROJECTING SIGNS A MINIMUM OF 8 FEET OF CLEARANCE SHALL EXIST BETWEEN THE BOTTOM OF SIGN AND GRADE.

d) WINDOW SIGNS
1) MAXIMUM OF 1 PER TENANT.
2) MAXIMUM OF 16 SQUARE FEET PER SIGN, NOT TO EXCEED 15% OF TOTAL WINDOW AREA.

e) TEMPORARY SIGNS - FOR LEASING PURPOSES
1) MAXIMUM 32 SQUARE FEET PER SIGN.
2) QUANTITIES AS NECESSARY, TO BE USED TEMPORARILY ON WALLS OR IN WINDOWS.
3) NO ILLUMINATION.

f) WARNING/TRAFFIC DIRECTIONAL SIGNS
1) QUANTITIES AS NECESSARY.
2) MAXIMUM OF 2 SQUARE FEET PER SIGN.
3) MAXIMUM 2 FACES PER SIGN.

g) ILLUMINATION OF ANY SIGN SHALL BE FROM A CONCEALED LIGHT SOURCE AND SHALL NOT CAST A GLARE BEYOND THE PROPERTY BOUNDARIES. NO INTERNALLY ILLUMINATED SIGNS SHALL BE PERMITTED.

ALL SIGNS SHALL BE CONSTRUCTED FROM WOOD, ROCK AND OTHER SUCH NATURAL MATERIALS.

THE FOLLOWING TYPES OF SIGNS OR ADVERTISING DEVICES ARE EXPRESSLY PROHIBITED:

1) PORTABLE OR WHEELED SIGNS OR ADVERTISING DEVICES, EXCEPT FOR OPERABLE AND LICENSED MOTORIZED VEHICLES AND LICENSED TRAILERS USED IN THE PURSUIT OF REGULAR DAY BY DAY BUSINESS HAVING THE NAME OF THE PERMITTED USE AND SERVICE(S) OFFERED OR THE NAME OF THE PERMITTED USE FOR HAULING OF MATERIALS, EQUIPMENT, AND/OR MERCHANDISE.

2) BALLOONS OR SIMILAR TYPES OF LIGHTER-THAN-AIR OBJECTS TETHERED TO THE GROUND BY LINES OR OTHER METHOD.

3) SIGNS OR ADVERTISING DEVICES CONSISTING OF ANY MECHANICAL OR ELECTRICAL MOVING, FLASHING, BLINKING, ROTATING OR OTHERWISE ANIMATED PARTS OR LIGHTING, EXCEPT FOR HOLIDAY DECORATIONS AND TIME AND/OR TEMPERATURE DEVICES.

PERMITS SHALL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY SIGN.

2. FENCES AND RETAINING WALLS

a) MAXIMUM FENCE HEIGHT IS 6 FEET.
b) FENCES AND RETAINING WALLS SHALL BE CONSTRUCTED FROM ROCK, WOOD, BRICK OR OTHER NATURAL MATERIALS.
c) PERMITS SHALL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY FENCE.
d) ANY RETAINING WALLS IN EXCESS OF 42 INCHES IN HEIGHT WHICH ARE WITHIN 3 FEET OF A PUBLIC RIGHT-OF-WAY OR PUBLIC UTILITY, DRAINAGE OR OTHER EASEMENT SHALL REQUIRE A CERTIFICATION BY A PROFESSIONAL ENGINEER AS TO DESIGN AND STRUCTURAL STABILITY.

3. LIGHTING (ALL EXISTING ON-SITE LIGHTING SHALL REMAIN UNTIL SUCH TIME AS REPLACEMENT IS REQUIRED. NEW LIGHTING SHALL CONFORM WITH THE STANDARDS SPECIFIED BELOW.)

a) MAXIMUM HEIGHT FOR GROUND MOUNTED LIGHTS IS A 20 FOOT, CUT-OFF TYPE.
b) WALL MOUNTED LIGHTS SHALL NOT EXCEED THE HEIGHT OF THE BUILDING TO WHICH THEY ARE MOUNTED.
c) LIGHTS WILL BE DOWNWARD DIRECTED AND NOT CAST GLARE ON ADJACENT PROPERTIES OR RIGHTS-OF-WAY.

4. PARKING
a) MINIMUM 96 PARKING SPACES WILL BE PROVIDED.
b) EACH PARKING SPACE SHALL BE A MINIMUM OF 9 FEET X 18 FEET IN SIZE.
c) A RECIPROCAL PARKING AGREEMENT MUST BE ESTABLISHED AT THE TIME OF FINAL PLAT.

5. STORAGE/TRASH
a) ALL OUTDOOR STORAGE OF REFUSE, DUMPSTERS AND TRASH CANS SHALL BE SCREENED FROM PUBLIC VIEW BY EITHER A SIX FOOT TALL, OPAQUE FENCE AND GATE OR DENSE LANDSCAPE SCREEN.

D. LANDSCAPING (APPLIES TO ALL USE AREAS)

1. IN THE EVENT THAT ANY OF THE EXISTING OLD GROWTH TREES, AS DEPICTED ON THE O.D.P. GRAPHIC, DIE OR ARE DAMAGED OR REMOVED, FOR ANY REASON, THEY MUST BE REPLACED WITHIN 6 MONTHS WITH A TREE OF LIKE SPECIES, A MINIMUM OF 6 FEET IN HEIGHT OR 2.5 CALIPER.

2. LANDSCAPE AND GROUNDS MAINTENANCE: THE OWNER OF A PROPERTY, HIS SUCCESSORS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL LANDSCAPED AREAS. SUCH AREAS SHALL BE DEEMED TO INCLUDE THE SUBJECT PROPERTY AND THAT PORTION OF ANY ADJACENT PUBLIC STREET RIGHT-OF-WAY, FROM THE PROPERTY LINE TO THE BACK OF THE ADJACENT CURB.

3. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH ABOVE. SUBSTITUTIONS WITH OTHER TYPES OF PLANT MATERIAL MAY BE MADE ONLY WITH COUNTY APPROVAL. REPLACEMENT SHALL OCCUR WITHIN ONE GROWING SEASON.

4. GROUNDS SHALL BE MAINTAINED IN A SAFE, CLEAN, AND NEAT CONDITION, FREE OF RUBBISH AND WEEDS. LAWNS SHALL BE KEPT IN A MOWED CONDITION. ROADS AND PAVEMENTS SHALL BE KEPT FREE TO LINE AND GRADE, AND GOOD REPAIR. DRAINAGE DITCHES SHALL BE KEPT CLEAN AND FREE OF ANY OBSTACLES.

E. GENERAL PROVISIONS: (APPLIES TO ALL USE AREAS)

1. NO ACTIVITY SHALL OCCUR ON THIS PROPERTY WHICH WILL GENERATE EXCESSIVE NOISE, DUST, GLARE, ODOR, VIBRATIONS, SMOKE, RADIATION OR HEAT WHICH WILL EXTEND BEYOND THE PROPERTY BOUNDARIES.

PAGE 2 OF 2

HAYES & SOUCIE, INC PROFESSIONAL LAND SURVEYORS - 4691 HIGHWAY 74 PO BOX 1214 BURLINGTON, CO 80819 PHONE: (719)376-5784 FAX: (719)376-5073	
SCALE: 1" = 40' APPROVED BY	DRAWN BY: CAMMER DATE: 8-12-96 8-13-96
DATE: 6-6-96	
DESIGNED BY:	TITLE CO.: CONTINENT NO.: 2920603
OWNER: WILLIAM A DOWNES	REVISE:
TITLE OF SHEET OR DRAWING: OFFICIAL DEVELOPMENT PLAN	DRAWING NUMBER: 1-9518

CASE SUMMARY
Consent Agenda

PC Hearing Date: September 28, 2016

BCC Hearing Date: October 18, 2016

16-106777PF Preliminary and Final Plat

Case Name: Extra Space Storage Subdivision

Owner/Applicant: Stephen L. Porter and Georgia A. Holmes

Location: 5700 W. 120th Avenue
Section 1, Township 2 South, Range 69 West

Approximate Area: 3.604 Acres

Purpose: **To subdivide the property into one (1) commercial lot and one (1) lot for a single-family detached unit.**

Case Manager: Steve Krawczyk

Issues: None

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

Interested Parties:
- None

Level of Community Interest: Low

Representative for Applicant: Mark Bishop, Jehn Engineering

General Location: W. 120th Avenue and Chase Street

Case Manger Information: Phone: 303-271-8736 e-mail: skrawczy@jeffco.us

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

September 28, 2016

RESOLUTION

16-106777PF	**Preliminary and Final Plat**
Case Name:	Extra Space Storage Subdivision
Owner/Applicant:	Stephen L. Porter and Georgia A. Holmes
Location:	5700 W. 120th Avenue Section 1, Township 2 South, Range 69 West
Approximate Area:	3.604 Acres
Purpose:	**To subdivide the property into one (1) commercial lot and one (1) lot for a single-family detached unit.**
Case Manager:	Sean Madden

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

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

2. The Planning Commission finds that:

   A. The proposal conforms to the Land Development Regulation because all applicable regulations have been satisfied, or will be 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 recordation of the Plat Mylars being prepared in accordance with the red-marked print dated September 28, 2016.

C. Resolution of Division Water Resources comments dated July 21, 2016.

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

E. Recordation of an approved Site Development Plan, Case No. 16-106180SD, immediately after and in conjunction with the recording of the Plat.

F. Resolution of Planning Engineering comments September 12, 2016.

G. Recordation of the Extra Space Storage Official Development Plan.

Commissioner **HARRIS** 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	**Hatton**	**Aye**
Commissioner	**Burke**	**Aye**
Commissioner	**Spencer**	**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, September 28, 2016.

Bonnie Benedik
Administrative Assistant

Staff Report

PC Hearing Date:	September 28, 2016
BCC Hearing Date:	October 18, 2016

16-106777PF	Preliminary and Final Plat
Case Name:	Extra Space Storage Subdivision
Owner/Applicant:	Stephen L. Porter and Georgia A. Holmes
Location:	5700 W. 120th Avenue Section 17, Township 5 South, Range 69 West
Approximate Area:	3.604 Acres
Purpose:	**To subdivide the property into one (1) commercial lot and one (1) lot for a single-family detached unit.**
Case Manager:	Steve Krawczyk

Representative:	Mark Bishop, Jehn Engineering
Zoning:	Planned Development (PD)

BACKGROUND/UNIQUE INFORMATION:

The proposed development consists of a commercial lot (Lot 1), which is vacant, and a lot for a single-family detached unit (Lot 2), which has an existing residence. The site is located in the plains and is characterized by gentle slopes ranging from 1% to 5% to the north. A Site Development Plan will be required in order to develop the commercial lot. The proposed development is an enclave, surrounded by the City and County of Broomfield (referred to as Broomfield in the Staff report) to the north, east and west and the City of Westminster to the south.

The primary access to Lot 1 is via the frontage road along West 120th Avenue. Lot 2 will take access from an existing public ingress and egress easement to the west; said public easement was dedicated to Broomfield via the Plat, Donelson Subdivision.

The zoning requirements of the Planned Development (Extra Space Storage Official Development Plan) and the Jefferson County Land Development Regulation are applicable to this development. At this time the Official Development Plan has been approved by the Board of County Commissioners but has not been recorded. Recordation of the Official Development Plan will need to occur prior to the recordation of the plat. The recordation of the Official Development Plan has been listed as a condition of approval of this proposed plat.

There are no improvements associated with this Plat; all improvements for Lot 1 will be addressed with the subsequent Site Development Plan process. The existing house on Lot 2 will remain; however, the prevailing zoning allows said lot to be further subdivided up to a maximum of 8 lots for single-family detached units. If Lot 2 is proposed for subdivision in the future, improvements will be required based on the requirements of the Land Development Regulation.

NOTIFICATION:

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

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

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

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

- Jefferson County Horseman's Assoc.

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: North Metro Fire Protection District
Broomfield Water and Sanitation District
CenturyLink
Xcel Energy

SUMMARY OF ACCEPTABLE ISSUES:

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

The proposed configuration of the subdivision is in compliance with Section 14 of the Jefferson County Land Development Regulation and the applicable Official Development Plan.

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

Access to the the subdivision is controlled by the City and County of Broomfield. Lot 1 takes direct access from the frontage road along W. 120th West Avenue. Lot 2 takes access from an existing public road easement at the western boundary of the Plat.

There are no public improvements for circulation required for this Plat. Circulation improvements for Lot 1 will be required with the subsequent Site Development Plan (an administrative process not requiring a public hearing). The basis for approval of the Site Development Plan is predicated on compliance with County regulations. Onsite County easements for access are being dedicated via the Plat for circulation improvements associated with the Site Development Plan. In essence, the Plat is being utilized as a dedication instrument of County easements for the Site Development Plan process. As such, the recordation of the Site Development Plan must occur simultaneously with the plat document. A condition of approval has been added to this plat that requires the recordation of the Site Development Plan immediately after the recordation of the plat document.

3. Water and Sanitation/Utilities:

Water and sewer services will be provided by the Broomfield Water and Sanitation District. The water and sewer plans for each lot will be required with the subsequent Site Development Plan for Lot 1 and the potential future plat for Lot 2.

The Division of Water Resources letter dated July 21, 2016 has deemed the proposed water supply to be adequate provided the applicant obtains approval from Broomfield for water and sewer service and the applicant plugs and abandons the existing water well prior to the recordation of the Plat.

Utilities are available for Extra Space Storage Subdivision. Xcel Energy will provide electricity and gas service. CenturyLink will provide telephone service.

4. Fire Protection:

North Metro Fire Protection District will provide fire protection for the subject property. Access for this development complies with County regulations.

5. Drainage:

The Phase III Drainage Report has been deemed acceptable for the plat process. The submitted report includes drainage improvements that are necessary for the subsequent Site Development Plan Process. Although plan and improvements will be approved as a part of the Site Development plan, stormwater detention and water quality has been proposed in accordance with the requirements of County regulations and has been deemed acceptable.

Upon further subdivision of Lot 2, a Phase III Drainage Report including stormwater detention and water quality will be required in conformance with County regulations. Drainage easements to the County are being dedicated by the Plat for the drainage improvements associated with the Site Development Plan process.

6. Hazards/Constraints:

This site is not in an identified geohazard area. An Expansive Soils Plat Restriction has been added to the plat to ensure that geotechnical issues are properly addressed at the time of building permit.

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. <u>Wildlife/Landscaping</u>:

The proposal is expected to have minimal impact to wildlife since the subdivision is located within an urbanized environment. A referral was sent to the Division of Wildlife; Staff has not received a response.

Landscape plans are not required with this Plat process; however, landscape plans will be required during the subsequent Site Develpoment Plan and Plat process, as applicable.

PLANNING COMMISSION:

Planning Commission Recommendation (attached Resolution, dated September 28th, 2016):

Approval	
Approval with Conditions	X (6-0) vote
Denial	

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

ADDITIONAL REQUIREMENTS:

1. <u>Park and School Requirements:</u>

The applicant is not required to dedicate park and school land and/or pay fees in lieu of land dedication associated with non-residential development, Lot 1. Since there is an existing home on Lot 2, the applicant is not required to dedicate park and school land and/or pay fees in lieu of land dedication pursuant to Section 33 of the Land Development Regulation.

2. <u>Performance Guarantee and Subdivision Improvements Agreement:</u>

There are no proposed or required public improvements to be guaranteed by this Plat. Improvements will be required during the Site Development Plan process for Lot 1 and the potential further subdivision of Lot 2.

FINDINGS/RECOMMENDATIONS:

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

And;

Staff recommends that the Board of County Commissioners APPROVE Case No. 16-106777PF 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 recordation of the Plat Mylars being prepared in accordance with the red-marked print dated October 18, 2016.**
3. **Resolution of Division Water Resources comments dated July 21, 2016.**

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

5. **Recordation of an approved Site Development Plan, Case No. 16-106180SD, immediately after and in conjuction with the recording of the Plat.**

6. **Resolution of Planning Engineering comments September 12, 2016.**

7. **Recordation of the Extra Space Storage Official Development Plan.**

COMMENTS PREPARED BY:
Steve Krawczyk
Steve Krawczyk, Civil Planning Engineer

Jefferson County Land Use Case Management
CASE DATES SUMMARY

September 14, 2016

Case Number: **16-106777PF** Case Type: **Preliminary and Final Plat**

Applicant Makes Complete Submittal: **April 26, 2016**

Case Sent on Referral: **April 29, 2014**

All Responses Provided to Applicant: **May 23, 2016**

Applicant Resubmits**: July 7, 2016,**

Case Sent on Referral: **July 7, 2016**

All Responses Provided to Applicant: **July 27, 2016**

Determination That Case Should Proceed to Hearing: **September 12, 2016**
County Staff Determination**:** **X** Applicant's Request:

BOARD OF COUNTY COMMISSIONERS
RED-MARKED PRINT
Return to Planning and Zoning

Red-Marked Print, dated October 18, 2016

CASE #16-106777PF

MAP # 1

EXTRA SPACE STORAGE SUBDIVISION

LOCATED IN NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2

DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS 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 EXTRA SPACE STORAGE SUBDIVISION, AND DO BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

LEGAL DESCRIPTION:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,

EXCEPT THE NORTH 185.00 FEET THEREOF CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY INSTRUMENT RECORDED IN BOOK 1633 AT PAGE 200.

BEING FURTHER DESCRIBED AS FOLLOWS;

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST, 6TH P.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARING IS THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 1 BEING CONSIDERED TO BEAR S89°42'04"E A DISTANCE OF 2646.60 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS;

-NORTH QUARTER CORNER OF SECTION 1 FOUND 3.25" ALUMINUM CAP P.L.S. 13225 MATCHES MONUMENT RECORD ON FILE

-NORTHEAST CORNER OF SECTION 1 FOUND 3.25" ALUMINUM CAP ILLEGIBLE MATCHES MONUMENT RECORD ON FILE.

COMMENCING AT SAID NORTH QUARTER CORNER;

THENCE ALONG THE NORTHERLY LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER S89°42'04"E, A DISTANCE OF 992.47 FEET TO THE WESTERLY LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE S00°01'15"W ALONG SAID WESTERLY LINE, A DISTANCE OF 185.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DEPARTMENT OF HIGHWAYS PARCEL BOOK 1633 PAGE 200 BEING ALSO THE NORTHWESTERLY CORNER OF THAT PARCEL DESCRIBED IN JEFFERSON COUNTY RECEPTION #F1641146 AND THE EASTERLY LINE OF DONELSON SUBDIVISION BROOMFIELD COUNTY (ORIGINALLY FILED IN JEFFERSON COUNTY AT RECEPTION #88050833) SAID WESTERLY LINE BEING THE COMMON LINE BETWEEN SAID RECEPTION #F1641146 AND SAID SUBDIVISION, SAID POINT BEING ALSO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID COMMON LINE S00°01'15"W, A DISTANCE OF 475.02 FEET TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER BEING THE SOUTHERLY BOUNDS OF SAID DONELSON SUBDIVISION AND PARCEL RECEPTION #F1641146 BEING ALSO THE COMMON LINE WITH THE NORTHERLY LINE OF TORREY PEAKS FILING #1 AMENDMENT #2 JEFFERSON COUNTY RECEPTION #93056879 AND THE SOUTHERLY LINE OF SAID #F1641146;

THENCE ALONG SAID COMMON LINE S89°46'01"E, A DISTANCE OF 330.50 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING THE COMMON LINE BETWEEN SAID PARCEL RECEPTION #F1641146 AND CAR WASH EXPRESS FILING NO. 1 RECEPTION #2005009326;

THENCE ALONG SAID COMMON LINE N00°02'57"E, A DISTANCE OF 474.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID DEPARTMENT OF HIGHWAYS PARCEL BOOK 1633 PAGE 200;

THENCE WESTERLY 185.00 FEET BEING SOUTHERLY OF AND PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 N89°42'04"W, A DISTANCE OF 330.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 154,985 SQ. FT. OR 3.604 ACRES, MORE OR LESS.

OWNERS/SUBDIVIDERS:

BY: _____ OWNER
STEPHEN L. PORTER

BY: _____ OWNER
GEORGIA A. HOLMES

NOTARY PUBLIC

STATE OF COLORADO)
) SS
COUNTY OF JEFFERSON)

THE FOREGOING DEDICATION AND THE FOREGOING CONENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____DAY OF

_____, 20__ BY _____STEPHEN L. PORTER AND

BY _____GEORGIA A. HOLMES ~~AS OWNERS~~.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

Move this restriction above the owners/ subdividers

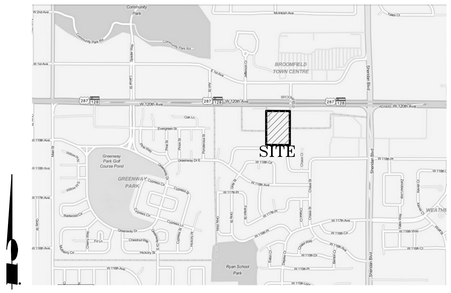
COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER:

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

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

Add:

These restrictions on conveyance, sale or transfer of title of this entire subdivision or any lot(s) or tract(s) of land identified hereon shall run with the land and shall extend to and be binding upon the heirs, executors, legal representatives and assigns of the Subdivider and shall be enforceable pursuant to the provisions of Section 30-28-137, C.R.S, as amended.
Approved, covenanted, and agreed to as consideration for final plat approval by the Board of County Commissioners this _____ day of _____, 20____.



VICINITY MAP
1"=1000'

TITLE COMPANY CERTIFICATE:

I, _____, AS AUTHORIZED AGENT OF THE UNDERSIGNED TILE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT NO. _____, AMENDMENT NO. __ ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF _____, 20__ AT __:__ __.M.

AS AUTHORIZED AGENT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

_____

EXPANSIVE SOILS PLAT RESTRICTION:

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

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

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

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

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

GENERAL NOTES:

1.) 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. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

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

3.) 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 CERTIFICATION SHOWN HEREON.

To be filled in prior to plat recordation

4.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER _____, DATED _____, 20__, AT __:__ __.M PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.

5.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1 BEING CONSIDERED TO BEAR N 89°42'04" W BETWEEN THE MONUMENTS AS SHOWN AND DESCRIBED WITHIN THIS PLAT.

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

renumber notes

7.) LANDSCAPE MATERIALS LOCATED WITHIN 5 FEET OF THE BACK OF CURB SHALL NOT EXCEED 24 INCHES AT MATURE HEIGHT. TREES AND ANY OTHER LANDSCAPE MATERIALS SHALL NOT CAUSE SIGHT DISTANCE PROBLEMS WITH VEHICLES ENTERING THE ADJOINING STREET FROM DRIVEWAYS OR NEARBY INTERSECTIONS. IN CASE OF FUTURE DISPUTES REGARDING SIGHT DISTANCE, THE COUNTY'S SIGHT DISTANCE TABLE SHALL BE USED TO DETERMINE THE OUTCOME.

8.) THE OFFICIAL DEVELOPMENT PLAN FOR THE PLAT IS RECORDED IN JEFFERSON COUNTY RECORDS UNDER RECEPTION NUMBER_____.

Fill-in

9.) THE APPROVED STORM DRAINAGE PLANS FOR ~~EXTRA SPACE STORAGE SUBDIVISION~~ AND SITE DEVELOPMENT PLAN ARE ON FILE WITH THE ~~JEFFERSON COUNTY PLANNING AND ZONING DIVISION.~~

The approved drainage plans for Extra Space Storage Subdivision associated with the approved Site Development Plan. Case No. 16-106180SD are on file with the Jefferson County Planning and Zoning Division. The "drainage system" includes the drainage facilities, detention pond(s) 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 or equivalent entity. The drainage system shall be maintained by the subdivider, its successors or assigns until such time as the property owner or equivalent entity accepts such responsibility.

10.) LOT 1 IS NON-BUILDABLE UNTIL FURTHER SITE DEVELOPMENT PLAN APPROVAL.

Add:

The Private Access Drives will be maintained by the subdivider, their successors or assigns, until such time as maintenance of the private access drive is assumed by the property owner or equivalent entity. The private access drive shall not be accepted for ownership nor maintenance by Jefferson County in the future.

LANDSCAPE MAINTENANCE:

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

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

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

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

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

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

SURVEYOR CERTIFICATE:

I ROBERT J. HENNESSY, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF EXTRA SPACE STORAGE SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 13TH DAY OF MARCH, 2015, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

_____

ROBERT J. HENNESSY, PLS 34580 DATE
REGISTERED COLORADO LAND SURVEYOR
FOR AND ON THE BEHALF OF JEHN ENGINEERING, INC.

REVIEW CERTIFICATE:

REVIEWED BY JEFFERSON COUNTY PUBLIC HEALTH THIS____ DAY OF _____, 2016

_____
PUBLIC HEALTH .

Commission

REVIEWED BY JEFFERSON COUNTY PLANNING COMMINSSION THIS____ DAY OF _____, 20__

_____
CHAIRMAN .

Space

ACCEPTANCE CERTIFICATE:

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

_____
CLERK .

_____
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE:

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

_____
COUNTY CLERK AND RECORDER

2	COUNTY REDLINES	7/29/16	RJH
3	COUNTY REDLINES	9/6/16	RJH

JEHN ENGINEERING
Est. 1987
5690 WEBSTER STREET
ARVADA, CO 80002
PH. (303) 423-6038 FAX (303) 467-9438

J:\2257\214-137 5702 W. 120TH\SURVEY\PLAT\4137 120TH FINAL PLAT.DWG

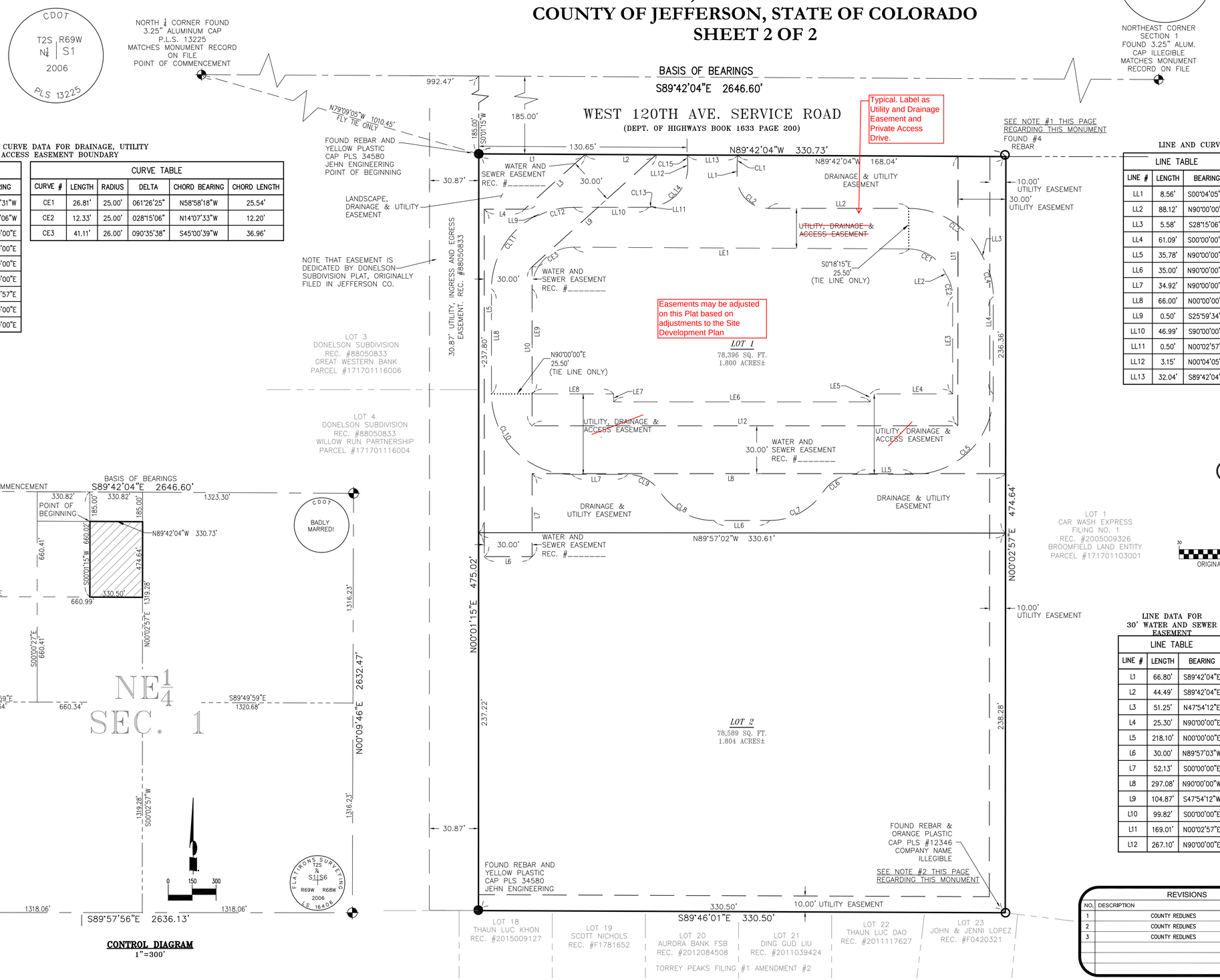
EXTRA SPACE STORAGE SUBDIVISION

LOCATED IN NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2

CASE #16-106777PF

MAP # 1



FOUND MONUMENT NOTES

NOTE #1 FOUND MONUMENTATION LIES N27°15'51"W, A DISTANCE OF 1.22 FEET OF ACCEPTED POSITION.

NOTE #2 FOUND MONUMENTATION LIES N87°13'05"E A DISTANCE OF 0.19 FEET OF ACCEPTED POSITION.

LINE AND CURVE DATA FOR DRAINAGE, UTILITY & ACCESS EASEMENT BOUNDARY

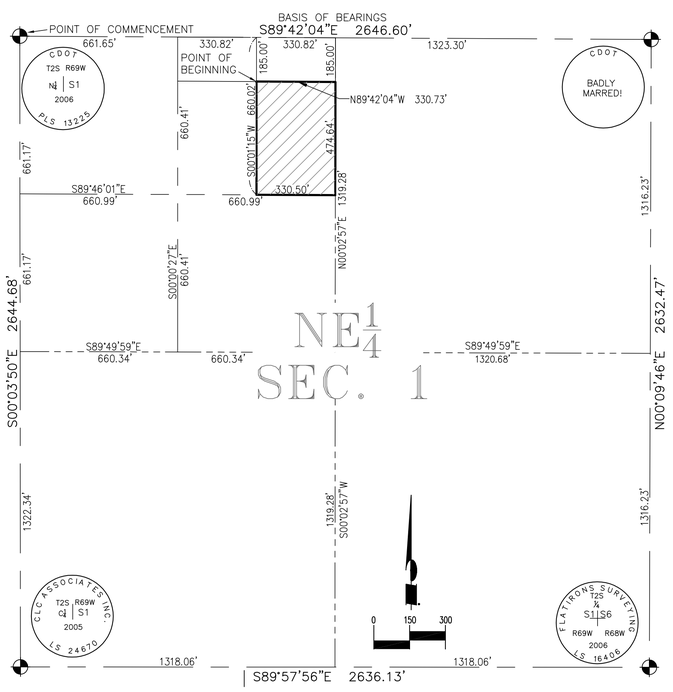
LINE TABLE		
LINE #	LENGTH	BEARING
LE1	210.24'	N89°41'31"W
LE2	5.58'	N28°15'06"W
LE3	61.09'	N00°00'00"E
LE4	51.75'	S90°00'00"E
LE5	5.00'	N00°00'00"E
LE6	161.00'	N90°00'00"E
LE7	5.00'	S00°06'57"E
LE8	51.13'	N90°00'00"E
LE9	66.00'	N00°00'00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CE1	26.81'	25.00'	061°26'25"	N58°58'18"W	25.54'
CE2	12.33'	25.00'	028°15'06"	N14°07'33"W	12.20'
CE3	41.11'	26.00'	090°35'38"	S45°00'39"W	36.96'

LINE AND CURVE DATA FOR LANDSCAPE, DRAINAGE AND UTILITY EASEMENT

LINE TABLE		
LINE #	LENGTH	BEARING
LL1	8.56'	S00°04'05"W
LL2	88.12'	N90°00'00"E
LL3	5.58'	S28°15'06"E
LL4	61.09'	S00°00'00"W
LL5	35.78'	N90°00'00"W
LL6	35.00'	N90°00'00"W
LL7	34.92'	N90°00'00"W
LL8	66.00'	N00°00'00"E
LL9	0.50'	S25°59'34"E
LL10	46.99'	S90°00'00"E
LL11	0.50'	N00°02'57"E
LL12	3.15'	N00°04'05"E
LL13	32.04'	S89°42'04"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CL1	5.32'	24.50'	012°26'10"	S6°17'10"W	5.31'
CL2	30.65'	19.50'	090°04'05"	S44°57'58"E	27.59'
CL3	54.42'	50.50'	061°44'54"	N59°07'33"W	51.83'
CL4	24.90'	50.50'	028°15'06"	N14°07'33"W	24.65'
CL5	79.33'	50.50'	090°00'00"	N45°00'00"E	71.42'
CL6	24.08'	24.50'	056°19'12"	S61°50'24"W	23.12'
CL7	39.81'	40.50'	056°19'12"	N61°50'24"E	38.23'
CL8	39.81'	40.50'	056°19'12"	S61°50'24"E	38.23'
CL9	24.08'	24.50'	056°19'12"	N61°50'24"W	23.12'
CL10	79.33'	50.50'	090°00'00"	S45°00'00"E	71.42'
CL11	58.08'	51.63'	064°27'22"	S32°13'41"W	55.07'
CL12	22.79'	51.13'	025°32'22"	S77°13'49"W	22.60'
CL13	1.53'	25.00'	003°29'57"	N88°15'01"E	1.53'
CL14	36.93'	24.50'	086°21'37"	N43°14'53"E	33.53'
CL15	4.80'	24.50'	011°13'19"	N5°32'35"W	4.79'



CONTROL DIAGRAM
1"=300'

LINE DATA FOR 30' WATER AND SEWER EASEMENT

LINE TABLE		
LINE #	LENGTH	BEARING
L1	66.80'	S89°42'04"E
L2	44.49'	S89°42'04"E
L3	51.25'	N47°54'12"E
L4	25.30'	N90°00'00"E
L5	218.10'	N00°00'00"E
L6	30.00'	N89°57'03"W
L7	52.13'	S00°00'00"E
L8	297.08'	N90°00'00"W
L9	104.87'	S47°54'12"W
L10	99.82'	S00°00'00"E
L11	169.01'	N00°02'57"E
L12	267.10'	N90°00'00"E

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND 1" YELLOW PLASTIC CAP MARKED PLS 34580 ON #5 REBAR
- FOUND MONUMENT AS DESCRIBED HEREON
- ADJACENT LAND OWNER LOT LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- SECTION LINE

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	COUNTY REDLINES	6/13/16	
2	COUNTY REDLINES	7/29/16	RJH
3	COUNTY REDLINES	9/6/16	RJH

JEHN ENGINEERING
5690 WEBSTER STREET
ARVADA, CO 80002
PH. (303) 423-6036 FAX (303) 467-9438

J:\2257\214-137 5702 W. 120TH\SURVEY\PLAT\4137 120TH FINAL PLAT.DWG

BOARD OF COUNTY COMMISSIONERS
RED-MARKED PRINT
Return to Planning and Zoning

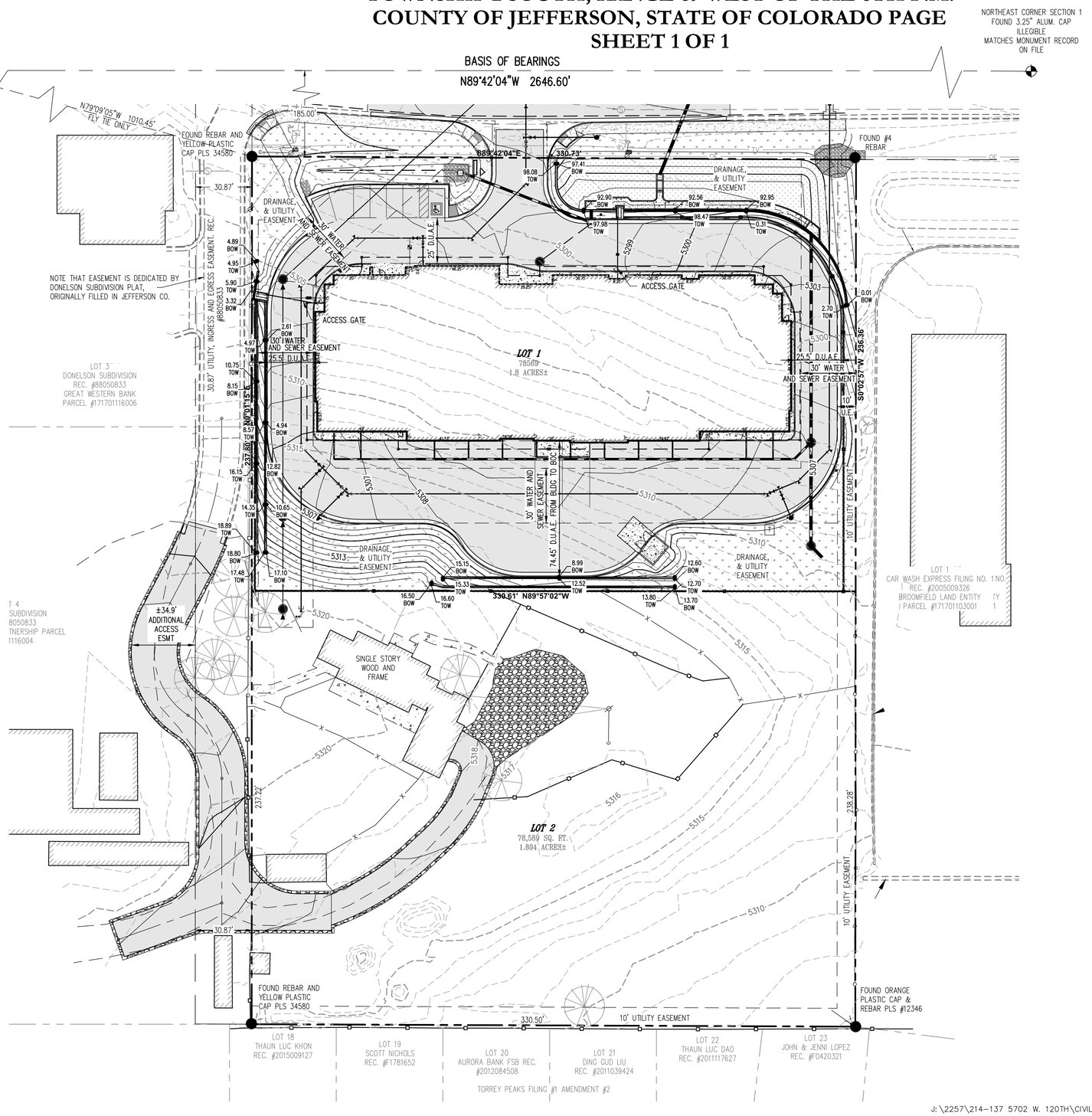
Red-Marked Print, dated October 18, 2016

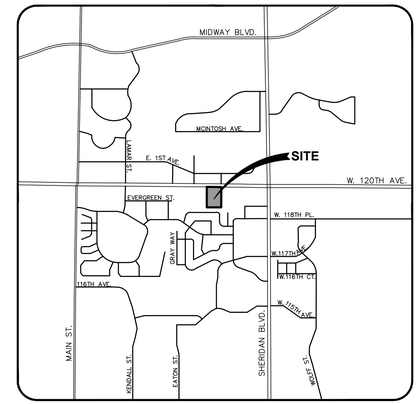
SUPPLEMENTAL PLAN

EXTRA SPACE STORAGE SUBDIVISION

LOCATED IN NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO PAGE SHEET 1 OF 1

CASE NUMBER: _____
MAP NUMBER: _____





VICINITY MAP
NTS

OWNER

HORNE STORAGE DEVELOPMENTS, LLC.
101 WESTLAKE DRIVE, SUITE 148-BOX 7
AUSTIN, TEXAS 78746
PHONE: 512-328-8118
ATTN: HUGH W. HORNE

WATER AND SANITATION

CITY OF BROOMFIELD
ONE DESCOMBES DRIVE
BROOMFIELD, CO 80020
PHONE: (303) 438-6319

FIRE HYDRANT INFO:

E. FIRE FLOW REQUIREMENT = 1,500 GPM

CONTOURS AND SLOPES

G. SHOWN ON THIS SHEET

H. SHOWN ON THIS SHEET

SURVEY DATA

ALL SURVEY DATA WAS OBTAINED BY FIELD CREW VISITS TO SUBJECT PROPERTY AND USING STANDARD SURVEY METHODS UNDER MY DIRECT SUPERVISION OF PLS 34580

PLAT BY:

JeHN ENGINEERING
5690 WEBSTER ST
ARVADA, CO 80004

LEGEND

D.U.A.E.= DRAINAGE, UTILITY, AND ACCESS EASEMENT

30 0 15 30 60
ORIGINAL SCALE: 1"= 30' HORIZ.

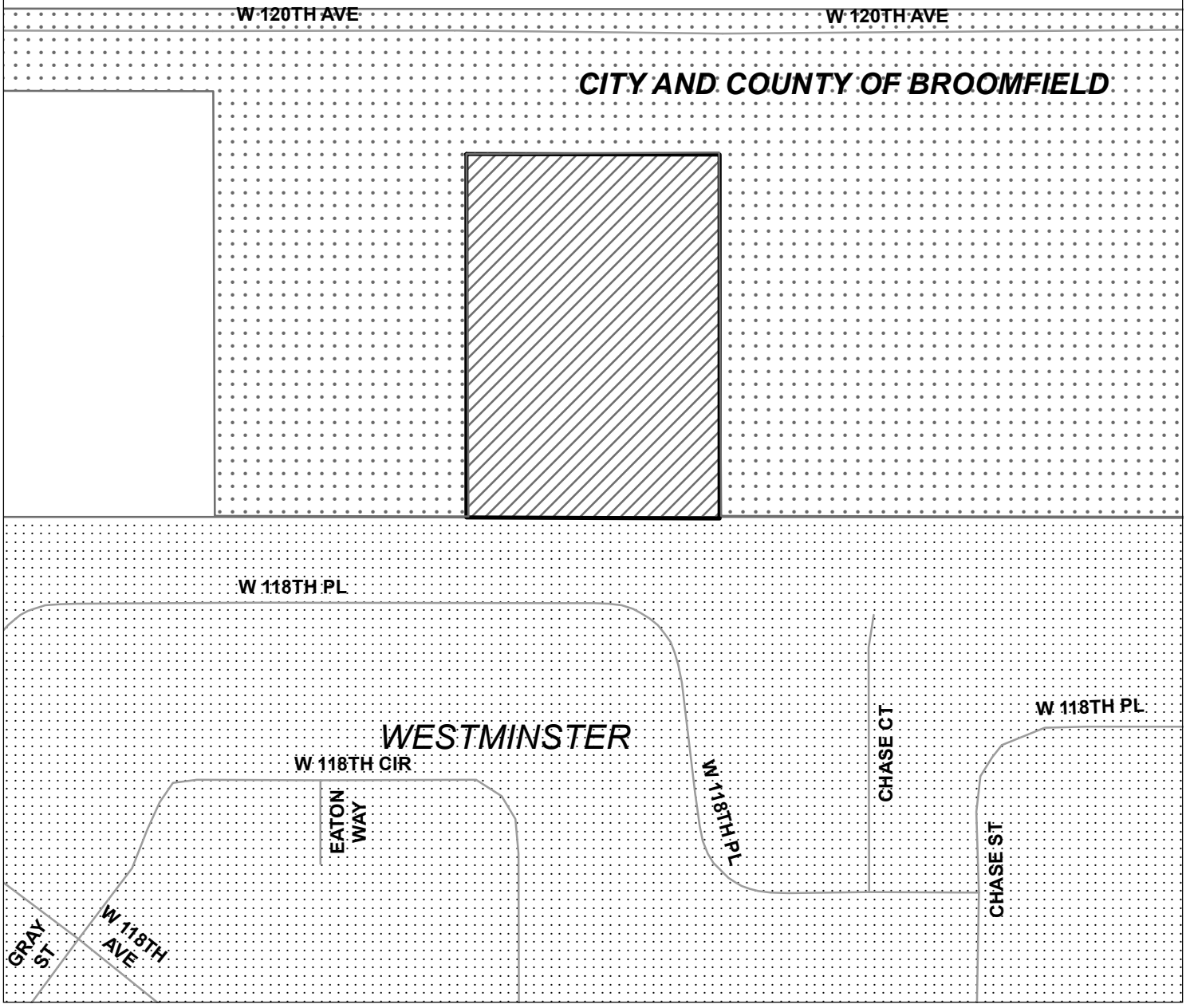
N90°00'00"E 124.17'
PLATTED/CALCULATED

(A.M. N90°00'00"E 123.40')
AS MEASURED BETWEEN FOUND MONUMENT

JeHN ENGINEERING
5690 WEBSTER STREET
ARVADA, CO 80002
PH. (303) 423-6036 FAX (303) 467-9438

J:\2257\214-137 5702 W. 120TH\CIVIL\SUPPLEMENTAL PLAN\4137-SUP.dwg

J:\2257\214-137 5702 W. 120TH\CIVIL\SUPPLEMENTAL PLAN\4137-SUP.dwg, 9/30/2016 1:17:45 PM



Case Number: 16-106777PF

Location: Sec 1, T2S, R69W

N
W E
S

0 200
Feet

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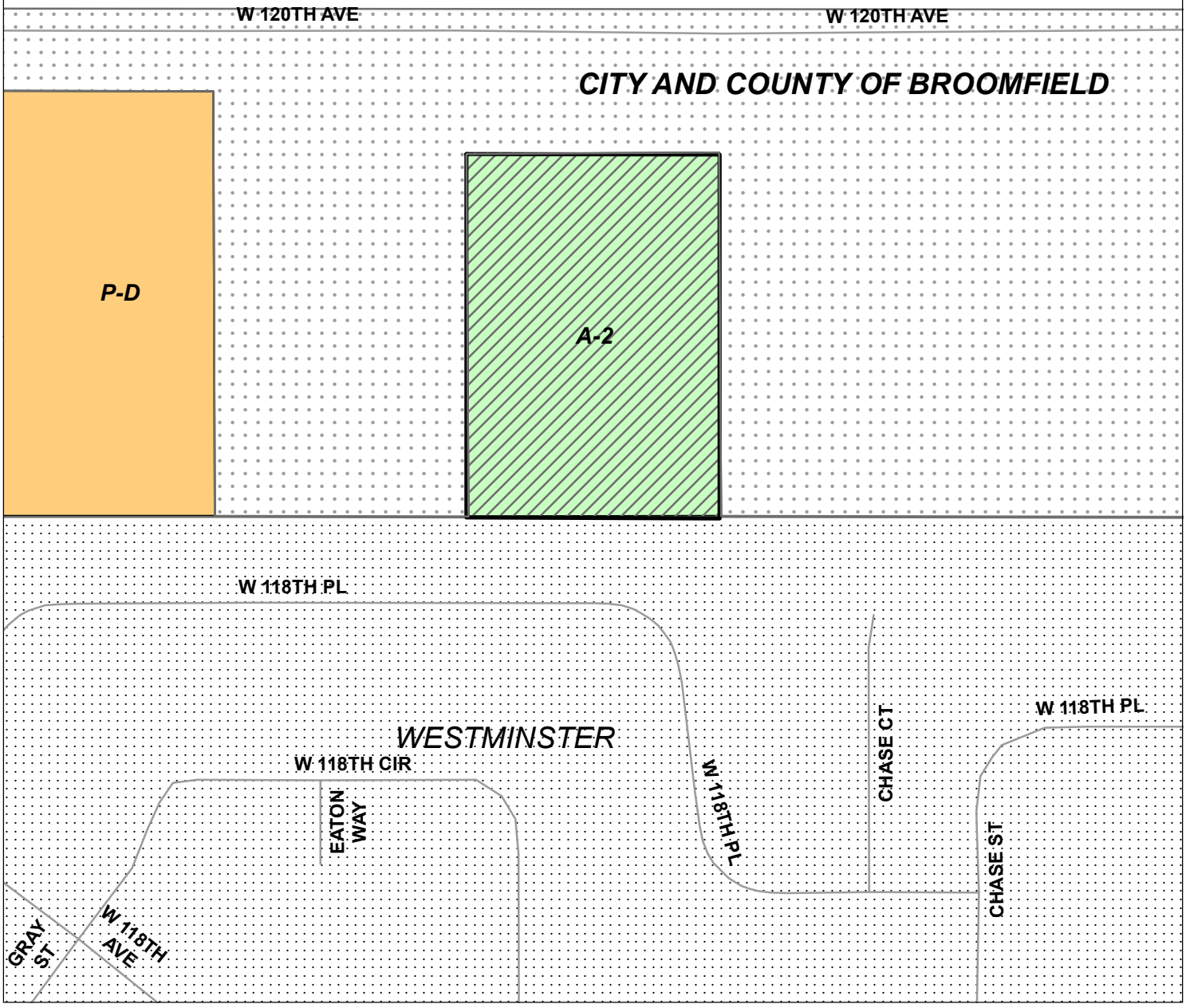
1:2,400 Plot: 2016-05-17

Vicinity



Case Number: 16-106777PF

Location: Sec 1, T2S, R69W

N
W E
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Feet

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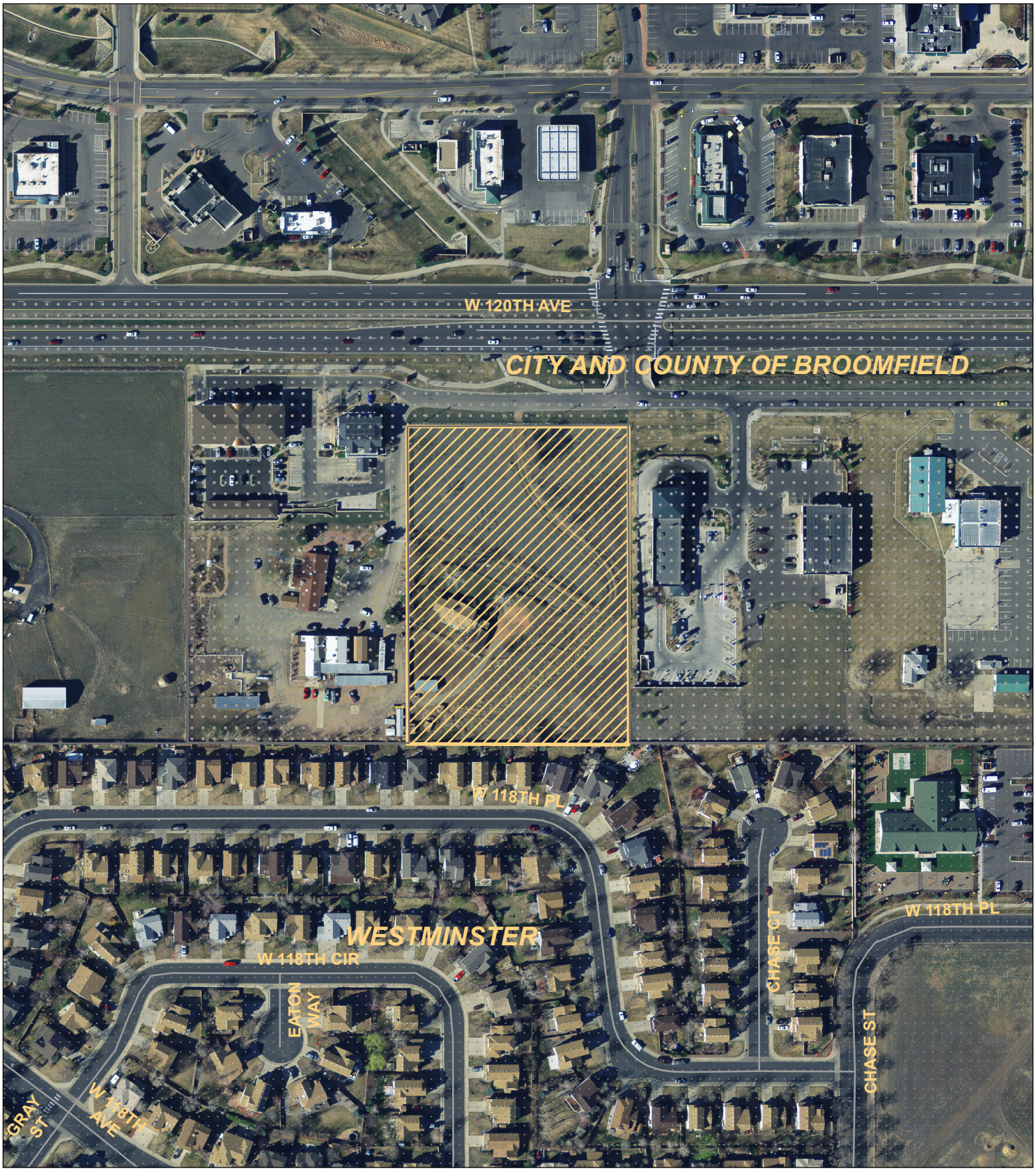
Zoning

1:2,400 Plot: 2016-05-17



Case Number: 16-106777PF

Location: Sec 1, T2S, R69W

N
W E
S

0 200
Feet

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

2012 Photography

1:2,400 Plot: 2016-05-17

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

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

Case Number:	16-106777PF
Case Name:	5702 West 120th Avenue Plat
Address:	5702 West 120th Avenue
General Location:	Just west of the intersection of Chase St. & W. 120th Ave. Frontage
Case Type:	Preliminary and Final Plat
Type of Application:	To subdivide the property into 1-Single Family Attached Lot and 1-Commercial Lot
Comments Due:	Tuesday, May 17, 2016
Case Manager:	Sean Madden

Case Manager Contact Information: smadden@jeffco.us 303.271.8719

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

Referrals:

Internal Agencies:
Planning Engineering- Steve K.
Zoning Staff
Planning
Addressing
Assessor's Office
Cartography
County Geologist- Pat
Public Health ($200)
Open Space
Weed and Pest
JeffCo Historical Commission- Dennis
Transportation and Engineering
Road & Bridge- Carlos

External Agencies:
North Metro FPD
RTD
DRCOG
CenturyLink
Division of Water Resources, State Engineer's Office
Soils Conservation District ($300)
Colorado Department of Public Health
Colorado Historical Society
Division of Wildlife
Soils Conservation District
Xcel
Comcast

External Agencies Cont.:
Union Pacific (Mineral Rights)
City of Westminster
City and County of Broomfield
Broomfield Water and Sanitation District
CDOT- Brad Sheehan
Post Office
Apex Park and Rec. District

HOAS:
Jefferson County Horsemen's Assoc.

Property Owners within 500'
Please see list.

Board of Directors
Jeff Glenn, President
Jim Whitfield, Vice President
Lee Humrich, Treasurer/Secretary
Kristen Larington, Director
Tommy Skul, Director

Executive Director
Lauri Dannemiller

APEX
PARK & RECREATION DISTRICT
13150 W. 72ND AVE, ARVADA, CO 80005
303-424-2739 • APEXPRD.ORG

April 26, 2016

Jefferson County Planning and Zoning
Attn: Sean Madden
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Reference: 5702 W. 120th Avenue Plat
Address: 5702 W. 120th Ave.

Case Numbers: 16-106777PF

Dear Mr. Madden;

Apex Park and Recreation District does not object to the plat of the the property at 5702 W. 120th Ave.
The property is within our district and currently paying taxes to our district. Upon the additions being added to the property, the taxes should remain consistent with the current taxes.

Per the Intergovernmental agreement between Apex Park and Recreation District and The City of Arvada any required open space or fees in lieu of park and school land dedication will be determined by The City of Arvada. The actual amount of land or fees is based upon the appraised values of the acreage of land dedication as set forth in the Land Development Regulations.

I may be reached at (303) 467-7129 should you wish to discuss any issues related to this development, or you may contact Dawn Fredette, Executive Assistant, at (303) 403-2518.

Sincerely,

Justin Howe
District Services Division Manger

Enclosures

cc: Lauri Dannemiller, Executive Director
Dawn Fredette, Executive Assistant

INTEROFFICE MEMORANDUM

May 13, 2016

To: Sean Madded, Case Manager

From: Kathy Sewolt, County, Assessor's Office

Case Name: 5720 West 120th Ave.
Case #: 16-106777PF

The legal description and ownership match the records as of May 13, 2016.

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

These comments will be addressed with the SDP

From: John Hilgers
To: Sean Madden; Mark Bishop
Cc: Russ Applehans
Subject: 5702 West 120th Avenue
Date: Monday, August 08, 2016 10:49:09 AM

Good morning:

Late last week Russ Applehans, City Engineer, forwarded construction plan comments regarding the Extra Space Storage project at 5702 West 120th Avenue.

Mark - It appears some changes will need to be made to the site plan as well as a result of the construction plan comments. (i.e sidewalk changes).

The only other planning item that needs clarification on the site plan is the height limit for the monument sign of 7 feet to be consistent with other monument sign heights on that side of the 120th Avenue corridor.

Once the changes are made can you forward me an updated site plan submittal for our use as we bring this forward to City Council for the Utility Service Agreement approval.

Thank you -

Sincerely,

John Hilgers
Planning Director
City and County of Broomfield

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401

Karen Berry
State Geologist

April 19, 2016

Pat O'Connell
Jefferson County Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Subject: 5702 W. 120th Avenue Subdivision – Preliminary and Final Plat
16-106777PF; Jefferson County, CO

Dear Pat:

Colorado Geological Survey has received your request to exempt from CGS review the 2-lot, 3.6-acre proposed subdivision located at 5702 W. 120th Ave., Broomfield.

I understand a warehouse is proposed on Lot 1 (1.8 acres). Proposed Lot 2 (1.8 acres) contains an existing home. No public safety concerns or economic damage related to geologic hazards are expected as a result of the proposed uses and increase in density, provided a site specific soils and foundation investigation is required for any new structure(s) and its recommendations are strictly adhered to.

CGS therefore waives the requirement and fee for SB35 subdivision review for this project. If further subdivision or a change in land use is proposed in the future, CGS review would be required.

If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

From: Dennis Dempsey
To: Sean Madden
Subject: RE: History Colorado Letter
Date: Monday, May 09, 2016 1:30:19 PM

Hi Sean – I would agree.
The State, i.e., History Colorado, uses their Compass database to find any cultural resources that have been identified within the area of potential affect (APA) of a proposed development project. If any historic sites or surveys are found within the APA, they are noted and reported if the resource is eligible for inclusion to the National or State Register of Historic Places. If a potential historic resource is near a CDOT right-of-way it would trigger a Section 106 Historic Resource study. If a historically eligible resource for inclusion for the National Register was found near a proposed development site, or if there is contract between the property owner and a State grant funding office, the State would probably become more involved.
Thank you,
Dennis

From: Sean Madden
Sent: Monday, May 09, 2016 1:03 PM
To: Dennis Dempsey
Subject: FW: History Colorado Letter

Hey Dennis, does this sound correct to you?

Thanks Sean M

From: Mark Bishop [mailto:mbishop@jehnengineering.com]
Sent: Monday, May 09, 2016 1:02 PM
To: Sean Madden
Subject: RE: History Colorado Letter

Sorry, Yes

Mark Bishop, PE
303.423.6036 main | 303.403.2421 direct
720.409.9464 mobile | 303.467.9438 fax
www.jehnengineering.com

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JēHN ENGINEERING

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From: Sean Madden [mailto:smadden@co.jefferson.co.us]
Sent: Monday, May 09, 2016 11:59 AM
To: Mark Bishop <mbishop@jehnengineering.com>

Subject: RE: History Colorado Letter

For 120th?

From: Mark Bishop [mailto:mbishop@jehnengineering.com]
Sent: Monday, May 09, 2016 10:47 AM
To: Sean Madden
Subject: History Colorado Letter

I called to get some clarification on this letter. Joe Saldibar called me back and left me a message basically indicating that what they state here is a canned response and they don't have any jurisdiction over Jeffco anyway. I just wanted to indicate that we reached out.

Mark Bishop, PE
303.423.6036 main | 303.403.2421 direct
720.409.9464 mobile | 303.467.9438 fax
www.jehnengineering.com

Creating Solutions for over 30 years

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MEMORANDUM

TO: Sean Madden, Case Manager
FROM: Steve Krawczyk, Planning Engineering
DATE: September 12, 2016

RE: 16-106777PF; Application for – Preliminary and final plate and Site Development Plan to allow for a storage facility and one single family lot

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

PRELIMINARY AND FINAL PLAT DOCUMENT

1. Preliminary and Final Plat Content: Please make the revisions in the enclosed redlines.

SITE DEVELOPMENT PLAN COMMENTS

Note: These comments will be addressed as part of the SDP

SITE DEVELOPMENT PLAN DOCUMENT

1. Access Permit: Access permits are required for new driveways connecting with West 120th frontage Road. The permit, which is necessary before construction in the right-of-way begins, will be issued by the City of Bromfield.

2. Offsite Access Construction Easements: Since it is necessary to construct access improvements for upper part of the private street/road outside the proposed subdivision, the applicant will be required to obtain an easement for construction and maintenance of those improvements. The executed easement for the private access/ drive and utility easement is required before the recording of the plat.

ENGINEERING DESIGN STANDARDS

Circulation (Horizontal and Vertical Control)

1. Street Connections: The applicant will be responsible for guaranteeing and completing any street/road with the city of Broomfield necessary for access with the Site Development Plan.

GRADING AND DRAINAGE

1. Grading and Erosion Control Plan. Please make the revisions in the enclosed redlines with the site Development Plan.

2. Phase III Drainage Report and Plan: The Phase III Drainage Report and Plan is in conformance with the Jefferson County Storm Drainage Design and Technical Criteria. The engineer will need to address the flows on the south end of the property and any future detention requirements with further development. Provide final copies of the drainage report and plan signed by the engineer and applicant.

3. Grading Setbacks: Setbacks for all grading and erosion control activities shall be at least 7 feet from the property boundaries and at least 25 feet from occupied structures. In order for Planning and Zoning to waive the setback requirements the applicant must demonstrate either from an approval letter from the adjoining property owner or by an approved geotechnical report that the activities occurring within setback limitations will not adversely affect adjacent property or structures (Section 16.E.10 of the Zoning Resolution).

Fire Protection

1. Fire Protection (Section 24, LDR):

    a. Fire Department Access: All streets and roads, including emergency access, shall be designed and constructed according to Section 3.1 of the County Transportation Design and Construction Manual (LDR Section 24 A.3.a). The off-site access must be approved by the local Fire Department for the turn-around for the single family home.

Additional Requirements

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

2. 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.

FUTURE REQUIREMENTS

Following approval of the plat by the Board of County Commissioners and prior to recordation, the applicant shall submit the following:

1. The final Exhibit "A" signed by the applicant and the applicant's engineer.

2. One copy of the Final Plat, two sets of construction plans, and one drainage reports, plus such additional copies of the plans that the applicant, engineer or others require for their records. All copies of the plans shall be signed and sealed by the engineer (originals). Please also provide a copy of the all plans and repots on CD in Adobe PDF format.

3. Prior to commencing grading activities, a Construction Permit and all applicable fees, will be required from the Transportation and Engineering Division. Please contact them at 303-271-8495 to obtain this permit.

CONCLUSION

These initial case comments are based solely upon the submitted preliminary 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 Steve Krawczyk at 303-271-8736.

SK
Attachment/Enclosure
c: File

Jefferson County Historical Commission

Jefferson County Planning and Zoning

Historical Review	
Date Received: May 1, 2016	Date Due: May 17, 2016
Date of P & Z Review: May 19, 2016	*Date of JCHC-HPC Review: Not needed at this time
Case Type: Preliminary and Final Plat	Case Number: **16-107777PF**
Owner/Applicant: Horne Storage Developments, LLC (applicant) (512) 328-8118	Address of Property: 5700 W. 120th Avenue
Phone #: NA	Email: NA
Contact Person: Mark Bishop PE, Jehn Engineering	Phone: 303-423-6036
P&Z Case Manager: Sean Madden	303-271-8719
Historic Case Manager: Dennis Dempsey	*JCHC-HPC Researcher: N/A
Phone Number: (303-271-8734)	Phone Number:
Email: ddempsey@jeffco.us	Email:

PROPERTY STATUS			
	Yes	**No**	**Comments**
Historically Significant:		x	The subject property contains about 3.6 acres. The applicant proposes to subdivide the subject property into two 1.8 acre lots. The existing home was constructed in 1949 and, as this is greater than 50 years old, it could be considered historically significant.
Potential Historic District:		x	No historic structures or sites were found within the area of potential affect.
Additional Data Needed:		x	The applicant provided the results of a database search of the Colorado Inventory of Cultural Resources by the State Office of Archaeology and Historic Preservation to determine if there were any historic/cultural resources within the area of potential affect. There were no historic sites or structures reported within the area that would be affected by the proposed redevelopment of the subject property.

I. PROPERTY DESCRIPTION	
Community Plan Area: North Plains Area Plan	**Size of Property:** 3.6 acres +/-
Location of Subject Property: The subject property is located to the south of W. 120th Avenue and west of Sheridan Boulevard	**Year Built:** 1949
Current Zoning: Planned Development	**Proposed Zoning:** Same

	Yes	**No**	**Comments**
Vacant property:		x	
Structure(s) on subject property	x		Single family home with outbuildings
Significant architecture, design, or cultural resource?		x	Typical 40s – 50s suburban residential architecture
Any significant historical sites or structures adjacent to the subject property?		x	None noted on the Plan's Historic Map
Any significant cultural resources on or adjacent to		x	

the subject property? (Roads, trails, artifacts…)			
Local, State or National Register?		x	
Part of a Historic District?		x	

II. SUMMARY OF PROPOSAL:

Preliminary and Final Plat to subdivide the subject property into two lots. The 3.6 acre parcel is planned for two lots which would allow for a single family home on the lot to the south and an indoor warehouse building on the northern lot.

III. STATUS OF HISTORIC STRUCTURE(S):

	Yes	No	Comments
Are there plans to remove or demolish a historic resource?		**x**	There are no plans at this time for the removal from the site.
Would the approval of this proposal threaten or endanger any historically significant sites or structures?		**x**	There are no known historical sites or structures within the area.
Would this proposal significantly change or alter a historic resource?		**x**	The proposed subdivision will not alter or change a historic resource.
If yes to the above, this referral will be sent to the JCHC historian for further review and comments.		**x**	No additional historical information is needed at this time.

IV. HISTORIC SITE AND STRUCTURE ANALYSIS:

Research Records			
	Historically Significant		**Comments**
	Yes	**No**	
Community Plan:		x	The North Plains Area Plan Historic Map does not show any historic/cultural resources within the area.
1999 – 2002 Cultural Resource database for unincorporated Jefferson County:		x	The structures found on or near the subject property were not listed or assigned a high priority value.
County Assessor Records:		x	According to County Assessor's records, the existing house was constructed in 1949. As this is greater than fifty years old, it could be considered historic.
Colorado Historic Society – Office of Archaeology and Historic Preservation:		x	No historic sites were reported within the area.
Local, State and National Register:		x	Not listed
Other Resources:		x	
Site Visit:		x	Date of Site Visit: To be determined.
Ranking or I.D.# if Applicable		x	

V. Summary and Recommendations:

- There is the possibility that as yet unidentified cultural resources exist within the proposed impact area. If any historic artifacts are discovered during land clearing or site preparation activities, the property owner should contact the Jefferson County Historical Commission and the State Archaeologist and Historic Preservation Office for the proper care and handling of the resource.

Completed By:	**Date:**
Planning and Zoning: Dennis M. Dempsey – Planner / Historical Commission Staff Liaison	May 19, 2016
Jefferson County Historical Commission:	

Jefferson County Public Health

jeffco.us/public-health

MEMO

TO: Sean Madden
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: May 4, 2016

SUBJECT: Case #16-106777 PF
5702 W. 120th Ave. Plat
Hugh Horne
5702 W 120th Ave

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

PROPOSAL SUMMARY
Plat to allow for two lots one industrial and the other residential

COMMENTS
Jefferson County Public Health (JCPH) provided comments on this property dated 4/10/15, 10/01/15, 01/19/16 and 04/16/16 regarding previous planning cases for this property. We have reviewed the documents submitted by the applicant for this platting process and have the following comments:

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

PLATTING REQUIREMENTS: **(In addition to Rezoning Requirements):**

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	05/04/16	Submit a letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and Section 22. Please note both properties must be served by public water and sewer.	Water and Wastewater

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	05/04/16	Request a plat note that requires developer to provide proof that public water and sewer services will be provided to the residential property prior to issuing the certificate of occupancy.	Wastewater
✓	05/04/16	Submit a Sensory Impact Assessment in accordance with the LDR Section 26 and **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
✓	04/16/16	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30, **if applicable.**	Environmental Site Assessment

WATER
The City and County of Broomfield provided a letter dated December 4, 2015 stating that public water and sewer is available to the proposed development.

The existing wells must be properly abandoned in accordance with the Colorado Division of Water Resources rules and regulations. JCPH requests copies of the abandonment reports.

WASTEWATER
The City and County of Broomfield provided a letter dated December 4, 2015 stating that public water and sewer is available with conditions.

JCPH has records of an onsite wastewater treatment system that serves the property at 5702 W. 120th Avenue. This system must be abandoned at the time of site development and the residential property must be connected to public sewer services since it will be within the boundaries of public utility services. Mr. Gordon Ballinger, Broker for the property owner, stated on April 10, 2015 that the developer will connect the residential property to public water and sewer.

The onsite wastewater treatment system (OWTS) must be properly abandoned in accordance with the OWTS Regulation of Jefferson County. An abandonment letter must be submitted to this Department when the residential property is connected to public water and sewer.

A plat note was added to the 5702 West 120th Avenue plat sheet 1 of 2 requiring the residence to be connected to public water and sewer prior to issuing the certificate of occupancy.

SENSORY IMPACT ASSESSMENT
This Department has reviewed the Sensory Impact Report dated September 21, 2015. This report complies with requirements set forth in Section 26 of the Jefferson County Land Development Regulation.

ENVIRONMENTAL SITE ASSESSMENT
JCPH has reviewed the Environmental Questionnaire and Disclosure Statement dated September 9, 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.

OTHER COMMENTS
This Department recommends that hazardous or flammable materials not be kept in mini-storage units.

10/18/10

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

P&Z REFERRAL T&E RESPONSE

To: Dennis Dempsey *P&Z Case Manager*
From: Mike Vanatta, Pre-Construct. Engineer ☑
Case #: 16-109960 RZ
Due Date: June 21, 2016
Property Address or PIN: 5473 Secrest Court

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

Drainage

- ☐ **T&E is currently working on a project in the area. See attached information.**
- ☐ **Other Notes:**
- ☐ **No Concerns**

Right-of-Way / Roadway Corridor Expansion Projects

Robert Taylor - Corridor Projects/ROW ☑

- ☐ Land owner will need to refund County $ for ROW purchased in *for*
  This amount ***must*** be paid before plat is recorded and/or plans are approved and released for construction.
  ☐ Documentation attached in Amanda ☐ Documentation to follow
- ☐ Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.
- ☐ Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.
- ☐ **Other Notes:**
- ☑ **No Concerns**

Traffic Operations / Transportation Planning

Derek Schuler - Traffic/Trans Engineer ☑
Yelena Onnen -Transportation Planning ☑

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

☑ **No Concerns**

Comments

no comments - yo

Additional Comments

Name ☐

Comments

These comments will by addressed as par of the SDP

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

July 21, 2016

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

RE: 5702 West 120th Avenue Plat (Extra Space Storage Subdivision)
Case no. 16-106777PF
NW1/4, NE1/4 of Section 1, T2S, R69W, 6th P.M.
Water Division 1, Water District 7

Dear Mr. Madden:

We have reviewed the information provided on July 7, 2016 concerning the above referenced proposal to subdivide a 3.6-acre parcel (known as 5702 West 120th Avenue) into two lots and two tracts. Lot 1 will be 1.25 acres and will be used for a multi-story indoor warehouse building and other light commercial uses; Lot 2 will be 1.8 acres and will be the site of future single family residential homes. There is an existing house on what will become Lot 2.

Water Supply Demand

According to the Utility Report prepared by Jehn Consulting, dated April 15, 2016, Lot 1 will require an average of 2,972 gallons of water per day for commercial purposes, which equates to 3.33 acre-feet per year. Lot 2 will require an average of 4,307 gallons of water per day for residential purposes, which equates to 4.82 acre-feet per year.

Source of Water Supply and Detention facility

The proposed water supplier is the City and County of Broomfield ("City"). A letter from the City dated December 4, 2015 was provided in the referral materials. The property is outside the City limits and therefore its connection to the City's water and sewer service requires City Council approval. However, City staff is willing to support the property's approval of service so long as the owner can meet specific conditions.

Based on a March 2014 report titled "Potable Water Master Plan and Development Strategy for the City and County of Broomfield", the City currently owns and has firmed enough water to supply up to 15,494 acre-feet of water per year. The firm yield supply is comprised of a lease agreement with Denver Water for up to 6,500 acre-feet of potable water annually, and 12,849 Colorado Big Thompson (CBT) units owned by the City, which have a reliable yield of 8,994 acre-feet per year. The City also owns 56 Windy Gap units, which have an average yield of 5,600 acre-feet per year;

however the supply is not considered in the City's firm yield supply. The report also states that the potable water demands in Broomfield during the past 10 years have ranged between 9,227 acre-feet and 12,745 acre-feet per year, with the lower end in 2004 and the upper end in 2006. In 2013 the total potable demands were slightly less than 11,000 acre-feet. Projected demand on Broomfield's potable water system at ultimate build-out will be approximately 20,300 acre-feet per year. As part of the development strategy Broomfield also plans to develop reservoir storage so that the water will be consistently available from year to year. Based on the above information, Broomfield has sufficient water available to satisfy the water requirements of this proposal.

According to the referral materials, the existing house is supplied water by a well. This office has no records of a well permit for this property. According to county assessor information, the existing house was constructed in 1949. Based on the apparent age of the house, it is likely that the existing well was constructed prior to May 8, 1972, the date after which a well permit would have been required prior to construction of the well. Therefore, the existing well appears to be an unregistered historical well. Should the applicant apply to register the well today, any permit issues would be in accordance with section 37-92-602, Colorado Revised Statutes. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. According to the application materials, the existing well and onsite wastewater treatment system will be abandoned as part of the Phase 1 Development Plan. **To prevent injury to vested water rights, the existing well must be plugged and abandoned in accordance with the Water Well Construction Rules, or else re-permitted pursuant to a court decreed plan for augmentation prior to final approval of the subdivision.**

The application materials indicate that the proposed development will have a detention pond. As previously mentioned, the applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif, to meet the notification requirements.

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, **so long as the Applicant obtains approval from Broomfield's City Council for water and sewer service and the applicant plugs and abandons the existing water well prior to final approval of the subdivision.**

Should you or the Applicant have any questions, please contact Karlyn Armstrong of this office.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision file

Right of Way & Permits

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

September 8, 2016

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

Attn: Sean Madden

Re: 5702 West 120th Avenue – 3rd referral, Case # 16-106777PF

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the third referral site plans and subdivision plat for the **5702 West 120th Avenue**, acknowledges the applicant's comments, and requests that Tract A's uses be defined and to include utility use. If this is not possible, the applicant must contact **Frank Grady**, Right-of-Way Agent at 303-425-3874 and a blanket PSCo utility easement will be requested.

The property owner/developer/contractor is reminded to contact the **Builder's Call Line** at 1-800-628-2121 or https://xcelenergy.force.com/FastApp (Register so you can track your application) and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal. 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

ZONING REVIEW MEMO

Date: September 1, 2016

To: Sean Madden

From: Elyse Dinnocenzo

Re: To subdivide the property into 1-Single Family Attached Lot and 1-Commercial Lot. .

Case no. 16-106777 PF

I have the following comments on this case:

1. Tract A should be changed to a drainage easement if the only purpose of Tract A is to satisfy drainage requirements on the site, and Planning Engineering deems it possible.

2. If Tract A is platted as a tract and not an easement, setbacks would be measured from the interior edge of Tract A. The proposed building setbacks on the most recent SDP referral submittal would therefore not be compliant with the required setbacks of the recently approved ODP.

3. Once the Plat is recorded, any changes in the legal description, easements, etc must be reflected in the SDP submittal. Changes that occur in the Platting process may require resubmission of certain SDP documents to re-review.

4. A Minor Variation for internal landscaping requirements has been submitted as part of the SDP process.

5. Landscaping requirements will be addressed during the SDP process.

6. Parking will be addressed during the SDP process.

7. Architecture will be addressed during the SDP process.

8. Lighting will be addressed during the SDP process.

9. **Signage should not be shown on the Plat or SDP.**

10. Prior to the placement, erection, or construction of any new structures, signs, fences, retaining walls, etc., on this property, all required permits must be obtained from the County.

Thank you,

Elyse Dinnocenzo, Planner

EXTRA SPACE STORAGE

OFFICIAL DEVELOPMENT PLAN
5702 WEST 120TH AVENUE

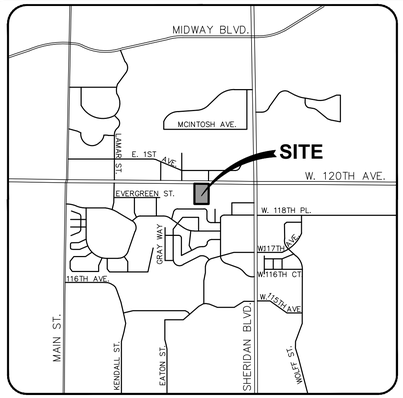
LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

9/21/2015

SHEET 1 OF 1

CASE NUMBER: **15-122995RZ**

MAP NUMBER: **1**



VICINITY MAP
1"=2000'

WRITTEN RESTRICTIONS

PERMITTED USES

1. LAND USE AREA 1:
   - A. INDOOR WAREHOUSING, STORAGE AND SELF-STORAGE;
   - B. MEDICAL AND DENTAL OFFICES AND CLINICS;
   - C. BUSINESS AND PROFESSIONAL OFFICES; AND
   - D. LABORATORY, INCLUDING EXPERIMENTAL OR TESTING AND OTHER RESEARCH, EXCEPT THOSE INVOLVED IN ANY HAZARDOUS PROCESS, OR THAT EMIT NOXIOUS NOISE, DUST, FUMES OR ODOR.
2. LAND USE AREA 2:
   - A. SINGLE-FAMILY DWELLINGS.

ACCESSORY USES

1. LAND USE AREA 1:
   - A. SINGLE-FAMILY DWELLING AS AN ON-SITE CARETAKER UNIT ACCESSORY TO INDOOR WAREHOUSING, STORAGE AND SELF-STORAGE;
   - B. SALE OF RETAIL EQUIPMENT, SUPPLIES AND MATERIALS ACCESSORY TO INDOOR WAREHOUSING, STORAGE AND SELF-STORAGE;
   - C. CONSTRUCTION TRAILERS DURING CONSTRUCTION, NOT TO EXCEED TWO YEARS; AND
   - D. CUSTOMER AND EMPLOYEE PARKING OF OPERABLE MOTOR VEHICLES.
2. LAND USE AREA 2:
   - A. PRIVATE GARAGE, MINI-STRUCTURE, STORAGE SHED;
   - B. PRIVATE BUILDING OR KENNEL FOR DOGS, CATS OR SIMILAR DOMESTIC PETS; AND
   - C. HOME OCCUPATIONS PROVIDED THE REQUIREMENTS AND CONDITIONS OF THE BOARD OF ADJUSTMENT OR THE HOME OCCUPATION SECTION OF THE JEFFERSON COUNTY ZONING RESOLUTION HAVE BEEN MET.

LOT STANDARDS

1. LAND USE AREA 1:
   - A. MINIMUM AREA REQUIREMENTS: 1 ACRE
   - B. MAXIMUM NUMBER OF LOTS: ONE (1)
   - C. MINIMUM BUILDING SETBACKS FROM:
     - I. FRONT: 50 FEET
     - II. SIDE: 30 FEET
     - III. REAR: 20 FEET
   - D. MINIMUM LANDSCAPED/OPEN AREA (INCLUDING DETENTION POND): 20% OF SITE
2. LAND USE AREA 2:
   - A. MINIMUM LOT SIZE: 7,500 SQUARE FEET
   - B. MAXIMUM NUMBER OF LOTS: EIGHT (8)
   - C. MINIMUM BUILDING SETBACKS FROM:
     - I. FRONT: 20 FEET
     - II. SIDE: 5 FEET ON EACH SIDE
     - III. REAR, SINGLE-FAMILY: 20 FEET
     - IV. REAR, GARAGE OR OTHER ACCESSORY STRUCTURE 5 FEET

BUILDING STANDARDS

1. LAND USE AREA 1:
   - A. MAXIMUM BUILDING HEIGHT *: 37 FEET
   - B. MAXIMUM BUILDING FOOTPRINT, AS PERCENTAGE OF SITE: 51%

   *BUILDING HEIGHT IS MEASURED FROM THE AVERAGE BUILDING PERIMETER GRADE POINT, BUT THE HEIGHT LIMITATION DOES NOT APPLY TO CHIMNEYS, ROOFTOP MECHANICAL, AND ARCHITECTURAL DESIGN FEATURES.
2. LAND USE AREA 2:
   - A. MAXIMUM BUILDING HEIGHT
     - I. PRIMARY STRUCTURE: 35 FEET
     - II. OTHER ACCESSORY STRUCTURE 25 FEET

ARCHITECTURAL STANDARDS

1. LAND USE AREA 1: ALL BUILDINGS SHALL CONFORM TO THE ARCHITECTURAL STANDARDS SET FORTH IN THE JEFFERSON COUNTY ZONING RESOLUTION EXCEPT AS MODIFIED BY THIS ODP. THE MATERIALS FOR THIS DEVELOPMENT SHALL CONSIST OF MATERIALS THAT EITHER RESEMBLE OR ARE THE NATURAL MATERIALS OF BRICK, STUCCO, STONE, SLATE, MASONRY, GLASS AND OTHER SIMILAR MATERIALS. BUILDING MATERIAL COLORS SHALL BE LOW-REFLECTANCE SUBTLE, NEUTRAL OR EARTH-TONE IN COLOR. BUILDINGS LONGER THAN 75 FEET IN LENGTH SHALL USE DESIGN FEATURES TO BREAK UP THE FACADE OF THE BUILDING TO GIVE THE APPEARANCE OF MULTIPLE BUILDINGS.

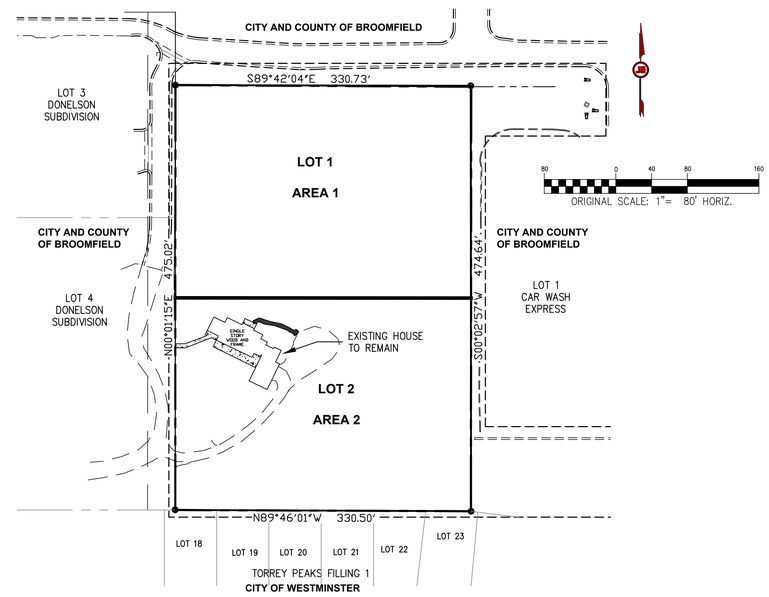
   [SEE EXAMPLE ELEVATIONS TO THE RIGHT.]
2. LAND USE AREA 2: ALL BUILDINGS SHALL CONFORM TO THE ARCHITECTURAL STANDARDS SET FORTH IN THE SECTION 21, RESIDENTIAL – ONE B OF THE JEFFERSON COUNTY ZONING RESOLUTION.

PARKING STANDARDS

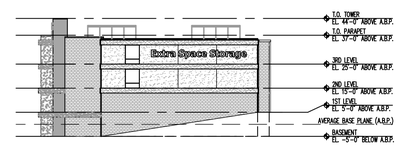
1. LAND USE AREA 1:
   - a. FOR INDOOR WAREHOUSE STORAGE AND SELF-STORAGE, 1 SPACE PER 10,000 SQUARE FEET OF GROSS BUILDING SQUARE FOOTAGE AND 2 LOADING SPACES; ADDITIONAL LOADING SPACES ARE PERMITTED AND WILL COUNT TOWARDS THE MINIMUM PARKING SPACES REQUIRED BY THE RATIO; HANDICAPPED SPACES PROVIDED AS REQUIRED BY APPLICABLE LAW.
   - b. FOR ALL OTHER PERMITTED USES, PARKING AND LOADING SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE JEFFERSON COUNTY ZONING RESOLUTION.
2. LAND USE AREA 2: PARKING SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION 21, RESIDENTIAL – ONE B OF THE JEFFERSON COUNTY ZONING RESOLUTION.

FENCING, LANDSCAPING, SIGNAGE AND LIGHTING

1. LAND USE AREA 1: SECURITY FENCING CAN BE UP TO 8 FEET HIGH. FENCING SHALL CONSIST OF WROUGHT IRON FENCING WITH BRICK MASONRY COLUMNS. LIGHTING SHALL BE DIRECTED AND DOWNCAST AND SHALL NOT EXTEND BEYOND PROPERTY LINES. LIGHT SOURCES VISIBLE FROM RESIDENTIAL HOMES SHALL BE SHIELDED. LANDSCAPING AND SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE JEFFERSON COUNTY ZONING RESOLUTION.
2. LAND USE AREA 2: FENCING, LANDSCAPING, SIGNAGE AND LIGHTING SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION 21, RESIDENTIAL – ONE B OF THE JEFFERSON COUNTY ZONING RESOLUTION.



CONCEPTUAL ELEVATIONS



WEST ELEVATION

NORTH ELEVATION

TITLES AND NAMES:

1. OFFICIAL DEVELOPMENT PLAN PREPARED BY:

   JeHN ENGINEERING
   5690 WEBSTER STREET
   ARVADA, CO 80002
   PHONE (303) 423-6036
   AND
   STUDIO DH ARCHITECTURE
   1300 JACKSON STREET, SUITE 200
   GOLDEN, CO 80401
   PHONE (303) 458-9665
2. DATE PREPARED: 09/21/15
3. DATE REVISED: 3/1/2016
4. OFFICIAL DEVELOPMENT PLAN TITLE: EXTRA SPACE STORAGE OFFICIAL DEVELOPMENT PLAN
5. OWNER: HORNE STORAGE DEVELOPMENTS, LLC

STATEMENT OF INTENT:

THIS OFFICIAL DEVELOPMENT PLAN IS INTENDED TO DESIGN LAND USES WITHIN THE PROPERTY THAT ARE COMPATIBLE WITH THE SURROUNDING LAND USES WITHIN THE CITY AND COUNTY OF BROOMFIELD AND THE CITY OF WESTMINSTER IN A MANNER THAT IS CONSISTENT WITH THE REQUIREMENTS AND STANDARDS OF JEFFERSON COUNTY, COLORADO.

LEGAL DESCRIPTION:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,

EXCEPT THE NORTH 185.00 FEET THEREOF CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY INSTRUMENT RECORDED IN BOOK 1633 AT PAGE 200.

COUNTY OF JEFFERSON, STATE OF COLORADO.

COUNTY COMMISSIONERS CERTIFICATE:

THIS OFFICIAL DEVELOPMENT PLAN, TITLED_____ WAS APPROVED THE_____ DAY OF_____,20____,AND IS ACCEPTED BY THE BOARD OF COMMISSIONERS THIS_____DAY OF_____,20____.

BOARD OF COUNTY COMMISSIONERS:

_____
CHAIRMAN .

_____
CLERK .

CLERK AND RECORDER'S CERTIFICATE:

THIS OFFICIAL DEVELOPMENT PLAN, TITLED_____ WAS APPROVED ACCEPTED FOR FILING IN THIS OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS_____DAY OF_____,20____
AT_____O'CLOCK_____,M.

_____ By:_____
JEFFERSON COUNTY CLERK RECORDER DEPUTY CLERK

APPLICABILITY STATEMENT:

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS OFFICIAL DEVELOPMENT PLAN, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE JEFFERSON COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION.

OWNER'S CERTIFICATE:

WE, STEPHEN L. PORTER AND GOERGIA A. HOLMES, AS INDIVIDUALS, AS OWNERS OF THE LAND AFFECTED BY THIS PLANNED DEVELOPMENT, ACCEPT AND APPROVE ALL CONDITIONS SET FORTH HEREIN.

OWNERS:

BY: _____
STEPHEN L. PORTER

BY: _____
GEORGIA A. HOLMES

NOTARY PUBLIC:

COUNTY OF)
)SS
STATE OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____2015,
BY STEPHEN L. PORTER AND GEORGIA A. HOLMES, AS INDIVIDUALS.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

NO.	REVISIONS	DATE	BY
1	ADDED CASE NUMBER	2/9/16	EC
2	BUILDING HEIGHT CHANGE	3/1/16	EC

JeHN ENGINEERING
5690 WEBSTER STREET
ARVADA, CO 80002
PH. (303) 423-6036 FAX (303) 467-9438

PM 1:28:21 03/08/2016 Dwg:P:\EXT-CO\P14EXT01\DWG\ODP\ODP1 W. 5TH ST 15-122995RZ

CASE SUMMARY

Regular Agenda

PC Hearing Date: September 28, 2016

BCC Hearing Date: October 18, 2016

16-107974RZ Rezoning

Case Name: Ryan Ranch Lot 22 Official Development Plan

Owner/Applicant: Avel and Jessica Kolesnikov

Location: 15925 West 60th Circle
Section 12, Township 3 South, Range 70 West

Approximate Area: 5.27 Acres

Purpose: **To rezone from Planned Development (PD) to PD to allow future subdivision of the property into 16 lots for single-family detached units.**

Case Manager: Christiana Farrell

Issues:
- Compatibility, loss of views and traffic impacts

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

Interested Parties:
- Neighboring properties

Level of Community Interest: High

Representative: Paul Galchenko

General Location: McIntyre Street and W 60th Avenue

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

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

September 28, 2016

RESOLUTION

16-107974RZ	**Rezoning**
Case Name:	Ryan Ranch Lot 22 Official Development Plan
Owner/Applicant:	Avel and Jessica Kolesnikov
Location:	15925 West 60th Circle Section 12, Township 3 South, Range 70 West
Approximate Area:	5.27 Acres
Purpose:	**To rezone from Planned Development (PD) to PD to allow future subdivision of the property into 16 lots for single-family detached units.**
Case Manager:	Christiana Farrell

The Jefferson County Planning Commission hereby recommends **DENIAL** 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 is not in general conformance with the Comprehensive Master Plan because it does not meet all applicable sections of the Plan policies.

   B. The proposed land uses are not compatible with existing and allowable land uses in the surrounding area because the lot size, densities and uses are not comparable to surrounding properties.

   C. The proposed land uses will result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

Commissioner **SPENCER** 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**	**Nay**
Commissioner	**Hatton**	**Nay**
Commissioner	**Burke**	**Aye**
Commissioner	**Spencer**	**Aye**

The Resolution was adopted by **majority** 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, September 28, 2016.

Bonnie Benedik
Administrative Assistant

Staff Report

PC Hearing Date: September 28, 2016

BCC Hearing Date: October 18, 2016

16-107974RZ Rezoning

Case Name: Ryan Ranch Lot 22 Official Development Plan

Owner/Applicant: Avel and Jessica Kolesnikov

Location: 15925 West 60th Circle
Section 12, Township 3 South, Range 70 West

Approximate Area: 5.27 Acres

Purpose: **To rezone from Planned Development (PD) to PD to allow future subdivision of the property into 16 lots for single-family detached units.**

Case Manager: Christiana Farrell

Representative: Paul Galchenko

Existing Use: Residential

BACKGROUND/UNIQUE INFORMATION:

This is a request to rezone from Planned Development (PD) to (PD) to allow up to 16 single family homes. One house currently exists on the property, and the applicant proposes to allow 15 additional lots for single-family detached dwelling units. The property (Lot 22) is part of the Ryan Ranch Filing One Subdivision, and is currently under the same zoning restrictions as the surrounding properties, the Ryan Ranch Official Development Plan. The applicant plans to connect the existing house and all lots to public water and sanitation.

The subject property is a gently sloping, approximately 5.27-acre lot that sits at one of the highest points in the surrounding neighborhood. Lot 22 has legal access through the Ryan Ranch subdivision to West 60th Circle, along the south of the property. Current restrictions on the property from the existing zoning would allow for up to 5 additional ½ acre lots. However, because the applicant proposes to allow for up to 16 lots with a minimum lot size of 8,500 square feet, a rezoning is required.

SURROUNDING ZONING/LAND USE:

	Adjacent Zoning	Land Use
North:	Planned-Development (PD)	Single Family Dwelling Units
South:	Planned-Development (PD)	Single Family Dwelling Units
East:	Planned-Development (PD)	Single Family Dwelling Units
West:	Planned-Development (PD)	Single Family Dwelling Units

NOTIFICATION:

A community meeting was held for this rezoning application on February 26, 2016. There were approximately 50 citizens in attendance. Those in attendance generally had questions related to the rezoning process, traffic, who would maintain the access roads to the site that are part of the existing HOA, property values, how water pressure in existing homes would be impacted, drainage problems caused from the site, and safety of residents during construction. The applicant explained that they would be happy to become a part of the existing HOA and pay into the road maintenance costs, that water pressure could be mitigated though booster pump systems and working with the water district, and that existing drainage problems on site would be mitigated through the design of the site's water quality detention pond that will be required as part of the development.

As a requirement of the Jefferson County Zoning Resolution, 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 hearings dates for both the Planning Commission Hearing and the Board of County Commissioners' Hearing.

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

3. Notification of the hearing before the Planning Commission and the Board of County Commissioners' was published in the West JeffCo YourHub Newspaper.

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

- CANDLELIGHT VALLEY HOA
- FAIRMOUNT IMPROVEMENT ASSN
- FOREST SPRINGS HOA
- JEFFERSON COUNTY HORSEMENS ASSN
- MARRIOTT ORCHARD HOA
- SAVE THE MESAS INC
- SUNRISE RIDGE SUBASSOCIATION NO.2
- WEST WOODS RANCH MASTER ASSOCIATION

During the processing of the application, Staff **has** received 20 responses in opposition to the proposal.

COMPREHENSIVE MASTER PLAN ASSESSMENT:
Area Plan: North Plains Area Plan

	Land Use	Physical Constraints	Community Resources	Infrastructure, Water and Services
Conformance	**X(1)**	**X (2)**	**X (3)**	**X (4)**
Non-Conformance				

Services: Fairmount Fire Protection District
North Table Mountain Water and Sanitation District
APEX Park and Recreation District

****

ANALYSIS OF PLAN:

1. **<u>Land Use:</u>** The Comprehensive Master Plan (CMP) discusses encouraging development that is appropriate to the area, ensuring that there are unique and diverse communities in which to live, work, and enjoy outdoor recreation. It encourages economic development and infill and redevelopment projects. New developments should be evaluated for the impacts on the health of a community, and that new development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and entitled uses on adjacent parcels.

Areas of Conformance:

a. All Development

The Comprehensive Master Plan (CMP) encourages development that is appropriate to the area, recommends infill and redevelopment projects to improve the vitality of the community, to reduce sprawl and to increase tax benefits to the County.

The subject property is within an area surrounded by existing single family homes. Properties directly adjacent to this parcel have lot sizes as small as 6,967 square feet. A 20 ft rear setback is required in the ODP to provide some buffer to the neighbors. This rezoning would result in development which is appropriate to the area, would comply with the Plan recommendations for density of 4 dwelling units per acre, and would be considered an infill development.

b. Housing

A goal of the housing section of the CMP is to promote well-planned sustainable residential neighborhoods that create a sense of place and complement the existing community character through a variety of housing options.

As mentioned above, this rezoning would result in housing that would be comparable to the surrounding properties and would complement the existing community character. The applicant is proposing to follow all of the existing standards for architecture, landscaping, and site design of the surrounding Ryan Ranch Official Development Plan that the neighboring properties fall under. The applicant is also agreeable to becoming a part of the Ryan Ranch HOA and paying into the maintenance of roads and community amenities.

c. Area Recommendation

The subject property is located within Area 13, of the North Plains Area Plan. The recommended residential density for this site is 4 dwelling units per acre.

The applicant's proposal to rezone and subdivide the approximately 5.27 acre parcel into 16 single family detached lots would be consistent with the Plan's recommended land use and density for this site.

Summary of Analysis: *The proposed rezoning to allow up to 16 lots with a minimum sizes of 8,500 square feet is comparable with the surrounding properties and is in conformance with the recommendations of the* North Plains Area Plan.

2. **<u>Physical Constraints:</u>** The Comprehensive Master Plan describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.

Areas of Conformance:

a. General

The Plan states that development should not aggravate, accelerate, or increase the level of risk from natural hazards.

The rezoning application was referred to the County Geologist as well as the Colorado Geological Survey. Neither entity expressed concerns with the application. The property is not within a floodplain, nor are there significant slopes or known geologic hazards.

Summary of Analysis: *No hazards have been identified on the property. The proposal complies with this section of the Plan.*

3. **<u>Community Resources:</u>** The Community Resources chapter contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.

Areas of Conformance:
a. Visual Resources
The Plan strives to mitigate the visual impact of new development in visually sensitive areas.

The subject property is not indicated to be within a visually sensitive area. Building height is limited to 35', the same height presently allowed on the property under the existing PD zone district. This is also the allowed height for the other surrounding residences in the area.

b. Air, Light, Odor, and Noise
A goal of the Plan is to encourage the effective management of air quality and the impacts of light, odor and noise.

Air, light, odor and noise impacts associated with the development of 16 new homes would be comparable to the impacts associated with any of the other surrounding residential developments. Temporary noise impacts resulting from construction activities should be expected.

Summary of Analysis: *The proposed rezoning will have minimal affects on the air, light, odor and noise to the surrounding developments, which are primarily residential. Visual impacts would be related to new buildings and/or the building height, which could already occur under the present zoning.*

4. **<u>Infrastructure, Water & Services:</u>** The applicable elements of this chapter include Transportation, Water and Wastewater, and Services.

Areas of Conformance:
a. Transportation
The Plan states that the County should ensure that the transportation system will have the capacity to support future population growth while maintaining an acceptable level of service.

The applicant submitted a transportation analysis. The analysis indicates access to the new homes will be via a private drive off of West 60th Circle. The analysis states that less than 1,000 daily trips will be generated, and the existing road network is sufficient for proposed uses.

b. Water & Wastewater
The Plan strives to protect the quality and quantity of water resources in the County.

Stormwater runoff will be addressed at the time of plat. It will be required to meet the standards of the Jefferson County Storm Drainage Design and Technical Criteria Manual. This includes employing runoff reduction practices, water quality and control, Best Management Practices, and controlling vector-borne diseases such as West Nile Virus. The existing home will be required to hook up to public water and sanitation.

c. Services
A goal of the CMP is to ensure existing Services are sufficient for proposed new development.

The property will be served by the North Table Mountain Water and Sanitation District who has submitted "will serve" letters. A note has been added to the rezoning written restrictions that will ensure the requirement for booster systems for water pressure is met. Fairmount Fire is also aware of the water pressure issue, and is requiring that hydrants meet standards, and that sprinkler systems be required in the houses to ensure there is no public safety issue related to the low water pressure

in this area. These concerns have all been addressed with the written restrictions, and further requirements will come at the time of the plat.

Summary of Analysis: *W 60th Circle has been designed to provide sufficient capacity to accommodate the proposed houses, and the water and sewer providers have submitted "will serve" letters. The proposal complies with this section of the Plan.*

COMPATIBILITY:

Staff is of the opinion that this proposal is compatible with the allowed and existing land uses in the general vicinity. The proposed lot sizes of 8,500 square feet would be consistent with the lot sizes of surrounding properties to the east and south. The written restrictions require a 20-foot rear setback, which should help mitigate perceived impacts from the new residences along the east property line and is consistent with the setback requirements of the surrounding properties.

SUMMARY OF STAFF POSITION:
Staff supports the proposed rezoning request because of the compatibility in the lot sizes, and because the development utilizes existing infrastructure and could be considered an infill development. Furthermore, the proposed densities will be in conformance with the Plan's recommended density and be consistent with the surrounding residential densities.

PLANNING COMMISSION:

Planning Commission Recommendation (Resolution Dated September 28, 2016, Attached):

Approval	
Approval with Conditions	
Denial	X (4-2) vote

The case was scheduled on the regular agenda for the Planning Commission Hearing. Seven citizens offered public testimony related to the following:

- safety concerns during construction and development of the site
- traffic through the private roads of Ryan Ranch that the HOA maintains
- existing and potential drainage problems from the site
- decreased property values, primarily due to the loss of views
- loss of water pressure

The Planning Commission discussed the case at length, with much of their discussions related to compatibility of lot sizes, loss of views and number of lots that could be developed under the current zoning. After a vote to recommend approval of the rezoning failed, the Planning Commission voted 4–2 to recommend DENIAL of the rezoning application.

With respect to the Planning Commission's recommendation of denial, Staff continues to maintain the position of support for the proposed rezoning due to the proposal's compliance with the Comprehensive Master Plan, its compatibility to the surrounding uses, and the expectation that it will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find that:

1. **The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies;**

2. **The proposed land uses are compatible with existing and allowable land uses in the surrounding area because the lot sizes, densities and uses are comparable to surrounding properties; and,**

3. **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.**

And;

Staff recommends that the Board of County Commissioners APPROVE Case No. 16-107974RZ subject to the following conditions:

1. **Recordation of a revised Official Development Plan in accordance with the red-marked print dated October 18, 2016.**

COMMENTS PREPARED BY:

Christiana Farrell

_____

Christiana Farrell, AICP, Senior Planner
October 5, 2016

Jefferson County Land Use Case Management

CASE DATES SUMMARY

Case Number: **16-107974 RZ** Case Type: **Rezoning**

Pre-application Meeting Date: **December 11, 2014**

Community Meeting Date: **February 26, 2016**

Applicant Makes Complete Submittal: **April 22, 2016**

Case Sent on First Referral: **April 25, 2016**

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

Determination That Case Should Proceed to Hearing: **August 22, 2016**

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

October 18, 2016
Red Marked Print

Ryan Ranch Lot 22 Official Development Plan
Rezoning Case # 16-107974RZ

A. Intent – The purpose of this Rezoning is to allow a maximum of 16 residential lots on Lot 22 of the Ryan Ranch Filing One Subdivision.

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

C. All of the standards of the Ryan Ranch Official Development Plan applicable to use area 'A', recorded at reception number F1170318 and all other applicable section of the Zoning Resolution, shall apply to the property as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B with the following exceptions:

1. A maximum of 16 lots for single family detached homes.
2. Minimum lot size shall be 8,500 square feet
3. The following setbacks shall apply:
    a. Front: 20 feet
    b. Side: 5 feet
    c. Side to Street: 20 feet
    d. Rear: 20 feet
    e. Distance between structures: 15 feet
4. A note shall be added to the Plat that requires an approved fire sprinkler system be installed in each of the 15 proposed additional residential units.
5. A note shall be added to the Plat that requires private booster systems for water pressure in each home.
6. A note shall be added to the Plat requiring the existing single family home to connect to public water and sanitation prior to the issuance of building permits for new homes in the development.

As owner(s) of the affected land, I accept and approve all conditions set forth herein this _____ day of _____,201___.

Sign_____
Avel Kolesnikov, Owner

Sign_____
Jessica Kolesnikov, Owner

County of)
)SS
State of)

The foregoing instrument was acknowledged before me this ____ day of _____ 201___, by Avel Kolesnikov and Jessica Kolesnikov, owners of Lot 22, Ryan Ranch Filing One.

WITNESS my hand and official seal

_____
Notary Public
My commission expires: _____

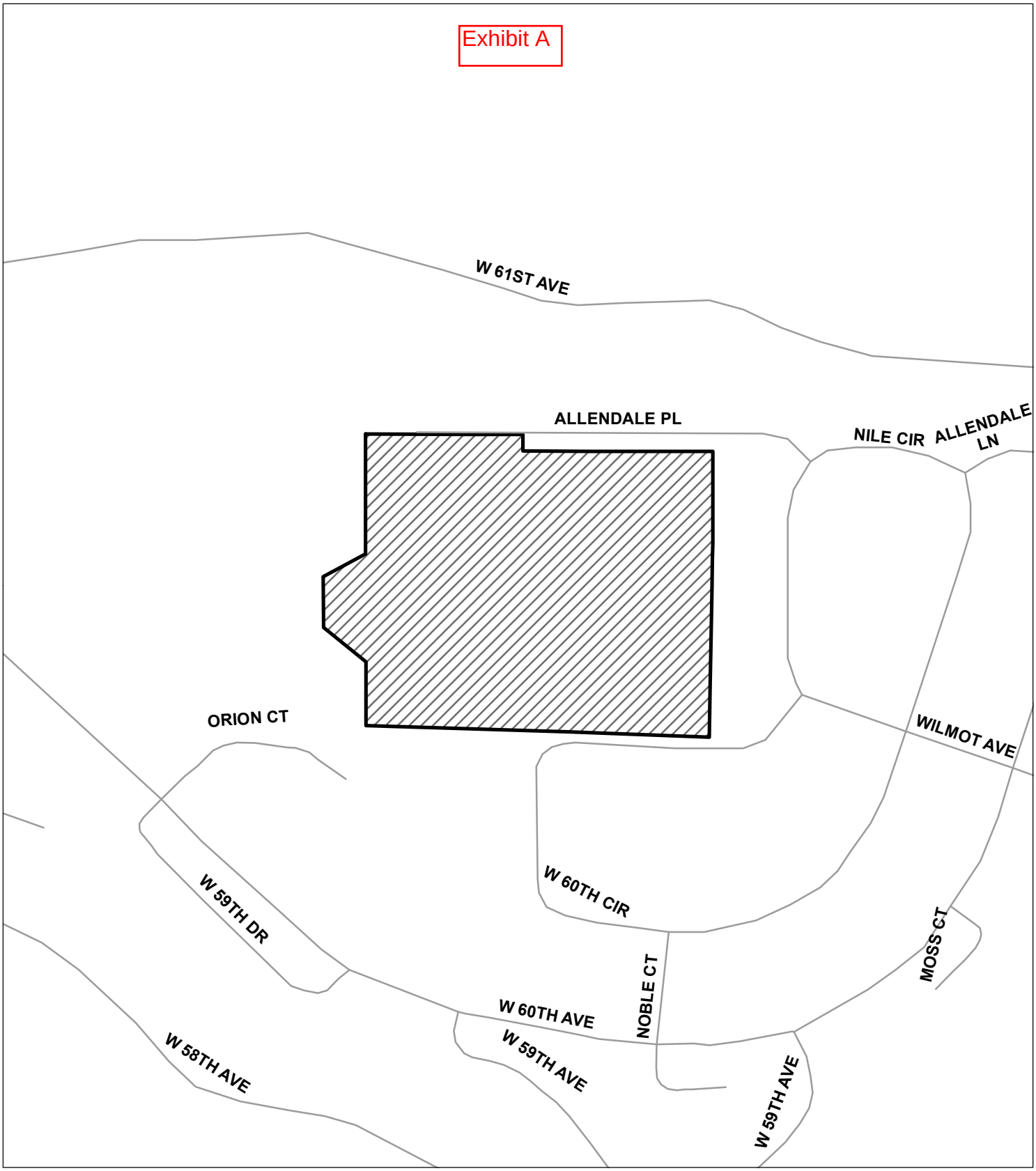
<u>COUNTY COMMISSIONER'S CERTIFICATE:</u>

This Official Development Plan, titled Ryan Ranch Lot 22 Official Development Plan, was approved the _____ day of _____201__, and is accepted by the Board of County Commissioners this _____day of_____, 201__.

BOARD OF COUNTY COMMISSIONERS: _____
Chairman

_____
Clerk

Exhibit A



Case Number: 16-107974RZ

Location: Sec. 12, T3S, R70W

N
W E
S

0 200
Feet

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

1:2,400 Plot: 2016-05-13

Orthos: 75

Vicinity

Exhibit B

Case No. 16-107974RZ

Legal Description

Street Location of Property 15925 West 60th Circle
Is there an existing structure at this address? Yes X No_____

Type the legal description and address below.

Lot 22, Block 1, Ryan Ranch Filing 1 recorded at Reception number F1905103 in the records of the Jefferson County Clerk and Recorder, State of Colorado.

Advise of Ortho Map No. 75 Section 12 Township 3 S. Range 70 W.
Calculated Acreage 5.27 Acres Checked by: Ed Wieland
Address Assigned (or verified) 15925 West 60th Circle

Case Number: 16-107974RZ

Location: Sec. 12, T3S, R70W

N
W E
S

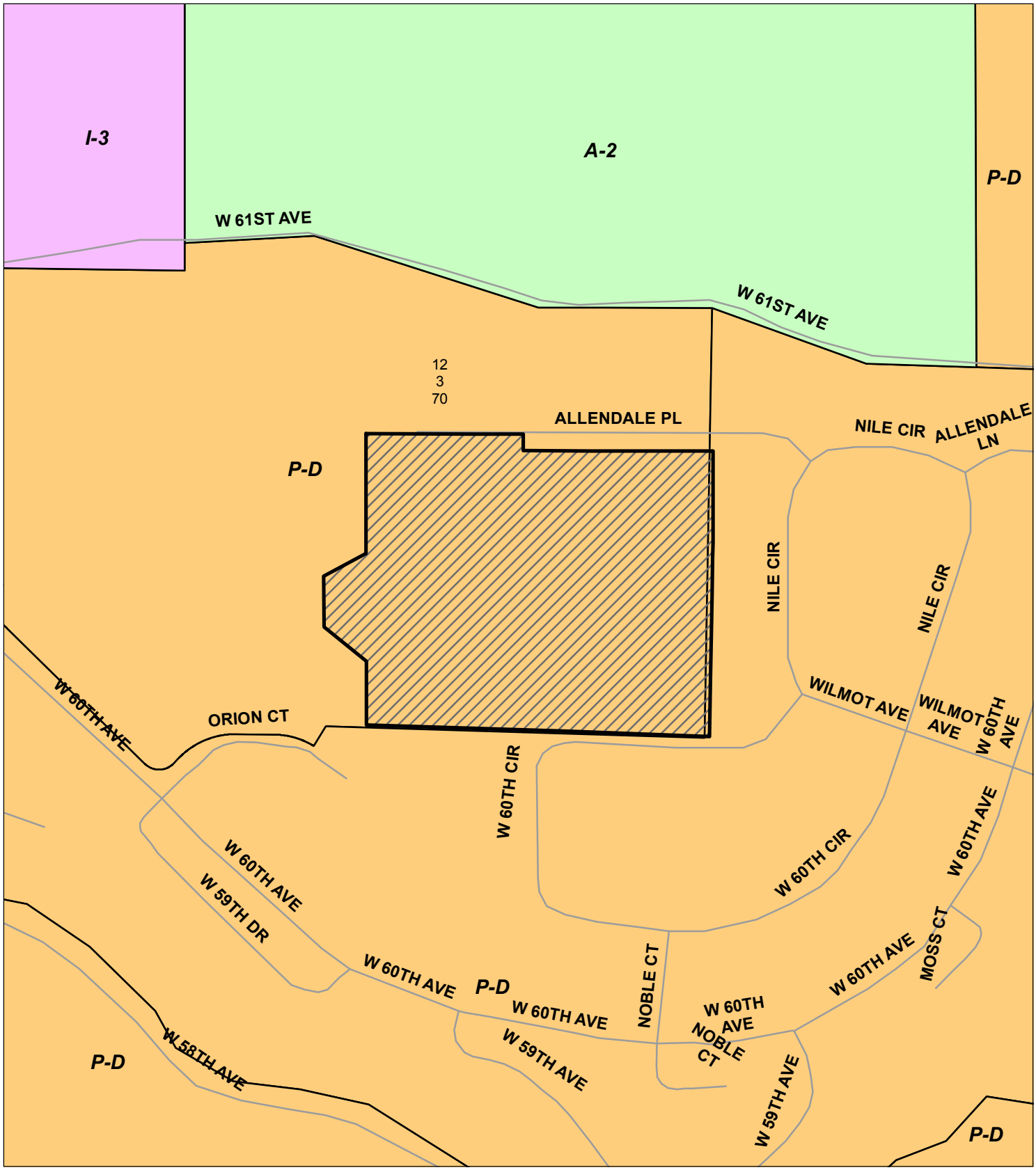
0 200 Feet

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

1:2,400 Plot: 2016-05-13

Orthos: 75

2012 Photography



Case Number: 16-107974RZ

Location: Sec. 12, T3S, R70W

N
W E
S

0 200 Feet

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

1:2,400 Plot: 2016-05-13

Orthos: 75

Zoning

From: Bonnie Benedik
Bcc: "felicia@acmhoa.com"; "judson@bajabb.com"; "tluebke@associacolorado.com"; "etomandjudy@centurylink.net"; "codychristman@ymail.com"; "donaldparker@gmail.com"; "rdudley@associacolorado.com"; Ed Peck; John Nihiser; Nancy York; Ed Wieland; Ben Hasten; Pat OConnell; Mike Vanatta; Patricia Krmpotich; Lindsay Townsend; Craig Sanders; Tracy R. Volkman; Russell Clark; Mike Schuster; Charles Barthel; Ross Klopf; Dennis Dempsey; Heather Gutherless; Carlos Atencio; Michaelyne Klym; Alicia Doran; "justinh@apexprd.org"; "nathane@apexprd.org"; "George, Donna L"; "scott_moore@cable.comcast.com"; "charles.place@centurylink.com"; "ingrid.hewitson@state.co.us"; "kiel.g.downing@usace.army.mil"; "eliza.hunholz@state.co.us"; "jeffersonconservationdistrict@gmail.com"; "CGS_LUR@mines.edu"; "sarah.brucker@state.co.us"; "chris.quinn@rtd-denver.com"; "dmallory@udfcd.org"; "Wendy@ntmwater.org"; "Neil Rosenberger"; John Wolforth; Suzanne Maki; Deborah Churchill; Maxmilian Raileanu
Subject: 16-107974RZ - Electronic Referral
Date: Monday, April 25, 2016 10:05:00 AM

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. Please review the specific electronic documents related to the first referral found **here**. Comments should be submitted via e-mail to the case manager by the due date below. This property will also submit for a subsequent subdivision plat related to the rezoning request.

Case Number: **16-107974RZ**
Case Name: **Ryan Ranch Lot 22**
General Location: **Lot 22 of Ryan Ranch Subdivision (McIntyre Street and W 60th Ave)**
Case Type: **Rezoning**
Type of Application: **Amend the existing Ryan Ranch ODP to allow a portion of Use Area A (lot 22) to have 16 total residential lots with a minimum lot size of 8,500 sq ft**
Case Manager: **Christiana Farrell**
Comments Due: **May 13, 2016**
Case Manager Contact Information: **cfarrell@jeffco.us** **303-271-8740**

Additional information related to this case can be viewed **here**. Some of the links on this page that may be helpful are the links to the case file (public documents), to the Jeffco mapping system (jMap) and to the case tracking system (general application details).

Jeffco:	External:	HOA:
Building Safety	APEX Park and Rec	CANDLELIGHT VALLEY HOA
Open Space	Xcel	FAIRMOUNT IMPROVEMENT ASSN
Cartography	Comcast	FOREST SPRINGS HOA
Addressing	CenturyLink	JEFFERSON COUNTY HORSEMENS ASSN
Geologist	Colorado Dept. of Public Health	MARRIOTT ORCHARD HOA
T&E	Colorado Historical Society	SAVE THE MESAS INC
Public Health	Division of Wildlife	SUNRISE RIDGE SUBASSOCIATION NO.2
Zoning Administration	Soils Conservation District	
Planning Engineering	Colorado Geological Survey	
Long Range	Division of Water Resources,	
Road and Bridge 1	State Engineer's Office	
Weed and Pest	North Table Mtn Water & San District	
Jeffco Historical Commission	Fairmount Fire Protection Dist	
	RTD	
	Urban Drainage	

Christiana Farrell

From: Neil Rosenberger [nrosenberger@fairmountfire.org]
Sent: Tuesday, August 16, 2016 11:00 AM
To: Christiana Farrell
Cc: Robert Ipatenco; Alan Fletcher
Subject: Re: Case # 16 107974RZ Ryan Ranch Lot 22 Rezoning/Redevelopment

Importance: High

Good morning,

This is in response to your request for our agency's input on the Ryan Ranch Redevelopment proposal.
The Fairmount Fire Protection District has several concerns which will need to be addressed prior to our approval of the Rezoning/Redevelopment.
They are as follows:

1. Available water supply/pressure supplied by North Table Mountain Water and Sanitation District in the area has recently been tested and is inadequate (40 psi). It should be noted that FFPD will require an approved NFPA 13D fire sprinkler system be installed in each of the 16 proposed residential units.
2. Fire hydrant locations still need to be identified and will need to meet the requirements set forth in the Jefferson County/Fairmount FPD adopted, IFC 2015.
3. The development will need to meet the minimum roadway standards, as set forth by Jefferson County and the Fairmount FPD and the adopted IFC 2015.

Thank you,

Neil

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

Board of Directors
Jeff Glenn, President
Jim Whitfield, Vice President
Lee Humrich, Treasurer/Secretary
Kristen Larington, Director
Tommy Skul, Director

Executive Director
Lauri Dannemiller

APEX
PARK & RECREATION DISTRICT
13150 W. 72ND AVE, ARVADA, CO 80005
303-424-2739 • APEXPRD.ORG

April 26, 2016

Jefferson County Planning and Zoning
Attn: Christina Farrell
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419

Reference: Jefferson Academy
Address: Ryan Ranch Subdivision (McIntyre Street and W. 60th Ave.)

Case Numbers: 16-107974RZ

Dear Christina;

Apex Park and Recreation District does not object to the rezoning of the Ryan Ranch Subdivision property at McIntyre Street and W. 60th Ave.

The property is within our district and currently paying taxes to our district. Upon the additions being added to the property, the taxes should remain consistent with the current taxes.

Per the Intergovernmental agreement between Apex Park and Recreation District and The City of Arvada any required open space or fees in lieu of park and school land dedication will be determined by The City of Arvada. The actual amount of land or fees is based upon the appraised values of the acreage of land dedication as set forth in the Land Development Regulations.

I may be reached at (303) 467-7129 should you wish to discuss any issues related to this development, or you may contact Dawn Fredette, Executive Assistant, at (303) 403-2518.

Sincerely,

Justin Howe
District Services Division Manger

Enclosures

cc: Lauri Dannemiller, Executive Director
Dawn Fredette, Executive Assistant

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401

Karen Berry
State Geologist

May 12, 2016

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

Location:
W½ Section 12,
T3S, R70W of the 6th P.M.
39.805, -105.1794

Subject: Ryan Ranch Lot 22 – Rezoning/amendment to existing ODP to allow 16 lots
Case Number 16-107974RZ, Jefferson County, CO; CGS Unique No. JR-16-0019

Dear Ms. Farrell:

Colorado Geological Survey has reviewed the Ryan Ranch Lot 22 rezoning referral. I understand the applicant proposes to rezone Lot 22 of the Ryan Ranch Subdivision, located at 15925 W. 60th Circle, Arvada, to allow 16 residential lots on 5.27 acres. The property contains an existing residence, driveway, and tennis court.

With this referral, we received a request for CGS review (April 25, 2016), a copy of the Development Permit Application (signed March 31, 2016), a rezoning narrative (March 31, 2016), a set of four Ryan Ranch Official Development Plans (revised October 17, 2000), and a Ryan Ranch Filing 1 plat (Eastlake Surveying, December 9, 2002). No geologic or geotechnical information was included with the available referral documents.

CGS reviewed Ryan Ranch at preliminary plat (July 5, 2001) and final plat (February 5, April 9, and July 28, 2003). Concerns involved highly expansive soils and bedrock, and shallow groundwater.

A preliminary geotechnical investigation should be required prior to platting individual lots, if one has not been completed already, to determine depths to bedrock and seasonal groundwater levels, to characterize soil and bedrock engineering properties such as density, strength, water content, and allowable bearing pressures, and to identify and characterize moisture-sensitive (expansive and collapsible) soils and expansive claystone bedrock. This information is needed to determine the site's suitability for below-grade construction, determine the need for an underdrain/groundwater collection system, design subsurface drainage, and provide preliminary design criteria for subgrade preparation, foundations, floor systems, roads, pavements, underground utilities, etc. **CGS has no objection the proposed rezoning, but would like to review the project, and a site-specific geotechnical report, at preliminary plat.**

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

Christiana Farrell

From: Kuster - CDPHE, Kent [kent.kuster@state.co.us]
Sent: Thursday, April 28, 2016 9:37 AM
To: Christiana Farrell
Subject: Case No. 16-107974RZ

Follow Up Flag: Follow up
Flag Status: Completed

April 28, 2016

Dear Christiana Farrell,

The Colorado Department of Public Health and Environment has the following comment on the rezoning for Case No. 16-107974RZ located in the Ryan Ranch Subdivision.

In Colorado, land development construction activities (earth moving) that are greater than 25 acres or more than six months in duration require an Air Pollutant Emissions Notice (APEN) from the Air Pollution Control Division and may be required to obtain an air permit depending on estimated emissions. In addition, a start-up notice must be submitted thirty days prior to beginning a land development project.

Please refer to the website https://www.colorado.gov/pacific/cdphe/air-permits for information on land use APENs and permits forms. Click on Construction Permit and APEN forms, and then click on the "Specialty APENs" to access the land development specific APEN form.

In addition, we recommend that the applicant comply with all state and federal environmental rules and regulations. This may require obtaining a permit for certain regulated activities before emitting or discharging a pollutant into the air or water, dispose of hazardous waste or engaging in certain regulated activities.

Please contact Kent Kuster at 303-692-3662 with any questions.

Sincerely,

Kent Kuster

Environmental Specialist

Colorado Department of Public Health and Environment

--

Kent Kuster

Environmental Protection Specialist

Colorado Department of Public Health and Environment

4300 Cherry Creek Drive South

Denver, CO 80246-1530

303-692-3662 | kent.kuster@state.co.us

Christiana Farrell

From: Nathan Seymour
Sent: Friday, May 13, 2016 10:45 AM
To: Christiana Farrell
Subject: 16-107974RZ (Ryan Ranch Lot 22)

Planning Engineering has no comments or concerns relating to the rezoning process.

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

Memorandum

To: Christiana Farrell
Planner

From: Patrick O'Connell
Geologist

Date: May 4, 2016

Re: Ryan Ranch Lot 22, Case No. 16-1079741RZ

The intent of the application is to rezone to allow for 16 single family units. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.

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

April 27, 2016

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

Re: Case No. 16-107974RZ; Ryan Ranch Lot 22

Dear Ms. Farrell,

North Table Mountain Water and Sanitation District (District) has reviewed the referenced rezoning request. The District has the following comments:

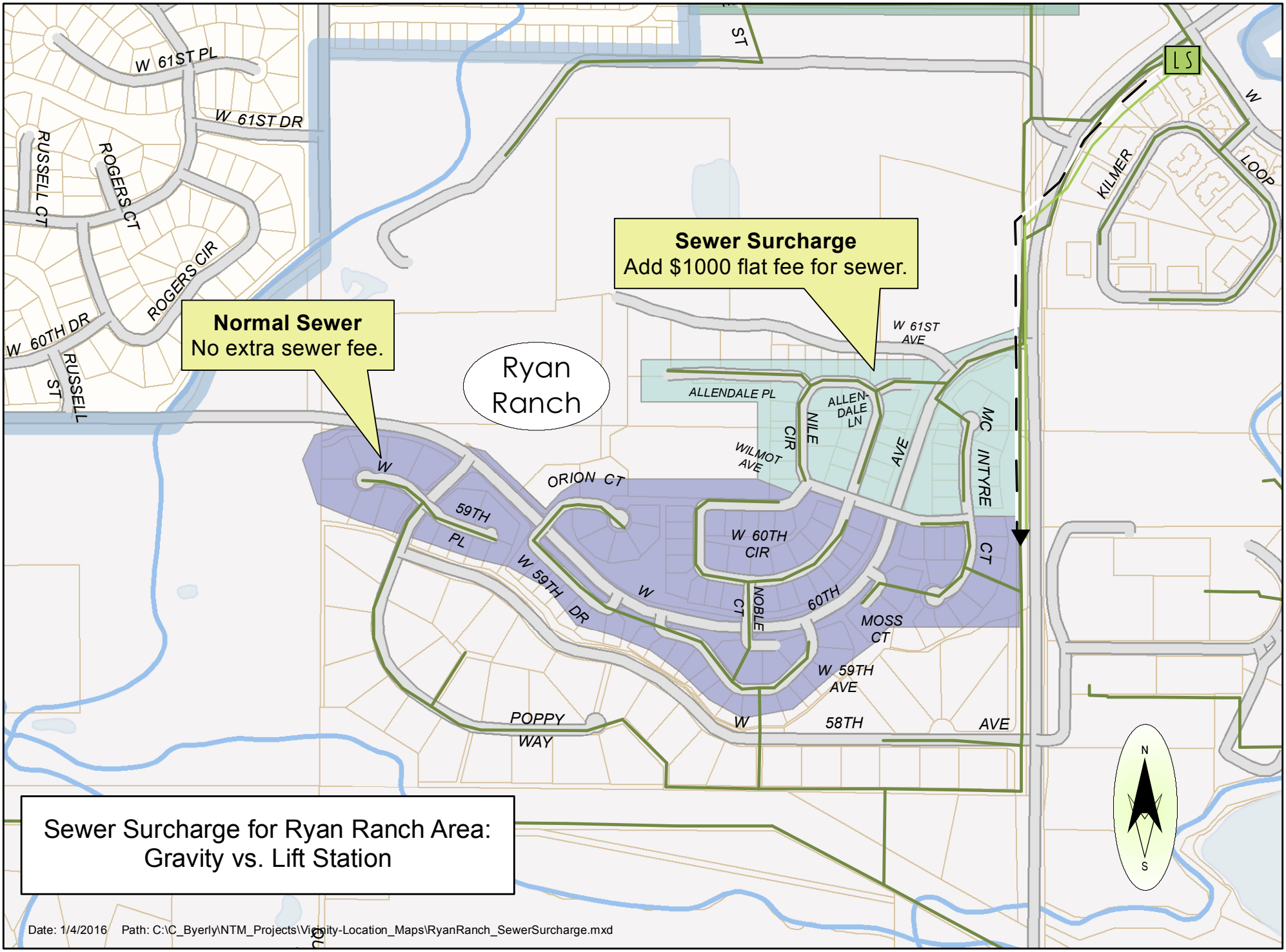
- The water main pressure in this area is around 40 psi; therefore the District will require the developer/builder to provide private booster systems in each home. Please include a note on the ODP and or Plat stating this requirement.
- Depending on which sewer main is utilized for this property there will be a $1000 tap fee surcharge. Please see attached map that shows which sewer main outfall is associate with a tap fee surcharge.
- Once engineered water and sewer plans are submitted we will be able to complete a more formal review.

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

Thank you,

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

P:\Engineering\Development\Burkhart\1st review ODP Burkhart.doc



Sewer Surcharge for Ryan Ranch Area:
Gravity vs. Lift Station

Date: 1/4/2016 Path: C:\C_Byerly\NTM_Projects\Vicinity-Location_Maps\RyanRanch_SewerSurcharge.mxd

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

April 27, 2016

Christiana Farrell
Jefferson County Planning and Zoning Department
Transmitted via email:
cfarrell@jeffco.us

RE: Ryan Ranch Lot 22 (15929 W 60th Circle)
Case no. 16-107974RZ
Portions of NW1/4 and SW1/4 of Section 12, T3S, R70W, 6th P.M.
Water Division 1, Water District 7

Dear Ms. Farrell:

We have reviewed the information provided on April 26, 2016 concerning the above referenced proposal to rezone a 5.27-acre parcel known as Lot 22, Block 1, Ryan Ranch Filing 1 Subdivision in order to subdivide the property into 16 single-family residential lots. The property is currently zoned PD and is part of the Ryan Ranch ODP, use Area A. The ODP restricts the use of Area A to not more than 13 lots with a minimum lot size of 21,780 square-feet. Therefore, the Applicant is requesting an amendment to the current PD zoning to in order to allow for 16 lots with the minimum lot size of 8,500 square-feet. According to the information in the referral material, there is an existing house on the property, which is currently supplied with water from an existing well.

Water Supply Demand

According to the submittal, the estimated water requirements total 6,400 gallons per day (7.16 acre-feet annually).

Source of Water Supply and Detention facility

The proposed water source is the North Table Mountain Water and Sanitation District ("District"). A letter from the District dated January 8, 2015 was provided with the referral materials. The letter indicates that the property is within the boundaries of the water District and water and sewer is available subject to the District's rules and regulation. It is unclear from the District letter as to how many taps the District is committing to serve in the future.

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

As mentioned above the existing house on the property is currently supplied with water from an existing well. No well permit number was provided. According to our records the well on the property appears to be Ryan Well No. 1, which was decreed by the Division 1 water Court in Case No. W-5390, for 0.033 cubic feet per second and domestic purposes. The appropriation date for Ryan Well No. 1 is April 23, 1960 and the decree source of water from this well is the nontributary Laramie-Fox Hills aquifer. The referral material indicated that the well will not be used in the subdivision and once the subdivision is completed all lots within the subdivision including the exiting house will have water taps supplied by the District. **Since the existing well will not be used once the subdivision is completed we recommend that the well be plugged and abandoned once the subdivision is approved. In addition, a well abandonment report must be submitted to this office to show that the well was plugged and abandoned.**

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 commits to provide taps to the proposed lots and the existing well is plugged and abandoned.

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

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision file: 23887

ADDRESSING

MEMO

To: Christiana Farrell
FROM: Kendell Court
SUBJECT: 16-107974RZ 15925 West 60th Circle
DATE: August 22, 2016

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to amend the existing Ryan Ranch ODP to allow a portion of Use Area (Lot 22) to have 16 total residential lots with a minimum lot size of 8,500 square feet.

2. Access is currently off of West 60th Circle. This access will not change with the rezoning of Lot 22.

3. There is a valid existing address in the addressing database, 15925 West 60th Circle. This address will not change with the rezoning of Lot 22.

Please let me know if you have any questions.

Christiana Farrell

From: Regina Elsner
Sent: Monday, August 22, 2016 1:36 PM
To: Christiana Farrell
Subject: 16-107974RZ

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Christiana,

JCOS has no comments or concerns on this second referral. Thank you for the opportunity to comment!

Regards,

Regina Elsner
Planner
D 303-271-5994
jeffco.us/parks

Jeffco Open Space
700 Jefferson County Pkwy., Suite 100
Golden, CO 80401

Jefferson County Public Health

jeffco.us/public-health

MEMO

TO: Christiana Farrell
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: August 16, 2016

SUBJECT: Case #16-107974 RZ
Ryan Ranch Lot 22
Paul Galchenko
15925 W 60th Cir

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

PROPOSAL
Amend the existing Ryan Ranch ODP to allow a portion of Use Area A (lot 22) to have 16 total residential lots with a minimum lot size of 8,500 sq ft

COMMENTS
Jefferson County Public Health (JCPH) provided comments regarding the planning case for this property on December 8, 2014 and April 26, 2016. We have reviewed the documents submitted by the applicant for this rezoning process and have the following updated comments:

WASTEWATER
JCPH re-contacted North Table Mountain Water and Sanitation District and was informed the single family dwelling is provided with public sewer. JCPH has no records of an existing onsite wastewater treatment system (OWTS) for the property located at 15925 W. 60th Circle. This system (if it exists) must be properly abandoned according to the OWTS Regulation of Jefferson County. A letter must be submitted to this Department verifying it has been properly abandoned. Contact Craig Sanders at csanders@jeffco.us or 303.271.5759 for information on this process.

10/18/10

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

P&Z REFERRAL T&E RESPONSE

To: Dennis Dempsey *P&Z Case Manager*
From: Mike Vanatta, Pre-Construct. Engineer ☑
Case #: 16-109960 RZ
Due Date: June 21, 2016
Property Address or PIN: 5473 Secrest Court

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

Drainage

- ☐ **T&E is currently working on a project in the area. See attached information.**
- ☐ **Other Notes:**
- ☐ **No Concerns**

Right-of-Way / Roadway Corridor Expansion Projects

Robert Taylor - Corridor Projects/ROW ☑

- ☐ Land owner will need to refund County $ for ROW purchased in *for*
  This amount ***must*** be paid before plat is recorded and/or plans are approved and released for construction.
  ☐ Documentation attached in Amanda ☐ Documentation to follow
- ☐ Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.
- ☐ Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.
- ☐ **Other Notes:**
- ☑ **No Concerns**

Traffic Operations / Transportation Planning

Derek Schuler - Traffic/Trans Engineer ☑
Yelena Onnen -Transportation Planning ☑

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

☑ **No Concerns**

Comments

no comments - yo

Additional Comments

Name ☐

Comments

Right of Way & Permits

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

July 12, 2016

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

Attn: Christiana Farrell

Re: * AMENDED RESPONSE *
Ryan Ranch Lot 22 Rezone, Case # 16-107974RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Ryan Ranch Lot 22 Rezone**. Please be advised that Public Service Company has existing natural gas and electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

If you have any questions about this referral response, please contact me at (303) 571-3306.

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

ODP Bk 109 pg 47 Rec # F1170318 1-16-2001 8:59:07 am County of Jefferson State of Colorado # 40.00

Case No. 98015355RZP1

Map No. 75

Ryan Ranch

Official Development Plan

Sheet 1 of 4

Notes:

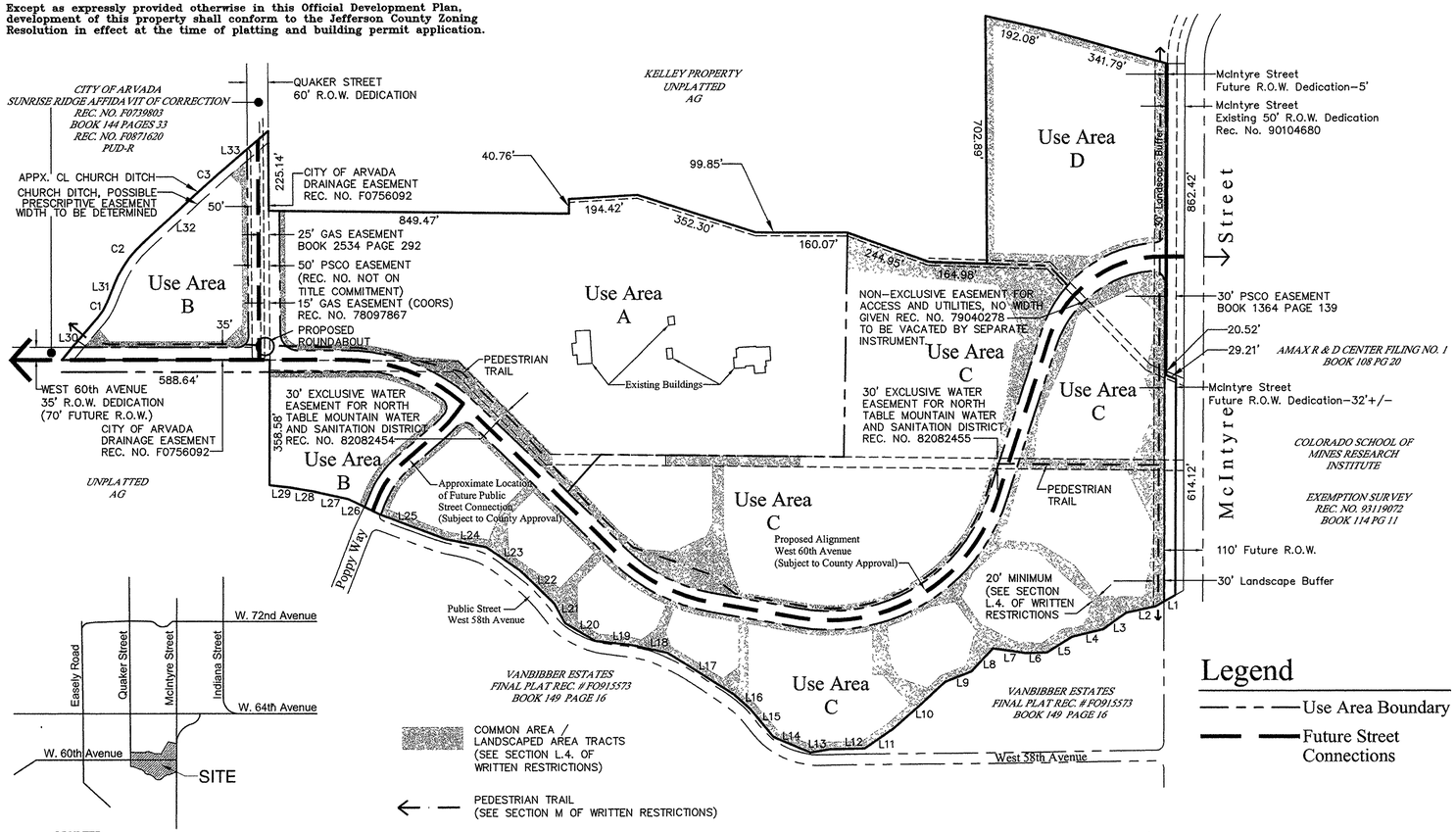
Standard Flexibility Statement:

The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. In granting plat approval, the Board of County Commissioners may allow minor variations for the purpose of establishing:

a. Final road alignments
b. Final configuration of lot and tract sizes and shapes
c. Final building envelopes
d. Final access and parking locations
e. Landscaping adjustments

Applicability Statement:

Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.



NORTH

SCALE 1" = 4000'

0 2000 4000 8000

Vicinity Map

Legend

Use Area Boundary

Future Street Connections

NORTH

SCALE 1" = 200'

0 100 200 400

Summary of Land Uses:

Area	Land Use	Acreage	Units	Net Density
A	Residential - Single Family	22.1 Ac.	13 DU	0.6 DU/Ac.
B	Residential - Single Family	7.2 Ac.	13 DU	1.8 DU/Ac.
C	Residential - Single Family	36.4 Ac.	142 DU	3.9 DU/Ac.
D	Senior Housing	7.4 Ac.	119 DU	16.1 DU/Ac.
E	Dedicated R.O.W.	5.7 Ac.	N.A.	N.A.
Total		+/- 78.8 Ac.	287 DU	3.6 DU/Ac.

Rev. Oct. 17, 2000
Rev. Sept. 20, 2000
Rev. May 30, 2000
Rev. March 30, 2000
Rev. December 23, 1999
July 6, 1999

Owner
John E. Kelley
3005 Illinios Street
Golden, Colorado 80401

Owner
The Estate of Robert L. Ryan
c/o Bruce K. Ryan
1200 Arapahoe Street
Golden, Colorado 80401

Developer
Ryan Ranch, L.L.C.
5440 Ward Road Suite 104
Arvada, Colorado 80002
(303) 456-2120

Prepared by
David A. Clinger & Assoc. Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
(303) 526-9126

Engineer
Alliance Development Services
Attn: David E. Moore, P.E.
5440 Ward Road, Suite 240
Arvada, Colorado 80002
(303) 526-9126

Legal Description

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 12 AND THE NORTHEAST ONE-QUARTER OF SECTION 11, ALL IN TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DERSCRIBED AS FOLLOWS:
BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EASTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST BEARS S 00° 16'50" W BETWEEN MONUMENTS SHOWN AND HEREON DESCRIBED.
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS N 00° 16'40" E A DISTANCE OF 1321.25 FEET;
THENCE S 00°16'50" W ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 458.68 FEET;
THENCE N 89°43'10" W A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF McINTYRE STREET BEING THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF McINTYRE STREET THE FOLLOWING FOUR COURSES:
1) S 00°16'50" W A DISTANCE OF 862.42 FFET;
2) THENCE S 00°15'19" W A DISTANCE OF 20.52 FEET;
3) THENCE S 67°19'45" E A DISTANCE OF 29.21 FEET;
4) THENCE S 00°15'19" W A DISTANCE OF 614.12 FEET;
THENCE S 61°14'55"W A DISTANCE OF 64.42 FEET;
THENCE S 77°39'55" W A DISTANCE OF 84.97 FEET;
THENCE S 54°25'55" W A DISTANCE OF 79.97 FEET;
THENCE S 76°35'55" W A DISTANCE OF 91.71 FEET;
THENCE S 57°21'55" W A DISTANCE OF 83.51 FEET;
THENCE S 88°13'55" W A DISTANCE OF 59.98 FEET;
THENCE N 81°24'05" W A DISTANCE OF 94.97 FEET;
THENCE S 42°24'25" W A DISTANCE OF 90.06 FEET;
THENCE S 68°50'55" W A DISTANCE OF 79.97 FEET;
THENCE S 47°43'55" W A DISTANCE OF 199.28 FEET;
THENCE S 55°24'55" W A DISTANCE OF 99.94 FEET;
THENCE S 88°20'55" W A DISTANCE OF 99.97 FEET;
THENCE S 80°01'55" W A DISTANCE OF 54.00 FEET;
THENCE N 66°52'35" W A DISTANCE OF 115.74 FEET;
THENCE N 38°44'05" W A DISTANCE OF 104.00 FEET;
THENCE N 48°19'35" W A DISTANCE OF 59.98 FEET;
THENCE N 57°43'05" W A DISTANCE OF 224.84 FEET;
THENCE N 77°30'00" W A DISTANCE OF 105.51 FEET;
THENCE N 83°19'35" W A DISTANCE OF 100.32 FEET;
THENCE N 59°49'05" W A DISTANCE OF 99.97 FEET;
THENCE N 28°59'05" W A DISTANCE OF 63.08 FEET;
THENCE N 45°30'05" W A DISTANCE OF 137.29 FEET;
THENCE N 55°56'05" W A DISTANCE OF 113.92 FEET;
THENCE N 78°41'05" W A DISTANCE OF 116.79 FEET;
THENCE N 69°11'35" W A DISTANCE OF 199.94 FEET;
THENCE N 63°31'05" W A DISTANCE OF 99.97 FEET;
THENCE N 77°44'05" W A DISTANCE OF 97.20 FEET;
THENCE N 80°49'35" W A DISTANCE OF 69.12 FEET;
THENCE N 83°38'35" W A DISTANCE OF 59.05 FEET TO A POINT ON THE WESTERLY LINE THE NORTHWEST ONE-QUARTER OF SOUTHWEST ONE QUARTER OF SAID SECTION 12;
THENCE N 00°18'28" E ALONG SAID WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 358.58 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;
THENCE N 89°56'31" W ALONG THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11 A DISTANCE OF 588.64 FEET TO A POINT ON THE CENTERLINE OF THE CHURCH DITCH;

THENCE ALONG THE CENTERLINE OF SAID CHURCH DITCH THE FOLLOWING SEVEN COURSES:
1) N 40°34'50" E A DISTANCE OF 158.89 FEET;
2) THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 18°39'20", A RADIUS OF 152.20 FEET, A LENGTH OF 49.56 FEET AND A CHORD BEARING OF N 31°15'10" E AND A DISTANCE OF 49.34 FEET;
3) THENCE N 21°55'30" E A DISTANCE OF 52.44 FEET;
4) THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 25°18'05", A RADIUS OF 334.14 FEET, A LENGTH OF 147.55 FEET AND A CHORD BEARING OF N 34°34'33" E AND A DISTANCE OF 146.36 FEET;
5) THENCE N 47°13'35" E A DISTANCE OF 193.30 FEET;
6) THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 02° 04'50", A RADIUS OF 2753.57 FEET, A LENGTH OF 99.99 FEET AND A CHORD BEARING OF N 48°16'00" E AND A DISTANCE OF 99.98 FEET;
7) THENCE N 49°18'25" E A DISTANCE OF 180.62 FEET TO A POINT ON THE WESTERLY LINE OF SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12;
THENCE S 00°19'04"E ALONG SAID WESTERLY LINE OF SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 225.14 FEET;
THENCE S 89°19'35" E A DISTANCE OF 849.47 FEET;
THENCE N 00°01'05" W A DISTANCE OF 40.76 FEET;
THENCE N 86°40'25" E A DISTANCE OF 194.42 FEET;
THENCE S 72°13'33" E A DISTANCE OF 352.30 FEET;
THENCE S 89°49'35" E A DISTANCE OF 99.85 FEET;
THENCE S 89°49'40" E A DISTANCE OF 160.07 FEET;
THENCE S 70°08'35" E A DISTANCE OF 244.95 FEET;
THENCE S 88°05'05" E A DISTANCE OF 164.98 FEET;
THENCE N 00°11'29" W A DISTANCE OF 702.89 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING DRAINAGE DITCH;
THENCE ALONG SAID CENTERLINE OF AN EXISTING DRAINAGE DITCH THE FOLLOWING TWO COURSES:
1) S 77°02'39" E A DISTANCE OF 192.08 FEET;
2) S 74°07'51" E A DISTANCE OF 341.79 FEET TO A POINT ON THE WESTERLY LINE OF McINTYRE STREET, BEING THE POINT OF BEGINNING. CONTAINING 78.81 ACRES, MORE OR LESS.

LINE TABLE

LINE	LENGTH	BEARING
L1	90.72	N61°14'55"E
L1	40.76	N00°01'05"W
L2	84.97	N77°39'55"E
L3	79.97	N54°25'55"E
L4	91.71	N76°35'55"E
L5	83.51	N57°21'55"E
L6	59.98	N88°13'55"E
L7	94.97	N81°24'05"W
L8	90.06	N42°24'25"E
L9	79.97	N68°50'55"E
L10	199.28	N47°43'55"E
L11	99.94	N55°24'55"E
L12	99.97	N88°20'55"E
L13	54.00	N80°01'55"E
L14	115.74	N66°52'35"W
L15	104.00	N38°44'05"W
L16	59.98	N48°19'35"W
L17	224.84	N57°43'05"W
L18	105.51	N77°30'00"W
L19	100.32	N83°19'35"W
L20	99.97	N59°49'05"W
L21	63.08	N28°59'05"W
L22	137.29	N45°30'05"W
L23	113.92	N55°56'05"W
L24	116.79	N78°41'05"W
L25	199.94	N69°11'35"W
L26	99.97	N63°31'05"W
L27	97.20	N77°44'05"W
L28	69.12	N80°49'35"W
L29	59.05	N83°38'35"W
L30	158.89	N40°34'50"E
L31	52.44	N21°55'30"E
L32	193.30	N47°13'35"E
L33	180.62	N49°18'25"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST.
C1	152.20'	49.56'	18°39'20"	N31°15'10"E	49.34'
C2	334.14'	147.55'	25°18'05"	N34°34'33"E	146.36'
C3	2753.57'	99.99'	2°04'50"	N48°16'00"E	99.98'

COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled Ryan Ranch Official Development Plan, was approved the 14th day of November, 2000, and is accepted by the Board of County Commissioners this 12th day of January, 2001.

BOARD OF COUNTY COMMISSIONERS: Chairman

Clerk

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this 16th day of January, 2001 at 8:59:07 o'clock A.m.

Faye Griffin
Jefferson County Clerk and Recorder

By: Melanie Jacino
Deputy Clerk

OWNER'S CERTIFICATE:

I, John E. Kelley, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner: John E. Kelley **Date:** 12/5/00

OWNER'S CERTIFICATE:

Bruce K. Ryan, as Personal Representative of the Estate of Robert L. Ryan, deceased, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner: Bruce K. Ryan **Date:** 12-18-00

Bruce K. Ryan, Personal Representative

ODP BK 109 pg 48 Rec # F1170318

Case No. 98015355RZP1

Map No. 75

Ryan Ranch

Official Development Plan

Sheet 2 of 4

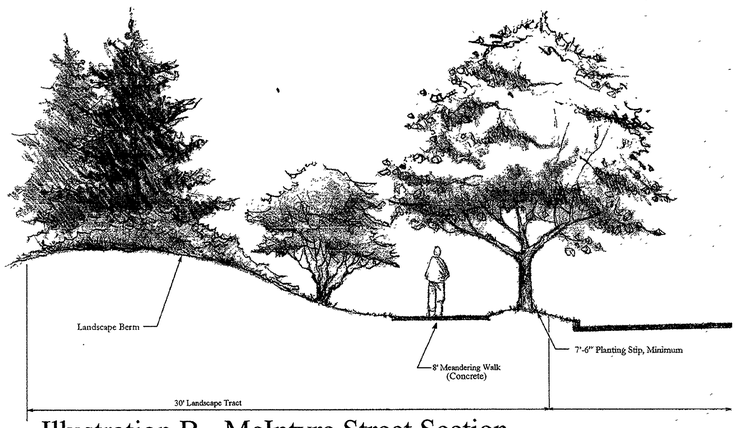


Illustration B - McIntyre Street Section

Section L.1.a. of the ODP Written Restrictions

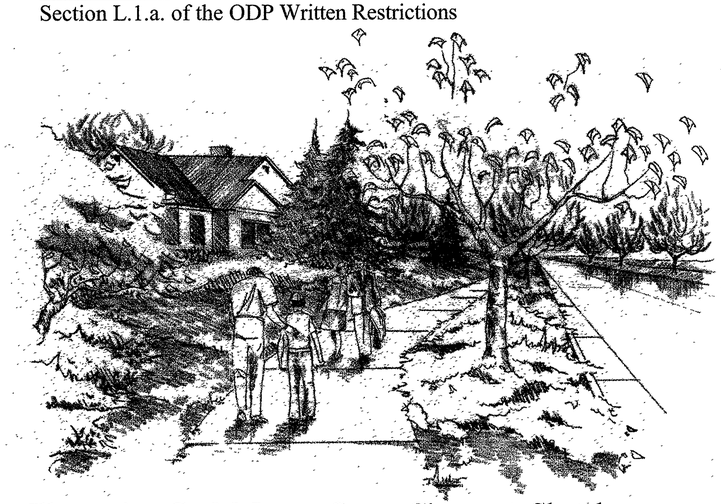


Illustration C - McIntyre Street Character Sketch

Section L.1.a. of the ODP Written Restrictions

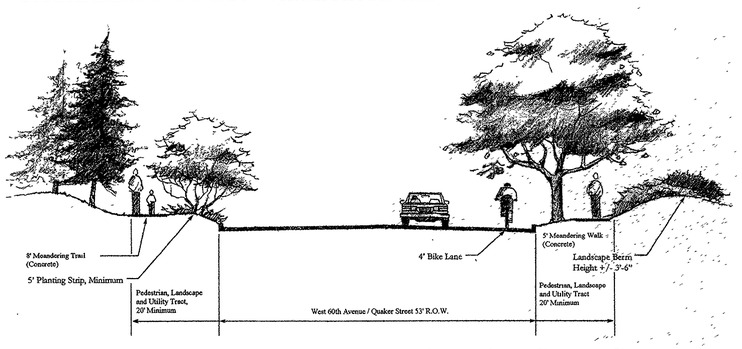


Illustration D - West 60th Avenue / Quaker Street Section

Section L.1.b. and L.1.c. of the ODP Written Restrictions

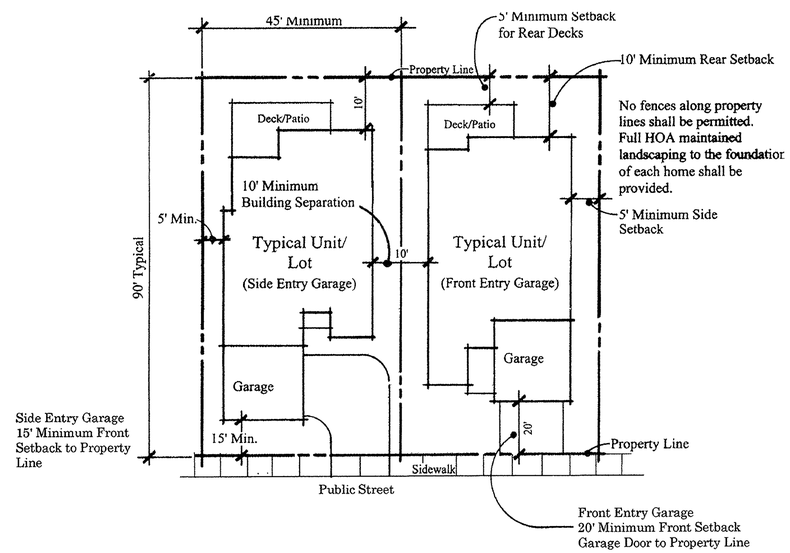


Illustration A - Typical Lot Layout Use Area C

Section E.3. of ODP Written Restrictions

These illustrations are intended only to depict what the written restrictions are proposing might occur. They are subject to possible changes with the actual development proposals to be provided to the County.

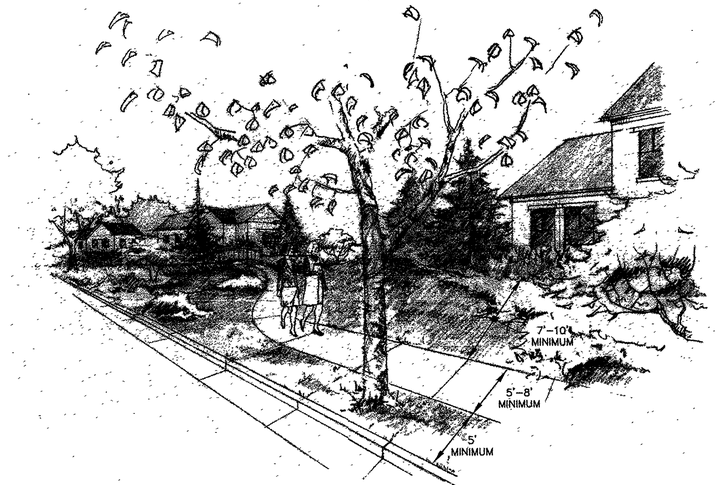


Illustration E - West 60th Avenue Character Sketch

Section L.1.b. of the ODP Written Restrictions

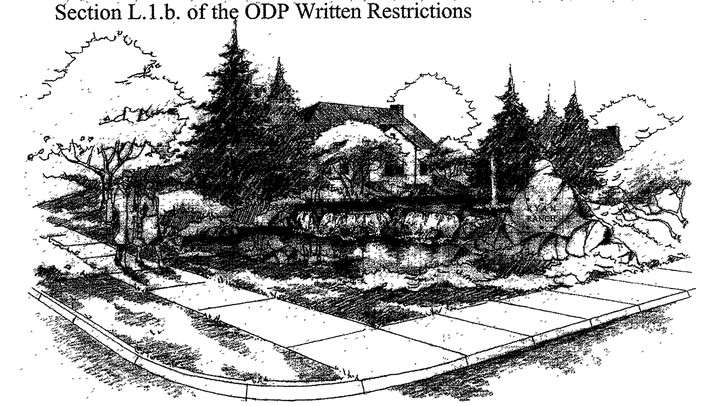


Illustration F - McIntyre Street Entry Character Sketch

Section L.2. of the ODP Written Restrictions

Illustration G - Typical Pond Character Sketch

Section L.3. of the ODP Written Restrictions

ODP Bk 109 pg 49 Rec # F1170318

Case No. 98015355RZP1

Map No. 75

Ryan Ranch

Official Development Plan
Written Restrictions

A. TITLE

Ryan Ranch Official Development Plan

B. STATEMENT OF INTENT:

1. The intent of this Official Development Plan (O.D.P.) is to create standards for a mixed use residential community of 287 homes in a combination of single family lots greater than one half acre in size, single family lots greater than one–sixth acre in size, single family lots greater than 4,050 square feet in size and seniors housing.

C. DEFINITIONS:

1. Single Family Lots (Use Area A) – Single–family lots greater than one half acre in size.

2. Single Family Lots (Use Area B) – Single–family lots greater than one–sixth acre in size.

3. Single Family Lots (Use Area C) – Single–family lots greater than 4,050 square feet in size.

4. Seniors Housing (Use Area D) – Housing for elderly people (55 years of age or older) to include a variety of forms including independent–living facilities, congregate senior's housing, assisted living facilities and a continuing–care retirement community.

a. Independent living facility – a housing complex including single–unit, multi–unit, or a combination thereof, catering exclusively to senior citizens with minimal or no services.

b. Congregate senior's housing facility – A multi–unit complex catering exclusively to senior citizens, with a common dining facility and potentially combined with limited support services such as housekeeping and transportation.

c. Assisted–living facility – A complex including a central dining room, designed and staffed to assist the frail elderly with daily activities and limited medical needs.

d. Continuing care retirement community – A complex that may include multi–unit and/or single–unit housing exclusively for senior citizens and that provides a continuum of care including housing, health care, and various support services.

D. PERMITTED USES:

1. Use Area "A" / Use Area "B"

a. Single–family dwellings.
b. Home occupations as permitted by the Jefferson County Zoning Resolution.
c. Accessory uses:

(1) Private building for housing dogs, cats and similar domesticated pets, but not including horses, cattle, sheep, goats, chickens, ducks, geese, or other fowl. The maximum total number of dogs, cats and similar domesticated pets that may be kept shall be 3. Litters of puppies or kittens may be kept until weaned.
(2) Private greenhouse and nursery, non–commercial conservatory for plants and flowers.

2. Use Area "C"

a. Single–family dwellings.
b. Home occupations as permitted by the Jefferson County Zoning Resolution.
c. Accessory uses.

3. Use Area "D" – Senior Housing

a. Senior's housing, including but not limited to, independent–living facilities, congregate senior's housing, assisted living facilities and a continuing–care retirement community.
b. Home occupations as permitted by the Jefferson County Zoning Resolution.
c. Accessory uses.

E. LOT AND BUILDING STANDARDS

1. Use Area A

a. Maximum number of lots: 13
b. Height Limitation: 35 feet
c. Lot Standards: Minimum lot area: 21,780 square feet.
d. Front Setback:
(1) The minimum front setback: 30 feet
(2) Corner lots must comply with the vision clearance requirements outlined in the "General Requirements" portion of the Jefferson County Zoning Resolution.
e. Side Setbacks:
(1) The minimum side setback: 20 feet on each side.
(2) The minimum side setback (adjacent to a street): 25 feet
f. Rear Setback: 30 feet.
g. Architectural features including eaves, cantilevers, pot shelves and fireplaces may encroach into the required setbacks up to a maximum of 24 inches.

2. Use Area B

a. Maximum number of lots: 13
b. Height Limitation: 35 feet
c. Lot Standards: Minimum lot area: 8,000 square feet.
d. Front Setbacks:
(1) The minimum front setback: 18 feet
(2) Side entry garage: 15 feet from the front property line.
(3) Corner lots must comply with the vision clearance requirement outlined in the "General Requirements" portion of the Jefferson County Zoning Resolution.
e. Side Setbacks:
(1) The minimum side setback: 10 feet
(2) The minimum distance between structures shall be 20 feet.
(3) The minimum side setback for any building adjacent to a street: 15 feet.
f. Rear Setbacks: 25 feet
g. Architectural features including eaves, cantilevers, pot shelves and fireplaces may encroach into the required setbacks up to a maximum of 24 inches.

3. Use Area C

a. (See Illustration A on ODP Graphic Sheet 2 of 4)
b. Maximum number of lots: 142
c. SUMMARY:

Note: All setbacks shall be measured from the property line.

(1) Minimum lot size	4,050 sq. ft.
(2) Maximum lot coverage by building	65%
(3) Maximum building height	35'
(4) Minimum lot width	45'
(5) Minimum lot depth	85'
(6) Minimum front setback	18' to living space
(7) Minimum front setback	20' to garage door
(8) Minimum front setback to side entry	15' to garage
(9) Minimum side setback	5'
(10) Minimum building separation	10'
(11) Minimum rear setback	10'
(12) Minimum setback for rear decks	5'

(13) Architectural features including but not limited to eaves, cantilevers, pot shelves, and fireplaces may encroach into the required setbacks up to a maximum of twenty–four (24) inches.

d. Minimum Common Area 20%

4. Use Area D

a. Maximum number of units shall be 119.
b. Height Limitation:
(1) Multi–level independent living buildings or structures shall not exceed 45 feet in height.
(2) Individual housing units shall not exceed 28 feet in height.
c. Lot Standards:
(1) The minimum lot area for a senior one–unit dwelling shall be 4,000 square feet.
(2) The minimum lot area for a senior two–unit dwelling or other main building shall be 8,000 square feet, provided that the minimum lot area shall be 4,000 square feet per unit.
(3) The minimum lot area for any other senior multi–unit housing building shall be 12,500 square feet, provided that the minimum lot area for a multiple–unit senior building shall be 1,500 square feet per senior residential unit.
d. Front Setbacks:
(1) The minimum front setback for a senior one–unit dwelling, two–unit dwelling, multi–unit dwelling, or other main building shall be 20 feet.
(2) The minimum front setback for a dwelling or other main building shall be 30 feet when adjacent to a major arterial street as designated on the "Jefferson County Major Thoroughfare Plan".
(3) Corner lots must comply with the vision clearance requirements outlined in Section G.2.b. of this O.D.P.
(4) Accessory buildings shall be set back at least 20 feet from the front lot line. No trash containment structures shall be allowed in the front yard of multi–unit dwellings.
e. Side Setbacks:
(1) The minimum side setback for a senior one–unit dwelling, two–unit dwelling, or multi–unit dwelling shall be 5 feet on each side to the property line and 10 feet between buildings.
(2) The minimum side setback for a senior multi–story multi–unit building shall be 10 feet on each side to the property line and 20 feet between buildings.
(3) The minimum side setback for any building adjacent to a local or collector street shall be 20 feet. The minimum side setback for any building adjacent to a major arterial street as designated on the "Jefferson County Major Thoroughfare Plan" shall be 30 feet.
(4) Corner lots must comply with the vision clearance requirements outlined in Section G.2.b. of this O.D.P.
(5) For a two–unit senior dwelling, where each unit has been approved for individual ownership, no interior side setback shall be required where there is a common wall.
f. Rear Setbacks: The minimum rear setback for all buildings shall be 10 feet.
g. The minimum common open area for use area D shall be 30%.

F. OFF STREET PARKING REQUIREMENTS

1. Use Areas A, B and C:

a. Each residential unit shall have a minimum two (2)–car garage plus two (2) additional off–street parking spaces on the lot.

2. Use Area D:

a. Single–unit and two–unit senior's dwellings 2 spaces per dwelling unit plus 2 additional spaces provided in driveway.
b. Senior's multiple–unit building dwellings, both single and multi–story, 1.0 space per unit within the building.
c. Senior congregate, assisted living and continuing care buildings one space per residential unit within the building including guests and employees.
d. Each parking space shall be at least 9 feet in width and 18 feet in length.
e. Drive aisles shall be a minimum 24 feet in width where 90ø parking is utilized.
f. No parking spaces shall be allowed in the required front setback of senior's multiple–unit dwellings. Vehicles may overhang landscaped areas a maximum of 2 feet. Sidewalks adjacent to parking rows shall be a minimum of 6 feet in width.

G. PRIVATE / PUBLIC STREETS

1. Private streets shall be maintained by a mandatory homeowners association.

2. Corner vision clearance requirements:

a. Public Streets – Use Areas A, B and C

No fence, wall, hedge, shrub, structure or other obstruction to view which is over 42 inches in height shall be erected, placed or maintained within a triangle formed by the point of intersection of lot lines abutting W. 60th Avenue right–of–way and the points located along the lot lines 55 feet from the point of intersection.

b. Private Streets – Use Areas D

No fence, wall, hedge, shrub, structure or other obstruction to view which is over 42 inches in height shall be erected, placed or maintained within a triangle formed by the point of intersection of curb lines for the two streets and the points located along the property or easement lines 55 feet from the point of intersection.

3. The developer shall be responsible for the design and eventual construction of a left–turn deceleration lane and right–turn acceleration and deceleration lanes on McIntyre Street at the West 60th Avenue intersection shall be required at the time of platting.

4. The developer shall be responsible for the design and construction needed for the widening of West 60th Avenue at the McIntyre Street intersection to accommodate separate right and left turn lanes at the time of platting.

5. The developer shall be responsible for the design and construction of one half of the box culvert at the Quaker Street/Church Ditch crossing at the time of platting.

6. The developer shall be responsible for the design and construction of West 60th Avenue extension west of the future Quaker Street extension as a collector street with adequate turn lanes for the roundabout provided at the Quaker Street intersection at the time of platting.

7. The developer shall be responsible for one hundred percent of the costs for future signalization of the McIntyre Street/West 60th Avenue intersection when warranted at the time of platting.

H. FENCES AND RETAINING WALLS

1. Fencing:

a. No fence shall obstruct sight distances at the intersections of private streets, driveways or combinations thereof as determined by Jefferson County.

b. Use Areas A and B: A maximum six–foot high fence shall be permitted along all property lines. Patio enclosures shall be the same color as the principal structure. Closed patio privacy fences may be 6 feet high if the patio adjoins the rear or side portion of the home.

c. Use Area C: No fences or dense planting simulating fencing shall be permitted on any lot lines with the exception of patio enclosures. Patio enclosures shall be the same color as the principal structure.

(1) Front Yard: No fences shall be permitted except for front courtyard entries with low walls no greater than 3 feet in height.

(2) Rear Yard: A closed fence up to 6 feet high shall be permitted if screening a patio enclosure.

(3) Animal enclosures: Allowed within fenced patio areas.

(4) Fence material: All fences adjacent to residential uses shall be limited to wood, masonry or decorative metal. Maximum perimeter fence height shall be 6 feet in Use Area D and shall incorporate an open design.

d. Use Area D: No fences or dense planting simulating fencing shall be permitted on any lot lines with the exception of patio enclosures and along the north and west perimeter of Use Area D. Patio enclosures shall be the same color as the principal structure.

(1) Front Yard: No fences shall be permitted except for front courtyard entries with low walls no greater than 3 feet in height.

(2) Rear Yard: A closed fence up to 6 feet high shall be permitted if screening a patio enclosure.

(3) Animal enclosures: Allowed within fenced patio areas.

(4) Perimeter Fence: A closed fence up to 6 feet high shall be permitted along the north and west perimeter of Use Area D.

(5) Fence material: All fences adjacent to residential uses shall be limited to wood, masonry or decorative metal. Maximum perimeter fence around the exterior of Use Area D shall be 6 feet in height.

e. No barbed wire, electric, or chain link fence shall be permitted.

f. Permits are required prior to the construction of any fence over 3.5 feet in height.

2. Retaining Walls:

a. The maximum height of any single retaining wall shall not exceed 4 feet.

b. A minimum 4–foot wide planting area must be provided between multiple, stair–stepped retaining walls and landscaped with a minimum of 4 shrubs and 1 tree per 30 linear feet of wall.

c. The maximum length of any smooth surface retaining wall over 2 feet in height shall not exceed 50 linear feet without varying the surface by: 1) Changing direction by at least 30 degrees for a distance of at least 4 linear feet; or 2) Changing the surface materials to a complementary material for a minimum of 4 linear feet.

d. Retaining walls over 36 inches in height shall require certification by a professional engineer as to design and structural stability and require a permit.

I. LIGHTING:

1. Maximum height for light standards shall be twenty (20) feet. Street lighting shall be downcast and be required not to cast glare on adjacent properties or rights of way.

2. Landscape lighting through out the development and at development entries may be up–lit, but shall be positioned so as not to cast glare on any adjacent properties, W. 60th Avenue or private streets. The source of lighting shall not be visible.

3. Building mounted lights must be directed downward or towards the building, mounted no higher than the building. No roof lighting shall be permitted.

J. UTILITIES:

1. All utility lines shall be underground except for existing transmission lines.

K. SIGNS:

1. General:

a. No signs shall rotate or have moving pieces.

b. No blinking or flashing lights are permitted for any sign.

c. Where lighting is permitted, illumination shall be from a concealed light source only.

d. Permits shall be required prior to the construction of any signs.

2. Use Areas A, B, C & D

a. Community Identification Monuments

(1) Restrictions:

Maximum Height:	10 feet (including berm)
Maximum Faces :	2
Maximum Face Size:	32 square feet
Minimum Setback from Street	10 feet

(2) No more than 3 community identification signs for Ryan Ranch will be permitted within the development. The locations for these signs are:
McIntyre Street entry.
Western community boundary at West 60th Avenue.
Southern community boundary at Poppy Way entry.

b. Neighborhood Identification:

(1) Restrictions

Maximum height:	6 feet (including berm)
Maximum faces:	2
Maximum face size:	32 square feet
Minimum setback from street	10 feet

(2) No more than 2 project identification signs shall be permitted for each neighborhood.

c. Temporary signs for construction and sales period:

(1) No more than one (1) temporary sign for each use area shall be permitted for the entire development.

(2) Temporary signs for the purpose of controlling and directing construction and sales traffic shall be permitted until such a time as the initial sale of new homes within each development parcel is completed or two years, which ever occurs first.

(3) Restrictions:

Maximum height:	20 feet from grade (including berm)
Maximum faces:	2
Maximum face size:	100 square feet
Minimum setback from street	10 feet

(4) Up to six (6) flagpoles shall be permitted within each use area and shall not exceed a height of twenty–five (25) feet.

(5) "For–Sale" signs (maximum size of 4 square feet), for the purpose of "resale" or new home inventory shall be permitted.

(6) Time limit: the removal of all temporary signs associated with the sales of houses on the project shall occur upon removal or closure of the on–site sales office or within 30 days of the first sale of the last home, whichever occurs first.

ODP Bk 109 pg 50 Rec # F1170318

Case No. 98015355RZP1

Map No. 75

Ryan Ranch

Official Development Plan
Written Restrictions

L. LANDSCAPE REQUIREMENTS:

1. Streetscape

a. Along the west side of McIntyre Street (Arterial Street) and within a "30 foot wide buffer" area: (See Illustrations on B and C on the ODP Graphic Sheet 2 of 4)

Within Use Area C and D, a minimum of 1 tree for every 30 linear feet of street frontage along McIntyre Street and 4 shrubs for every 500 square feet of landscape area shall be required. No more than 10% of the ground surface areas shall be exposed gravel or mulch. A minimum 7'–6" planting strip behind the curb of McIntyre Street shall be provided. A minimum 3'–6" high landscape berm shall run longitudinally along McIntyre Street within the 30' landscape tract, west of the Right–of–Way for McIntyre Street.

b. West 60th Avenue (Collector Street): (See Illustrations D and E on ODP Graphic Sheet 2 of 4)

Within Use Areas A, B, C and D located in a minimum 25–foot wide landscape tract along each side of West 60th Avenue, a minimum of one (1) tree for every 30 linear feet of street frontage and three (3) shrubs for every 500 square feet of landscape area shall be required. No more than 10% of the ground surface area shall be exposed gravel or mulch. A meandering eight–foot wide concrete sidewalk on the north side of the street and a five foot wide sidewalk on the south side of the street will be constructed the full length of West 60th Ave. A minimum 3'–6" high landscape berm shall run longitudinally along each side of West 60th Avenue.

c. Quaker Street (See Illustrations D on ODP Graphic Sheet 2 of 4)

Within Use Areas A and B located in a minimum 15–foot wide landscape tract along each side of Quaker Street, a minimum of one (1) tree for every 30 feet of street frontage and three (3) shrubs for every 500 square feet of landscape area shall be required. No more than 10% of the ground surface area shall be exposed gravel or mulch. A meandering five–foot wide concrete sidewalk on the both sides of the street will be constructed the full length of Quaker Street. A minimum 3'–6" high landscape berm shall run longitudinally along each side of Quaker Street.

d. Poppy Way

On each side of Poppy Way within Use Areas B and C connecting West 60th Avenue south to the existing Poppy Way, located in a minimum 10–foot wide landscape tract behind the proposed sidewalk, a minimum of one (1) tree for every 30 feet of street frontage and three (3) shrubs for every 500 square feet of landscape area shall be required. No more than 10% of the ground surface area shall be exposed gravel or mulch. An attached five–foot wide concrete sidewalk to match the existing road on the both sides of the street will be constructed the full length of Poppy Way.

2. Entry Features: (See Illustration F on the ODP Graphic Sheet 2 of 4)

An entry feature shall be located on the south side of W. 60th Avenue at the intersection of W. 60th Avenue and McIntyre Street. This entry feature shall include landscaping, a community identification sign, and a water feature as follows:

a. Minimum planting bed: 500 square feet of perennials and ornamental grasses.
b. Minimum number of shrubs: 35
c. Minimum number of deciduous trees: 3
d. Minimum number of evergreen trees: 3
e. Minimum size of landscaping materials shall be as required in Section L.5.a. of this ODP.
f. Community identification sign: See Section K.2.a. of this ODP
g. Water feature: One (1) rock display with water fountain in a pond with a minimum size of 1000 square feet.

3. Use Area C Water Feature: (See Illustration G on the ODP Graphic Sheet 2 of 4)

Use Area C shall incorporate an area with a series of interconnecting ponds varying in size from 250 square feet to 35,000 square feet. One (1) arched footbridge over the ponds shall be constructed to provide access across the ponds along the trail connection on the north side of West 60th Avenue.

4. Common Areas in Use Areas C and D:

a. Common Areas shall be provided in Use Areas C and D as depicted on sheet 1 of 2 the ODP Graphic and with the minimum areas identified in the Lot Standards for Use Areas C and D. Common Areas shall be provided between residential unit clusters as a continuous open area that will have a minimum width of 20–feet. Within these Common Areas in Use Areas C and D, a minimum of 1 tree shall be provided for every 500 square feet of area of buffer. A minimum of 3 shrubs shall be provided for every 350 square feet of landscape area. Trees in all buffer areas may be grouped together to create more natural looking arrangements, and at least 50% of these trees must be evergreens to maximize their screening effect. No more than 10% of the ground surface area shall be exposed gravel or mulch.

b. At time of platting, the developer shall sufficiently quantify to the County the amount of Common Area that will be constructed with each phase of development. Landscape plans shall be submitted and approved by the County in order to insure that the developer has met the minimum Common Area acreage and landscaping requirements.

c. In addition to Common Area located between residential unit clusters, all open areas located within Use Areas C and D that is not covered by buildings, drives, patios and decks will be considered Common Area and be included in the total requirement for each Use Area.

d. Utilities such as water, sewer, storm, gas, electric, cable and telephone will be allowed to be located within Common Areas as long as the landscaping does not interfere with maintenance of said utilities. Detention and retention ponds for use in storm water management shall be an acceptable use within Common Areas.

5. Landscaping Materials:

a. Minimum size of landscape materials in all landscaping areas including but not limited to perimeter streetscapes for McIntyre Street, W. 60th Avenue, Quaker Street, Poppy Way and internal landscape common areas within Use Areas C and D shall consist of the following:

(1) Deciduous and Ornamental Trees: minimum size – 1½ "–2½ " caliper.

(2) Evergreen Trees: minimum size – 6' height.

(3) Shrubs: Minimum 5–gallon container.

(4) Perennials and ornamental grasses: minimum size – 1–gallon container grasses and ground cover: minimum 2¼ inch pots.

(5) All turf areas shall be sod or seeded grasses.

(6) All planting beds shall be mulched with gravel or mulch a minimum of 3" deep.

b. One existing tree 6" caliper or greater and retained or relocated on the site may be substituted for 2 required trees. Any trees to be retained that are damaged during construction will be replaced by four (4) deciduous or ornamental trees: minimum size –1½ "–2½ " caliper, or two (2) evergreen trees: minimum size – 6' height.

c. A tree survey of the existing trees will be conducted at the time of the first preliminary plat to identify the trees to be saved or to be relocated.

6. Landscaping plans for all landscaped streetscapes and common areas shall be submitted to the county for approval at the time of platting. Trees and shrubs located in landscaped areas may be grouped together to create more natural looking arrangements.

7. Landscaping located within the streetscapes of West 60th Avenue, Poppy Way, Quaker Street, and the thirty (30) foot buffer along McIntyre Street shall be installed by the developer. Landscaping located within Common Areas and internal streetscapes within neighborhoods shall be installed by the individual builders of each residential cluster, of which exact responsibility for construction of landscaping shall be determined at time of platting. The Homeowners Association shall maintain all landscaped areas, including streetscapes, Common Areas between residential unit clusters and Common Areas located between individual units. At time of platting, landscape maintenance responsibilities may be shared or split between respective master and subservient Homeowner's Associations, i.e. the master homeowner's association would be responsible for maintaining streetscapes and the sub–homeowner's association would be responsible for maintaining it's own residential unit cluster.

M. TRAILS

1. McIntyre Street

Along the west side of McIntyre Street (Arterial Street) and within a "30 foot wide buffer" area an 8–foot wide meandering concrete trail shall be constructed along the west side of McIntyre Street the full length of the property.

2. West 60th Avenue

Along the north side of West 60th Avenue (Collector Street) and within a minimum "15–foot wide buffer" area an 8–foot wide meandering concrete trail shall be constructed along the north side of West 60th Avenue the full length of the property. This trail shall connect with proposed 8–foot wide trail along McIntyre Street through Use Area A, B, and C to Sunrise Ridge Subdivision located west of this O.D.P. A 5–foot wide meandering concrete walk will be located along the south side of West 60th Avenue.

3. McIntyre Street and West 60th Avenue Trail Connection

From the top of the hill on McIntyre Street directly west to West 60th Avenue an 8–foot concrete trail connection shall be constructed.

N. HOMEOWNERS ASSOCIATION

All open space, landscape areas, walks, internal private streets, and streetscapes, (along Quaker Street & Poppy Way) shall be installed by the builder or developer and owned and maintained by a mandatory homeowners association. The Homeowners Association shall be responsible for maintaining all common area landscaping within use area C and D.

O. GENERAL REQUIREMENTS

1. No structure may be erected, placed upon or extended over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement.

2. Other issues not specifically addressed herein shall be addressed by those standards in the zoning resolution for the district(s) most similar to this O.D.P.

B174 Pg53 Rec# F1905103 11-13-03 9:03:45 County of Jefferson state of Colorado $71.00

RYAN RANCH FILING 1

CASE NO. 02-115921FI
MAP NO. 75

A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF OF SECTION TWELVE, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 7

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED BELOW, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, PRIVATE AND PUBLIC STREETS AND EASEMENTS, AS SHOWN BELOW UNDER THE NAME AND STYLE OF RYAN RANCH FILING 1, AND DO, BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE ALL STREETS (EXCLUDING THOSE LABELED AS "PRIVATE ACCESS DRIVE") FOR PUBLIC USE AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON, AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

LEGAL DESCRIPTION:

A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 REC NO. 91007567 AND AN UNPLATTED TRACT OF LAND BEING LOCATED IN THE WEST ONE-HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST BEARS S 00°16'50" W BETWEEN MONUMENTS SHOWN AND HEREON DESCRIBED.
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER OF SECTION 12, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS N 00°16'40" E A DISTANCE OF 1321.25 FEET;
THENCE S 00°16'50" W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 458.68 FEET;
THENCE N 89°43'10" W A DISTANCE OF 50.00 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED LS 5112 MARKING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF McINTYRE STREET, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF McINTYRE STREET THE FOLLOWING FOUR (4) COURSES:
1. S 00°16'50" W, PARALLEL WITH AND 50.00 FEET WEST OF, BY PERPENDICULAR MEASUREMENT, THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER OF SECTION 12, A DISTANCE OF 862.42 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED LS 5112 MARKING A POINT ON THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 12;
2. THENCE S 00°15'19" W, PARALLEL WITH AND 50.00 FEET WEST OF, BY PERPENDICULAR MEASUREMENT, THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, A DISTANCE OF 20.52 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/4 INCH DIAMETER PLASTIC CAP STAMPED LS 7361;
3. THENCE S 67°19'45" E A DISTANCE OF 29.21 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
4. THENCE S 00°15'19" W, PARALLEL WITH AND 23.00 FEET WEST OF, BY PERPENDICULAR MEASUREMENT, THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, A DISTANCE OF 614.12 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112 MARKING A POINT ON THE NORTH LINE OF THE ESTATES AT VAN BIBBER, RECORDED AT PLAT BOOK 149, PAGE 16, RECEPTION NO. F0915573, COUNTY PUBLIC RECORDS;
THENCE ALONG SAID NORTHERLY LINE OF THE ESTATES AT VAN BIBBER, THE FOLLOWING TWENTY-NINE (29) COURSES:
1. S 61°14'55" W A DISTANCE OF 64.42 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
2. THENCE S 77°39'55" W A DISTANCE OF 84.97 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
3. THENCE S 54°25'55" W A DISTANCE OF 79.97 FEET;
4. THENCE S 76°35'55" W A DISTANCE OF 91.71 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
5. THENCE S 57°21'55" W A DISTANCE OF 83.51 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
6. THENCE S 88°13'55" W A DISTANCE OF 59.98 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
7. THENCE N 81°24'05" W A DISTANCE OF 94.97 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
8. THENCE S 42°24'25" W A DISTANCE OF 90.06 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
9. THENCE S 68°50'55" W A DISTANCE OF 79.97 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
10. THENCE S 47°43'55" W A DISTANCE OF 199.28 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
11. THENCE S 55°24'55" W A DISTANCE OF 99.94 FEET;
12. THENCE S 88°20'55" W A DISTANCE OF 99.97 FEET;
13. THENCE S 80°01'55" W A DISTANCE OF 54.00 FEET;
14. THENCE N 66°52'35" W A DISTANCE OF 115.74 FEET;
15. THENCE N 38°44'05" W A DISTANCE OF 104.00 FEET;
16. THENCE N 48°19'35" W A DISTANCE OF 59.98 FEET;
17. THENCE N 57°43'05" W A DISTANCE OF 224.84 FEET;
18. THENCE N 77°30'00" W A DISTANCE OF 105.51 FEET;
19. THENCE N 83°19'35" W A DISTANCE OF 100.32 FEET;
20. THENCE N 59°49'05" W A DISTANCE OF 99.97 FEET;
21. THENCE N 28°59'05" W A DISTANCE OF 63.08 FEET;
22. THENCE N 45°30'05" W A DISTANCE OF 137.29 FEET;
23. THENCE N 55°56'05" W A DISTANCE OF 113.92 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
24. THENCE N 78°41'05" W A DISTANCE OF 116.79 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
25. THENCE N 69°11'35" W A DISTANCE OF 199.94 FEET;
26. THENCE N 63°31'05" W A DISTANCE OF 99.97 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
27. THENCE N 77°44'05" W A DISTANCE OF 97.20 FEET;
28. THENCE N 80°49'35" W A DISTANCE OF 69.12 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112;
29. THENCE N 83°38'35" W A DISTANCE OF 59.05 FEET TO A FOUND 5/8 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED LS 5112 MARKING A POINT ON THE WEST LINE OF THE NORTHWEST ONE- QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12;
THENCE N 00°18'28" E ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 358.58 FEET TO A FOUND 3 INCH DIAMETER ALUMINUM PIPE WITH 3 INCH DIAMETER BRASS CAP STAMPED D.W.D. LS 16398 MARKING THE WEST QUARTER CORNER OF SAID SECTION 12;
THENCE S 89°22'35" E ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12 A DISTANCE OF 266.11 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 30° 28'54", A RADIUS OF 500.00 FEET, A DISTANCE OF 266.00 FEET, THE LONG CHORD OF WHICH BEARS S 68°49'32" E, 262.88 FEET;
THENCE N 36°24'55" E A DISTANCE OF 26.50 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 8° 05'00", A RADIUS OF 526.50 FEET, A DISTANCE OF 74.28 FEET, THE LONG CHORD OF WHICH BEARS S 49°32'35" E, 74.22 FEET;
THENCE S 45°30'05" E A DISTANCE OF 186.44 FEET;
THENCE N 44°29'55" E A DISTANCE OF 139.05 FEET;
THENCE N 88°11'36" E A DISTANCE OF 125.58 FEET;
THENCE N 75°42'48" E A DISTANCE OF 114.31 FEET;
THENCE N 00°00'00" E A DISTANCE OF 76.92 FEET;
THENCE N 61°25'10" E A DISTANCE OF 72.35 FEET;
THENCE N 00°01'05 W A DISTANCE OF 454.38 FEET;
THENCE S 72°13'33" E A DISTANCE OF 276.27 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/4 INCH DIAMETER PLASTIC CAP STAMPED LS 7361;
THENCE S 89°49'35" E A DISTANCE OF 99.85 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/4 INCH DIAMETER PLASTIC CAP STAMPED LS 7361;
THENCE S 89°49'40" E A DISTANCE OF 160.07 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/4 INCH DIAMETER PLASTIC CAP STAMPED LS 7361;
THENCE S 70°08'35" E A DISTANCE OF 244.95 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/4 INCH DIAMETER PLASTIC CAP STAMPED LS 7361;
THENCE S 88°05'05" E A DISTANCE OF 164.98 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED LS 5112;
THENCE N 00°11'29" W A DISTANCE OF 702.89 TO A POINT ON THE CENTERLINE OF AN EXISTING DRAINAGE DITCH;
THENCE ALONG THE CENTERLINE OF SAID EXISTING DRAINAGE DITCH THE FOLLOWING TWO (2) COURSES:
1. S 77°02'39" E A DISTANCE OF 192.08 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED LS 5112;
2. S 74°07'51" E A DISTANCE OF 341.79 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED LS 5112 MARKING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF McINTYRE STREET, SAID POINT BEING THE POINT OF BEGINNING;
CONTAINING AN AREA OF 60.73 ACRES, MORE OR LESS.

COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER

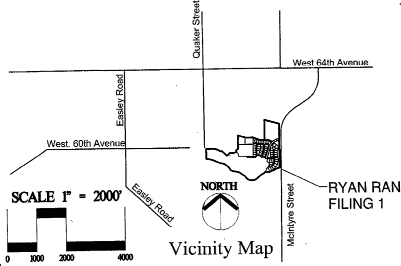
AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., AS AMENDED, NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, LOTS, TRACT, OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED 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 F1905102 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVICING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER F1905102 OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACTS(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATION; AND

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

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

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



Vicinity Map

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 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 7TH DAY OF OCTOBER, 2003.

FOUNDATION PLAT RESTRICTION:

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

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

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

LANDSCAPE MAINTENANCE:

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

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

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

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

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

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

HOLDERS OF DEED OF TRUST: FIRSTBANK OF ARVADA, A COLORADO CORPORATION

[signature] AS: Senior Vice President
[signature] AS: PRESIDENT

CORPORATE SEAL

STATE OF COLORADO)
SS
COUNTY OF JEFFERSON)

THE FORGOING DEDICATION AND THE FORGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 7th DAY OF October, 2003, BY LAWRENCE R Hagler III AS Senior Vice President AND BY Steven J. Swenson, AS President OF FIRSTBANK OF ARVADA, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MICHELE L. HERNLUND NOTARY PUBLIC STATE OF COLORADO My Commission Expires 2/7/2005

[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-7-2005

OWNERS / SUBDIVIDERS:

Robin S. Burkhart
ROBIN S. BURKHART

STATE OF COLORADO)SS
COUNTY OF JEFFERSON)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 7th DAY OF October, 2003, BY ROBIN S. BURKART.

WITNESS MY HAND AND OFFICIAL SEAL.

MICHELE L. HERNLUND NOTARY PUBLIC STATE OF COLORADO My Commission Expires 2/7/2005

[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-7-2005

OCHSNER PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

[signature]
CHARLES S. OCHSNER, MANAGER

STATE OF COLORADO)SS
COUNTY OF JEFFERSON)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 7th DAY OF October, 2003, BY CHARLES S. OCHSNER AS MANAGER OF OCHSNER PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MICHELE L. HERNLUND NOTARY PUBLIC STATE OF COLORADO My Commission Expires 2/7/2005

[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-7-2005

[signature]
JOHN E. KELLEY

STATE OF COLORADO)SS
COUNTY OF JEFFERSON)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 8th DAY OF October, 2003, BY JOHN E. KELLEY.

WITNESS MY HAND AND OFFICIAL SEAL.

CON T COCKRUM

Con T. Cockrum
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/3/2005

My Commission Expires 04/03/2005

6K PROPERTIES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

[signature]
JOHN E. KELLEY, GENERAL PARTNER

Kelly D. Kelley
KELLY D. KELLEY, GENERAL PARTNER

STATE OF COLORADO)
SS
COUNTY OF JEFFERSON)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF October, 2003, BY JOHN E. KELLEY AS GENERAL PARTNER AND KELLY D. KELLEY AS GENERAL PARTNER OF 6K PROPERTIES, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

CON T COCKRUM PUBLIC STATE OF COLORADO

Con T. Cockrum
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/3/2005

My Commission Expires 04/03/2005

THE RYLAND GROUP, INC., A MARYLAND CORPORATION

William Butler
WILLIAM BUTLER, OPERATIONAL VICE PRESIDENT

[signature]
ASSISTANT VICE PRESIDENT

SEAL

CORPORATE SEAL

STATE OF COLORADO)
SS
COUNTY OF JEFFERSON)

THE FORGOING DEDICATION AND THE FORGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 7th DAY OF October, 2003, BY WILLIAM BUTLER AS OPERATIONAL VICE PRESIDENT AND George C Geal AS ASSISTANT VICE PRESIDENT OF RYLAND GROUP INC., A MARYLAND CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MICHELE L. HERNLUND NOTARY PUBLIC STATE OF COLORADO

[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-7-2003

ATTORNEY'S CERTIFICATE:

I, SCOTT ALBERTSON, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, except as shown hereon.

[signature]
ATTORNEY AT LAW
REGISTRATION NO. 8022

SURVEYOR'S CERTIFICATE:

I, JAMES M. PECK, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF RYAN RANCH FILING 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT OCTOBER 8, 2003, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

DATE:

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR JAMES M. PECK 29425 10/8/03

JAMES M. PECK
REGISTERED LAND SURVEYOR NO. 29425

REVIEW CERTIFICATE:

REVIEWED BY JEFFERSON COUNTY PLANNING COMMISSION THIS 8TH DAY OF OCTOBER, 2003.

[signature]
CHAIRMAN

REVIEWED BY THE JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT THIS 10th DAY OF October, 2003.

Mindi Ramig
HEALTH AND ENVIRONMENT

ACCEPTANCE CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF THE STREETS (EXCLUDING THOSE LABELED AS "PRIVATE DRIVES") AND EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 15 DAY OF October, 2003. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND PUBLIC WAYS ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE DEVELOPER AND ACCEPTED BY THE COUNTY.

JEFFERSON COUNTY SEAL COLORADO

Debbie Quinn
CLERK

[signature]
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 13 DAY OF November, 2003.

Faye Griffin
CLERK AND RECORDER

Tonya L Allen
BY: DEPUTY CLERK

REVISIONS
REVISED MARCH 7, 2003 PER COUNTY COMMENTS
REVISED JUNE 30, 2003 PER COUNTY COMMENTS
REVISED JULY 29, 2003 PER COUNTY COMMENTS
REVISED AUGUST 26, 2003 PER COUNTY COMMENTS

DRAWN BY:	AJM
CHECK:	JMP
DATE:	DEC. 9, 2002

eastlake surveying company
P.O. BOX 1143 12500 FIRST ST. EASTLAKE, CO 80614 303-252-8881

SCALE:	
JOB NO. 001-199-001	
SHEET 1	

Bk 174 Pg 54 Rec # F1905103

CASE NO. 02-115921FI
MAP NO. 75

RYAN RANCH FILING 1

A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF OF SECTION TWELVE, TOWNSHIP 3 SOUTH , RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 7

NOTES:

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

2. TRACTS A, B, AND C ARE FOR COMMON AREA; LANDSCAPE, DRAINAGE, UTILITY AND PEDESTRIAN ACCESS PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS A, B AND C WILL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION

3. TRACTS E, F, AND G ARE FOR DRAINAGE, UTILITY AND PRIVATE ACCESS DRIVE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS E, F AND G WILL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

4. EIGHT (8) FOOT WIDE UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF ALL PRIVATE ACCESS DRIVES. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, TREES, SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED THIRTY-SIX (36) FEET IN WIDTH.

5. TRACTS D AND H ARE NON-BUILDABLE UNTIL FURTHER PLAT APPROVAL. TRACTS D AND H WILL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS.

6. TEN (10) FOOT WIDE DRAINAGE EASEMENTS, 5 FEET ON EACH SIDE OF THE COMMON SIDE LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.

7. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE TRACT AREA WITHIN THE TWENTY-FIVE (25) FOOT WIDE SIDEWALK EASEMENT LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO THE PUBLIC STREET, WEST 60TH AVENUE. THE MAINTENANCE RESPONSIBILITIES WITHIN THIS EASEMENT INCLUDES, BUT IS NOT LIMITED TO, THE REPAIR OR REPLACEMENT OF DAMAGED PORTIONS OF THE SIDEWALK. THIS EASEMENT CONVEYS TO THE COUNTY THE RIGHT, BUT NOT THE OBLIGATION, TO REPAIR OR REPLACE SIDEWALKS IF NOT REPAIRED BY THE HOMEOWNERS ASSOCIATION AS SET FORTH ABOVE. THE EASEMENT FURTHER CONVEYS TO THE COUNTY THE RIGHT FOR THE PUBLIC TO USE THE SIDEWALKS, LOCATED ON PRIVATE PROPERTY, FOR PEDESTRIAN PURPOSES.

8. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE LOT AREA WITHIN THE EIGHT (8) FOOT WIDE UTILITY EASEMENT AND SIDEWALK AREA LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO ALL PRIVATE ACCESS DRIVES AS SHOWN HEREON. THE MAINTENANCE RESPONSIBILITIES WITHIN THIS AREA INCLUDES THE REPAIR OR REPLACEMENT OF DAMAGED PORTIONS OF THE SIDEWALK. THIS AREA FURTHER ALLOWS THE RESIDENTS OF RYAN RANCH FILING 1 AND THEIR GUESTS TO UTILIZE THE SIDEWALKS WITHIN THIS PRIVATE PROPERTY. THE SUBDIVIDER SHALL REQUIRE THAT IN THE ESTABLISHMENT OF THE HOMEOWNER'S ASSOCIATION, THAT PROVISIONS BE MADE FOR THE REPAIR OR REPLACEMENT OF SIDEWALKS WITHIN THIS AREA.

9. SIX (6) FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF GAS MAINS. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO ALL EIGHT (8) FOOT WIDE UTILITY EASEMENT AND SIDEWALK AREA DESIGNATIONS THAT ARE SHOWN ADJACENT TO BOTH SIDES OF ALL PRIVATE ACCESS DRIVES. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, TREES OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED THIRTY SIX (36) FEET IN WIDTH.

10. THE APPROVED DRAINAGE PLANS FOR RYAN RANCH FILING 1 ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING DEPARTMENT. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SUBDIVIDERS SHALL PROVIDE THE HOMEOWNERS ASSOCIATION WITH THE NECESSARY EASEMENTS, ACROSS PRIVATE PROPERTY, SO THAT THE HOMEOWNERS ASSOCIATION CAN FULFILL ITS MAINTENANCE OBLIGATION OF THE DRAINAGE SYSTEM. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION ACCEPTS SUCH RESPONSIBILITY.

11. THE PRIVATE ACCESS DRIVES WILL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSUMED BY THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVES PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE. WITH THE SALE OF EACH LOT, THE OWNER SHALL PROVIDE THE PURCHASER(S) A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER, THROUGH AND ACROSS THE PRIVATE ACCESS DRIVES.

12. THE LIMITS OF THE 100 YEAR FLOODPLAIN DO NOT EXIST WITHIN THE BOUNDARY OF THIS SUBDIVISION.

13. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LANDSCAPING PLAN APPROVED BY AND ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT. NO ALTERATIONS OR MODIFICATIONS TO THE LANDSCAPING SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE PLANNING AND ZONING DEPARTMENT.

14. LANDSCAPE MATERIALS LOCATED WITHIN FIVE (5) FEET OF THE BACK OF CURB SHALL NOT EXCEED TWENTY-FOUR (24) INCHES AT MATURE HEIGHT. TREES AND ANY OTHER LANDSCAPE MATERIALS SHALL NOT CAUSE SIGHT DISTANCE PROBLEMS WITH VEHICLES ENTERING THE ADJOINING STREET FROM DRIVEWAYS OR NEARBY INTERSECTIONS. IN CASE OF FUTURE DISPUTES REGARDING SIGHT DISTANCE, THE COUNTY'S SIGHT DISTANCE TABLE SHALL BE USED TO DETERMINE THE OUTCOME.

15. BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST BEARS S 00°16'50" W BETWEEN MONUMENTS SHOWN AND HEREON DESCRIBED.

16. THE OFFICIAL DEVELOPMENT PLAN APPLICABLE TO THIS SUBDIVISION IS RECORDED IN JEFFERSON COUNTY PUBLIC RECORDS AT RECEPTION NUMBER F1170316, ODP BOOK 109, PAGES 47 THROUGH 50.

17. 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.

18. 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.

19. THE CENTER LINE OF DRIVEWAYS SHALL NOT BE PERMITTED WITHIN THIRTY (30) FEET OF ANY STREET INTERSECTION. DISTANCES WILL BE MEASURED FROM THE FLOWLINE OF THE CURB AND GUTTER EXTENDED.

20. DIRECT VEHICLE ACCESS IS NOT PERMITTED BETWEEN ADJOINING LOTS OR TRACTS AND MCINTYRE STREET AND WEST 60TH AVENUE.

21. THE TOTAL NUMBER OF LOTS WITHIN THIS SUBDIVISION IS 56. NO MORE THAN 35 BUILDING PERMITS MAY BE ISSUED FOR THIS SUBDIVISION UNTIL THE EMERGENCY ACCESS IS CONSTRUCTED WITHIN THE TWENTY-FIVE (25) FOOT WIDE EMERGENCY ACCESS EASMENT CONNECTING WEST 60TH AVENUE WITH POPPY WAY.

22. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EASTLAKE SURVEYING COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEFINITION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER [illegible] DATED [illegible] 2003, AT [illegible] PREPARED BY COLORADO NATIONAL TITLE WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.

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

24. FIVE-FOOT (5') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ON EACH SIDE OF THE REAR LOT LINES AS SHOWN HEREON. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES.

26. PURSUANT TO SECTION 2.E.1 OF THE JEFFERSON COUNTY ZONING RESOLUTION, THE PLANNING DIRECTOR HAS ALLOWED THE FOLLOWING MINOR VARIATIONS TO THE VISION CLEARANCE TRIANGLE REQUIREMENTS OF THE RYAN RANCH OFFICIAL DEVELOPMENT PLAN IN THE PLATTING OF RYAN RANCH, CASE NUMBER 02-115921FI. MINOR VARIATION CASE NUMBER 03-111100MV.

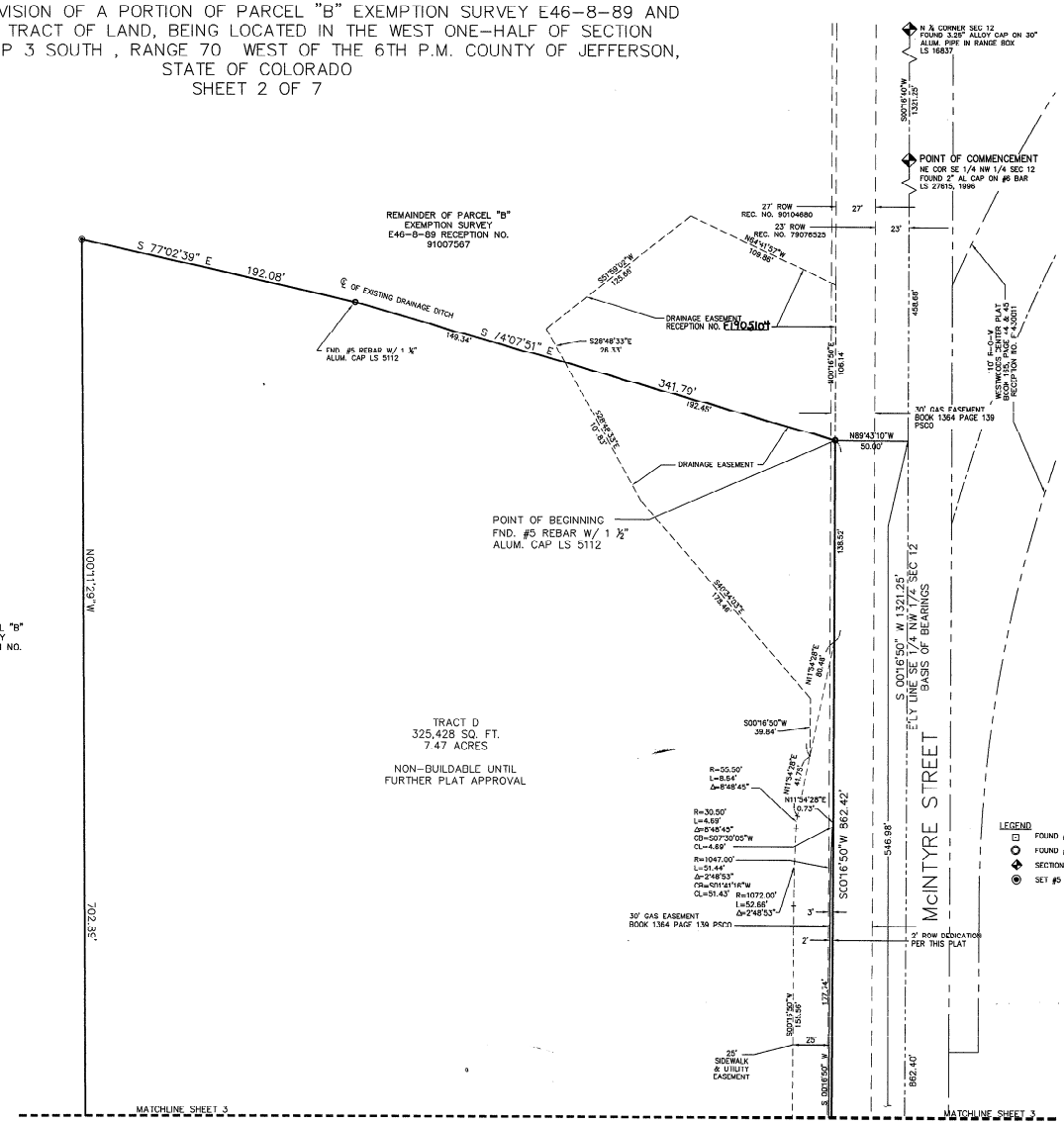
REDUCTION OF THE VISION CLEARANCE TRIANGLES AT THE PROPOSED INTERNAL LOCAL STREET INTERSECTIONS FROM 30 FEET TO 20 FEET.

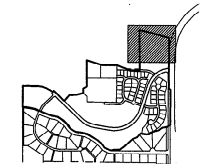
26. AN UNDERGROUND DRAIN SYSTEM IS REQUIRED FOR THIS SUBDIVISION. THE MAIN COLLECTION LINES OF THE UNDERDRAIN SYSTEM WILL BE LOCATED IN THE PRIVATE ACCESS DRIVES AND DRAINAGE EASEMENTS SHOWN HEREON. THE MAIN COLLECTION LINES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SUBDIVIDER(S) WILL MAINTAIN THE MAIN COLLECTION LINES UNTIL THE HOMEOWNERS ASSOCIATION ACCEPTS SUCH RESPONSIBILITY. THAT PART OF THE UNDERDRAIN SYSTEM WITHIN EACH LOT CONNECTING TO THE MAIN COLLECTION LINES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE SUBDIVIDER(S) WILL MAINTAIN THE INDIVIDUAL SYSTEM IN EACH LOT UNTIL THE LOT IS CONVEYED TO ANOTHER OWNER.

27. THE UNDERGROUND DRAIN SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SUBSURFACE GROUNDWATER COLLECTION SYSTEM MAINTENANCE PLAN RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NO. F1905106

28. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EMERGENCY ACCESS GATE AS SHOWN AT THE INTERSECTION OF WEST 60TH AVENUE AND WILMOT AVENUE AND AT THE INTERSECTION OF POPPY WAY AND WEST 58TH AVENUE. THE GATES SHALL HAVE A "KNOX BOX" LOCKING SYSTEM (OR EQUIVALENT SYSTEM) AND BE CAPABLE OF KEEPING NON-EMERGENCY VEHICULAR TRAFFIC OFF OF THE EMERGENCY ACCESS. THE USE OF THE EMERGENCY ACCESS GATE SHALL BE LIMITED TO EMERGENCY SITUATIONS ONLY, AND IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO KEEP THE GATE CLOSED, EXCEPT DURING EMERGENCY SITUATIONS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ROUTINE MAINTENANCE OF THE EMERGENCY ACCESS DRIVE AND FOR KEEPING THE EMERGENCY ACCESS DRIVE PASSABLE AT ALL TIMES. THIS NOTE APPLIES TO THE EMERGENCY ACCESS DRIVE WITHIN THE EMERGENCY ACCESS EASEMENT BETWEEN THE INTERSECTIONS NOTED ABOVE AND DOES NOT APPLY TO THE EMERGENCY ACCESS EASEMENT WITHIN LOTS 22 AND 23 OF BLOCK 1. THE EMERGENCY ACCESS EASEMENT WITHIN LOTS 22 AND 23 OF BLOCK 1 SHALL BE MAINTAINED BY THE LOT OWNER.

29. ACCESS FOR LOTS 10, 15, 16, AND 21 OF BLOCK 1; LOTS 1, 4, 5, AND 9 OF BLOCK 2; AND LOT 10 OF BLOCK 4 ARE RESTRICTED TO THE AREAS DELINEATED AND LABELED "FRONT" AS IDENTIFIED ON THE FOLLOWING SHEETS.





Key Map

LEGEND
- FOUND #5 REBAR W/ 1 1/4" PLASTIC CAP LS 7361
- FOUND #5 REBAR W/ 1 1/2" ALUM. CAP LS 5112, OR AS NOTED
- SECTION OR AUXILIOT CORNER, AS DESCRIBED
- SET #5 REBAR W/ 1 1/4" PLASTIC CAP PLS 29425

REVISIONS
REVISED MARCH 7, 2003 PER COUNTY COMMENTS
REVISED JUNE 30, 2003 PER COUNTY COMMENTS
REVISED JULY 29, 2003 PER COUNTY COMMENTS
REVISED AUGUST 26, 2003 PER COUNTY COMMENTS

DRAWN BY: AJM
CHECK: JMP
DATE: DEC. 9, 2002

eastlake surveying company
P.O. BOX 1143 12500 FIRST ST. EASTLAKE, CO 80614 303-252-8881

SCALE: 1" = 40'
JOB NO. 001-199-001
SHEET 2

Bk 174 Pg 55 Rec # 1905103

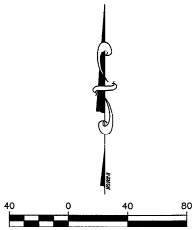
RYAN RANCH FILING 1

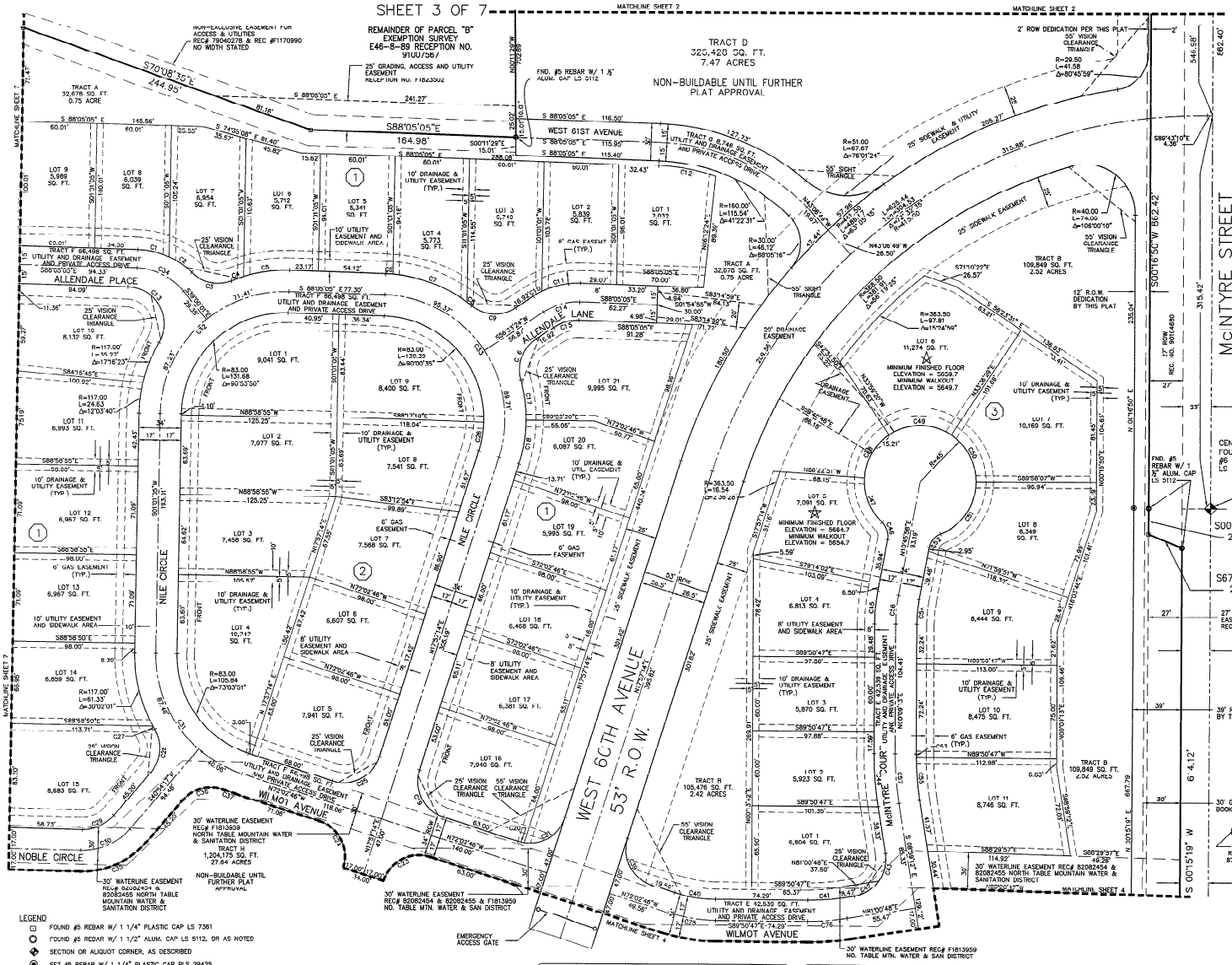
A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF OF SECTION TWELVE, TOWNSHIP 3 SOUTH , RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 3 OF 7

CASE NO. 02-115921FI
MAP NO. 75

Key Map





CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST.
C1	65.00'	28.24'	23°07'58"	N76°31'06"W	26.07'
C2	65.00'	22.04'	19°25'52"	N50°14'11"W	21.94'
C3	30.00'	34.51'	65°54'19"	S78°28'24"E	32.64'
C4	117.00'	19.28'	9°06'15"	S71°03'29"W	19.26'
C5	117.00'	37.38'	18°18'37"	S82°45'49"W	37.22'
C6	117.00'	5.89'	2°52'59"	N86°38'30"W	5.89'
C7	117.00'	64.49'	31°34'57"	N69°24'37"W	63.68'
C8	117.00'	4.80'	2°21'00"	N52°38'39"W	4.80'
C9	30.00'	37.76'	72°10'27"	S87°21'22"E	35.34'
C10	65.00'	8.01'	7°03'29"	S80°05'09"W	8.00'
C11	65.00'	32.11'	28°18'01"	S77°45'54"W	31.78'
C12	156.00'	46.44'	17°03'29"	N79°33'21"W	46.27'
C13	30.00'	62.01'	118°26'13"	N28°51'59"W	51.55'
C14	50.00'	30.86'	35°21'31"	S74°14'10"W	30.37'
C15	35.00'	21.60'	35°21'31"	S74°14'10"W	21.26'
C16	30.00'	37.76'	72°10'27"	S20°28'10"W	35.34'
C17	117.00'	33.13'	16°13'34"	N07°30'17"W	33.02'
C18	117.00'	35.42'	17°20'44"	N09°16'52"E	35.29'
C19	30.00'	47.12'	90°00'00"	S27°02'46"E	42.43'
C20	30.00'	5.00'	9°35'39"	S76°50'25"E	5.00'
C21	30.00'	42.10'	80°24'21"	N58°09'25"E	38.73'
C22	30.00'	47.12'	90°00'00"	N27°02'46"W	42.43'
C23	30.00'	47.12'	90°00'00"	S62°57'14"W	42.43'
C24	30.00'	47.12'	90°00'00"	N27°02'46"W	42.43'
C25	30.00'	47.12'	90°00'00"	N62°57'14"E	42.43'
C26	83.00'	23.22'	16°01'44"	N09°56'22"E	23.14'
C27	117.00'	2.93'	1°26'00"	S29°43'55"E	2.93'
C28	30.00'	37.38'	71°41'13"	N60°13'41"E	34.99'
C29	33.00'	29.28'	50°50'36"	N86°19'35"E	28.33'
C30	50.00'	44.37'	50°50'36"	N86°19'35"E	42.93'
C31	100.00'	123.62'	73°03'51"	S38°35'50"E	115.35'
C32	100.00'	158.65'	90°53'50"	S46°28'50"E	142.52'
C33	100.00'	185.07'	106°02'19"	N35°03'55"W	159.77'
C34	50.00'	42.83'	49°05'04"	N63°32'33"W	41.54'
C35	67.00'	59.45'	50°50'36"	N86°19'35"E	57.52'
C36	30.00'	37.38'	71°41'13"	S78°34'54"W	34.99'
C37	117.00'	8.79'	4°18'16"	S89°53'38"E	8.79'
C38	30.00'	47.12'	90°00'00"	S62°57'14"W	42.43'
C39	30.00'	47.12'	90°00'00"	S27°02'46"E	42.43'
C40	108.00'	33.95'	17°48'01"	S80°58'46"E	33.42'
C41	183.00'	29.19'	9°08'25"	N80°33'01"E	29.16'
C42	30.00'	23.95'	45°43'53"	N59°13'37"E	23.24'
C43	30.00'	23.26'	44°25'37"	N13°13'37"E	22.68'
C44	267.00'	43.59'	9°36'25"	N04°14'59"E	42.55'
C45	142.00'	26.30'	10°36'45"	S05°27'36"W	26.26'
C46	15.00'	15.12'	57°46'09"	N18°07'06"W	14.49'
C47	45.00'	39.78'	50°37'20"	S21°41'31"E	38.46'
C48	45.00'	41.15'	52°23.31"	S29°48'55"W	39.73'
C49	45.00'	53.09'	67°35'49"	S89°48'34"W	50.06'
C50	45.00'	44.27'	56°21'38"	N28°12'42"W	42.50'
C51	45.00'	53.85'	68°34'09"	N34°19'07"E	50.70'
C52	15.00'	15.12'	57°46'09"	S39°39'02"W	14.49'
C53	233.00'	2.76'	0°40'42"	S00°11'08"E	2.76'
C54	108.00'	20.00'	10°36'45"	S05°27'36"W	19.98'
C55	233.00'	34.41'	8°27'43"	S04°45'20"E	34.38'
C56	125.00'	23.15'	10°36'45"	S05°27'36"W	23.12'
C57	250.00'	39.88'	9°08'25"	S04°24'59"E	39.84'
C58	267.00'	20.40'	4°22'36"	N08°47'53"W	20.39'
C59	267.00'	61.91'	13°17'11"	N02°02'00"E	61.78'
C60	267.00'	67.92'	14°34'28"	N15°57'46"E	67.73'
C61	267.00'	75.47'	16°11'46"	N31°20'56"E	75.22'
C62	267.00'	70.81'	15°11'40"	N47°02'40"E	70.60'
C63	267.00'	30.52'	6°32'30"	N57°26'35"E	30.50'
C64	45.00'	17.28'	22°00'08"	N72°10'34"E	17.17'
C65	45.00'	36.10'	45°58'04"	S73°50'20"E	35.14'
C66	45.00'	18.82'	23°57'56"	S39°51'18"E	18.68'
C67	45.00'	67.35'	85°45'14"	S36°39'18"W	61.24'
C68	45.00'	47.15'	60°02'08"	N70°27'00"W	45.02'
C69	15.00'	24.62'	94°02'00"	S87°28'56"E	21.95'
C70	233.00'	120.95'	29°44'29"	N30°39'49"E	119.59'
C71	233.00'	97.77'	24°02'33"	N03°46'19"E	97.06'
C72	30.00'	47.51'	90°41'14"	N53°03'05"W	42.70'
C73	21.00'	34.62'	94°38'26"	N89°39'01"E	34.38'
C74	152.00'	48.12'	17°48'01"	S80°58'46"E	42.39'
C75	123.00'	38.93'	17°48'01"	S80°58'46"E	38.86'
C76	208.00'	31.91'	9°08'25"	N80°33'01"E	31.67'

REVISIONS
REVISED MARCH 7, 2003 PER COUNTY COMMENTS
REVISED JUNE 30, 2003 PER COUNTY COMMENTS
REVISED JULY 29, 2003 PER COUNTY COMMENTS
REVISED AUGUST 26, 2003 PER COUNTY COMMENTS

DRAWN BY: AJM
CHECK: JMP
DATE: DEC. 9, 2002

eastlake surveying company
P.O. BOX 1143 1250D FIRST ST. EASTLAKE, CO 80614 303-252-8881

SCALE: 1" = 40'
JOB NO. 001-199-001
SHEET 3

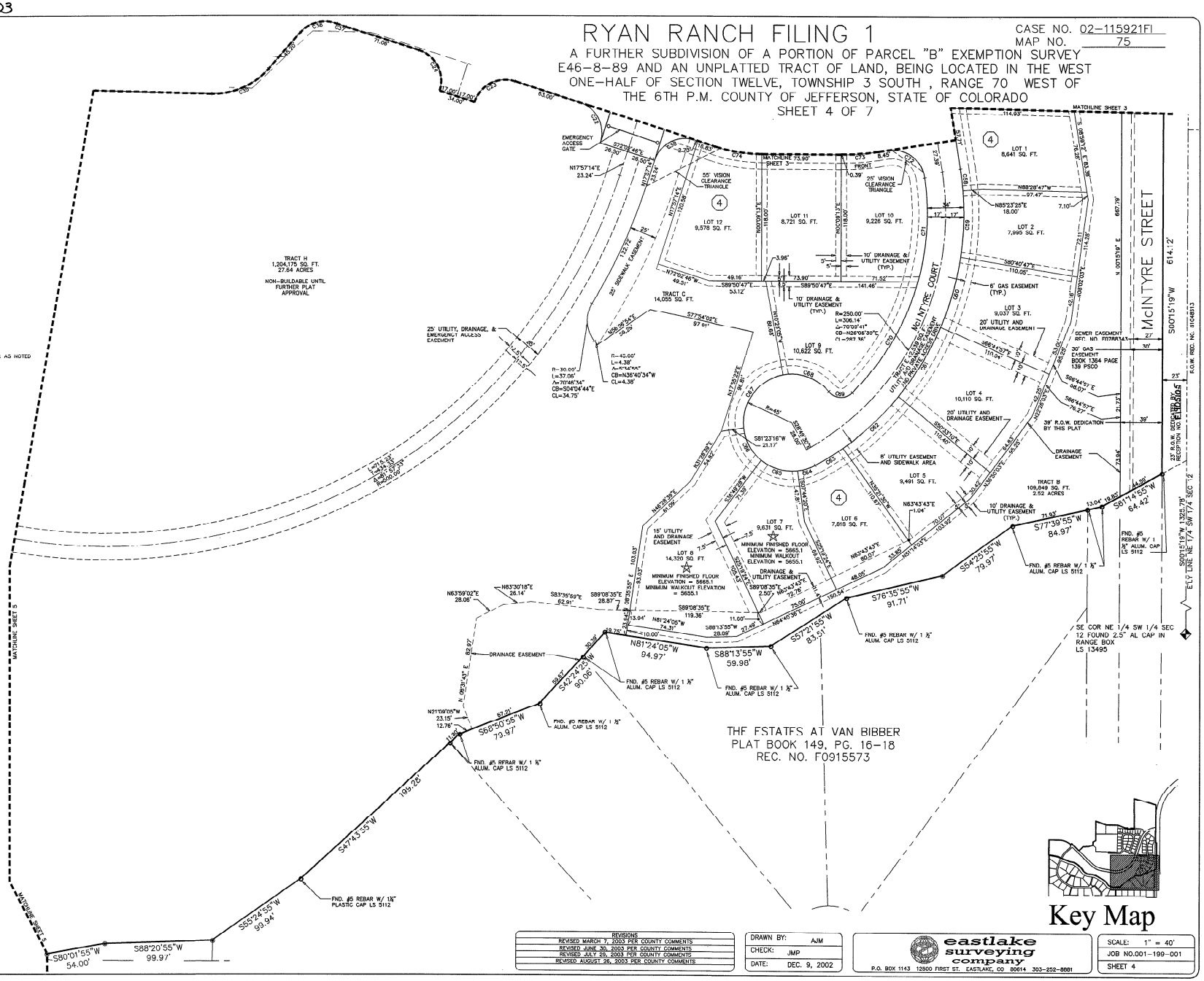
Bk 174 Pg 56 Rec# F1905103

RYAN RANCH FILING 1

A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF OF SECTION TWELVE, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 4 OF 7

CASE NO. 02-115921FI
MAP NO. 75



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST.
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C15	20.00'	21.60'	39°21'31"	S74°14'10"W	21.26'
C16	30.00'	37.79'	72°10'27"	S20°28'10"W	35.34'
C17	117.00'	33.13'	16°13'34"	N07°30'17"W	33.02'
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C19	30.00'	47.12'	90°00'00"	S27°02'46"E	42.43'
C20	30.00'	5.02'	9°35'39"	S76°50'35"E	5.02'
C21	30.00'	42.10'	80°24'21"	N58°09'25"E	38.73'
C22	30.00'	47.12'	90°00'00"	N27°02'46"W	42.43'
C23	30.00'	47.12'	90°00'00"	S62°57'14"W	42.43'
C24	30.00'	47.12'	90°00'00"	N27°02'46"W	42.43'
C25	30.00'	47.12'	90°00'00"	N62°57'14"E	42.43'
C26	83.00'	23.22'	16°01'44"	N09°56'22"E	23.14'
C27	117.00'	2.83'	1°26'00"	S29°43'55"E	2.83'
C28	30.00'	37.36'	71°21'13"	N05°13'41"E	34.99'
C29	33.00'	29.28'	50°50'36"	N66°19'35"E	28.33'
C30	50.00'	44.37'	50°50'36"	N66°19'35"E	42.93'
C31	100.00'	127.52'	73°03'51"	S35°30'50"E	119.05'
C32	100.00'	158.65'	90°53'50"	S46°28'00"W	142.52'
C33	100.00'	180.07'	103°12'19"	N30°03'39"W	158.77'
C34	50.00'	42.83'	49°05'04"	N62°32'33"W	41.54'
C35	67.00'	39.45'	50°50'36"	N66°19'35"E	37.52'
C36	30.00'	37.36'	71°21'13"	S76°34'54"W	34.99'
C37	117.00'	8.79'	4°18'16"	S69°53'38"E	8.79'
C38	30.00'	47.12'	90°00'00"	S62°57'14"W	42.43'
C39	30.00'	47.12'	90°00'00"	S27°02'46"E	42.43'
C40	108.00'	33.55'	17°48'01"	S80°56'46"E	33.42'
C41	183.00'	29.19'	9°08'25"	N85°15'01"E	29.16'
C42	30.00'	23.86'	45°34'23"	N58°13'37"E	23.24'
C43	30.00'	23.26'	44°25'37"	N13°13'37"E	22.68'
C44	267.00'	42.59'	9°08'25"	S04°24'59"E	42.55'
C45	142.00'	26.30'	10°36'45"	S05°27'35"W	26.26'
C46	15.00'	15.12'	57°46'09"	N18°07'06"W	14.49'
C47	45.00'	39.76'	50°37'20"	S21°41'31"E	38.48'
C48	45.00'	41.15'	52°33'31"	S29°48'55"W	39.73'
C49	45.00'	53.09'	67°35'49"	S89°48'34"W	50.06'
C50	45.00'	44.27'	56°21'35"	N28°12'42"W	42.50'
C51	45.00'	53.62'	68°24'00"	N34°15'01"E	50.70'
C52	15.00'	15.12'	57°46'09"	S38°38'02"W	14.49'
C53	233.00'	2.75'	0°40'42"	S00°11'50"E	2.75'
C54	100.00'	20.00'	10°30'42"	S05°23'30"W	19.96'
C55	233.00'	34.41'	8°27'43"	S14°46'20"E	34.38'
C56	125.00'	23.15'	10°36'45"	S05°27'35"W	23.12'
C57	260.00'	19.88'	4°16'54"	S04°24'59"E	19.84'
C58	267.00'	20.40'	4°22'36"	N06°47'53"W	20.39'
C59	267.00'	61.91'	13°17'11"	N02°22'00"E	61.78'
C60	267.00'	67.92'	14°34'28"	N15°37'49"E	67.73'
C61	267.00'	75.47'	16°11'46"	N31°20'56"E	75.22'
C62	267.00'	70.81'	15°11'40"	N47°02'40"E	70.60'
C63	267.00'	30.45'	6°32'00"	N57°54'30"E	30.43'
C64	45.00'	17.28'	22°00'09"	N72°10'34"E	17.17'
C65	45.00'	36.10'	45°56'04"	S73°50'20"E	35.14'
C66	45.00'	35.05'	44°37'59"	S28°32'18"E	34.18'
C67	45.00'	67.35'	85°43'14"	S38°38'18"W	61.24'
C68	45.00'	47.15'	60°02'08"	N70°27'00"W	45.02'
C69	15.00'	24.62'	94°02'00"	S87°26'36"E	21.93'
C70	233.00'	120.85'	29°44'28"	N30°38'48"E	119.09'
C71	233.00'	97.77'	24°02'33"	N03°46'19"E	97.06'
C72	30.00'	47.51'	90°44'14"	N53°37'05"W	42.70'
C73	217.00'	34.62'	9°08'25"	N85°35'01"E	34.58'
C74	142.00'	44.12'	17°48'01"	S80°56'46"E	43.94'
C75	125.00'	38.83'	17°48'01"	S80°56'46"E	38.68'
C76	200.00'	31.91'	9°08'25"	N85°35'01"E	31.87'

REVISIONS
REVISED MARCH 7, 2003 PER COUNTY COMMENTS
REVISED JUNE 30, 2003 PER COUNTY COMMENTS
REVISED JULY 29, 2003 PER COUNTY COMMENTS
REVISED AUGUST 26, 2003 PER COUNTY COMMENTS

DRAWN BY: AJM
CHECK: JMP
DATE: DEC. 9, 2002

eastlake surveying company
P.O. BOX 1143 12500 FIRST ST. EASTLAKE, CO 80614 303-252-8881

SCALE: 1" = 40'
JOB NO.001-199-001
SHEET 4

E:\land projects r2\001-199-001 Ryan Ranch\dwg\PHASE I CONSTRUCTION\F99001PLAT.dwg 09/26/2003 11:44:53 AM MDT

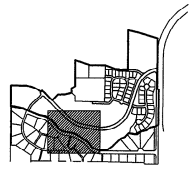
Bk174 Pg. 57 Rec# F1905103

RYAN RANCH FILING 1

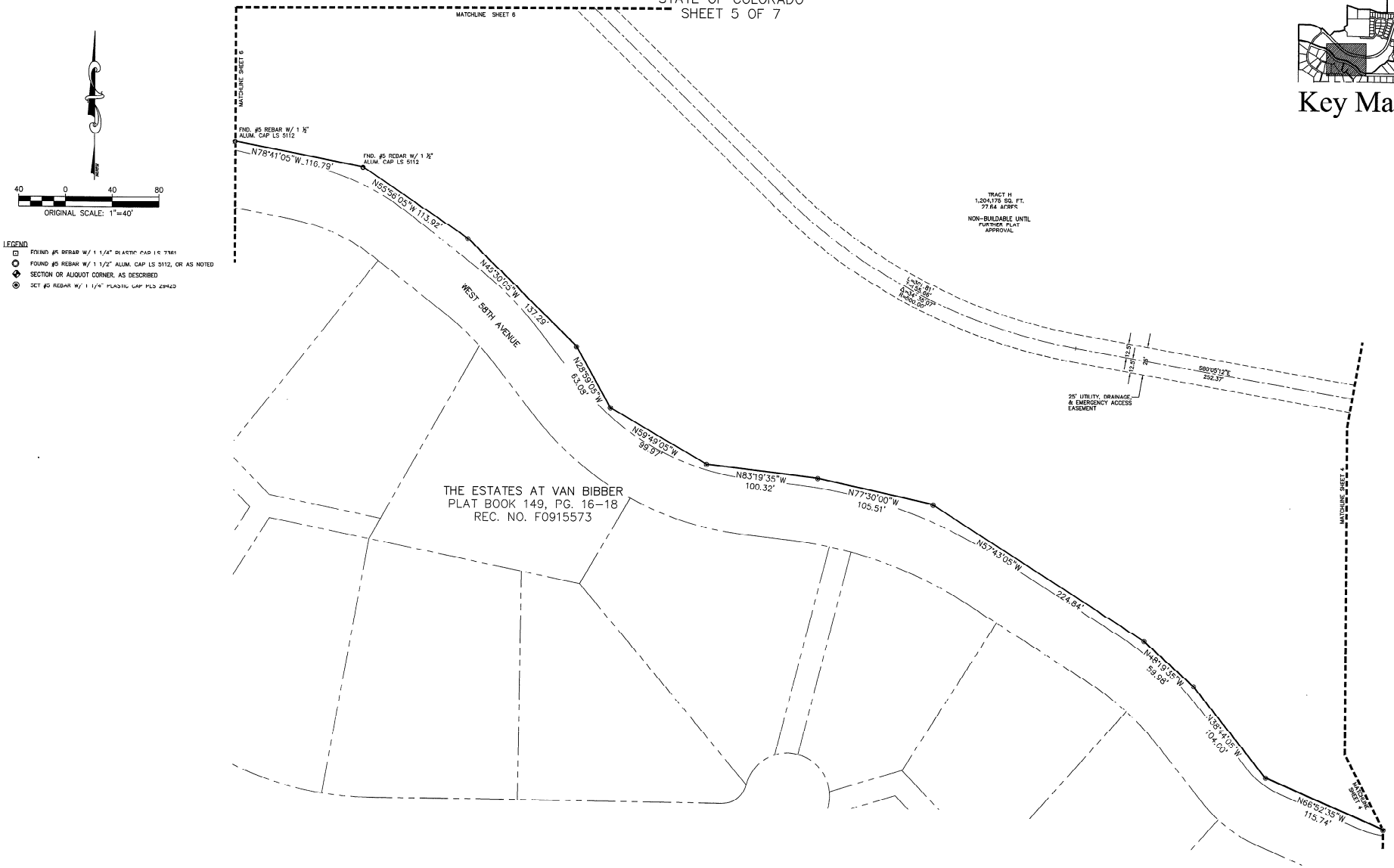
A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF OF SECTION TWELVE, TOWNSHIP 3 SOUTH , RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 5 OF 7

CASE NO. 02-115921FI
MAP NO. 75



Key Map



REVISIONS
REVISED MARCH 7, 2003 PER COUNTY COMMENTS
REVISED JUNE 30, 2003 PER COUNTY COMMENTS
REVISED JULY 29, 2003 PER COUNTY COMMENTS
REVISED AUGUST 25, 2003 PER COUNTY COMMENTS

DRAWN BY:	AJM
CHECK:	JMP
DATE:	DEC. 9, 2002

eastlake surveying company
P.O. BOX 1143 12500 FIRST ST. EASTLAKE, CO 80614 303-252-8881

SCALE:	1" = 40'
JOB NO.	001-199-001
SHEET 5	

E:\land projects r2\001-199-001 Ryan Ranch\dwg\PHASE I CONSTRUCTION\F99001PLAT.dwg 09/26/2003 11:44:53 AM MDT

Bk 174 Pg 58 Rec # F1905103

RYAN RANCH FILING 1

A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF OF SECTION TWELVE, TOWNSHIP 3 SOUTH , RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 6 OF 7

CASE NO. 02-115921FI
MAP NO. 75

REVISIONS
REVISED MARCH 7, 2003 PER COUNTY COMMENTS
REVISED JUNE 30, 2003 PER COUNTY COMMENTS
REVISED JULY 29, 2003 PER COUNTY COMMENTS
REVISED AUGUST 26, 2003 PER COUNTY COMMENTS

DRAWN BY: AJM
CHECK: JMP
DATE: DEC. 9, 2002

eastlake surveying company
P.O. BOX 1143 12500 FIRST ST. EASTLAKE, CO 80614 303-252-8881

SCALE: 1" = 40'
JOB NO. 001-199-001
SHEET 6

E:\land projects r2\001-199-001 Ryan Ranch\dwg\PHASE I CONSTRUCTION\99GDPLAT.dwg 09/26/2003 11:44:53 AM MDT

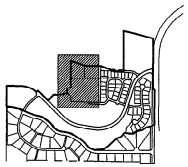
Bk 174 Pg 59 Rec# F1905103

RYAN RANCH FILING 1

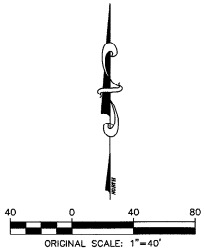
A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF OF SECTION TWELVE, TOWNSHIP 3 SOUTH , RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 7 OF 7

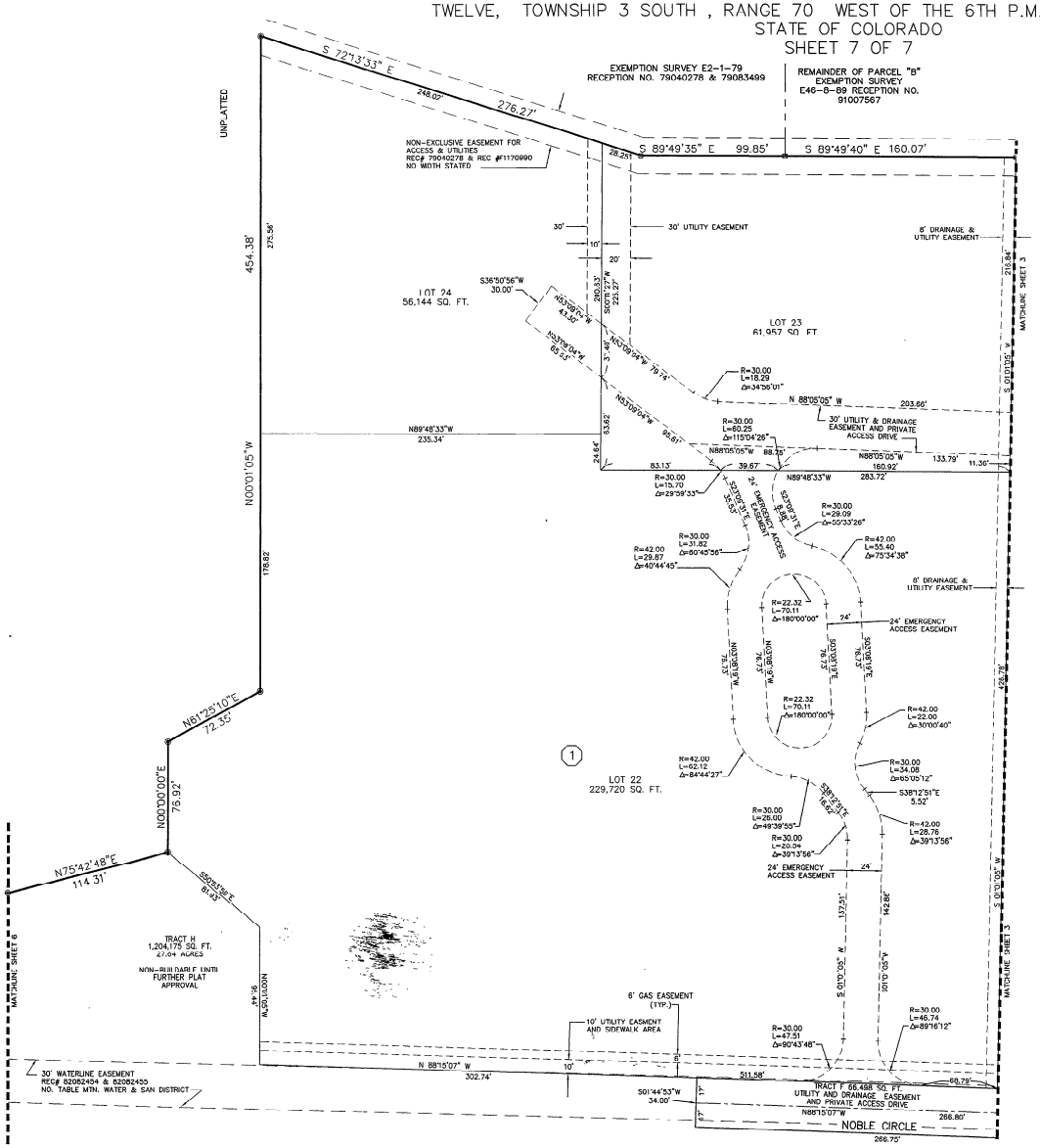
CASE NO. 02-115921FI
MAP NO. 75



Key Map



LEGEND
- FOUND #5 REBAR W/ 1 1/4" PLASTIC CAP LS 7361
- FOUND #5 REBAR W/ 1 1/2" ALUM. CAP LS 5112, OR AS NOTED
- SECTION OR ALIQUOT CORNER, AS DESCRIBED
- SET #5 REBAR W/ 1 1/4" PLASTIC CAP PLS 29425



REVISIONS
REVISED MARCH 7, 2003 PER COUNTY COMMENTS
REVISED JUNE 30, 2003 PER COUNTY COMMENTS
REVISED JULY 29, 2003 PER COUNTY COMMENTS
REVISED AUGUST 28, 2003 PER COUNTY COMMENTS

DRAWN BY:	AJM
CHECK:	JMP
DATE:	DEC. 9, 2002

eastlake surveying company
P.O. BOX 1143 12500 FIRST ST. EASTLAKE, CO 80614 303-252-8881

SCALE:	1" = 40'
JOB NO.	001-199-001
SHEET	7

Aaron Murray
15929 Allendale Pl
Golden CO 80403

24 May 2016

Jefferson County Planning and Zoning
Attn: Christiana Farrell
100 Jefferson County Pkwy, Stw 3550
Golden, CO 80419

RE: Case Number 16-107974RZ Case Name Ryan Ranch Lot 22

This letter serves to frame my objections to the proposed development of Ryan Ranch Lot 22 wherein the existing Ryan Ranch ODP will be amended (Case No. 16-107974RZ).

Residential properties surround the Lot 22, and homes are immediately adjacent on the north, east and west sides. Development of single family detached homes to the north (the Moore estates) were required to be of minimum home size, minimum property size and with specific setbacks. This was to maintain stylistic continuity with the Lot 22 property and the homes on the Kelley estate to the west. Development of fifteen additional homes will not meet the original intended appearance and character of the homes immediately to the west and north and the existing home on the Lot 22 property. The proposed separation, massing and height of structures will therefore not be compatible with the adjacent parcels that dominate the majority of the property's immediate perimeter. The effect will be one of discontinuity and devaluation of these adjacent properties and thus a failure to reduce the impact of new development on existing property as mandated by Jefferson County.

Storm water management will be a principal issue with the current proposal. There will be a drastic increase in impervious surfaces, increasing the quantity of stormwater runoff, accelerating erosion in drain ways with worsened sediment and pollutants. The ultimate design of stormwater control structures will be imperative as runoff from Lot 22 is already damaging surrounding roads, landscaping and structures, requiring costly and frequent repair. I estimate that the proposed development will add a minimum additional 44,250 square feet of impervious surface in the form

of roofs and driveways alone (see *note below for calculation). This does not include the additional roads and sidewalks adding impervious surface area and thus further stormwater runoff. The existing proposal to amend the Ryan Ranch ODP to have 16 total residential lots does not allow for the necessary stormwater control structures as specified by Jefferson County regulations in order to mitigate damage to surrounding parcels of land.

As proposed, the planned development will have significant impact on surrounding, existing development which does not meet the mandate of Jefferson County's long range planning for development or its regulations.

Thank you for your consideration,

Aaron Murray

*Note: as per proposal, developed homes will closely approximate homes in Ryan Ranch. Using Jefferson county GIS software and satellite imagery, the square footage of average Ryan ranch roofs and driveways was calculated. Average roof was 2200 sq ft, average driveway was 750 sq ft. (2200 + 750) x 15 additional homes = 44,250 sq ft.

Christiana Farrell

From: Akloring [akloring@aol.com]
Sent: Friday, April 08, 2016 4:28 PM
To: Christiana Farrell
Cc: LKaiser@ehammersmith.com
Subject: Case number 16-101827CMT at 15925 W. 60th Circle

April 8, 2016

To: Christiana Farrell, Case Manager
From: Anne and Richard Loring, residents of Ryan Ranch subdivision
Re: Public input regarding a proposal to rezone the above-referenced parcel to allow up to 15 additional residential lots

Dear Christiana,

We attended the community meeting held on February 26, 2016 regarding the rezoning of the parcel at 15925 W. 60th Circle. You did an excellent job of managing the meeting with unexpectedly large turnout, and the engineer who represented the owners also did a fine job under challenging circumstances. Thanks to you both.

We would like to voice a concern about this rezoning, namely access to the subject property over privately owned and maintained streets held by the homeowners of Ryan Ranch through their homeowners' association. While we understand that the property owner(s) of the parcel at 15925 W. 60th Circle need access to their homes, they must understand that they have chosen to live on a property that has no taxpayer-supported streets between their lots and public streets. We firmly believe that any owners on that property must share with the residents of Ryan Ranch in the financial costs of maintaining the private streets in Ryan Ranch, including but not limited to costs of snow clearing, asphalt maintenance and repair, and street replacement as needed in the future. In addition, during construction of all homes on this property, any damage to the streets of Ryan Ranch related to construction must be repaired by those property owners or their contractors at no cost to the current residents of Ryan Ranch.

We do not have a preference for how the homeowners of properties of the proposed subdivision fulfill this financial liability for ongoing maintenance of the Ryan Ranch HOA-owned streets. The current owner should undertake negotiations with the Ryan Ranch HOA board. One option would be for a monthly fee for each of the subject lot owners to cover snow removal, maintenance, repair, and future replacement that would be subject to increases as the cost of such functions increase. Another option would be for those lots to be incorporated into the Ryan Ranch HOA. There may be other possible options, as well. But we would oppose the proposal to increase the number of lots unless all property owners of the subject parcel participate in the cost of maintaining the private streets of Ryan Ranch.

The discussion of access at the meeting seemed to assume that egress from the property would be through the current gate onto 60th Circle. We would like to be notified if that egress route changes.

Please keep us advised of all future public meetings relating to Case Number 16-101827CMT. And please make this email a part of the public record regarding this project.

Thank you very much.

Anne and Richard Loring
16180 W. 59th Drive
Golden, CO 80403
720-625-8098

Christiana Farrell

From: Dean Martin [martindean79@gmail.com]
Sent: Sunday, May 01, 2016 11:15 AM
To: Christiana Farrell
Subject: Re: Lot 22 Ryan Ranch Rezoning Application

Dean Martin & Donna Jenik property owners at 16072 W 59th Ave request Jefferson County Planning and Zoning hold the number of homes to ten (10) for rezoning of Lot 22 of the Ryan Ranch Subdivision. We do not agree with the higher number 16 being applied for rezoning. The owner should be held to original number of 10 (period).

Thanks for sending the notice and allowing comment.

On Mon, Apr 25, 2016 at 1:20 PM, Christiana Farrell <cfarrell@co.jefferson.co.us> wrote:

The attached postcard is being sent to you because you requested information regarding when a formal application for rezoning was submitted to the county for Lot 22 of the Ryan Ranch Subdivision.

The link to view the public documents online is on the postcard. Written comments should be emailed directly to me.

Christiana Farrell, AICP

Planner

Jefferson County Planning and Zoning

100 Jefferson County Parkway

Golden, CO 80419

cfarrell@jeffco.us |303-271-8740

March 11, 2016

Christiana Farrell
Zoning and Planning Commission
Jefferson County Government Bldg.
Golden, Colorado

Dear Christiana,

This letter is to object to the proposed rezoning plan to extend the Ryan Ranch Development to include the development of 15 to 20 new residences.

There are multiple reasons why this plan is unacceptable and would result in a negative impact to our community homeowners. Legitimate concerns regarding road access and water pressure were at the forefront of the discussion of the initial meeting. However, the six homeowners who directly border the property on the east side have more immediate concerns.

These homeowners paid a premium fee when their homes were purchased. The additional cost was for the view that presently exists. Taking that view away would lower the values of these homes.

There is an existing drainage pipe on the northeast corner of the property. This is the lowest point in the property, yet it was not identified by the engineer as one of the primary drainage areas. In addition, there appears to be an elevated sand mound septic system and drain field bordering the property on the southeast side. If this is indeed a septic system, what would be the environmental impact if the soil were disturbed?

The roads to access this potential development are not public and Ryan Ranch homeowners presently absorb the cost of maintaining them. It is obvious that damage to our roads would occur with the amount of heavy machinery traffic needed to develop the land.

At the first community meeting held on February 26, a number of residents expressed concerns about reduced water pressure. The question of how our water pressure would be affected was not adequately answered.

We do not object to the right of the property owners to develop the land in question. However, given the highly residential nature of the area we would expect the zoning commission to subject the proposed plan to extremely strict scrutiny for this type of development.

We have every confidence that Jefferson County officials will adequately address all of these concerns. Thank you for your attention to this matter.

Sincerely,

Ralph and Donna Tarola
6064 Nile Circle
Golden, CO 80403

610 360-5167
donnatarola@gmail.com

Christiana Farrell

From: frances macdonald [francesfan3@msn.com]
Sent: Sunday, March 13, 2016 7:22 PM
To: Christiana Farrell
Subject: rezoning of W 60th circle lot in Golden

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,
writing to express my firm opposition to rezoning the property at W 60th circle in Golden for 15-20 new homes. This would cause unsustainable pressure on resources like water, and heavy traffic volume on streets not designed to accomodate it.
I appreciate your consideration of all parties involved, not just the developer.
Thanks
Frances macdonald

Christiana Farrell

From: Christiana Farrell
Sent: Monday, August 15, 2016 7:55 AM
To: 'frances macdonald'
Subject: RE: Ryan ranch proposed development

Frances,

Planning Staff plays an impartial role in the processing of all land development cases. Planning staff makes recommendations in accordance with our Comprehensive Master Plan policies to make proposals better and to help applicants meet regulations. I cannot ethically tell you how to prevent a specific proposal from occurring. I can only tell you that if you are interested in expressing your concerns, the best way to do that is to submit written comments to me for the case file that the actual decision makers will see, and to come to the public hearings and testify against a project with well researched opposition. The public hearings for this case have not yet been scheduled.

Christiana Farrell, AICP
Senior Planner
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80419
cfarrell@jeffco.us |303-271-8740

From: frances macdonald [mailto:francesfan3@msn.com]
Sent: Saturday, August 13, 2016 4:20 PM
To: Christiana Farrell
Subject: Re: Ryan ranch proposed development

good afternoon,
as a concerned citizen I continue to hear mixed messages about the status of proposed development on the Ryan ranch property on 61st , I continue to be very concerned, and have strong reservations regarding this project.
Let me know if there are steps I can take to prevent this from occurring.
Thanks,
Frances macdonald

Christiana Farrell

From: frances macdonald [francesfan3@msn.com]
Sent: Tuesday, September 13, 2016 11:07 AM
To: Christiana Farrell
Subject: Re-zoning Ryan Ranch lot 22

Follow Up Flag: Follow up
Flag Status: Flagged

I am unable to attend rezoning meeting, but want to voice my opposition to rezoning Ryan Ranch lot 22. Many of my neighbors plan to attend and will outline the multiple reasons, but I wanted to voice my support of them.
Thanks,
Frances Macdonald

Christiana Farrell

From: frances macdonald [francesfan3@msn.com]
Sent: Sunday, May 01, 2016 5:02 PM
To: Christiana Farrell
Subject: Ryan Ranch Lot 22 proposed rezoning

Dear Ms Farrell,
As a homeowner in the immediate vicinity of the proposed rezoning at W 60th and McIntyre, I would like to express my emphatic opposition to expanding lot 22 to 16 residential lots. My reasons were expressed at a community meeting held at the YMCA recently. I am not alone in this sentiment.
Thanks
Frances Macdonald

Christiana Farrell

From: Christiana Farrell
Sent: Monday, August 15, 2016 7:44 AM
To: 'Jamie Poeling'
Subject: RE: Redevelopment of 15925 W 60th Circle. Case 16-101827 CMT

Jamie,

Yes, when a formal rezoning case is filed with the county it is given a new number and we send out another mass notification to all the property owners within 500 ft and all the HOAs in a mile with the new case number telling people what the actual proposal is. You can also always look projects up by address. The new case number is 16-107974RZ.

Christiana Farrell, AICP
Senior Planner
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80419
cfarrell@jeffco.us |303-271-8740

From: Jamie Poeling [mailto:tpoeling@msn.com]
Sent: Saturday, August 13, 2016 2:46 PM
To: Christiana Farrell
Subject: Re: Redevelopment of 15925 W 60th Circle. Case 16-101827 CMT

Christiana,

Can you please tell me has documentation been moved from the CMT files into a new one, since we are at a new phase? if so can I please have the new filing number so that I can follow.

Jamie Poeling

From: Christiana Farrell <cfarrell@co.jefferson.co.us>
Sent: Tuesday, July 5, 2016 2:09 PM
To: 'Jamie Poeling'
Subject: RE: Redevelopment of 15925 W 60th Circle. Case 16-101827 CMT

Jamie,

Thank you for your comments. They will be added to the case file and used in evaluating this proposal. The application is in the first referral stage. No decisions have been made. Adjacent properties will be notified again before any public hearings are scheduled.

Christiana Farrell, AICP
Senior Planner
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80419
cfarrell@jeffco.us |303-271-8740

From: Jamie Poeling [mailto:tpoeling@msn.com]
Sent: Tuesday, July 05, 2016 10:45 AM
To: Christiana Farrell
Subject: Re: Redevelopment of 15925 W 60th Circle. Case 16-101827 CMT

Christiana,

I would like to know what is happening with the proposed development west of my house. We have sent a letter stating our objections to this but have not heard anything else since this has now gone for official review. We would really like to have a chance to have our voices heard when the board reviews this decision. Many of the houses that surround this property had to pay premium lot prices for the view that we have and when and if this is approved we will be losing this premium view. This summer is also proving very difficult with the water pressure and if all of these houses are allowed to be built, even with a proposed pump it will only be for those homes and will still affect the Ryan Ranch subdivisions water pressure.

Jefferson county continues to allow building without fully taking in consideration so many important items. Such as traffic flow, whether or not schools in the surrounding areas can accommodate the growth, and how it will affect the existing neighborhoods and residence that have lived here for decades. I have lived in West Arvada my whole life and I have seen the poor growth planning of Jefferson County. People lived out here for the country rural life style. Families that have lived here with horses continue to get pushed out because there is really no plan to co-exist. It is all about tax revenue and building as much as we can as fast as we can. McIntyre is a great example of this. When I was a little girl I rode my bike all up and down that street. Many of my neighbors rode their horses up and down it. In fact I had a friend that rode her horse to school everyday. Today Fairmount is overcrowded and many people including myself have had to seek alternative schooling for our children because there is no room there. McIntyre had become very congested and unsafe. So what was Jefferson County solution..... Have the tax payer foot the bill to widen the street and take large pieces of people front yards to widen the road to make it safe. Why would the county have not required the Ryland to help with the cost of widening the road. Since it will be all of those houses that will cause even more unsafe conditions on McIntyre? Why are so many houses being allowed to be built? It use to be out here you had 1 house per half acre. Now it is 5 houses to 1 acre. IT IS TOO MUCH. Please slow down of everything that is (was) great about this area will be lost. I am not against growth, but I am against poorly designed, unreasonable development.

Please share my concerns with the people who have the power to make these decisions.

Jamie Poeling

From: Jamie Poeling <tpoeling@msn.com>
Sent: Monday, March 07, 2016 2:03 PM
To: cfarrell@jeffco.us
Subject: RE: Redevelopment of 15925 W 60th Circle. Case 16-101827 CMT

Christiana,

Please find attached a letter stating our objections to the development of the land to the west of our property. If you have any questions or concerns please call us at 303-887-4128.

Tom and Jamie Poeling

Christiana Farrell

From: Janna [jannawertz@hotmail.com]
Sent: Tuesday, March 08, 2016 9:24 PM
To: Christiana Farrell
Subject: New development behind Ryan Ranch

Follow Up Flag: Follow up
Flag Status: Completed

Christiana,

I live at 5882 McIntyre Ct. in Ryan Ranch. I attended the public meeting about the proposed increase in homes being built to the west of our development. I would encourage the city to not allow an increase in the number of lots being sold. The only way those people can get in and out of their homes is via our development and roads. Unfortunately, we have to pay to maintain our roads which is very expensive. Added lots would mean added wear and tear on our roads. I understand it is already zoned with 10 houses no matter what. I would encourage Jefferson County to take into consideration the hardship this would cause our community to add more homes that are allowed to be developed.

Thanks,
Janna Wertz

Christiana Farrell

From: Mary Rogers [Mary@rogershvac.com]
Sent: Tuesday, April 05, 2016 10:44 AM
To: Christiana Farrell
Subject: Ryans Estate Subdivison - Case #16-101827 CMT

Follow Up Flag: Follow up
Flag Status: Flagged

Sorry for the additional email but forgot to add a concern:

I know that the drawing that was on display at the YMCA with the layout of the lots was preliminary, however, if the existing house is to be kept, the size of the lot that was shown does not conform with the setbacks set forth by Jeffco hence changing the rest of the development lot sizes.

Thanks again for your attention.

Thank you,

Mary Rogers

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Christiana Farrell

From: Mary Rogers [Mary@rogershvac.com]
Sent: Tuesday, April 05, 2016 10:44 AM
To: Christiana Farrell
Subject: Ryans Estate Subdivison - Case #16-101827 CMT

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Christiana Farrell

From: Mary Rogers [Mary@rogershvac.com]
Sent: Tuesday, April 05, 2016 10:30 AM
To: Christiana Farrell
Subject: Ryans Estate Subdivision - Case #16-101827 CMT

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning.

I wanted to comment on how important the drainage plan will be for the subject development. We are in the Moore Estates (the 3 houses to the north) and have had drainage issues (to include standing water and sediment) stemming from the property to the south of us that was not addressed at all at the development meeting at the YMCA. So much so that we had to repair our road twice due to standing water that drained from the south property.

Thanks for your attention to this.

Thank you,

Mary

Mary Rogers - Project Coordinator
Rogers & Sons, Inc.
HVAC Comfort, Geothermal, and Energy Specialist
6202 Beach St., Denver, CO 80221
Email: mary@rogershvac.com
Phone: (303) 296-2999
Fax: (303) 296-3060
Web Site: www.rogershvac.com

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Christiana Farrell

From: Nancy Felix [nancyfelix@msn.com]
Sent: Thursday, March 03, 2016 3:23 PM
To: Christiana Farrell
Subject: Rezoning of Ryan Ranch comments for Ryan Ranch HOA

Follow Up Flag: Follow up
Flag Status: Flagged

1. We are a covenant controlled community with an active HOA and our roads are privately owned.
2. As such any new development that is proposed for that piece of land will have to use our private roads for access.
3. When the proposal was submitted to Jeffco, under General Comments, it was suggested that a secondary access to the site should be considered. It was also suggested that Legal access needed to be verified, as far as we know that was not done.
4. We recommend that a secondary access to the site be considered. Accessing the site via 60th Circle will cause our community to suffer in the following ways:

- The heavy equipment necessary to build 15-21 lots will cause considerable and accelerated wear and tear to our roads
- We maintain those roads and are responsible from a budgetary perspective for resurfacing them and repaving them. The accelerated wear and tear will cause the community additional monies for road repairs much earlier than anticipated.
- Several homeowners who have purchased their properties have small children and are now worried for their safety while major construction is underway.
- The noise, pollution, congestion of workers and equipment will affect our quality of life.
- Our water pressure is currently already low and we are concerned about the impact of up to 21 additional homes competing for the same water source
- The types of home which are going to be built and will they have architectural reviews?
- Who is the builder?
- Will they have their own HOA or will they part of our HOA?
- How do we ensure that any damages to our roads are covered?
- The residents located at the corner of Nile Circle may have to have their sidewalk pulled up and will therefore be impacted by the new development. How will they be compensated for that?
- Is it possible that there are other accesses to the property that have not been investigated? Again we seem to have some indication of that with the original filing to jeffco.

March 11, 2016

Christiana Farrell
Zoning and Planning Commission
Jefferson County Government Bldg.
Golden, Colorado

Dear Christiana,

This letter is to object to the proposed rezoning plan to extend the Ryan Ranch Development to include the development of 15 to 20 new residences.

There are multiple reasons why this plan is unacceptable and would result in a negative impact to our community homeowners. Legitimate concerns regarding road access and water pressure were at the forefront of the discussion of the initial meeting. However, the six homeowners who directly border the property on the east side have more immediate concerns.

These homeowners paid a premium fee when their homes were purchased. The additional cost was for the view that presently exists. Taking that view away would lower the values of these homes.

There is an existing drainage pipe on the northeast corner of the property. This is the lowest point in the property, yet it was not identified by the engineer as one of the primary drainage areas. In addition, there appears to be an elevated sand mound septic system and drain field bordering the property on the southeast side. If this is indeed a septic system, what would be the environmental impact if the soil were disturbed?

The roads to access this potential development are not public and Ryan Ranch homeowners presently absorb the cost of maintaining them. It is obvious that damage to our roads would occur with the amount of heavy machinery traffic needed to develop the land.

At the first community meeting held on February 26, a number of residents expressed concerns about reduced water pressure. The question of how our water pressure would be affected was not adequately answered.

We do not object to the right of the property owners to develop the land in question. However, given the highly residential nature of the area we would expect the zoning commission to subject the proposed plan to extremely strict scrutiny for this type of development.

We have every confidence that Jefferson County officials will adequately address all of these concerns. Thank you for your attention to this matter.

Sincerely,

Ralph and Donna Tarola
6064 Nile Circle
Golden, CO 80403

610 360-5167
donnatarola@gmail.com

Randy & Sandy Seaholm
6085 Nile Circle
Golden, Colorado 80403

March 8, 2016

Christiana Farrell
Jefferson County Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419—3550

Reference: Rezoning of Property at 15925 W. 60th Circle
Lot 22 Ryan Ranch FLG 1
Case Number: 16-101827CMT

Dear Ms. Farrell

Thank you for holding the community meeting on February 26, 2016, concerning the proposed rezoning of the property referenced above. We appreciated the opportunity to learn more about the proposal and meet with individuals that will be involved with the development.

We understand the proposal is for 15 lots, one of which already has a home on it. We understand the community meeting is just an initial step in the rezoning process and that a hearing before the Planning Commission and Board of County Commissioners is still required before building permits can be obtained.

To begin, we are opposed to the rezoning for the reasons set forth below. If the rezoning proceeds those issues must be addressed. Our number one concern is access to the property. There are two other possible ways to access this property other than 60th Circle, which runs through the Ryan Ranch HOA (RRHOA). But apparently when the property was platted the design was to access it from 60th Circle. 60th Circle is one of the streets that the RRHOA is responsible for maintaining, yet the subject property is not part of the RRHOA. We believe that much like the county collects taxes for roads it maintains, the RRHOA is entitled to compensation from the owners of the property proposed for rezoning for use of the streets the RRHOA is responsible for maintaining. Compensation could be provided via a contract, toll road or the property becoming part of the RRHOA, any one we believe would be an acceptable option.

However, our preferred options would be access via 61st Avenue to the north or from 60th Avenue on the west. 60th Avenue is maintained by the County and not by the RRHOA. We know either option would require agreement with the landowner (Kelley's) that originally subdivided the land. However, some utilities (fire hydrants) have already been installed on the property west of the property proposed

for rezoning, and access to 60th Avenue appears to have been contemplated. This would be a workable alternative if agreement could be reached, as there are no homes on any of that land at present. In addition to the actual payment for maintenance of the roads, RRHOA also pays for snow removal on the streets it maintains, which should be compensated for as well. If the property does not become part of the RRHOA we would ask that the county require a contract with the RRHOA and a bond be held, much like the county does for contractors to assure that any damage to the streets is fully repaired, and annual maintenance is paid. We would like to have the RRHOA consulted on any street repairs to assure repairs are consistent with the appearance of the surrounding streets.

In addition to the roads, members of the RRHOA have expressed the following concerns, of which we are in complete agreement and we feel the need to be fully addressed if the rezoning goes forward.

1. Drainage: The property drains in at least 3 directions. Runoff that goes south and\or southeast goes into detention ponds that belong to Van Bibber Estates. RRHOA has an annual maintenance contract with Van Bibber Estates for which the property proposed for rezoning should help pay, in addition to annual maintenance costs of the detention ponds that RRHOA maintains. Runoff that goes due east goes through the RRHOA and over a retaining wall that drops down onto 60th Avenue. Should that retaining wall require repair in the future we would ask the rezoned property pay a proportionate share. In the alternative, the rezoned property could provide a retention pond or ponds on the rezoned property.
2. Water Utility: Water pressure in parts of the RRHOA is already low. RRHOA was told by NTMWD that the RRHOA would need to install pumps so that the RRHOA could water its greenbelts. If the rezoned property hooks to water lines that the RRHOA is connected to the rezoned property needs to assure that that connection does not further reduce water pressure to RRHOA. Arrangements with NTMWD should be made to address this issue or have the rezoned property install appropriate pumps. I believe this water pressure matter is something NTMWD really needs to address as an engineering error was made somewhere along the line.
3. Lighting: Any street lighting for the proposed rezoned property needs to be on a separate meter and not attached to the RRHOA street lighting line without an appropriate meter as the RRHOA also pays for street lighting within the RRHOA.
4. Fence: Part of the fence that surrounded the RRHOA was removed and replaced with a rod iron fence by the owners of the property to be rezoned, which does not meet the RRHOA covenants. This was done without the permission of the RRHOA board, as I understand. The RRHOA Board should approve this change.
5. Lots that back to the proposed development: Folks that bought view lots backing to the proposed development no doubt paid a premium for the lot. Since the original property owner (Kelley) had knowledge and opportunity for some say in this matter and made none, it would seem appropriate that the homes built be ranch style so as not to completely obstruct their views.
6. During Construction
    a. A bond should be required to cover any damage to the streets RRHOA is responsible for maintaining and the RRHOA Board should be consulted to assure any repairs are acceptable and fully consistent with the appearance of existing streets.

b. Noise should be kept to a minimum during construction and construction limited to the hours of 8 am and 6 pm.
c. Trash fencing should be installed around the property backing to RRHOA, maintained daily and all trash removed.
d. Child safety is paramount; speed limits should be reduced to a minimum of 10 MPH, heavy equipment locked down and other appropriate safety measures taken.

Thank you for the opportunity to comment and giving our comments careful consideration.

Sincerely,

D. Randolph Seaholm

Sandra K. Seaholm

Christiana Farrell

From: Akloring [akloring@aol.com]
Sent: Saturday, April 30, 2016 11:15 AM
To: Christiana Farrell
Subject: Public input re Case number 16-107974RZ

April 30, 2016

Re: Case Name: Ryan Ranch Lot 22
Case Number: 16-107974RZ

From: Richard and Anne Loring, owners
16180 W. 59th Drive
Golden, CO 80403
Ryan Ranch subdivision

We hereby voice our opposition to the above-referenced rezoning application submittal unless two conditions are met:

1) all owners of any homes built on Lot 22 from this date forward be required to pay a reasonable, permanent, on-going fee for maintenance, snow-removal, and future repair and/or replacement of the private streets in Ryan Ranch that is commensurate with the fees currently paid monthly by the owners of Ryan Ranch properties and that can be increased as necessary in the future to keep pace with future costs; and
2) all contractors of any homes built on Lot 22 from this date forward be required to repair any damage they cause to the privately owned Ryan Ranch streets during construction on Lot 22.

We acknowledge that this lot is landlocked and that the owners have a right of access, including the proposed additional owners. However, we do not believe they have a right to use private streets that surrounding owners must pay to maintain without contributing an equal share of the costs of maintenance.

We believe that these are reasonable conditions that can be met through negotiation with the Ryan Ranch Community Association, and we respectfully request that these conditions be attached to the rezoning application, if not already included, or be required by the approving bodies.

Thank you.

Richard and Anne Loring

Christiana Farrell

From: Stacy Rogers [Stacy@rogershvac.com]
Sent: Monday, April 04, 2016 10:42 PM
To: Christiana Farrell
Cc: Mary Rogers
Subject: Ryans Estate subdivision - Case #16-101827 CMT

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Farrell
We are the Rogers Family and we live at 16019 Allendale Place. We have one of the three properties in the Moore Estates that was developed back in 2005 by David Moore on behalf of Dale and Robin Burkhart. We have covenants as part of the buy agreement that the Burkharts developed in Dale's words to "Protect his property value" and this development stands to threaten ours. Dale even came to our first HOA meeting and insinuated that they were part of the HOA and any decisions we had should be ran by them for approval but do not believe the HOA documents state anything about their property being included.

We attended the Development meeting at the Arvada YMCA and notice the developers were quick to state that they are making plans to transition their properties from Ryan's Ranch to the properties to the North and West to not deter from their properties but stated nothing about how small lots sizes and minimal set back will affect those homes to the North and West, actually the MAJORITY of the outlining properties of the subject development is a minimum of .90/ac and above. So to say that they want to keep similar to the surrounding area, is not fair and very disappointing.

We have spoken to multiple realtors about the development plan and our properties will stand to lose double digit percentage values with the proposed plan. Anything with less setback criterial than the standard we were held to is simply wrong. Lot sizes less than those we were held and differing covenant standards will also detract from our values and does not meet the County's standard for 'New development should properly and reasonable mitigate the effects on existing development. As the quality of the development project increases, the density may increase as well' for purposes of re-zoning.

Stacy Rogers
303-898-2066

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Christiana Farrell

From: Tania [taniag222@yahoo.com]
Sent: Monday, March 07, 2016 8:22 PM
To: Christiana Farrell
Subject: Rezoning of 60th Circle in Ryan Ranch

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Farrell,

I live in Ryan Ranch and am quite concerned about the 15-21 homes projected to be built off of our neighborhood.

It is my understanding that this land was not to be developed per Ryan Ranch contract. Now, if it is, it seems it will be quite a toll on our roads and systems.

I am not in favor of this possibility.

Tania Guy
Ryan Ranch resident
on Wilmot Avenue

Christiana Farrell,

RE: Redevelopment of 15925 W 60th Circle. Case 16-101827 CMT

We would like it on record that we are against any building on the property at 15925 W 60th Circle. We are one of six neighbors that are on the east boundary of the property and know that this building will have significant impact on the quality and value of our homes. We have major concerns about how this will affect our community's quality of living over the next several years as the land is sold off and homes are built on individual lots. We picked this neighborhood because it was finished and quiet. We prefer to keep it that way.

We were told when we purchased our home that the land behind us could not be developed any further because it was enclosed within a private HOA development and that we were assured that there would be no homes behind us. This was one of the main reasons for purchasing our property. We have made extensive improvements to the back of our property that will be severely affected with the building of homes directly to the west. These improvements include but are not limited to a new private deck that overlooks the mountains that will now presumably look directly into the back of a new house.

We are greatly concerned that the county will require the builder to modify the roads leading into the "new development" up to Jefferson County standards. This would require the road width on 60th Circle to be enlarged for safety standards. This would be a disaster for us since the county has easement rights to our property for utilities. We would prefer not to lose any of our property since our yard is already currently small. Expanding the road into the easement would also require relocation of fence that we had installed three years ago. Even though the builder has said they do not want to have to enlarge the road and would request that it not, they cannot guarantee that the county would not require it. Again, this would have significant impact on the value of our property.

As a resident of Ryan Ranch, we are deeply concerned that additional expenses will be incurred by the HOA as a result of developing this property, which will increase our monthly fees. The roads within the subdivision are maintained by Ryan Ranch HOA. Any damage done by heavy trucks such as concrete trucks would likely come out of the pockets of neighborhood homeowners.

All residents in Ryan Ranch currently deal with very low water pressure issues. We understand that our community is located at the top of a hill and that we are at the lowest acceptable water pressure level allowed by North Table Mountain Water. During the summer, there is barely enough pressure to start our sprinkler system. We are concerned that additional usage will make this situation worse and could require additional investment in water system infrastructure, and that cost will be passed along to residents.

We are also concerned about them tearing out trees around the property since many birds and other animals live there. We believe that there are owls living in some of the trees there as we hear them often at night.

We are worried also about all the kids that live here and play along 60th Circle. We do not have a park in our neighborhood and many of them play on our currently quiet street. Building over the next few years will increase traffic in our neighborhood and will present safety concerns to pedestrians along that area.

There are also the concerns that come with construction projects including the increase of noise, dust, and theft in the area. We experienced a significant rise in theft of personal property just a few years ago tied to the increase of roofing contractors in our neighborhood. This occurred during the period when a number of damaged roofs were being replaced after a significant hail storm came through our neighborhood.

We ask that you please be mindful of the lives that this development will significantly impact over the next few years. Thank you for your consideration.

Tom and Jamie Poeling
15885 West 60th Circle

Jefferson County
Planning and Zoning Division

<u>16-107974RZ</u>

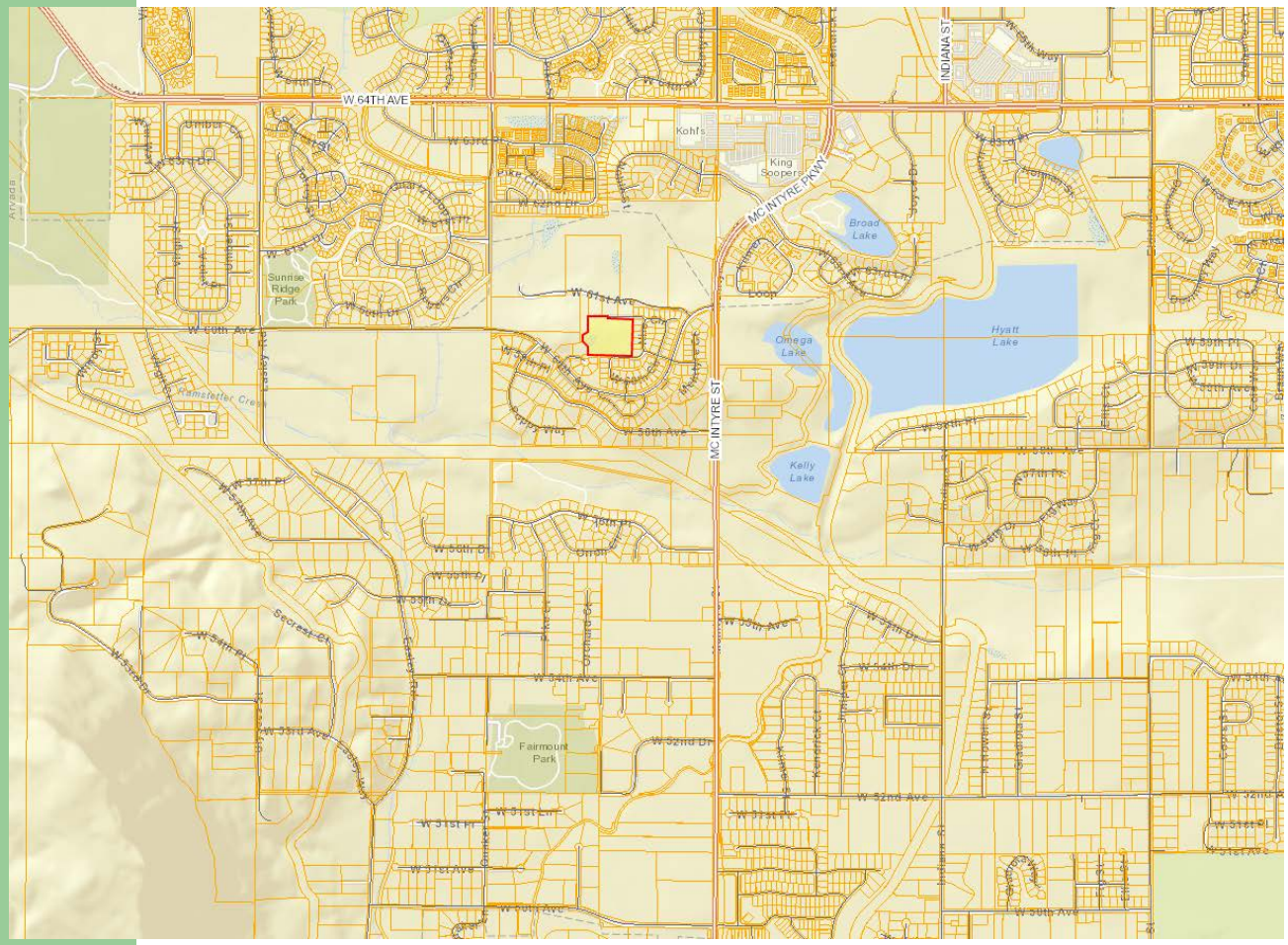
Ryan Ranch Lot 22 Official Development Plan

PC Hearing: 9-28-2016

Case Manager: Christiana Farrell

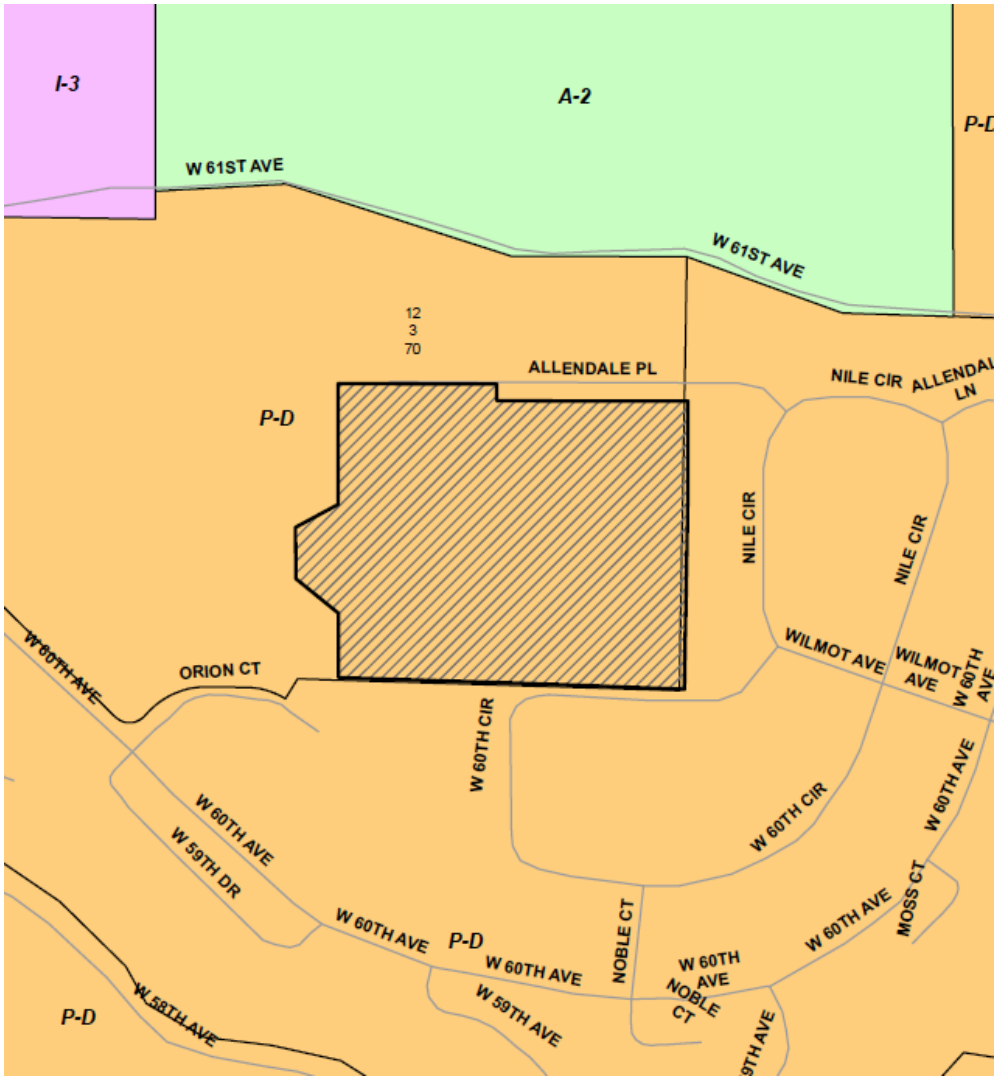
Jefferson County

Planning and Zoning Division



- 5.27 Acres
- One existing house

Jefferson County
Planning and Zoning Division



- Surrounded by “Ryan Ranch” PD zoning that allows for Single Family Detached homes.

Jefferson County

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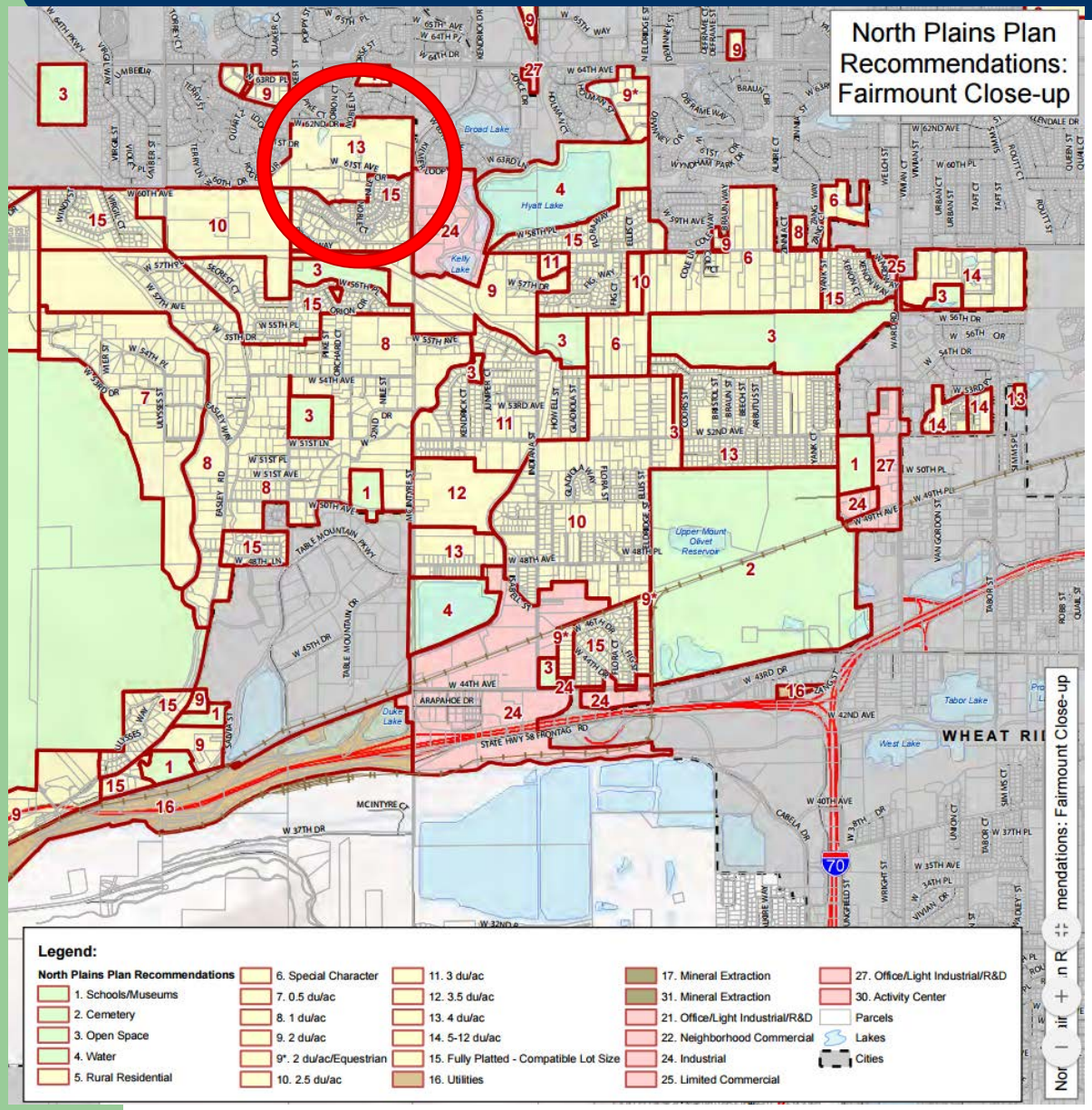


- Area 13 - Fairmount Plan area - North Plains Plan.
- 4 DU/acre.

Jefferson County

Planning and Zoning Division

JEFFERSON COUNTY COLORADO FOUNDED 1861

ODP Bk 109 Pg 47 Rec [illegible] County of Jefferson State of Colorado

Case No. 98015355RZP1

Map No. 75

Ryan Ranch

Official Development Plan

Sheet 1 of 4

Notes:

Standard Flexibility Statement:

The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. In granting plat approval, the Board of County Commissioners may allow minor variations for the purpose of establishing:

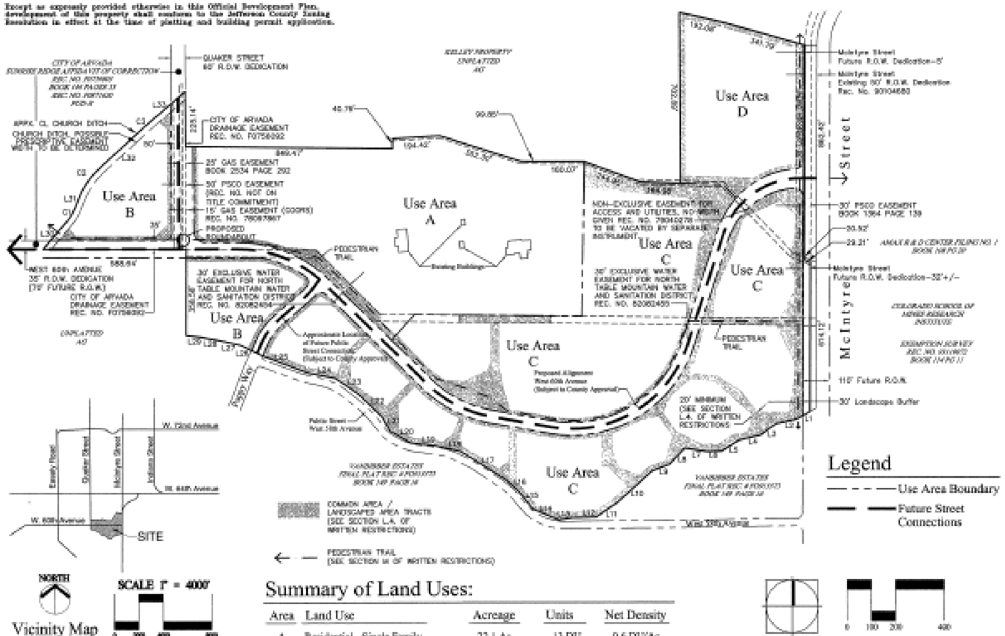
a. Final road alignments
b. Final configuration of lot and tract sizes and shapes
c. Final building envelopes
d. Final access and parking locations
e. Landscaping adjustments

Applicability Statement:

Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

Legal Description

[illegible]



NORTH SCALE 1" = 200'

Summary of Land Uses:

Area	Land Use	Acreage	Units	Net Density
A	Residential - Single Family	22.1 Ac.	13 DU	0.6 DU/Ac.
B	Residential - Single Family	7.2 Ac.	13 DU	1.8 DU/Ac.
C	Residential - Single Family	36.4 Ac.	142 DU	3.9 DU/Ac.
D	Senior Housing	7.4 Ac.	119 DU	16.1 DU/Ac.
E	Dedicated R.O.W.	5.7 Ac.	N.A.	N.A.
Total		+- 78.8 Ac.	287 DU	3.6 DU/Ac.

Owner
John E. Kelley
3005 Illinios Street
Golden, Colorado 80401

Owner
The Estate of Robert L. Ryan
c/o Bruce K. Ryan
1200 Arapahoe Street
Golden, Colorado 80401

Developer
Ryan Ranch, L.L.C.
5440 Ward Road Suite 104
Arvada, Colorado 80002
(303) 456-2120

Prepared by
David A. Clinger & Assoc. Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
(303) 526-9126

Engineer
Alliance Development Services
Attn: David E. Moore, P.E.
5440 Ward Road, Suite 240
Arvada, Colorado 80002
(303) 526-9126

Rev. Oct. 17, 2000
Rev. Sept. 20, 2000
Rev. May 30, 2000
Rev. March 30, 2000
Rev. December 23, 1999
July 6, 1999

COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled Ryan Ranch Official Development Plan, was approved the [illegible] day of November, 2000, and is accepted by the Board of County Commissioners this 12th day of January 2001.

BOARD OF COUNTY COMMISSIONERS:

Chairman

Clerk

SEAL COLORADO

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this 16th day of January, 2001 at 8:59:07 o'clock A.m.

Jefferson County Clerk and Recorder

By: Deputy Clerk

SEAL

OWNER'S CERTIFICATE:

I, John E. Kelley, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner: John E. Kelley Date: 12/15/00

OWNER'S CERTIFICATE:

Bruce K. Ryan, as Personal Representative of the Estate of Robert L. Ryan, deceased, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner: Bruce K. Ryan, Personal Representative Date: 12-18-00

Jefferson County

Planning and Zoning Division

ODP BK 109 pg 48 Rec # F1170318

Case No. 98015355RZP1
Map No. 75

Ryan Ranch

Official Development Plan

Sheet 2 of 4

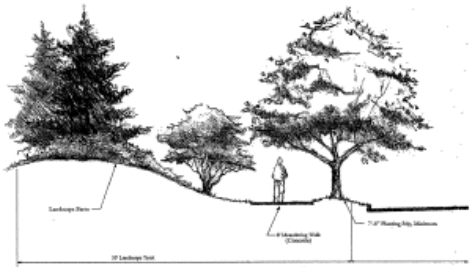


Illustration B - McIntyre Street Section
Section L.1.a. of the ODP Written Restrictions

Illustration C - McIntyre Street Character Sketch
Section L.1.a. of the ODP Written Restrictions

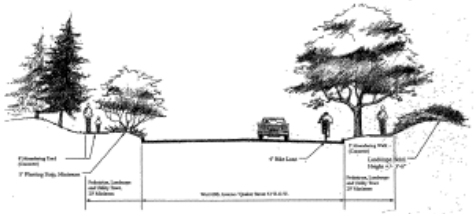


Illustration D - West 60th Avenue / Quaker Street Section
Section L.1.b. and L.1.c. of the ODP Written Restrictions

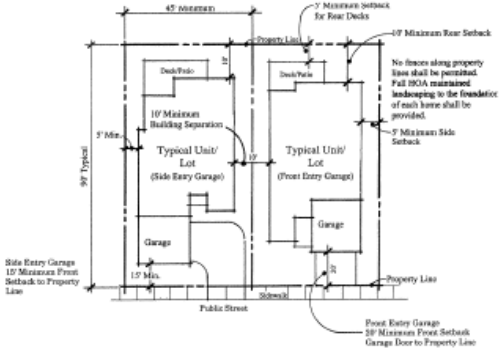


Illustration A - Typical Lot Layout Use Area C
Section E.3. of ODP Written Restrictions

These illustrations are intended only to depict what the written restrictions are proposing might occur. They are subject to possible changes with the actual development proposals to be provided to the County.

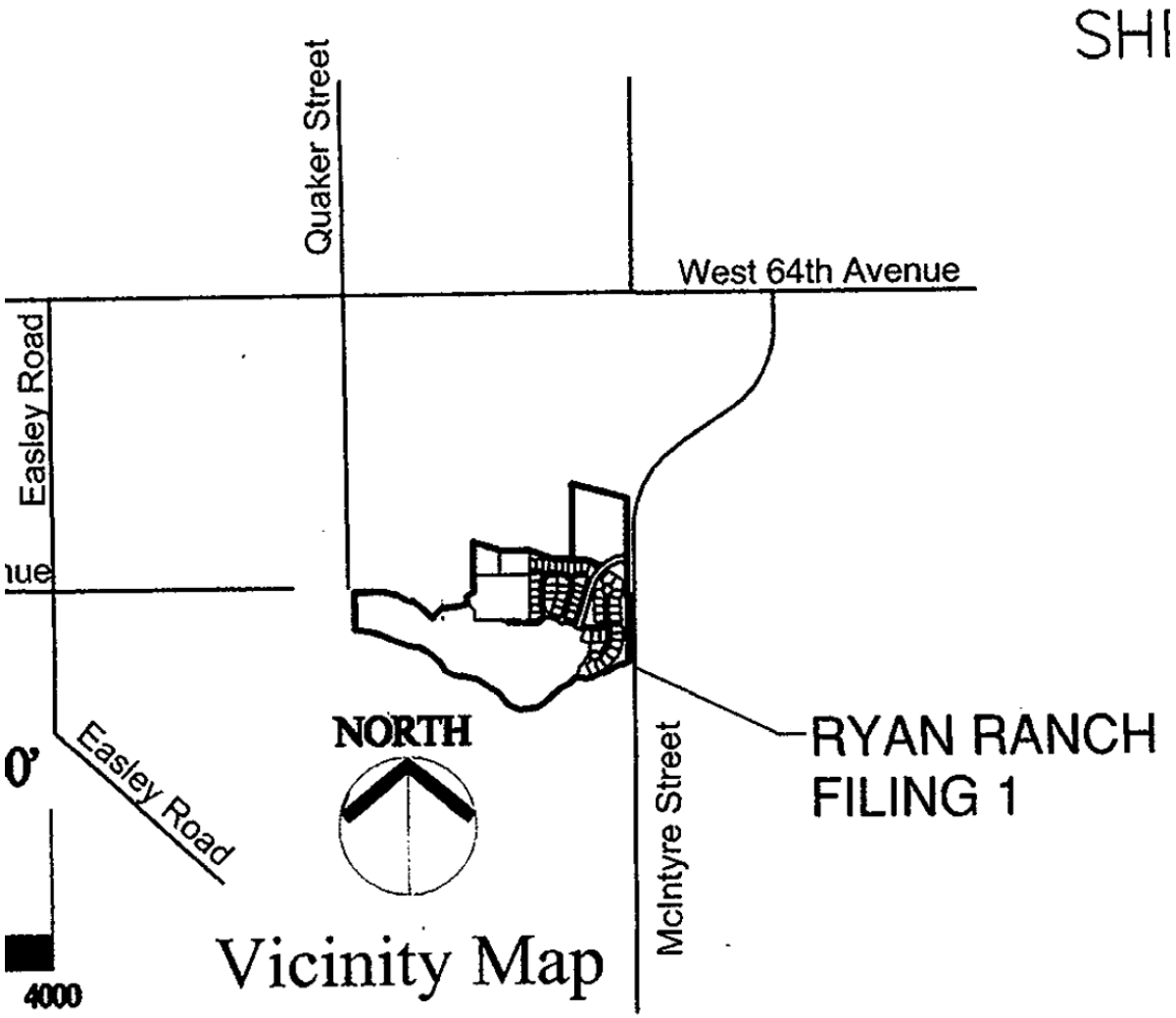
Illustration E - West 60th Avenue Character Sketch
Section L.1.b. of the ODP Written Restrictions

Illustration F - McIntyre Street Entry Character Sketch
Section L.2. of the ODP Written Restrictions

Illustration G - Typical Pond Character Sketch
Section L.3. of the ODP Written Restrictions

Jefferson County

Planning and Zoning Division



Summary of Request:

- Maximum of 16 lots for single-family detached homes
- Minimum lot size of 8,500 square feet
- Setbacks will follow standard Residential-1A zone district:
  - Front – 20 ft
  - Side – 5 ft
  - Rear – 20 ft
  - Distance between structures: 15 ft
- Lots will all connect to public water and sanitation

Process:

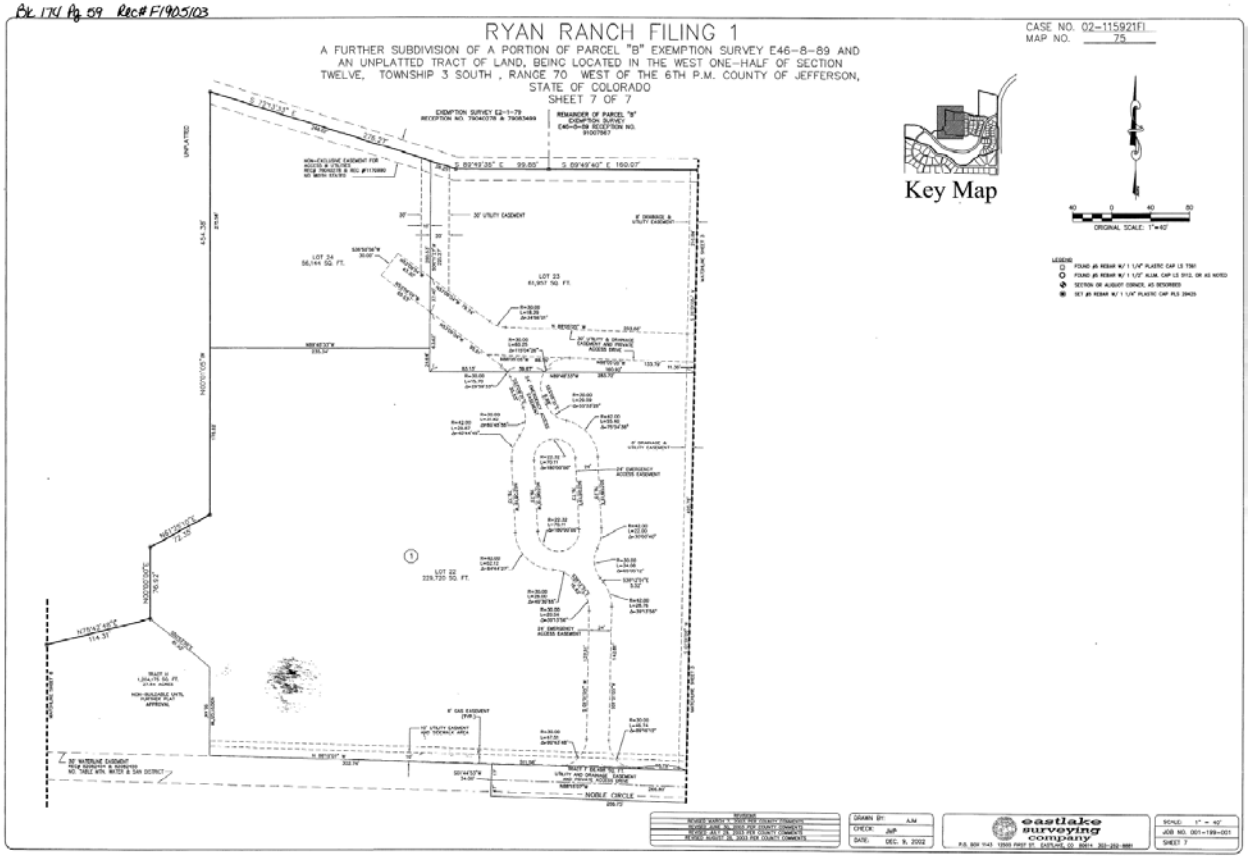
- Referrals were sent to the following external agencies:
  - 8 HOAs within a 500 ft radius of the property
  - North Table Mountain Water and Sanitation
  - APEX Park & Rec
  - Fairmount Fire Protection District
  - Xcel
  - Comcast
  - CenturyLink
- Referrals were sent to the following internal agencies:
  - Engineering
  - County Geologist
  - Public Health
  - Transportation & Engineering
  - Open Space
  - Road & Bridge
- All agency comments have been addressed

Jefferson County

Planning and Zoning Division

Issues:

- Water Pressure
- Access/Road Maintenance
- Drainage



11. THE PRIVATE ACCESS DRIVES WILL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSUMED BY THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVES PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE. WITH THE SALE OF EACH LOT, THE OWNER SHALL PROVIDE THE PURCHASER(S) A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER, THROUGH AND ACROSS THE PRIVATE ACCESS DRIVES.

Jefferson County
Planning and Zoning Division

- Compatibility:

Findings/Recommendations:

Staff recommends that the Planning Commission find that:

1. The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies;

2. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because the lot sizes, densities and uses are comparable to surrounding properties; and,

3. 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.

And;

Staff recommends that the Planning Commission recommend APPROVAL of Case No. 16-107974RZ subject to the following conditions:

1. Recordation of a revised Official Development Plan in accordance with the red-marked print dated September 28, 2016.

CASE SUMMARY

Regular Agenda

PC Hearing Date:	September 28, 2016
BCC Hearing Date:	October 18, 2016

16-108035RZ	Rezoning
Case Name:	Jefferson Corporate Center – South Official Development Plan – Amendment No. 2
Owner/Applicant:	Land Securities Investors, Ltd.
Location:	8600 South Oak Way Section 4, Township 6 South, Range 69 West
Approximate Area:	21.23 Acres
Purpose:	**To amend the Planned Development (PD) zoning to include multi-family uses.**
Case Manager:	Christiana Farrell

Issues:
- Loss of Commercial/Industrial zoned land.

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

Interested Parties:
- Neighboring properties

Level of Community Interest: Low

Representative: Doug Reed, Fine Line Consulting

General Location: Southwest of the intersection of C-470 and South Kipling Pkwy

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

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

September 28, 2016

RESOLUTION

16-108035RZ (A)	**Rezoning**
Case Name:	Jefferson Corporate Center – South Official Development Plan – Amendment No. 2
Owner/Applicant:	Land Securities Investors, Ltd.
Location:	8600 South Oak Way Section 4, Township 6 South, Range 69 West
Approximate Area:	21.23 Acres
Purpose:	**To amend the Planned Development (PD) zoning to include multi-family uses.**
Case Manager:	Christiana Farrell

Based on the evidence, testimony, exhibits, and recommendations of the Jefferson County Planning and Zoning Division, and comments of public officials, agencies, citizens of the County, and other interested parties, the Planning Commission finds the following with respect to a Plan Exception for the above referenced case:

A. The exception addresses a unique situation and the applicant's request has articulated as to the reasons of the unique situation.

B. Any negative impacts caused by the exception will be mitigated so that the impacts to the surrounding community will be comparable to the recommended land use because the recommended land use is much more intensive than the proposed land use.

C. The exception is not setting a precedent because there is no other site with these same conditions, location, and land use recommendations.

NOW THEREFORE BE IT RESOLVED, that a Plan Exception is hereby APPROVED WITH CONDITIONS for Rezoning Case No. 15-108035RZ subject to the following condition:

A. The Board of County Commissioners approves the rezoning of the above referenced property to allow multi-family uses as proposed in Rezoning Case No. 15-108035RZ. In the event Rezoning Case No. 15-108035RZ is denied by the Board of County Commissioners, this Plan Exception shall become null and void.

Commissioner **HARRIS** 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	**Hatton**	**Aye**
Commissioner	**Burke**	**Aye**
Commissioner	**Spencer**	**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, September 28, 2016.

Bonnie Benedik
Administrative Assistant

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

September 28, 2016

RESOLUTION

16-108035RZ (B)	**Rezoning**
Case Name:	Jefferson Corporate Center – South Official Development Plan – Amendment No. 2
Owner/Applicant:	Land Securities Investors, Ltd.
Location:	8600 South Oak Way Section 4, Township 6 South, Range 69 West
Approximate Area:	21.23 Acres
Purpose:	**To amend the Planned Development (PD) zoning to include multi-family uses.**
Case Manager:	Christiana Farrell

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 is in general conformance with the Comprehensive Master Plan because it does meet all applicable sections of the Plan policies;

   B. The proposed land use of residential is compatible with the allowable land uses in the area. since more intensive industrial land uses could be built under the current zoning on adjacent properties.

   C. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents in the immediate area.

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	**Hatton**	**Aye**
Commissioner	**Burke**	**Aye**
Commissioner	**Spencer**	**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, September 28, 2016.

Bonnie Benedik
Administrative Assistant

Staff Report

PC Hearing Date:	September 28, 2016
BCC Hearing Date:	October 18, 2016

16-108035RZ	Rezoning
Case Name:	Jefferson Corporate Center – South Official Development Plan – Amendment No. 2
Owner/Applicant:	Land Securities Investors, Ltd.
Location:	8600 South Oak Way Section 4, Township 6 South, Range 69 West
Approximate Area:	21.23 Acres
Purpose:	**To amend the Planned Development (PD) zoning to include multi-family uses.**
Case Manager:	Christiana Farrell

Representative:	Doug Reed, Fine Line Consulting
Existing Use:	Vacant

BACKGROUND/UNIQUE INFORMATION:

The applicant proposes to amend the Jefferson Corporate Center South Official Development Plan – Amendment One for Lot 3E of the Jefferson Corporate Center Exemption Survey 6 Subdivision to allow multi-family uses. Presently, the Planned Development (PD) zoning (recorded at reception number F1525315) allows for commercial/office/industrial uses including: business, professional and medical offices, hotels, hospitals, warehousing, light manufacturing and ancillary retail and service establishments.

This amendment will only apply to Lot 3E. The applicant's proposal is for up to 360 multi-family residential units. Accessory uses will include garages, a clubhouse, resident amenities, recreational facilities, and a management office. Lot and building standards specific to multi-family uses have been developed for this proposed amendment. The current commercial/office/industrial uses allowed on the property will remain per the proposed written restrictions.

The subject site is 21.23 acres in size with topography sloping from C-470 up to the backdrop of the foothills. The subject property is within the Dipping Bedrock Overlay District. The site is highly visible from C-470 to the north, and the current restriction on building heights above 5,810 feet in elevation will remain. The proposal allows for multiple buildings, limited in height to 55 feet tall. Access is from W Toller Drive, which is a county maintained public right-of-way. The closest major intersection is C-470 and Kipling.

The applicant has worked closely with Staff to craft written restrictions which will ensure that, if approved, the proposed multi-family development will meet design and compatibility standards. Staff has only one redline that we were not able to come to an agreement on with the applicant. This redline is regarding parking ratios required for one bedroom units. Staff believes the parking ratio should be 1.5 for one

bedroom units to account for the higher number of one bedroom units anticipated in the development. Staff has identified other similar developments where the proposed ratio of 1 space per one bedroom unit has not resulted in sufficient parking. The goal of this higher parking ratio for one bedroom units is to assure that sufficient parking will be provided on site and that parking will not spill out of the development. The applicant believes the ratio of 1.0 is sufficient for their design model.

A Site Development Plan (SDP) would be required if this rezoning case were to be approved. The SDP would need to be completed prior to the issuance of building permits. Site design, public improvements, architecture, landscaping, and parking would be addressed more specifically at the SDP stage.

This property is subject to the recommendations found in *The South Plains Area Plan* of the *Comprehensive Master Plan.* The subject property is located within the Ken-Caryl / Meadows Activity Center and is recommended for Office and Light Industrial uses. The Ken-Caryl Activity Center is intended to provide an employment center for technology, health care and research and development. This request to rezone to allow for 360 multi-family units does not comply with the South Plains Area Plan (Ken-Caryl Activity Center) recommended land uses, so the applicant has provided a Plan Exception letter, as detailed below.

The Comprehensive Master Plan strongly discourages Rezoning from Commercial or Industrial uses to non-commercial uses. There are multiple reasons for this, including addressing the jobs-housing balance overall, and in the South Jeffco area specifically. To help support their request, the applicant has submitted documentation showing some of the costs and benefits to the County of the proposed zoning change, as detailed below. Staff has further concerns that if approved, the viability of the remainder of the development to be built as industrial uses may be negatively impacted.

SURROUNDING ZONING/LAND USE:

	Adjacent Zoning	**Land Use**
North:	Planned-Development (PD)	C-470 Public Right-of-Way
South:	Planned-Development (PD)	Existing Office Building
East:	Planned-Development (PD)	Existing Office Building
West:	Planned-Development (PD)	Open Space

NOTIFICATION:

A community meeting was held for this rezoning application on March 14, 2016. There were approximately 8 citizens in attendance. Those in attendance generally had questions related to the rezoning process, traffic, preserving views, and if there would be on site management. The applicant explained that traffic would be less with the proposed residential uses than with the currently allowed commercial uses, that they would maintain the height limitation of 5,810 feet in elevation, and that they would provide onsite management.

As a requirement of the Jefferson County Zoning Resolution, 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 hearings dates for both the Planning Commission Hearing and the Board of County Commissioners' Hearing.

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

3. Notification of the hearing before the Planning Commission and the Board of County Commissioners' was published in the West JeffCo YourHub Newspaper.

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

- CHATFIELD BLUFFS SOUTH HOA
- COHOPE
- DEER CREEK I HOA
- JEFFERSON COUNTY HORSEMENS ASSN
- KEN CARYL RANCH MASTER ASSN
- KEN CARYL RANCH METRO DIST
- KEN CARYL RANCH OFFICE PARK ASSN
- MEADOW RANCH MASTERS ASSN
- MOUNTAIN VIEW II HOA
- SETTLEMENT TOWNHOMES
- STONY CREEK 6 HOA
- SUNSET MANAGEMENT SERVICES
- SUNSET RIDGE TOWNHOUSE ASSN
- TOWNHOMES AT DEER CREEK HOA
- TRAILMARK HOA
- VILLAGE HOME AT MEADOW RANCH ASSN
- WHITE DEER VALLEY HOA
- WINGATE SOUTH HOA
- REDSTONE RIDGE CONDO ASSN

During the processing of the application, Staff **has** received one response in support of the proposal.

COMPREHENSIVE MASTER PLAN ASSESSMENT:
Area Plan: Central Plains Area Plan

	Land Use	Physical Constraints	Community Resources	Infrastructure, Water and Services
Conformance	**X(1)**	**X (2)**	**X (3)**	**X (4)**
Non-Conformance	**X(1)**			

Services: West Metro Fire Protection District
Southwest Metro Water and Sanitation District
Foothills Park and Recreation District

****

ANALYSIS OF PLAN:

1. **Land Use:** The Comprehensive Master Plan (CMP) discusses encouraging development that is appropriate to the area, ensuring that there are unique and diverse communities in which to live, work, and enjoy outdoor recreation. It encourages economic development and infill and redevelopment projects. New developments should be evaluated for the impacts on the health of a community, and that new development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and entitled uses on adjacent parcels. Rezoning from commercial or industrial uses to non-commercial uses should be strongly discouraged. Regional impacts should be considered when evaluating development, along with the impacts to adjacent properties.

   Areas of Conformance:
   a. All Development
   In keeping with the goal stated above, policies applicable to this application includes those that discuss mitigating harmful effects on existing and zoned land uses and ensuring compatibility with existing and zone uses. Special care should be taken to ensure compatibility while transitioning from lower Intensity uses to higher Intensity uses.

   This proposal is to allow a 360 unit multi-family residential development. Depending on how the

property might develop under the existing zoning, the amount of traffic and other off-site impacts are expected to be less with this proposal than the commercial/office/industrial uses currently allowed on the property. The Plan recommends that proposals to rezone from commercial or industrial to non-commercial uses should submit documentation showing the costs and benefits to the County. The applicant has submitted such a report.

b. Housing
The CMP encourages providing a variety of housing options to accommodate the growing population and complement the existing community character and utilize excellent design and materials.

This request to rezone to allow for 360 multi-family residential dwelling units would provide additional housing options in Jefferson County. The written restrictions outline lot and building standards that ensure a well-designed development.

Areas of Non-Conformance:
a. Area/Community Plan Recommendation
This property is subject to the recommendations found in The South Plains Area Plan and the updated Comprehensive Master Plan. The subject property is located within the Ken-Caryl / Meadows Activity Center and recommended for Office and Light Industrial uses. The Ken-Caryl Activity Center is intended to provide an employment center for technology, health care and research and development.

This request to rezone to allow for 360 multi-family residential dwelling units does not comply with the South Plains Plan; Ken-Caryl Activity Center recommended land uses. The applicant has submitted a Plan Exception letter. If a Plan Exception is granted, the land use recommendation would no longer be an area of non-compliance. An evaluation of the Plan Exception letter is outlined below. Even if a Plane Exception is granted, all other Goals and Policies in the CMP still apply.

b. All Development
This section of the CMP states that rezoning from commercial or industrial uses to non-commercial uses should be strongly discouraged. Regional impacts should be considered when evaluating development, along with the impacts to adjacent properties.

Rezoning this parcel from to allow multi-family will most likely ensure that the entire 21.23 acre site develops as multi-family residential. This entire area just south of C-470 and west of Kipling was set aside with the goal of becoming a center of industry and jobs for south Jefferson County. Market conditions may not have allowed the area to develop as originally envisioned, but allowing such a large parcel to change from a use that could have significant job generating potential, to a use with insignificant job generating potential could have negative impacts to the region's ability to attract future employers looking for a large, commercially or industrially zoned property. Further, the CMP stresses the importance of improving upon the jobs-housing balance in the County. Taking property with the existing entitlements to generate jobs, and allowing it to be used for high-density housing further harms the jobs-housing balance of the area.

c. Business and Industry
The goal of this section is to promote land uses that expand and diversify the County's economic base and create Primary Jobs. In order to maintain a vibrant local economy, these uses need to be maintained in an appropriate balance. The more diverse the economic base of the County, the more resilient the County will be to economic cycles.

There is no doubt that a multi-family residential development would be successful at this location. However, the continued and cumulative loss of large (10 acres or more) commercial and industrial zoned properties may have negative impacts related to the ability of the County to attract larger industries or companies that need larger parcels of land to create significant employment opportunities. Since 2012, four properties of greater than 10 acres have been rezoned from commercial uses to residential uses in the South Jeffco Area.

Summary of Analysis: *This proposal does not conform to all the recommendations in the*

Comprehensive Master Plan (CMP), however, the applicant has requested a Plan Exception and has provided additional market analysis to explain how this proposal can still contribute to the future economic concerns that Staff has. The Plan Exception is evaluated later within this staff report.

2. **Physical Constraints:** The Comprehensive Master Plan describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.

   Areas of Conformance:
   a. General
   This section discusses avoiding physical constraint areas if possible, and properly mitigating them if they exist.

   This property is within the County's Dipping Bedrock Overlay District. At the time of Site Development Plan, a geotechnical study and grading plan will be required to ensure that proper mitigation for varying soils types is designed. There is a slope to the property that will be mitigated with site design and limits on building heights above certain elevations. There are no floodplains or other site constraints.

   Summary of Analysis: *This proposal is in conformance with the Physical Constraints chapter of the CMP*

3. **Community Resources:** The Community Resources chapter contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.

   Areas of Conformance:
   a. Visual Resources
   The CMP's goal of protecting the visual resources of the County are supported by policies encouraging the buildings to be stepped to fit with the natural terrain, as well as protecting key views of the mountains.

   This site is in a very visible location off C-470 when travelling either north or south, between Kipling Pkwy and W Ken Caryl Ave. The proposed rezoning limits the heights of the buildings in both the traditional method, as well as by establishing a maximum building elevation. The written restrictions require a 60 foot setback from C-470, as well as setbacks between buildings to keep view corridors open. A visual analysis has been submitted to show the conceptual layout of the site and how many views will still be preserved of the mountains from C-470.

   Summary of Analysis: *This proposal complies with the Community Resources chapter of the CMP*

4. **Infrastructure, Water & Services:** The applicable elements of this chapter include Transportation, Water and Wastewater, and Services.

   Areas of Conformance:
   a. Transportation
   A goal of the CMP is to ensure that the transportation system will have the capacity to support future population growth while maintaining an acceptable level of service.

   The applicant submitted a traffic impact report which indicates that the traffic from the proposed use would be accommodated by the existing street network. The commercial/office/industrial uses currently allowed on the property would be considered higher traffic generators than the proposed multi-family residential uses. However, Road and Bridge as well as Transportation and Engineering (T&E) have reviewed the traffic impact report and believe there will be significant negative impacts to the already poor Level-of-Service (LOS) intersection of S. Kipling Parkway and W. Ute Avenue. This intersection currently has an LOS of F for the southbound left turn lane. A Major Transportation Study is required when a proposed development is expected to generate 1000 average daily trips or more,

and the traffic impacts are regional as determined by Planning and Zoning. The study should address any onsite and offsite improvements that may be necessary to mitigate traffic impacts from the proposed development. Required improvements may include the widening of existing streets; the addition of new intersections or interchanges; and the addition of traffic signals, turning lanes and bicycle/pedestrian facilities, including any other improvements which may be suggested by the study. At the time of Site Development Plan (SDP) the developer will pay traffic impact fees depending on the number of units built which may be used for offsite improvements that Transportation and Engineering deems appropriate.

The Official Development Plan document as submitted by the applicant requires that parking be provided at a ratio of one parking space per one bedroom unit. Staff does not agree with this parking standard and has included one redline revision to the ODP to require 1.5 parking spaces per one bedroom unit to account for units with multiple drivers. With this redline for parking approved, Staff has no concerns for this Transportation section.

b. Water & Wastewater
A goal of the CMP is to ensure existing services are sufficient for proposed new development.

The subject property will be served by Southwest Metropolitan Water and Sanitation District. The district has indicated they would provide service for the proposed uses.

Summary of Analysis: *With the incorporation of Staff's proposed red-marks, the rezoning proposal complies with the Plan's goals for this chapter.*

COMPATIBILITY:

The proposed rezoning will likely be compatible with the existing uses in the area due to the design standards required in the written restrictions and lower intensity of use. The impact of multi-family uses could be less than those allowed by the current zoning, and could also be less than those of the uses recommended by the CMP. Staff has some concern about the potential incompatibility of the proposed multi-family with other uses allowed under the overall existing Official Development Plan since heavier industrial uses are still permitted.

SUMMARY OF STAFF POSITION:

Though Staff agrees with the logic articulated in the Plan Exception Letter that provided evidence for why an exception to the recommended land use should be granted due to the obvious lower intensity of use, and there is much criteria in the Comprehensive Master Plan that Staff has analyzed that would lend Staff to support this rezoning proposal such as: potential lower impacts, and the need for housing; Staff believes that the policy in the CMP to strongly discourage rezoning from commercial or industrial uses to non-commercial uses, plus the emphasis on jobs-housing balance, requires Staff to advocate for future job creation and the need to plan for more regional places of employment.

PLANNING COMMISSION:

Planning Commission Recommendation (Resolution Dated September 28, 2016 Attached):

Approval	
Approval with Conditions	X (6-0) vote
Denial	

The case was scheduled on the regular agenda for the Planning Commission Hearing. There were **no citizens** that wished to testify in regard to this case. After presentations by Staff and the applicant, the Planning Commission asked several questions regarding the impacts that this rezoning may have on the future of the County's economic base, as well as questions regarding Staff's redlines to the ODP for parking ratios. With regards to the parking ratios, the Planning Commission added an overall minimum

parking requirement of 1.87 spaces per unit to ensure sufficient parking was provided on site. Both Staff and the applicant were satisfied with this number.

After the Planning Commission approved an exception to the Comprehensive Master Plan (6-0), (thus allowing multi-family residential uses where Office and Light Industrial uses are recommended), they voted to recommend approval of the rezoning.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find that:

1. **The proposal is not in general conformance with the Comprehensive Master Plan because it does not meet all applicable sections of the Plan policies; including rezoning from commercial or industrial uses to non-commercial uses, and the Business and Industry section's recommendations to diversify the County's economic base and create Jobs.**

2. **The proposed land use of residential is not compatible with the allowable land uses in the area since more intensive industrial land uses could be built under the current zoning on adjacent properties; and,**

3. **The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents in the immediate area. However, there is an impact to the welfare of the surrounding county if we deprive it of potential commercial space to support the community with jobs and tax revenue.**

And;

Staff recommends that the Board of County Commissioners DENY Case No. 15-108035RZ.

Should the Board of County Commissioners decide to approve this request, it should be subject to the following conditions:

1. **Recordation of a revised Official Development Plan in accordance with the red-marked print dated October 18, 2016.**

COMMENTS PREPARED BY:

Christiana Farrell

_____

Christiana Farrell, AICP, Senior Planner
September 29, 2016

Jefferson County Land Use Case Management

CASE DATES SUMMARY

Case Number: **16-108035 RZ** Case Type: **Rezoning**

Pre-application Meeting Date: **February 18, 2016**

Community Meeting Date: **March 14, 2016**

Applicant Makes Complete Submittal: **April 25, 2016**

Case Sent on First Referral: **April 25, 2016**

All Responses Provided to Applicant: **September 2, 2016**

Determination That Case Should Proceed to Hearing: **September 2, 2016**

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

October 18, 2016
Red Marked Print

Jefferson Corporate Center- South
Official Development Plan- Amendment No. 2

Date Prepared: September 12, 2016

Written Restrictions:

A. Title and Names:

1. This Official Development Plan (ODP) was prepared by:
   Fine Line Consulting, Inc.
   584 South Race Street
   Denver, CO 80209
   303-282-9622
2. The name of this ODP is: Jefferson Corporate Center- South
   Official Development Plan- Amendment No. 2

B. Statement of Intent:

The purpose of this ODP is to leave intact the Planned Development restrictions and standards for non-residential development that were established with the approval of the Jefferson Corporate Center- South Official Development Plan- Amendment No. 1, and to add multi-family use as an additional permitted use along with appropriate multi-family standards.

C. All of the standards of the Jefferson Corporate Center- South Official Development Plan- Amendment No. 1 Planned Development zone district (ODP recorded at reception number F1525315), and other applicable sections of the Jefferson County Zoning Resolution shall apply to the property as shown on the ODP Graphic included herein and the legal description included herein, with the following exceptions and additions:

1. Land Use Standards:
   a. Permitted Uses (in addition to those stated in Amendment 1):
      1) Multi-family residential, with a maximum of 360 units. If multifamily housing is built, the other uses shall not be allowed on the multi-family developed lot.

   b. Accessory Uses for multi-family use:
      1) Clubhouse, resident amenities, recreational facilities and rental/management office and maintenance facilities

c. Development standards applicable specifically to multi-family use:

1) Minimum building setbacks from:
   a) Public roadways other than C-470 — 10 feet
   b) From C-470 — 60 feet
   c) Minimum distance between buildings including carriage houses: — 25 feet
      (except that the minimum distance between garage structures shall be 10 feet, and not applicable to open carports, which have no separation required)
   d) Setbacks do not apply to parking lot aisles or private streets/roads
   e) Setbacks do not apply to buried counterforts.
2) Maximum lot coverage: — 65 %
3) Minimum landscaped area: — 35 %
4) Minimum Lot Size shall be 15 acres for multi-family development.

d) Parking standards:

1) Multi-family residential:
   a) 1 parking space per one bedroom or studio unit
   b) 2 parking spaces per two bedroom unit
   c) 3 parking spaces per three or more bedroom unit
   d) 0.25 parking spaces per unit for guest parking
   e) A minimum of 1.87 parking spaces per unit overall
2) Accessory garages:
   Garages may be used only for parking of the resident's operable motor vehicles and personal storage that does not interfere with the ability to use the garage for parking. This provision must be included in the lease agreements.

e. Building height:

1) The maximum building height for multi-family buildings shall be 55 feet. (See Building Height Exhibits).
2) The maximum height of garages and carports shall be 20 feet.
3) Buildings must also comply with to the height limit of 5810 feet above sea level.

f. Signs:

1) Signs for multi-family use shall comply with the multi-family sign requirements contained in the "Signs and Outdoor Advertising" section of the Jefferson County Zoning Resolution.

g. Fences and walls:

1) Chain link fencing is not allowed.

2) Fences and walls for multi-family use shall comply with the fence and wall requirements contained in the Jefferson County Zoning Resolution.

h. Lighting:

1) All lighting for multi-family use shall comply with the lighting requirements contained in the "Lighting" section of the Jefferson County Zoning Resolution.

i. Landscaping:

1) All landscaping for multi-family use shall comply with the multi-family landscaping requirements contained in the "Landscaping" section of the Jefferson County Zoning Resolution.

j. Architecture:

1) Multi-family buildings shall comply with the "Architectural Standards" section of the Jefferson Corporate Center-South Official Development Plan- Amendment No. 1, with the following revisions:

a) Building façade treatment utilizing similar building finish materials and architectural treatment shall be required on all building walls.

b) Building materials and finishes for all exterior walls shall include at least two types of materials. Veneers and faux products that mimic natural materials are acceptable.

c) Exterior wall finish colors shall consist of primarily earth tone, muted, low reflectivity colors. Accent and trim colors must complement and enhance the predominant building colors.

d) Flat roofs (less than 2% slope) shall be screened by parapet walls.

e) Sloped roofs shall be covered by natural or imitation slate, tile, thick architectural/dimensional asphalt shingles, thick cemetuous or synthetic shingles, or standing seam metal. Roof finish colors shall compliment the predominant wall color.

f) Roof planes shall be varied to minimize large expanses of flat planes. A change in roof plane must occur at least every 75 feet. Roof plane changes include but are not limited to dormers, change in pitch or angle, clerestory, or a 12 inch minimum change in height. (See Diagram). The maximum length of any continuous ridgeline shall be 100 feet (see Diagram).

g) Building walls shall include a change in surface plane at no less than 35 foot intervals. A surface plane change shall consist of a projection or recession of at least 12 inches in depth, or six inches if there is a change in both color and material.

h) Buildings longer than 35 feet shall have their visual mass reduced by providing a variation in façade through the use of porches, balconies, awnings, projection/recession, or other architectural features.

i) All buildings shall maintain a similar style and design of architectural theme, including building materials, colors, forms and detailing.

j) Main building entrances shall be easily identified through building design features such as recessed or projecting entryways, change in roofline, change in building massing or change in color or material.

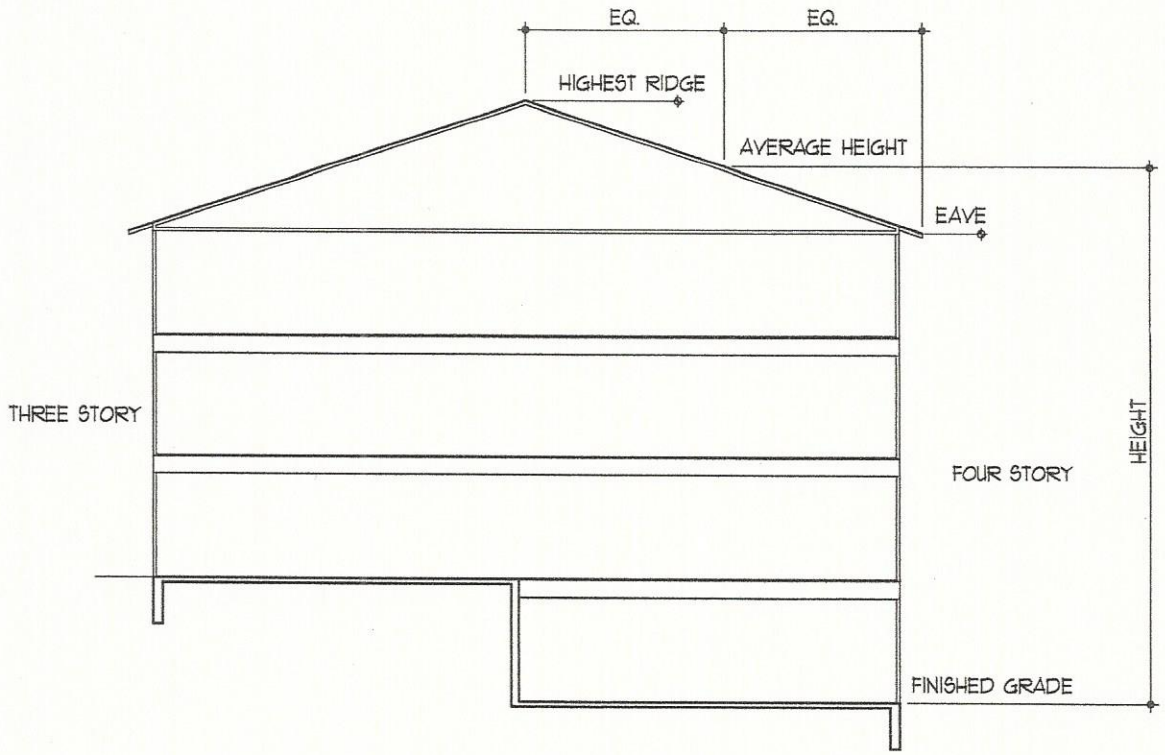
k) The use of mirrored glass is not permitted.

l) Any active solar power equipment shall be integrated into the structure and building mass and shall be architecturally compatible with the building.

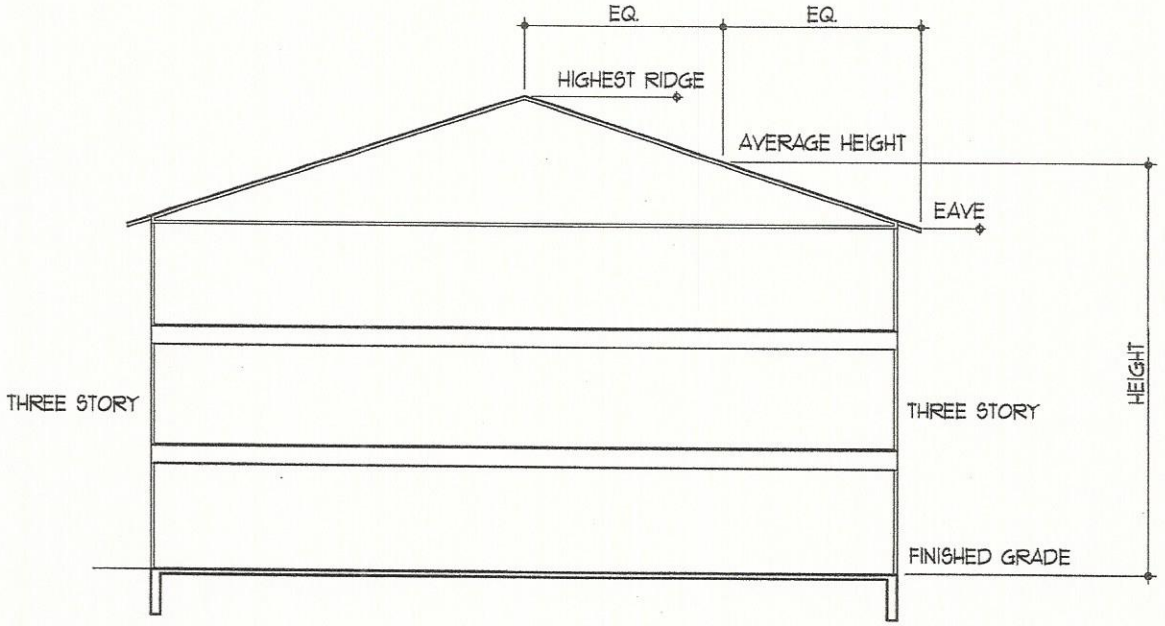
m) Outdoor spaces, patios, decks and balconies shall maintain the overall building form and be a natural extension of the architecture. Metal railings are permitted as long as they fit with the overall architectural theme.

k. Storm Drainage: These restrictions from the Jefferson Corporate Center- South Official Development Plan- Amendment No. 1 ODP shall not apply to this PD.

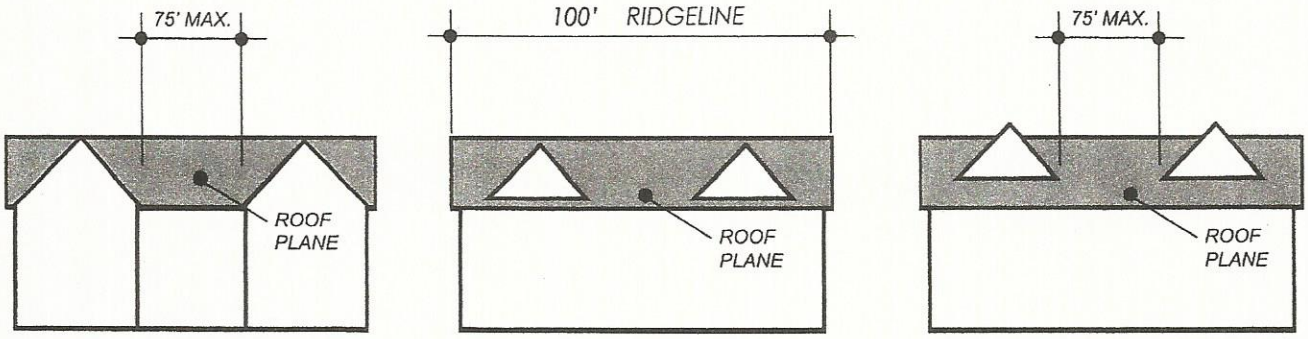
Roof Diagrams

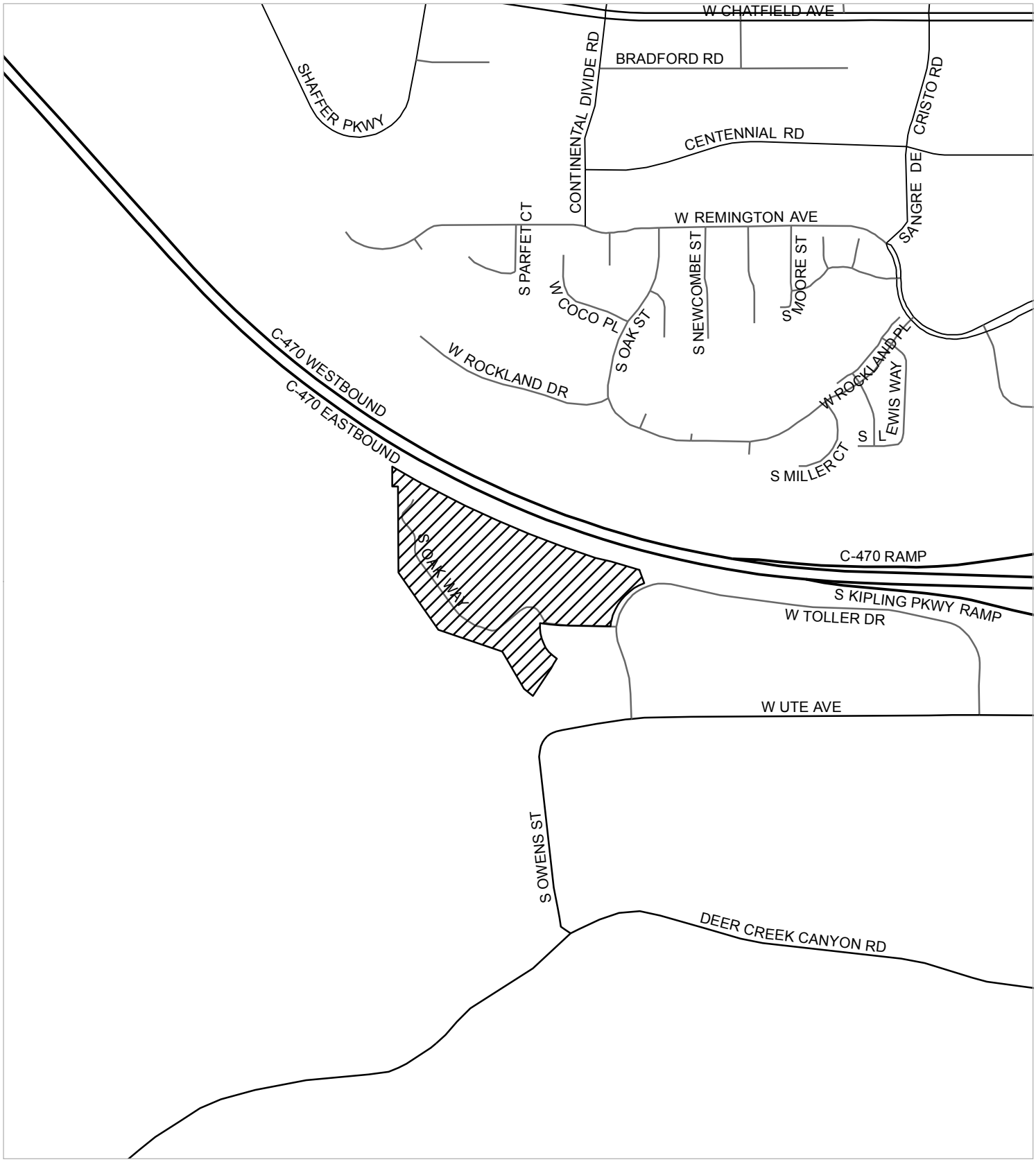


1 BUILDING HEIGHT EXHIBIT - 3 & 4 STORY SPLIT
3/32"=1'-0"



1 BUILDING HEIGHT EXHIBIT - 3 STORY
3/32"=1'-0"


75' MAX.
ROOF PLANE
100' RIDGELINE
ROOF PLANE
75' MAX.
ROOF PLANE



Case Number: 16-108035RZ
Location: Section 4, T6S, R69W

N
W E
S

800 0 800 1,600 Feet

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

Case No. 16-108035RZ

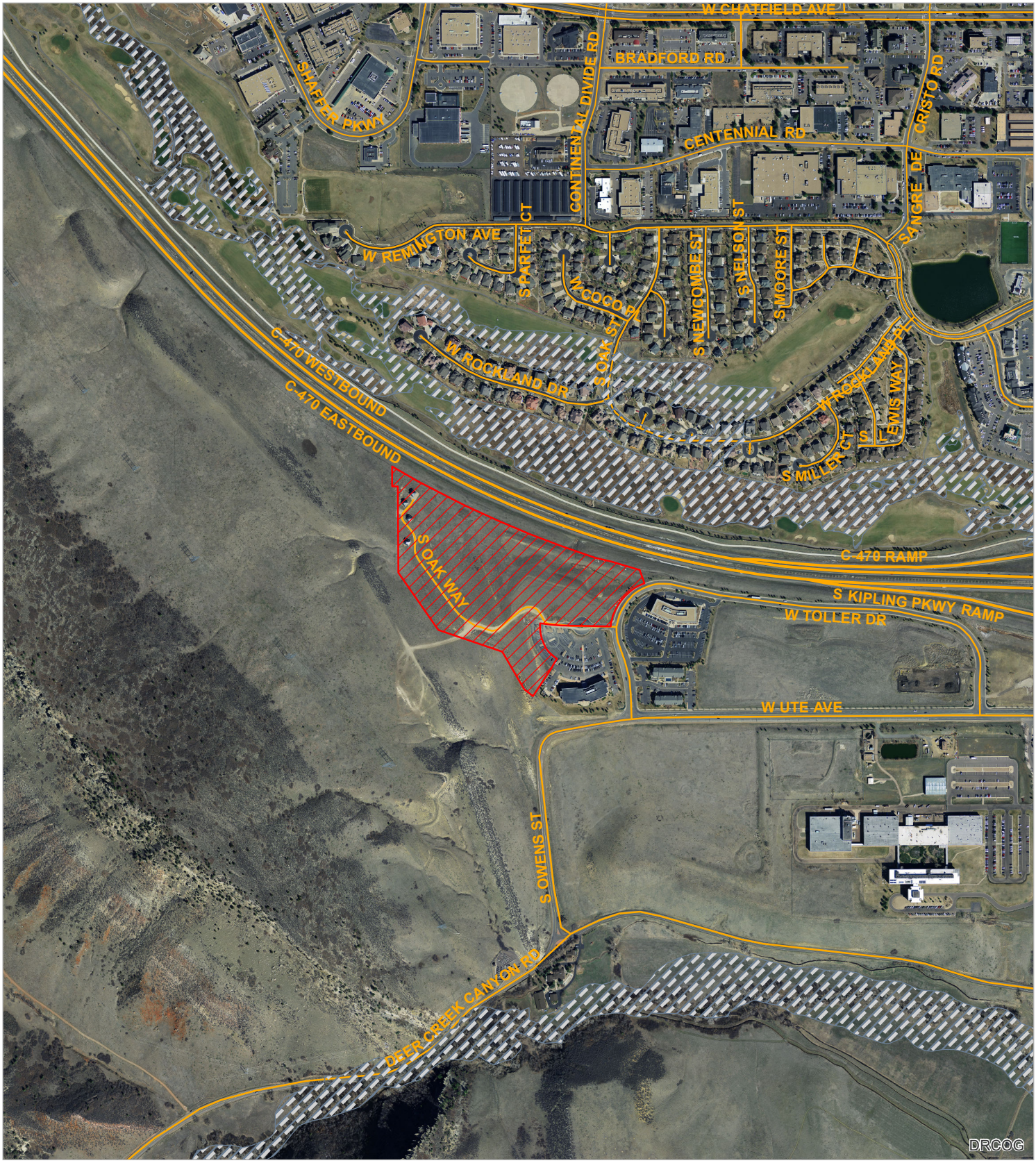
Legal Description

Street Location of Property 8600 South Oak Way
Is there an existing structure at this address? Yes X No_____

Type the legal description and address below.

Lot 3E, Jefferson Corporate Center Exemption Survey No. 6, as per the plat thereof recorded at Reception No. F0961762, County of Jefferson, State of Colorado.
Containing 21.23 Acres, more or less.

Advise of Ortho Map No. 37 Section 4 Township 6 S. Range 69 W.
Calculated Acreage 21.23 Acres Checked by: Ben Hasten
Address Assigned (or verified) 8600 South Oak Way



Case Number: 16-108035RZ
Location: Section 4, T6S, R69W

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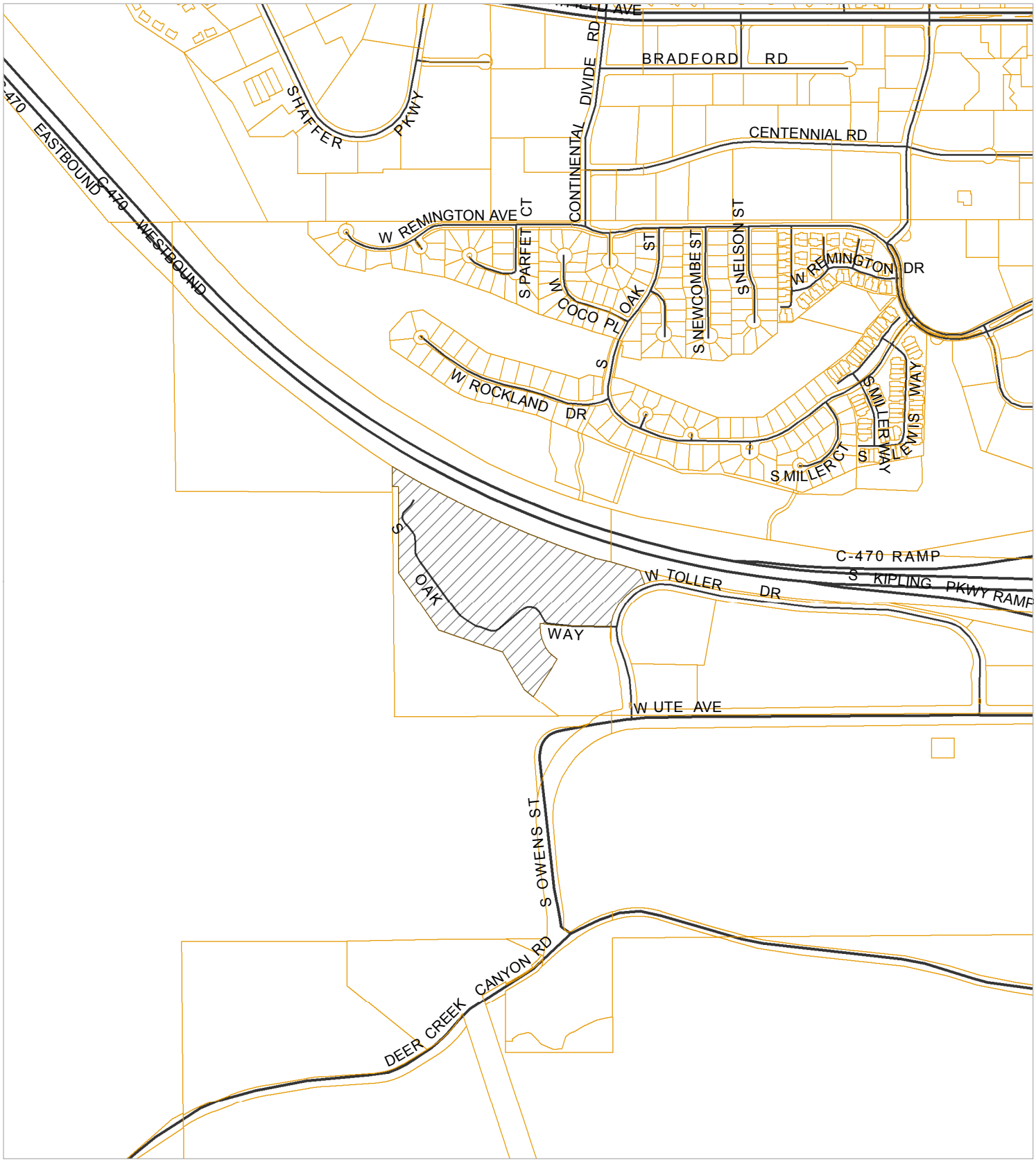

Case Number: 16-108035RZ
Location: Section 4, T6S, R69W

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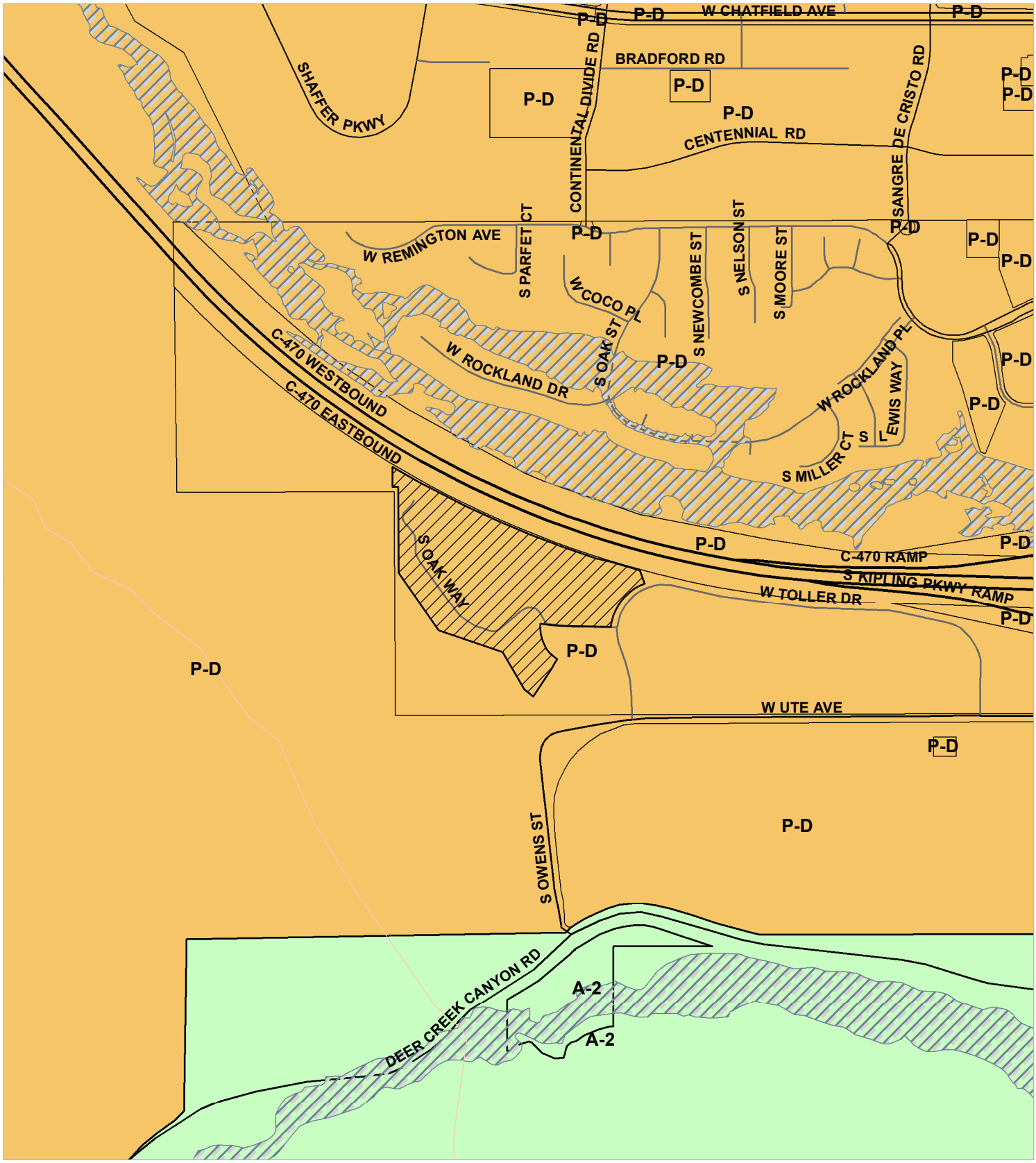
This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information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



Case Number: 16-108035RZ
Location: Section 4, T6S, R69W

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

PLANNING

LANDSCAPE ARCHITECTURE

September 9, 2016

Ms. Christiana Farrell
Jefferson County Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

Dear Christiana,

This letter is our revised request for a "Plan Exception" for the PD Amendment for the property located at 8600 South Oak Way.

The purpose of this application is to amend the PD zoning to add Multi-family residential as an additional permitted use (and accompanying standards as necessary) to the portion of the Technological Center Use Area that is contained within Lot 3E.

We understand that this particular property is recommended for office and light industrial use in the Ken-Caryl/Meadows Activity Center plan. If a Plan Exception is to be granted to permit the residential use in addition to commercial uses, there are three stated criteria to be considered. The following is the criteria and our analysis of each.

1) The purpose of the exception is to address a unique situation and is articulated as to the reasons of the unique situation.

a) This property is located at the very edge of the Activity Center, adjacent to open space. Residential use would be considered to be a very good transition to open space, as compared to office or light industrial use. The location of this site is unique in that it is essentially an appendage to the edge of the Activity Center.

b) This particular site has relatively poor access from C-470 and Kipling. Its access is via a private shared access road from a low traffic volume local street, pinned into a back corner of the development, away from any main intersection or major streets. This poor access makes the site uniquely undesirable for office or light industrial users, who prefer better access to a major intersection and higher volume streets. The access to the site is across a shared

FINE LINE CONSULTING, INC.

584 South Race Street
Denver, Colorado 80209
Ph: (303) 282-9622
Fax: (303) 744-9977

access along the northern edge of lot 3D that currently serves the 71,000 square foot, 3- story office building on that lot. This access is not conducive to the potential commercial truck traffic, and the commingling of passenger vehicle and commercial truck traffic along this access road would not be safe or prudent.

c) This site is sloped to an unusually steep degree, and contains a 1.4 acre regional detention area which makes it unsuitable to accommodate the large, flat building footprints necessary for commercial and industrial users and constrains the site to provide an additional access point to separate passenger vehicle and commercial truck traffic.

d) This site is unique in that it is a very unusual irregular shape, which makes it difficult and unattractive to commercial users who need more regularly shaped lots that can efficiently contain large building footprints and large parking/circulation areas.

2) The negative impacts, if any, to the surrounding community can be mitigated or eliminated or these impacts are comparable to the recommended land use.

The residential use would be less impactive than an office or industrial use. As examples:

a) Multi-family use would provide a softer architectural transition to the adjacent open space and Activity Center edge than commercial.

b) The projected traffic impact for residential use would be much less than for commercial use (refer to the Traffic Study as submitted). In summary of the supplied Traffic Study, the commercial uses as currently allowed would generate 5448 Average Daily Trips (ADT's), as opposed to only 2306 ADT's generated by 360 multi-family units. In addition, the peak AM and PM volumes of the multi-family use would be a mere 21% and 27% of the office and light industrial uses, respectively. The anticipated traffic volume created by the multi-family use will not degrade the current level of service on West Toller Drive, on West Ute Avenue, nor at the intersection of South Kipling Boulevard and West Ute Avenue.

c) Residential use would eliminate the potential impacts of noise and hazardous materials and contaminants that may come with industrial development. This would reduce any impact to the adjacent open space land.

3) The exception is not considered to be setting a precedent.

Each zoning should be considered on its own merits, rather than as setting a precedent. There may be no other site that is in the same condition as this lot (i.e., location next to open space at the back edge of an Activity Center, limited low volume access street, steeper than usual site, etc.) that would be comparable to this one and therefore potentially precedent setting.

Additional Considerations:

We should recognize that not approving this zoning amendment will not insure that the site develops as a large employment generator. The current zoning permits such uses as storage facilities and heliports, which provide very little to no employment. In fact, the most commercially desirable lot in this subdivision (located at the northwest corner of Kipling and Ute) is currently being developed as a mini-storage, which will provide almost no jobs and very little economic opportunity. That certainly could happen on this less commercially viable site as well.

An additional consideration is the economic impact to the County. The Fiscal Impact study that was prepared for this project compares 3 scenarios for the present value of revenue streams to Jefferson County. The first scenario is the "as is" model which projects a revenue stream of only property taxes to Jefferson County over the next 20 years for a total of $770,217. The second scenario models the "As entitled" projected taxable income of $ 1,270,194 over the next 20 years. Finally, the third scenario contemplates the multi-family proposal with aggregate tax revenue to Jefferson County over the next 20 years at $5,516,926.

This site has been unable to be developed commercially in the past 27 years. There is clearly market demand for high quality apartments, as evidenced by the success of Embrey's recently completed Escape at Ken Caryl project, which is located a bit further north. That project leased out faster than any community that Embrey has built in the past 40 years, and today reached 99.6% occupied.

We believe that the addition of a new high quality residential project on this site may provide the opportunity to "kick start" additional commercial development in the Jefferson Corporate Center that has remained dormant for years, thus finally invigorating the Activity Center. This would provide the economic incentive and added resident base to attract investment attention and encourage additional commercial development on the remaining more suitable commercial lots.

We hope that a decision will be forthcoming to support this project, and that will help the Activity Center to finally achieve its potential as an economic asset to the community.

Sincerely,

Doug Reed
Fine Line Consulting, Inc.

From: Bonnie Benedik
Bcc: "cwilliams@ehammersmith.com"; "ray@cohopejeffco.com"; "teddi@kchoa.com"; "etomandjudy@centurylink.net"; "chrisp@kcranch.org"; "darrellw@kcranch.org"; "sally@carruthproperties.com"; "Kathy@kchoa.com"; "kellie@kchoa.com"; "jon@kchoa.com"; "denise@5150cm.com"; "pcd9053@gmail.com"; "alan@LSIJeff.com"; "rdudley@associacolorado.com"; "troche@coloradomanagement.com"; "vivan@coloradomanagement.com"; "kellie@kchoa.com"; "christy@maximummgt.com"; "cbndit@aol.com"; Ed Peck; John Nihiser; Nancy York; Ed Wieland; Ben Hasten; Kirk Hagaman; Patricia Romero(Planning & Zoning); Philip Taylor; Pat OConnell; Mike Vanatta; Patricia Krmpotich; Lindsay Townsend; Craig Sanders; Tracy R. Volkman; Russell Clark; Mike Schuster; Charles Barthel; Ross Klopf; Mike Haraldson; Alicia Doran; "insley@fhprd.org"; "George, Donna L"; "scott_moore@cable.comcast.com"; "sarah.brucker@state.co.us"; "charles.place@centurylink.com"; "ingrid.hewitson@state.co.us"; "stefanie.baltzell@state.co.us"; "eliza.hunholz@state.co.us"; "jeffersonconservationdistrict@gmail.com"; "CGS_LUR@mines.edu"; "kiel.g.downing@usace.army.mil"; "chris.quinn@rtd-denver.com"; "dmallory@udfcd.org"; "bkral@westmetrofire.org"
Subject: 16-108035RZ - Electronic Referral
Date: Monday, April 25, 2016 12:15:00 PM

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. Please review the specific electronic documents related to the first referral found **here**. Comments should be submitted via e-mail to the case manager by the due date below.

Case Number: **16-108035RZ**
Case Name: **Jefferson Corporate Center Amd 2**
General Location: **C470 and S Kipling Pkwy**
Address**: 8600 S Oak Way**
PIN: **69-042-01-004**
Case Type: **Rezoning**
Type of Application: **Proposal to rezone to amend existing ODP to allow multi-family residential**
Case Manager: **Christiana Farrell**
Comments Due: **May 16, 2016**
Case Manager Contact Information: **cfarrell@jeffco.us** **303-271-8740**

Additional information related to this case can be viewed **here**. Some of the links on this page that may be helpful are the links to the case file (public documents), to the Jeffco mapping system (jMap) and to the case tracking system (general application details).

Jeffco:	External:	HOA:
Building Safety	Foothills Park and Rec	CHATFIELD BLUFFS SOUTH HOA
Open Space	Xcel	COHOPE
Cartography	Comcast	DEER CREEK I HOA
Addressing Geologist	CenturyLink	JEFFERSON COUNTY HORSEMENS ASSN
T&E	Colorado Dept. of Public Health	KEN CARYL RANCH MASTER ASSN
Public Health Zoning	Colorado Historical Society	KEN CARYL RANCH METRO DIST
Administration	Division of Wildlife	KEN CARYL RANCH OFFICE PARK ASSN
Planning Engineering	Soils Conservation District	MEADOW RANCH MASTERS ASSN
Long Range	Colorado Geological Survey	MOUNTAIN VIEW II HOA
Road and Bridge 2	Division of Water Resources, State Engineer's Office	REDSTONE RIDGE CONDO ASSN
Weed and Pest Jeffco	Southwest Metro Water & San	SETTLEMENT TOWNHOMES
Historical Commision	West Metro Fire Protection Dist	STONY CREEK 6 HOA
JeffCO EDC	RTD	SUNSET MANAGEMENT SERVICES
	Urban Drainage	SUNSET RIDGE TOWNHOUSE ASSN
		TOWNHOMES AT DEER CREEK HOA
		TRAILMARK HOA
		VILLAGE HOME AT MEADOW RANCH ASSN

		WHITE DEER VALLEY HOA WINGATE SOUTH HOA

ADDRESSING

MEMO

To: Christiana Farrell
FROM: Philip Taylor
SUBJECT: 16-108035RZ 8600 South Oak Way
DATE: 5/4/2016

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to amend the existing ODP to allow multi-family uses.

2. Access is off of County maintained West Toller Drive and private South Oak Way. Access through South Oak Way will need to be verified. The road name of South Oak Way may change.

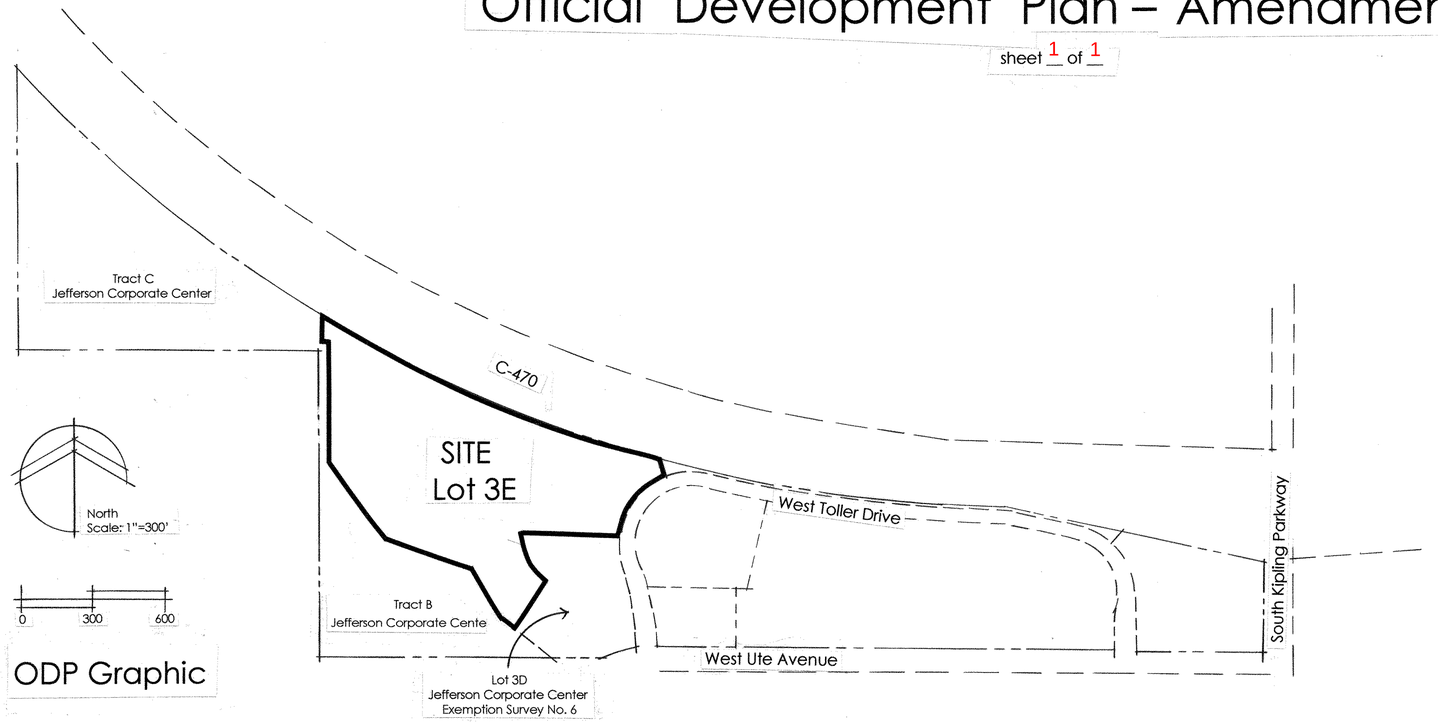
3. There are four valid existing addresses in the addressing database, 8600, 8603, 8606 and 8605 South Oak Way. These addresses may change.

Please let me know if you have any questions.

Jefferson Corporate Center – South
Official Development Plan – Amendment No. 2

sheet 1 of 1

Case Number: 16-108035RZ
Map Number: 37



ODP Graphic

REVIEW ALL NOTES AND CERTIFICATIONS WITH CASE MANAGER

Legal Description

Lot 3E, Jefferson Corporate Center Exemption Survey No. 6
Recorded at Reception Number F0961762.
Containing an area of 924,563 Sq. Ft., 21.23 Acres, more or less.

Certificates

COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled Jefferson Corporate Center- South, Official Development Plan- Amendment No. 2,
was approved the ____ day of _____, 201__, and is accepted by the Board of County Commissioners this ___ day of _____, 201__.

BOARD OF COUNTY COMMISSIONERS: _____
Chairman

_____
Clerk

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this ____ day of _____, 201___,
at _____ o'clock ___.M.

_____ By: _____
Jefferson County Clerk and Recorder Deputy Clerk

STANDARD FLEXIBILITY STATEMENT:

The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. During the platting process the Planning Director may allow minor variations for the purpose of establishing:

a. Final road alignments
b. Final configuration of lot and tract sizes and shapes
c. Final building envelopes
d. Final access and parking locations
e. Landscaping adjustments

APPLICABILITY STATEMENT:

Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

OWNER'S CERTIFICATE:

Land Security Investors Ltd., as owner of the land affected by this Planned Development, accepts and approves all conditions set forth herein.

Owner: Land Security Investors Ltd.

_____ Date: _____

_____ as _____ of Land Security Investors Ltd.

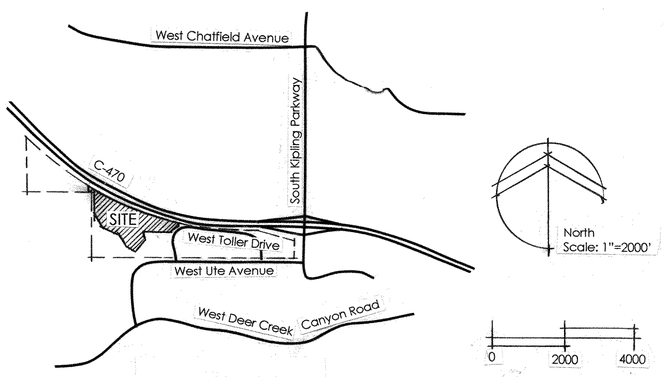
County of _____)
) SS
State of _____)

Sworn and Subscribed before me this ___ day of _____, 201__,
by _____ as _____ of Land Security Investors Ltd.

Witness my hand and official seal.

_____

Notary Public My Commission expires: _____



Vicinity Map

prepared by:
Fine Line Consulting, Inc.
584 South Race Street
Denver, Colorado 80209
303-282-9622

Date Prepared: March 22, 2016

Written Restrictions

(see attached 8 1/2" x 11" sheets)

Christiana Farrell

From: Kuster - CDPHE, Kent [kent.kuster@state.co.us]
Sent: Thursday, April 28, 2016 9:41 AM
To: Christiana Farrell
Subject: Case No. 16-108035RZ

Follow Up Flag: Follow up
Flag Status: Flagged

April 28, 2016

Dear Christiana Farrell,

The Colorado Department of Public Health and Environment has the following comment on the rezoning for Case No. 16-108035RZ located at 8600 South Oak Way.

In Colorado, land development construction activities (earth moving) that are greater than 25 acres or more than six months in duration require an Air Pollutant Emissions Notice (APEN) from the Air Pollution Control Division and may be required to obtain an air permit depending on estimated emissions. In addition, a start-up notice must be submitted thirty days prior to beginning a land development project.

Please refer to the website https://www.colorado.gov/pacific/cdphe/air-permits for information on land use APENs and permits forms. Click on Construction Permit and APEN forms, and then click on the "Specialty APENs" to access the land development specific APEN form.

In addition, we recommend that the applicant comply with all state and federal environmental rules and regulations. This may require obtaining a permit for certain regulated activities before emitting or discharging a pollutant into the air or water, dispose of hazardous waste or engaging in certain regulated activities.

Please contact Kent Kuster at 303-692-3662 with any questions.

Sincerely,

Kent Kuster

Environmental Specialist

Colorado Department of Public Health and Environment

--

Kent Kuster

Environmental Protection Specialist

Colorado Department of Public Health and Environment

4300 Cherry Creek Drive South

Denver, CO 80246-1530

303-692-3662 | kent.kuster@state.co.us

MEMORANDUM

TO: Christiana Farrell, Case Manager
FROM: Steve Krawczyk, Planning Engineering
DATE: May 24, 2016

RE: 16-108035 RZ; Pre-Application for 360 Muilt Family Units – 8600 South Oak Street

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

REZONING COMMENTS

1. Traffic Analysis:. The analysis is acceptable in addressing the off-site traffic to be generated by this development but needs to address s improvements needed to mitigate traffic impacts from the proposed development and address how the applicant will address the increased traffic improvements to the intersection of Ute Street and Kipling Avenue. A 25% contribution based on a future roundabout is recommended by staff. It is understood that this development's TIFs will well exceed that amount so no additional contribution is needed.

2. Site Development Plan: The applicant needs to be aware that prior to building permit and/or lot sale a Site Development Plan may be required in conformance with the Land Development Regulation. The Applicant will be required to addressed access, drainage and parking. Improvements of on one half of West Toller Drive to the standard street template and dedication of Right-of-way along the street frontage will also need to be addressed.

CONCLUSION

1. These initial case comments are based solely upon the submitted preliminary 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 Steve Krawczyk at 303-271-8736.

SK
Attachment/Enclosure
c: File

Foothills
Park & Recreation District
Creating Community, Enhancing Health, Inspiring Play

May 13, 2016

Christiana Farrell
Case Manager
Jefferson County Planning and Zoning
100 Jefferson County Pkwy., Suite 3550
Golden, CO 80419

RE: Case Number: 16-108035RZ - Jefferson Corporate Center Amd 2

Dear Christiana:

The District is submitting this letter for the case file to comment on the property referenced as Jefferson Corporate Center Amd 2, near C-470 and S. Kipling Pkwy. The property appears to be within our District boundaries. If that is the case, we will be seeking fees-in-lieu for this development. If you have any questions regarding our comments, please feel free to email me at insley@fhprd.org or call at (303) 409-2304.

Sincerely,

Colin Insley
Director of Parks Planning and Construction

C: Ronald Hopp, Executive Director
Sean Kitners, Park Planner

Board of Directors

John P Bradley Jr. *Chair* | Mike J. Bielkiewicz *First Vice Chair* | Lori J. Bosanko *Second Vice Chair* | Keith C. Sutton *Secretary* | Tim W. James *Treasurer* | Ronald Hopp *Executive Director*

6612 South Ward Street Littleton, Colorado 80127 303.409.2100 Fax 303.409.2140 www.ifoothills.org

Memorandum

To: Christiana Farrell
Planner

From: Patrick O'Connell
Geologist

Date: May 16, 2016

Re: 8600 S Oak Way, Case No. 16-108035RZ

I reviewed the site plan and submitted documents for the subject property. I have the following comment.

1. The site is located within the Jefferson County Designated Dipping Bedrock Area, and geologic and geotechnical reports prepared in accordance with Section 25 of the Land Development Regulation may be required with the rezoning application depending on the plans and subsequent processes. Given the proposed plans, the geologic and geotechnical report should be submitted with the plat/SDP application along with the grading and over-excavation plan to determine if over-excavation is required.

Memorandum

TO: Christiana Farrell, Case Manager
FROM: Steve Krawczyk, Planning Engineering
DATE: June 24, 2016
RE: 16-108035 RZ; Pre-Application for 360 Muilt Family Units – 8600 South Oak Street

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

REZONING COMMENTS

Phase I Drainage Report: Since the property is not in a major drainageway, a drainage report is not required for the rezoning process. We do have the following comments to be addressed at time of SDP

Full Spectrum Detention: In order to minimize damage to downstream properties Full Spectrum Detention is required for all new detention ponds and regional ponds that will be utilized as part of a development project (Chapter 14.2 of the Drainage Manual). Please use the current Urban Drainage criteria/spread sheets) for full spectrum detention in the Urban Storm Drainage Criteria Manual to calculate the Storage in the new pond. Also address the following items with the Phase 3 Report.

a. Riprap is required at all storm drain outlets. Design calculations must be provided.
b. Design and implementation of permanent stormwater quality controls need to be addressed in detail. Details and calculations must be provided for the proposed Best Management Practice (BMP). The applicant should refer to current Urban Storm Drainage Criteria Manual.
c. It must be demonstrated that the storm sewer and street section has the required capacity to get to the eastern detention pond. In addition, the capacity of the drainageway for the outlet from the Western pond shall be verified. CDOT will require to approve the pond discharge in the state rights-of-way.
d. The detention pond must have a minimum of 1-foot of freeboard over the 100-year water elevation.
e. The detention pond must have an overflow weir with design calculations.

The eastern detention pond has been sized to detain the 100 year storm volume and been modified to include the plus ½ of the EURV. In order for this design method to be utilized and accepted this site must meet MDCIA Step 1 BMP's such as replacing regular pavement with modular block porous pavement or replacing curb and gutter with grass swales. See section 13.3.2 of the storm drainage design and technical criteria manual for more information. Pervious lot area acting as grass buffers along are not adequate Step 1 BMP's. Also refer to UDFCD Criteria Manual.

These initial case comments are based solely upon the submitted preliminary 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 Steve Krawczyk at 303-271-8736.

c: Doug Reed

Christiana Farrell

From: AutoMailer@jeffco.us
Sent: Thursday, April 28, 2016 2:20 PM
To: Christiana Farrell
Cc: Megan Deffner
Subject: Agency Response

Follow Up Flag: Follow up
Flag Status: Flagged

```
Address:    Jefferson Corporate Center Amd 2
Case Number:        16 108035 RZ
Review:             Open Space
Review Results:     No Comment (no further review)
Scheduled End Date: 05/16/2016
Signoff Date:       04/28/2016
Process Comments:   JCOS has no comments or concerns.
Case Type:          Rezoning:  Official Development Plan (ODP)
Reviewer:           Megan Deffner
Case Description:   Proposal to rezone to amend existing ODP to allow multi-family uses

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

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

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401

Karen Berry
State Geologist

May 27, 2016

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

Location:
SE¼ NW¼ Section 4,
T6S, R69W of the 6th P.M.
39.560, -105.123

Subject: Jefferson Corporate Center Amd 2 – Rezoning
Case No. 16-108035RZ; Jefferson County, CO; CGS Unique No. JR-16-0020_2

Dear Ms. Farrell:

Thank you for forwarding Wassenaar's Preliminary Geotechnical Study for Jefferson Corporate Center Apartments (April 25, 2016), a multifamily development currently proposed on 21.2 acres located northwest of West Toller Drive and South Oak Way. CGS has several outstanding concerns:

Steeply dipping bedrock and overexcavation.

- Wassenaar recommends overexcavation to a depth of 12-15 feet below the lowest foundation element, and 5 feet below paved areas. The recommended overexcavation depth is valid, but Wassenaar does not specify a lateral extent of overexcavation. Overexcavation should extend at least ten feet laterally beyond the planned footprint of buildings and improvements. Base of overexcavation elevations should also be specified.

- Wassenaar makes fill placement recommendations on page 12 and provides, as an appendix, a set of generic Specifications for Placement of Structural Fill. Wassenaar should verify that these specifications are valid for overexcavation and fill placement within the Jefferson County Dipping Bedrock Overlay District (DBOD).

- CGS agrees (page 9) that additional, building-specific geotechnical investigations, including drilling, sampling, lab testing, and analysis, will be needed, once overexcavation and grading are complete, to confirm the validity of Wassenaar's preliminary geotechnical recommendations.

A **subsurface groundwater collection system** is required within the DBOD, to help reduce wetting (and therefore potentially damaging shrink-swell) of clay soils within, and steeply dipping claystone layers beneath, the overexcavated and replaced fill prism. The groundwater collection system must have positive drainage to a daylight discharge point(s).

- Wassenaar recommends a drain system for "structures with below grade spaces," but this does not satisfy the requirement for a groundwater collection system as described in Section 19 of the Jefferson County Land Development Regulation.

Surface drainage.

- Wassenaar makes appropriate recommendations regarding surface grading, drainage away from structures, and use of xeriscaping to reduce infiltration. However, it is not clear that CGS's 5/9/16 recommendation ("detention structures and ponds should be designed and located such that water leakage into overexcavated areas is minimized") has been incorporated into the development plans.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

May 2, 2016

Christiana Farrell
Jefferson County Planning and Zoning
Transmission via email: cfarrell@jeffco.us

Re: Jefferson Corporate Center Amd 2
Case No. 16-108035RZ (8600 South Oak Way)
Pt. N½ Section 4, T6S, R69W, 6th P.M.
Water Division 1, Water District 8

Dear Ms. Farrell:

The submitted application does not appear to qualify as a "subdivision" as defined in § 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this property or the ability of the water supply plan to satisfy any County regulations or requirements.

The applicant is seeking to amend the zoning for 21.2 acres known as Lot 3E, Jefferson Corporate Center Exemption Survey No. 6. The amendment requested would add Multi-family residential as an additional permitted use to the portion of the Technological Center Use Area contained within Lot 3E.

The estimated water requirements for the amendment were given as 81.65 acre-feet per year, broken down as 66.5 acre-feet per year for household use and 15.15 acre-feet per year for irrigation use. Water will be provided by the Southwest Metropolitan Water and Sanitation District ("District"). The Applicant provided a letter from the District dated March 16, 2016 confirming that the subject property is located within the District's water service boundaries and committing to supply water and sanitary sewer service to the property, subject to their terms and conditions of service. The District distributes water received from Denver Water pursuant to a read and bill water supply agreement. Under a revised agreement, Denver Water has committed to supply all of the water necessary to complete development within the District's boundaries. This office considers Denver Water to be a reliable water supplier.

This office has no concerns regarding the proposed amendment. Should you or the Applicant have any questions regarding this matter, please contact Sarah Brucker of this office.

Sincerely,

Tracy L. Kosloff

Tracy L. Kosloff, P.E.
Water Resource Engineer

Subdivision file no. 13398
TLK/srb: Jefferson Corporate Center Rezoning (Jeffco)

Right of Way & Permits

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

May 16, 2016

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

Attn: Christiana Farrell

Re: Jefferson Corporate Center Amd 2 Rezone, Case # 16-108035RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Jefferson Corporate Center Amd 2 Rezone**. Please be advised that PSCo has electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

If you have any questions about this referral response, please contact me at (303) 571-3306.

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

July 7, 2016

Jefferson County
Planning & Zoning Division
Ms. Christiana Farrell
100 Jefferson County Parkway
Golden, CO 80419

RE: Case No. 16-108035 RZ
Jefferson Corporate Center
8600 S. Oak Way, Littleton, Colorado

Dear Ms. Farrell,

Qwest Corporation d/b/a CenturyLink QC has reviewed the online materials for the rezoning proposed by the Case referenced above.

CenturyLink has no objection to a rezoning to allow for multi-family residential development on the condition that future development recognize the existence of CenturyLink easement on the property and CenturyLink's need to preserve and maintain those easements.

(Known easements include those recorded at Jefferson County Reception Numbers F0040268, F0040269 and F0799210.)

Thank you for the opportunity to review this Case.

Sincerely,

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

charles.place@centurylink.com

Foothills
Park & Recreation District
Creating Community, Enhancing Health, Inspiring Play

July 11, 2016

Christina Farrell
Case Manager
Jefferson County Planning and Zoning
100 Jefferson County Pkwy., Suite 3550
Golden, CO 80419

RE: Case Number: 16-108035RZ
Case Name: Jefferson Corporate Center Amd 2

Christina:

This property appears to be within our District boundaries and as such, we will request fees-in-lieu at platting referral. Otherwise, we have no comments at this time.

Sincerely,

Colin Insley
Director of Parks Planning and Construction

C: Ronald Hopp, Executive Director
Sean Kitners, Park Planner

Board of Directors

Tim W. James, *Chair* | Lori J. Bosanko, *First Vice Chair* | Peggy Louise Farrar, *Second Vice Chair* | William Meyer, *Secretary* | John P. Bradley Jr., *Treasurer* | Ronald Hopp, *Executive Director*

6612 South Ward Street Littleton, Colorado 80127 303.409.2100 Fax 303.409.2140 www.ifoothills.org

Christiana Farrell

From: John Wolforth
Sent: Wednesday, August 10, 2016 1:14 PM
To: Christiana Farrell; Russell Clark
Subject: RE: Referral from Planning and Zoning

Thanks for trying. Stay tuned.

John Wolforth, Director
Planning and Zoning Division
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419
303-271-8713 (Office)
303-271-8744 (Fax)

From: Christiana Farrell
Sent: Wednesday, August 10, 2016 12:40 PM
To: John Wolforth; Russell Clark
Subject: FW: Referral from Planning and Zoning

FYI

Christiana Farrell, AICP
Senior Planner
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80419
cfarrell@jeffco.us |303-271-8740

From: Leigh Seeger [mailto:lseeger@jeffcoedc.org]
Sent: Wednesday, August 10, 2016 12:38 PM
To: Christiana Farrell
Subject: RE: Referral from Planning and Zoning

Hi Christina,

Thank you for following up again. At this time, Jeffco EDC will not be commenting on this case.

Again, thank you for the opportunity to provide comments.

Sincerely,
Leigh

From: Christiana Farrell [mailto:cfarrell@co.jefferson.co.us]
Sent: Wednesday, August 10, 2016 9:59 AM
To: Leigh Seeger <lseeger@jeffcoedc.org>
Subject: RE: Referral from Planning and Zoning

Leigh,

Just to follow up again. Does the JEDC wish to provide comments on this case? You have received two referrals and the below emails. I have attached the previous referrals with the embedded links in case you want to review the documents the applicant has submitted and the changes that have been made.

Let me know if you do not wish to provide comments. Thanks so much!

Christiana Farrell, AICP
Senior Planner
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80419
cfarrell@jeffco.us |303-271-8740

From: Leigh Seeger [mailto:lseeger@jeffcoedc.org]
Sent: Tuesday, May 31, 2016 8:56 AM
To: Christiana Farrell
Subject: RE: Referral from Planning and Zoning

Thank you Christiana. I will look this over and if we decide to provide comments, I will try and get those to you by the end of tomorrow (Wednesday).

From: Christiana Farrell [mailto:cfarrell@co.jefferson.co.us]
Sent: Friday, May 27, 2016 1:49 PM
To: Leigh Seeger <lseeger@jeffcoedc.org>
Subject: RE: Referral from Planning and Zoning

Leigh,

Would by the end of next Wednesday be too quick? Perhaps the end of next week? And yes, Lot 3E is currently only allowed for commercial, office, and industrial… and they are hoping to add "multi-family" and then build a large multi-family project with only housing units.

Christiana Farrell, AICP
Planner
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80419
cfarrell@jeffco.us |303-271-8740

From: Leigh Seeger [mailto:lseeger@jeffcoedc.org]
Sent: Friday, May 27, 2016 12:01 PM
To: Christiana Farrell
Subject: RE: Referral from Planning and Zoning

Hi Christiana,

Thank you for sending this over. To confirm, they are requesting rezoning area 3E to allow for residential. 3E is approved for ODP, with is a site that would allow for primary employers. If we do decide to comment, when would you need this by?

-Leigh

From: Christiana Farrell [mailto:cfarrell@co.jefferson.co.us]
Sent: Thursday, May 26, 2016 3:38 PM

To: Leigh Seeger <lseeger@jeffcoedc.org>
Subject: Referral from Planning and Zoning

Leigh

I missed you on my initial referral for the Jefferson Corporate Center. Is there any way you could review this application for multifamily uses to be added at 8600 S Oak Way and let me know if JeffCo EDC would like to submit any comments?

Thank you so much!

Christiana Farrell, AICP
Planner
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80419
cfarrell@jeffco.us |303-271-8740

10/18/10

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

P&Z REFERRAL T&E RESPONSE

To: Dennis Dempsey *P&Z Case Manager*
From: Mike Vanatta, Pre-Construct. Engineer ☑
Case #: 16-109960 RZ
Due Date: June 21, 2016
Property Address or PIN: 5473 Secrest Court

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

Drainage

- ☐ **T&E is currently working on a project in the area. See attached information.**
- ☐ **Other Notes:**
- ☐ **No Concerns**

Right-of-Way / Roadway Corridor Expansion Projects

Robert Taylor - Corridor Projects/ROW ☑

- ☐ Land owner will need to refund County $ for ROW purchased in *for*
  This amount ***must*** be paid before plat is recorded and/or plans are approved and released for construction.
  ☐ Documentation attached in Amanda ☐ Documentation to follow
- ☐ Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.
- ☐ Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.
- ☐ **Other Notes:**
- ☑ **No Concerns**

Traffic Operations / Transportation Planning

Derek Schuler - Traffic/Trans Engineer ☑
Yelena Onnen -Transportation Planning ☑

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

☑ **No Concerns**

Comments

no comments - yo

Additional Comments

Name ☐

Comments

West Metro Fire Protection District

433 S. Allison Parkway
Lakewood, CO 80226

Bus: (303) 989-4307
Fax: (303) 989-6725
www.westmetrofire.org

July 21, 2016

Christiana Farrell
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3350
cFarrell@jeffco.us
303-271-8740
Re: Case #16-108035RZ (Jefferson Corporate Center Amd 2) 8600 South Oak Way

Dear Ms. Farrell,

This property is within the West Metro Fire Protection District (WMFPD). Fire service will be provided as long as provisions of the International Fire Code, 2015 edition, including amendments, are met in development.

Determining the feasibility of the proposed rezoning use should include consideration of the following:

- Since the plans are conceptual at this point, the fire access, water plan, and fire hydrant locations still need to be addressed in greater detail. Acceptable plans will show the building construction type, building heights, and proposed fire hydrant locations. Buildings taller than 30' will require wider fire lanes with additional offset requirements.
- Cul de sacs will need to meet county standards and possibly will need computer generated turning exhibits to demonstrate fire apparatus with WMFPD specifications can adequately navigate the turn around.
- As this is a proposed multi-family development, a second access point will need to be added that is at least ½ the diagonal measurement of the property away from the first access point. **It should be noted that current zoning for commercial, office, or light industrial uses would allow for a building up to 124,000 square feet before initiating what looks like a difficult to achieve secondary access point.**
- Details of the secondary access point will need to be approved.
- Parking prohibitions may be needed to ensure fire lane widths are not compromised.
- Emergency access easements will need to be in place for all streets used as fire lanes and emergency access points.

Permits are required from the fire district for core and shell, all work on automatic fire protection systems, all work on automatic fire detection systems, underground fire line, radio amplification, solar photovoltaic systems, and for the storage of hazardous materials. WMFPD reserves the right to provide additional comments/requirements at the time when plans are submitted and reviewed per applicable codes and amendments. If you have any questions contact me at 303-989-4307 extension 513 or e-mail: bkral@westmetrofire.org.

Respectfully,

Bruce Kral
Fire Marshal

CARRUTH PROPERTIES COMPANY
10106 West San Juan Way, Suite 205
Littleton, Colorado 80127
Tele 303-973-3344
Fax 303-973-8170

August 29, 2016

Ms. Cristiana Farrell
Jefferson County Planning & Zoning
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550

Re: Jefferson Corporate Center Amd 2 Official Development Plan – Case #16108035 Rezoning

Dear Ms. Farrell:

I have reviewed the rezoning request for the referenced rezoning application in Jefferson Corporate Center and offer my support. The proposed rezoning, in addition to long-standing commercial and related uses, will allow multifamily residential. Many of the most successful master planned commercial developments throughout Colorado's Front Range (i.e. Denver Tech Center, Greenwood Plaza, Highlands Ranch, Ken-Caryl Ranch, Interlocken and Inverness) have introduced a higher density, affordable residential mix that stimulates healthy live/work/play integration. Such integration inevitably accelerates development of job-creation office, professional and service businesses.

Specifically, with reference to Jefferson Corporate Center, since construction of lodging and two office buildings more than a decade ago, further development has been slow, with only a storage facility recently announced on the most attractive C-470/Kipling corner lot. The proposed rezoning impacts only the western-most, topographically and infrastructure challenged 21 acres which adjoin Dakota Hogback open space to the west. Approximately 26 acres, located to the east along C-470, remain for commercial development. The site selected for multifamily rezoning is appropriate.

As a Jefferson County business leader with business interests in the County, I support commercial and residential development that not only fosters new jobs but also provides proximate housing and recreation opportunities for employees and their families. I also have personal knowledge and experience with Embrey and fully endorse their commitment and experience in creating a quality project of benefit to the overall community.

Thank you for considering my support for this project. Feel free to contact me with any questions.

Sincerely,

Dennis Carruth

Cc: Jeff Booth, Executive Vice President Development, Embrey Partners, Ltd.

Ojala & Company
Commercial Real Estate Services

September 20, 2016

From the Desk of:

Fred A. Baker
Partner
5690 Webster St., 2nd Floor
Arvada, CO 80002
fred.baker@ojalaco.com
303.598.0092 (Cell)

Attention: ***Christina Farrell***
Jefferson County Planning & Zoning

Re: Jefferson Corporate Center Amd 2 Official Development Plan – Case #16108035 Rezoning

Dear Ms. Farrell:

I have reviewed the rezoning request for the referenced rezoning application in Jefferson Corporate Center and offer my support. The proposed rezoning, in addition to long-standing commercial and related uses, will allow multifamily residential. Many of the most successful master planned commercial developments throughout Colorado's Front Range (i.e. Denver Tech Center, Greenwood Plaza, Highlands Ranch, Ken-Caryl Ranch and Inverness) have introduced a higher density, affordable residential mix that stimulates healthy live/work/play integration. Such integration inevitably accelerates development of job-creation office, professional and service businesses.

Specifically, with reference to Jefferson Corporate Center, since construction of lodging and two office buildings more than a decade ago, further development has been slow, with only a storage facility recently announced on the most attractive C-470/Kipling corner lot, which really should not have been located in such a prominent location in the business park. The proposed rezoning impacts only the western-most, topographically and infrastructure challenged 21 acres which adjoin Dakota Hogback open space to the west. Approximately 26 acres, located to the east along C-470, remain for commercial/flex development. The site selected for multifamily rezoning is appropriate, in my mind, as a positive amenity for the business park

As a Jefferson County business leader with business interests in the County, I support residential development that partners with office/flex new development to provide quality housing near primary job locations.Embrey has proven to be a leader in producing first class housing products in the Denver metroplex and in Jefferson County for almost 20 years. Their commitment and experience should lead to another high quality community that will benefit the surrounding area and the County.

Thank you for considering my support for this project. Feel free to contact me with any questions.

Sincerely,

Fred

ODP Bk 117 Pg5 Rec F1525315 7-18-02 11:35:56 County of Jefferson State of Colorado 30.00

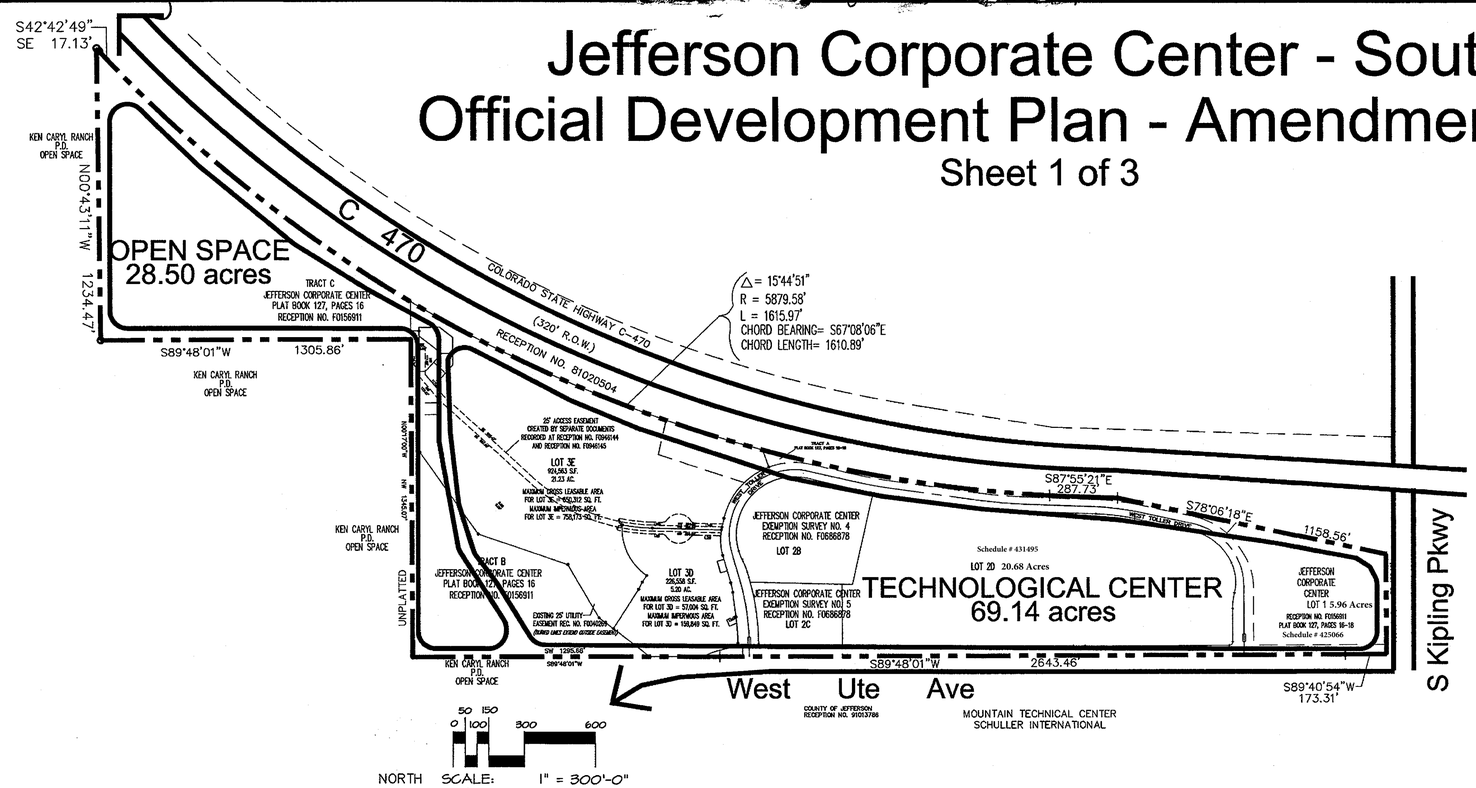
Scanned

Jefferson Corporate Center - South
Official Development Plan - Amendment No. 1

Sheet 1 of 3

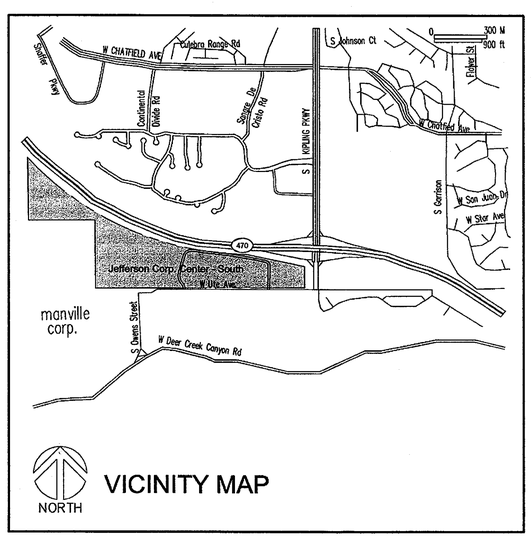
CASE NO: 01-110233RZPI
MAP NO: 37

Recorded Copy
Keep in Case File



Land Use Summary:

Use Area	Acreage	Exclusive Office Max. Building Area (S.F.)	Exclusive Industrial Max. Building Area (S.F.)	Exclusive Retail Max. Building Area (S.F.)	% of Total
Technological Center					
SW Parcel	69.14	1,340,000	1,620,000	n/a	70.8
Open Space	28.5	n/a	n/a	n/a	29.2
Total	97.64	1,340,00	1,620,00	n/a	100



VICINITY MAP

Legal Description:

That portion of government lots 1 and 2 in the northwest quarter and government lot 1 in the northeast quarter of section 4 and government lot 1 in the northwest quarter of section 3, township 6 south, range 69 west of the sixth principal meridian, County of Jefferson, State of Colorado, described as follows:

Beginning at the east quarter corner of said section 4: thence along the southerly line of said lot 1 in the northeast quarter of said section 4 south 89°48'01" west 2643.46 feet to the center quarter corner of said section 4; thence along the southerly line of the east half of said lot 1 in the northwest quarter of said section 4 south 89°48'01 west 1295.66 feet to the center-west sixteenth corner of said lot 1 in the northwest quarter; thence along the westerly line of the east half of said lot 1 in the northwest quarter of section 4 north 00°17'00" west 1345.07; thence along the southerly line of said lot 2 in the northwest quarter of section 4 south 89°49'45" west 1305.86 feet; thence along the west line of said lot 2 in the northwest quarter of section 4 north 00°43'11" west 1234.47 feet to the southerly right-of-way line state highway C-470, as described in reception number 81020504 Jefferson county records; thence along said southerly right-of-way the following three (3) courses: 1. South 42°42'49" east 17.13 feet to the beginning a non-tangent curve concave northeasterly, having a radius of 5879.58 feet, a radial bearing from said point bears north 47°12'07" east; 2. Thence southerly and easterly 4536.23 feet along said curve through a central angle of 44°12'18"; 3. Thence non-tangent to said curve south 87°55'21" east 287.73 feet to the southerly right-of-way line of state highway C-470, as described in reception number 82010831, Jefferson county records; thence along said southerly right-of-way line south 78°06'18" east 1158.56 feet to the Westerly right-of-way line of south Kipling street, as described at reception number 89000125, Jefferson County Records; thence along said westerly right-of-way line south 00°06'40" east 422.16 feet to the southerly line of lot 1 in the northwest quarter of said section 3; thence along the said southerly line south 89°40'54" west 173.31 feet to the point of beginning

Containing 97.866 acres, more or less.

Signature Block:

COUNTY COMMISSIONER'S CERTIFICATE:
This Official Development Plan, titled _____, was approved the _____ day of _____, 20__, and is accepted by the Board of County Commissioners this 9th day of July, 2002.

BOARD OF COUNTY COMMISSIONERS: Michelle Lawrence, Chairman
Faye Woodley, Clerk

SEAL COLORADO

CLERK AND RECORDER'S CERTIFICATE:
Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this 18th day of July, 2002 at 11:35:56 o'clock P.m.

Faye Griffin, Jefferson County Clerk and Recorder
By: Susan J. Frances, Deputy Clerk

STANDARD FLEXIBILITY STATEMENT:
The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. In granting plat approval, the Board of County Commissioners may allow minor variations for the purpose of establishing:
a. Final road alignments
b. Final configuration of lot and tract sizes and shapes
c. Final building envelopes
d. Final access and parking locations
e. Landscaping adjustments

APPLICABILITY STATEMENT:
Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

OWNER'S CERTIFICATE:
(Individual)
I, ALAN R. Fishman, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.
Owner: Alan R. Fishman (Signature) Date: 7-3-02
Alan R. Fishman
ALAN R. Fishman (Name Printed)
Alan R. Fishman

Date:
Revisions:
January 24, 2002
June 20, 2002

Prepared by:
M+O+A Architectural Partnership
1900 Wazee Street, Suite 100
Denver, CO 80202
303.308.1190

Owner:
Land Securities Investors Ltd. A Colorado Limited Partnership by Sunset Management Services, Inc., General Partner - Alan R. Fishman, President
10099 West Ute Avenue, Littleton, CO 80127-5003,
303.904.1430

ODP BK 117 Pg 6 Rec F1525315

Jefferson Corporate Center - South
Official Development Plan - Amendment No. 1

CASE NO: 01-110233RZPI
MAP NO: 37

Sheet 2 of 3

Written Restrictions:
A. TITLE AND NAMES:

This Official Development Plan was prepared by:

M+O+A Architectural Partnership
1900 Wazee Street, Suite 100
Denver, CO 80202
303.308.1190

The name of this development is : Jefferson Corporate Center – South

Intent:

B. LAND USE STANDARDS

1. Technological Center
   a. Permitted Uses (as limited by B.2.b.8)
      1) Business, professional, medical and dental offices
      2) Light assembly and light manufacturing establishments
      3) Wholesale sales, warehousing and indoor storage
      4) Sale of manufactured, assembled or warehoused items
      5) Computer centers
      6) Laboratories and research & development centers
      7) Space communication and telecommunication facilities, equipment and research
      8) Duty free foreign trade zones
      9) Training centers
      10) Convention centers
      11) Motels and hotels
      12) Hospital, medical research facilities and other health care facilities including convalescent care
      13) Public and private schools including colleges and trade schools
      14) Health and recreation clubs and facilities
      15) Recreational facilities
      16) Banks and savings and loan associations (including drive thru)
      17) Restaurants (no drive thru), lounges, and taverns
      18) Ancillary retail and service establishments including, gift shops, pharmacies, barber and beauty shops, florist, travel agencies, and clothing boutiques; such ancillary retail and service establishments shall not exceed 10% of the building.
      19) Libraries, police, fire and postal facilities
      20) Heliports
      21) Ancillary parking and loading facilities
   b. Development Standards
      1) Minimum lot size 35,000 S.F.
      2) Minimum setbacks from:
         A) C–470 35 FT.
         B) South Kipling Street 40 FT.
         C) Other public roadways 25 FT.
         D) Internal property lines 25 FT.
         E) Project perimeter property lines 25 FT.
      3) Minimum distance between structures 25 FT.
      4) Minimum visual clearance
         no fence, wall, hedge, shrub, structure or other obstruction to view which is over 42 inches in height shall be erected, placed or maintained within a triangle formed by the point of intersection of lot lines abutting a street and/or railroad right–of–way and the points located along the lot lines 55 feet from the point of intersection.
      5) Multiple structures may be constructed on any lot
      6) Maximum lot coverage 80%
      7) Minimum unobstructed open space (See B.2 hereof) 20% min.
      8) Maximum Gross Leasable Area to be the alternative of exclusively A or B or a combination of A and B and subject to the following limitations:
         A) Uses B.2.a: 1,5,9,10,11,12,13,14,15,16,17,18,19 & 20 &21
            1. 4,020,000 S.F. if a double left turn is permitted at the South Kipling Street intersection immediately north of C–470, or
            2. 3,920,000 S.F. if a single left turn is permitted at the South Kipling Street intersection immediately north of C–470, or
            3. 3,820,000 S.F. if no left turn is permitted at the South Kipling Street intersection immediately north of C–470
         B) Uses B.2.a: 2,3,4,6,7,8,18 & 21
            1. 4,860,000 S.F. if a double left turn is permitted at the South Kipling Street intersection immediately north of C–470, or
            2. 4,748,000 S.F. if a single left turn is permitted at the South Kipling Street intersection immediately north of C–470, or
            3. 4,636,000 S.F. if no left turn is permitted at the South Kipling Street intersection immediately north of C–470
         C) One square foot of the uses in (A) above may be substituted for 1.2 square feet of the uses in (B) above.
   c. Parking Standards
      1) All uses except A–D below 3.0 spaces/1000 SF GLA
         A) Light assembly and manufacturing establishments 1 space/employee/shift
         B) Wholesale sales 4.0 spaces/1000 SF GLA
         C) Warehouses 1 space/employee and 1 space/2000 SF GLA
         D) Ancillary retail uses 4.5 spaces/1000 SF GLA
      2) Parking areas shall contain planting areas to minimize their visual impact and a 25 ft. planting strip shall be provided along C–470 and West Ute Avenue, and 40 feet along South Kipling Street.
      3) Parking areas shall be depressed where possible to minimize their visual appearance. Landscape and landshape techniques shall be used to further enhance their appearance
      4) Up to 30% of parking requirements may be satisfied using compact car spaces.

2. Height Requirements
   The heights of buildings within both use areas of this project shall be controlled to provide an orderly transition from adjacent uses, preserve view corridors to the mountains to the west and southwest and to provide a diversity of height and building mass within the development.

   The height limit varies as designated on the graphic plan as shown on sheet 3. The height limit for Lot 2D shall be 5850 ft. The height limits for Lots 2B, 2C and 3D shall be 5775 ft. The height limit for lot 3E shall be 5810 ft.

   In addition, as building height increases, so shall the minimum percentage of open space on a given lot. The following table indicates the requisite open space percentage for a specific building height.

   OPEN SPACE AND SETBACK REQUIREMENT BY BUILDING HEIGHT

BUILDING HEIGHT*	SETBACKS FROM ROADWAYS AND TRAILS				MINIMUM % OPEN SPACE
	Kipling	C–470	Other Roads	Trails**	
0' – 45 ft.	40 ft.	35 ft.	25 ft.	45 ft.	20%
46' – 75 ft.	40 ft.	35 ft.	35 ft.	55 ft.	30%
76' – 95 ft.	45 ft.	45 ft.	45 ft.	65 ft.	35%
96' – and above	60 ft.	60 ft.	60 ft.	80 ft.	40%

* Highest point of any building on a lot as measured from the average grade around the building.
** as indicated on the O.D.P. and as measured form the centerline of such a tract or easement.

3. All service areas shall be screened utilizing combinations of fencing, landscaping, berming and integrated structures. Service areas shall be sensitively located so that their visual impact is minimized (i.e. between or behind buildings where appropriate)

4. Mechanical equipment located on roofs or the ground and trash receptacles shall be screened from public view through the use of architectural features, fencing, landscaping, or similar technique.

5. Open Space
   The Open Space, as indicated on the Plan shall remain in a native condition. Any areas disturbed for construction activity on adjacent land uses shall be reclaimed to emulate preconstruction conditions. No channelization of Massey Draw shall be permitted except as necessary to maintain the integrity and safety of the project.

   Improvements other than any such channelization within such Open Spaces shall be limited to trails (including elevated boardwalks), picnic facilities and nature preserves.

C. SIGNS
1. Project Identity Signs
   a. Number allowed – one double faced sign or two single–faced signs shall be permitted at each major entrance into the project (5 locations generally as shown on the Graphic Plan).
   b. Maximum size: 64 square feet per face.
   c. Maximum height: 6 feet.
   d. Minimum setback: 10 feet from public right–of–way except at entry ways where such signs may be located within medians within the right–of–way.
   e. Lighting: concealed light source only. No blinking, flashing, or rotating lights.
   f. Material/design: Monument style to be architecturally compatible with character of development.
2. Identification Signs Freestanding (Planned Business Area)
   a. Number allowed: one for the entire Use Area
   b. Maximum size: 75 square feet per face, double faced
   c. Maximum height: 25 feet
   d. Maximum setback: 10 feet from public right–of–way
   e. Lighting: concealed light source only. No blinking, flashing or rotating lights.
   f. Design requirements:
      1. Such an identification sign shall provide space for the names of some or all of the individual tenants within the Planned Business Use Area (subject to the maximum size area above).
      2. The designated materials used in the creation of such a sign shall be consistent with those used on the buildings within the project and shall be visually integrated therewith.
   g. Location: This sign shall be located as designated on the graphic portion of this O.D.P.
3. Identification Signs, Monument
   a. Number allowed: one per building
   b. Maximum Size: 32 square feet per face, double faced
   c. Maximum Height: 4 feet
   d. Maximum Setback: 10 feet from public right–of–way
   e. Lighting: concealed source only
   f. Material/Design: monument style to be compatible architecturally with the character of development
4. Wall Signs
   a. Number allowed: one per tenant per building face, not to exceed 2 per tenant.
   b. Maximum size: one square foot per each lineal foot of building exterior.
   c. Maximum height: building roof line (no roof mounted signs).
   d. Minimum setback: n/a
   e. Lighting: concealed light source only. No blinking, flashing, or rotating lights.
   f. Material/design: Must be compatible with the building materials and architecture.
5. Large Temporary Signs
   a. Number allowed: a maximum of two large temporary signs shall be permitted along South Kipling Street north of C–470, one along South Kipling Street south of C–470 on the west side and one along South Kipling Street on east side.
   b. Maximum size: 100 square feet, per face, double faced.
   c. Maximum height: 15 feet.
   d. Minimum setback: 10 feet from any property line.
   e. Lighting: No illumination.
   f. Time limit: temporary signs for the purpose of controlling and directing construction and sales traffic shall be permitted until construction of the project is completed.
6. Small Temporary Signs
   a. Number allowed: one per lot
   b. Maximum size: 20 square feet, per face, double faced.
   c. Maximum height: 10 feet
   d. Maximum setbacks: 10 feet from any property line.
   e. Lighting: No illumination
   f. Time limit: temporary signs for the purpose of controlling and directing construction and sales traffic shall be permitted until construction of the project is completed.

D. FENCES
1. Fencing shall consist of wood or masonry (brick, adobe, rock, etc.)
2. No fence shall exceed 8 feet in height
3. Permits shall be required prior to the construction of any fences

E. PEDESTRIAN PATHS/TRAILS
Paths and trails shall be provided within open space areas to link components of the project together. Such paths shall be 4 to 8 feet in width and shall be asphalt, concrete or a raised wooden boardwalk. Such paths will be installed by the developer or builder and maintained by an owners association or similar entity. Pedestrian/bikeway trails shall be provided to connect Continental Divide Road and Sangre De Cristo Road with a trail to be located within Massey Draw.

F. LIGHTING
Lighting within the project shall consist of downcast varieties and shall not cast any offensive glare on adjacent land users or rights of way. Light standards shall not exceed 20 feet in height and shall be coordinated with Public Service Company as to location, style, and function.

G. STORAGE/TRASH
1. No exterior storage of goods or materials, except as provided above or during the construction phase shall be permitted.
2. Trash receptacles shall be within screened enclosures, such screening shall be through the use of architectural features, fencing, landscaping or similar techniques.

H. COMMON AREAS
All common areas shall be owned and maintained by an owners association, district or similar entity.

I. Landscape Requirements
1. The major type of landscape materials shall consist of plant types which are known to survive well in the Colorado climate and which are drought tolerant. The number of plant materials shall be determined at the time of platting.
2. Coniferous trees shall be a minimum of 6 feet in height, deciduous trees shall be a minimum of 2 inches in caliper, ornamental trees shall be 1 1/4" in caliper. Evergreen and deciduous shrubs shall be a minimum of 5 gallon size and ground covers shall be a minimum of the equivalent of 1 gallon in size.
3. All sites disturbed for construction, but not yet proposed for development shall be graded and seeded with native seed. All permanent open spaces shall be planned utilizing landscape and landshape techniques together with massing of materials and reasonable combinations of plant varieties.
4. Installation of landscape materials shall be in general accordance with approved landscape plans on file with the County Planning Department.
5. A 40 foot landscaping strip shall be provided along South Kipling Street.
6. A landscaped buffer area shall be provided between public streets and any parking area located within 150 feet of the street. The buffer shall be a minimum of 15' in width, not containing any paved area, and include 1 tree for every 30 feet of lineal street frontage, 50% of such trees shall be evergreen. Utilizing this landscape concept, tree lined boulevards with intermittent medians shall create a common street theme.
7. All parking areas which exceed 50 parking spaces shall contain landscaped islands at a rate of 150 square feet for every 25 parking spaces.

J. STREETS AND ROADS
Public street and roadways shall be constructed to County standards, dedicated and maintained by the County upon acceptance of same. A street improvement, special or metropolitan district may be responsible for the construction of all arterial roadways which are platted. The developer shall be responsible for the construction of local roadways.

K. POLLUTION CONTROL
Areas bared during construction shall be treated in such a manner so as to minimize the impacts of dust pollution. No other polluting activity shall be permitted on a permanent basis.

L. TEMPORARY USES
Temporary buildings and trailers together with temporary concrete batch plants and fenced storage yards for the purposes of securing materials and equipment shall be permitted during the construction of the project.

M. VIEW CORRIDORS
Site plans shall be developed with a sensitivity for existing and created view corridors. This shall be accomplished by utilizing clustered buildings, reducing structural mass, grading to enhance vistas, differing setbacks, carefully siting structures, developing landscape plans to complement the view and not block it, and vary the heights of structures where possible. Two specific view corridors shall be provided through the use of reduced building heights as shown on the height plan of this O.D.P.

N. BUILDING SIZE OR MASS
Structures within the use areas shall be sited to avoid a repetitive layout through the use of varied setbacks, varied architectural features, landscape design and imaginative streetscape.

O. BUFFERING
Buffering shall be utilized between public and private areas as necessary.
Specific mitigation measures shall be determined at the platting stage.
Buffering shall be utilized to minimize the impacts of vehicular noise on adjacent use areas.
Landscaping and fencing shall be strategically placed in and near these areas.

Building appurtenances as required shall be screened from view and buffered to the extent reasonably possible from the adjacent residential areas.

Where differing land uses abut one another, buffering techniques shall be implemented to diffuse any negative impacts. These buffering techniques and their locations shall be determined at platting. Setback variances (greater than the minimum setback requirements set forth herein) and alternate size or bulk of buildings shall also be utilized where appropriate.

P. STORM DRAINAGE
It is the intent of the Official Development Plan to accommodate storm drainage in existing drainage ways and that these drainage ways are to remain natural or semi–natural with a minimum of structural improvement. Water quality enhancement shall be provided through the creation of wetlands including cattail marshes and similar habitat. They should also be compatible with open space design and adjacent development. Regional (multi lot) detention facilities shall be encouraged.

Q. POTENTIAL DEVELOPMENT HAZARDS
No buildings shall be permitted on ground subject to flooding during a one hundred (100) year storm or where slopes exceeding thirty (30) percent are the predominant slope of the lot.

R. ARCHITECTURAL STANDARDS
The following type restrictions shall govern:

1. Building Type A: Low rise buildings.
   a. Definition:
      1) Single story buildings, not including mechanical penthouse or other accessory second floor space.
      2) Buildings with 50% or more of the total floor area on the ground floor.
   b. Intent: The building design will exclude long, uninterrupted exterior wall surfaces by providing horizontal changes in the exterior wall.
   c. Restriction:
      1) A variation must occur in plan view (horizontal along the exterior wall) at least once every 160 feet. Each variation shall be for a minimum length of 10 feet and a minimum direction change of at least a 30 degree angle.
      2) If within any given 160 foot horizontal section the exterior wall contains windows or variations such as store fronts, cantilever, structural or architectural protrusions or other similar changes of a minimum of 3 feet, no change in direction (as described in R.1.c. above) shall be required.
      3) Corrugated metal shall not be permitted as an exterior siding finish material.
      4) If sloped roofs are used that are less than a 2:12 roof pitch, the sloped roof must be concealed by a continuous parapet wall.
2. Building Type B: Multistory buildings.
   a. Definition: Buildings with less than 51% of the total floor area on the ground floor and the remaining floor area on floors above the ground floor.
   b. Intent: The building design will exclude long expanses of uninterrupted smooth wall surface and will emphasize the main entrance(s) of the building with appropriate intensity of detail.
   c. Restrictions:
      1) A variation must occur in plan view (horizontal along the exterior wall) at least once every 160 feet. Each variation shall be for a minimum length of 15 feet and a minimum change in direction o f at least a 30E angle. The change in plan view does not have to match from floor to floor.
      2) If within any given 160 foot horizontal section (on any floor of the building) variations such as cantilevers, structural or architectural indentations or protrusions or similar changes of a minimum of 3 feet occur, no change of direction (as described in R.2.c.1 above) shall not apply.
      3) All rooftop mechanical equipment will be screened by the architectural elements of the building such as parapet wall(s) or mechanical penthouse rooms that are designed as an integral part of the building. Penthouse rooms may not exceed 8' in height above the finished wall height in elevation view.
3. Any accessory buildings and enclosures, whether attached to or detached from the main building or buildings on a given lot shall have a compatible design and materials with the primary building(s).
4. Rooftops shall be designed to screen mechanical equipment, vents and ducts in a manner which minimizes obstruction of views and provides an architecturally and aesthetically pleasing appearance. Reflective rooftop elements including solar collectors and skylights shall be installed in a manner which minimizes reflective glare on adjacent properties.
5. Buildings shall be sensitively located to maximize views therefrom, views from other land uses and in a manner which complements the surroundings and blends with the overall plan. Clustering of buildings shall be utilized where possible to provide the maximum amount of open space and to minimize the impact on views.
6. Each structure shall be designed so that all sides shall be substantially similar in materials used and appearance. Orientations of these structures shall be varied so that not all of the "fronts" of the buildings face the public roadways. Plazas and courtyards shall be utilized together with landscaped pockets blended into parking areas and access ways.
7. The developer shall impose specific covenants, conditions and restrictions on the property which shall include a provision for an architectural control committee. Such a committee shall be responsible for the review and approval of all structures within the project. Jefferson County, at its election, may have a representative as a member of such a committee.

S. OFFSITE IMPROVEMENTS
If a left turn movement from northbound South Kipling Street is approved at the southerly access point onto Kipling, north of C–470, the developer shall be responsible for all offsite improvements to the Kipling off–ramp from westbound C–470. Such improvements shall be determined at the time of platting.

T. OTHER
Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

Date:
Revisions:
January 24, 2002
June 20, 2002

Prepared by:
M+O+A Architectural Partnership
1900 Wazee Street, Suite 100
Denver, CO 80202
303.308.1190

Owner:
Land Securities Investors Ltd. A Colorado Limited Partnership by Sunset Management Services, Inc., General Partner - Alan R. Fishman, President
10099 West Ute Avenue, Littleton, CO 80127-5003,
303.904.1430

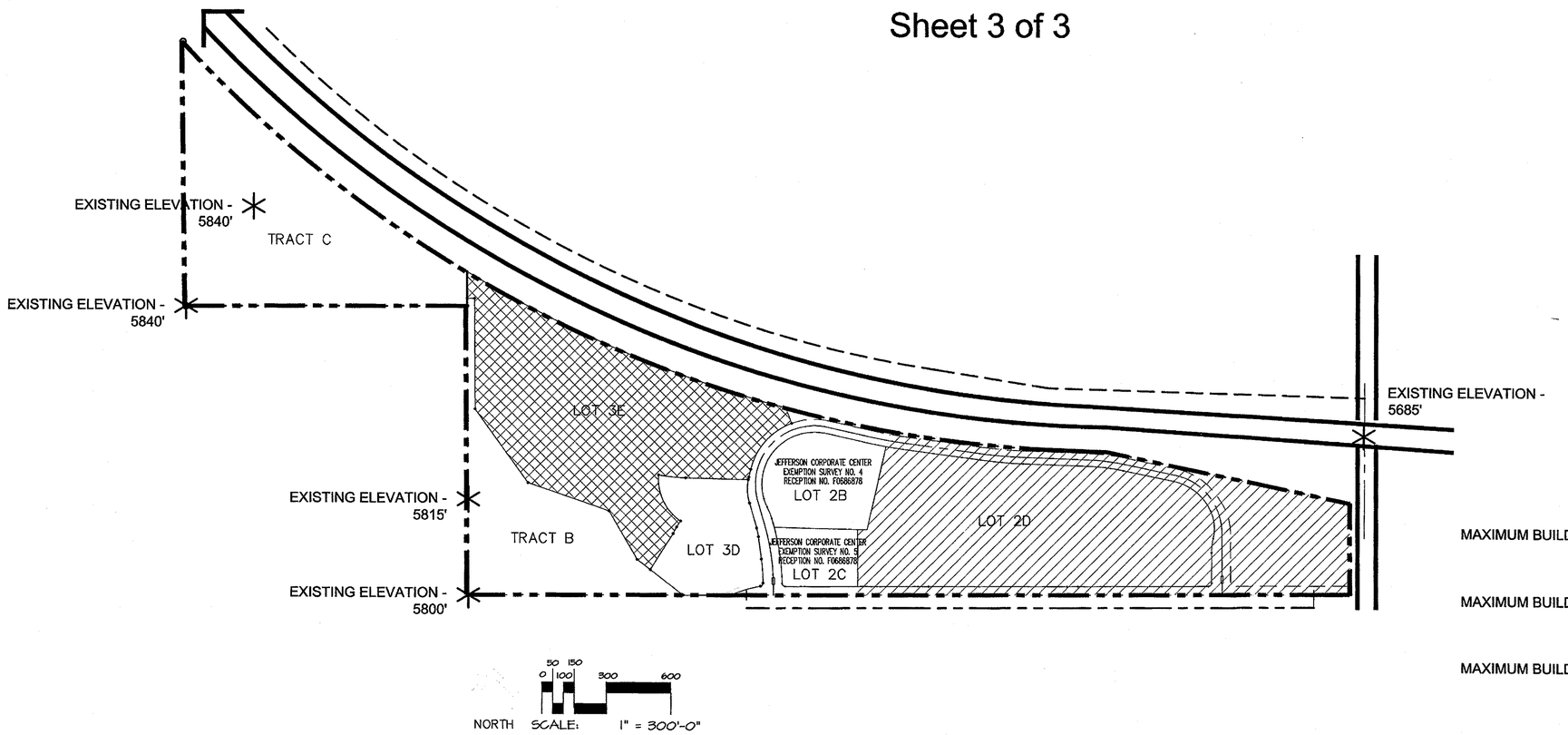
ODP BK 117 Pg 7 Rec F1525315

CASE NO: 01-110233RZPI
MAP NO: 37

Jefferson Corporate Center - South
Official Development Plan - Amendment No. 1

Height Restrictions

Sheet 3 of 3



MAXIMUM BUILDING HEIGHT ELEVATION 5775 FT. (LOTS 2B, 2C AND 3D)

MAXIMUM BUILDING HEIGHT ELEVATION 5810 FT. (LOT 3E)

MAXIMUM BUILDING HEIGHT ELEVATION 5850 FT. (LOT 2D)

Date:
Revisions: January 24, 2002 June 20, 2002

Prepared by:
M+O+A Architectural Partnership
1900 Wazee Street, Suite 100
Denver, CO 80202
303.308.1190

Owner:
Land Securities Investors Ltd. A Colorado Limited Partnership by Sunset Management Services, Inc., General Partner - Alan R. Fishman, President
10099 West Ute Avenue, Littleton, CO 80127-5003,
303.904.1430

Jefferson County
Planning and Zoning Division

<u>16-108035RZ</u>

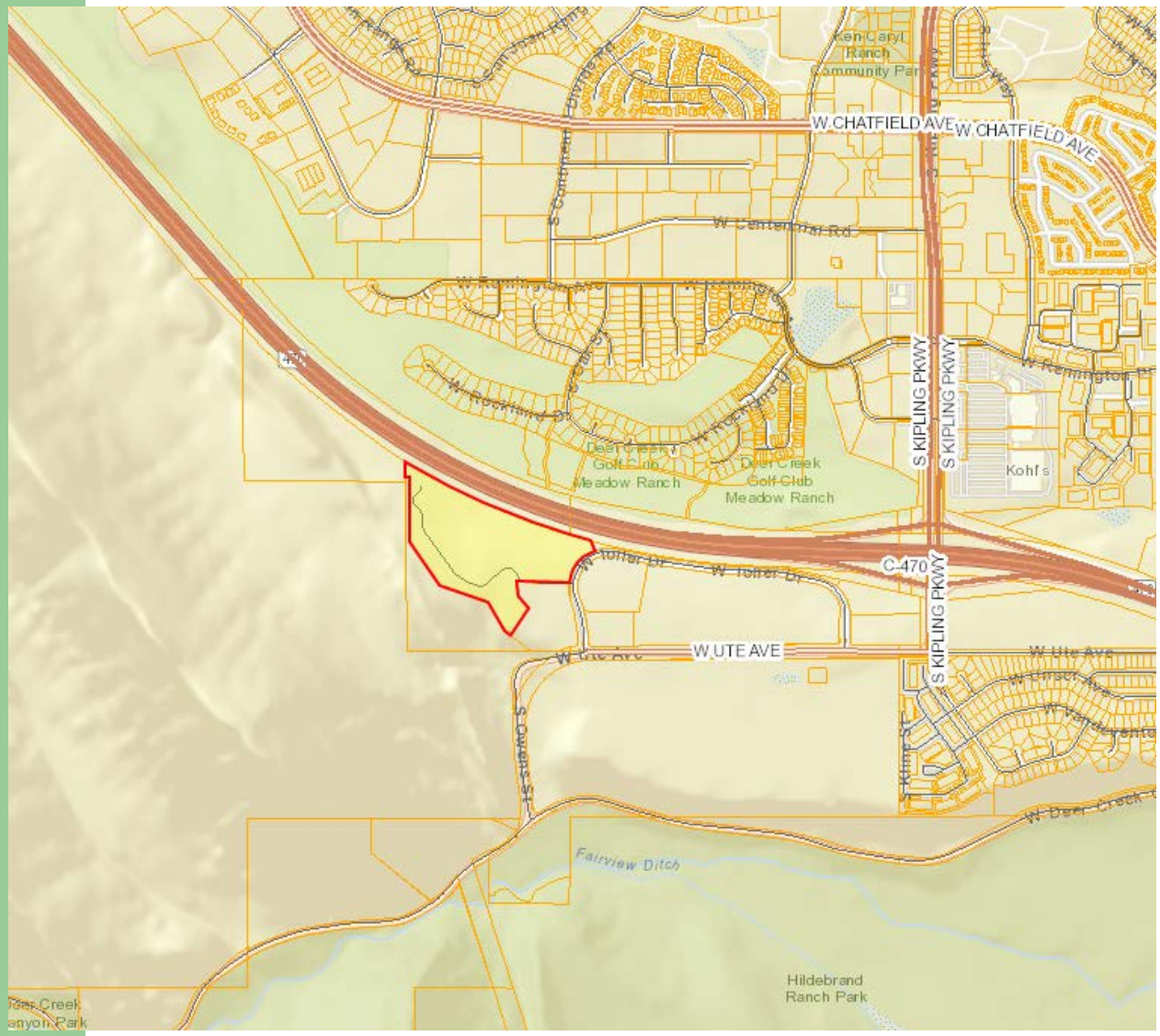
Jefferson Corporate Center – South Official Development Plan – Amendment No. 2

PC Hearing: 9-28-2016

Case Manager: Christiana Farrell

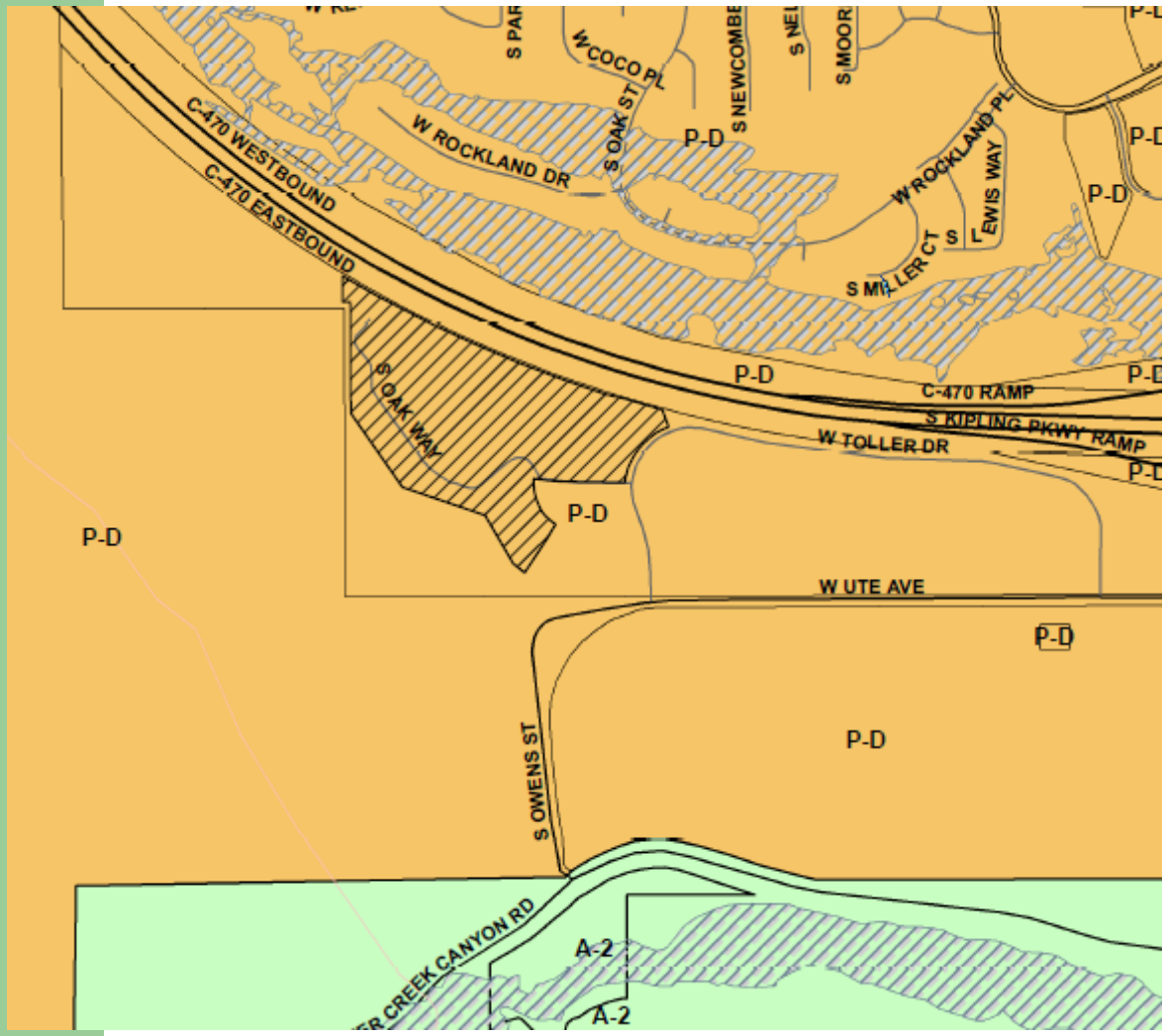
Jefferson County

Planning and Zoning Division



- 21.23 Acres
- Vacant

Jefferson County
Planning and Zoning Division



- South and East: PD- commercial, office, and industrial
- West: PD- open space
- North: C-470

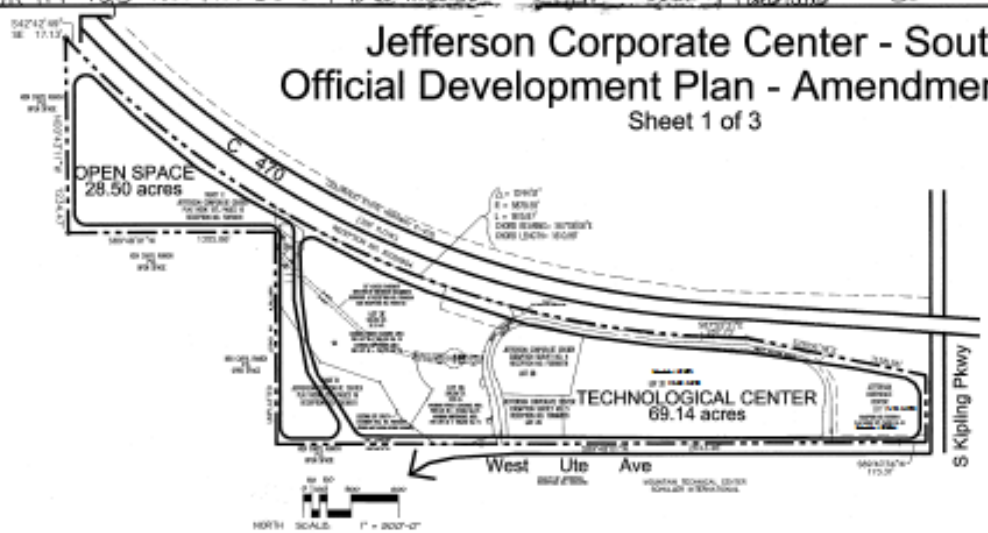
Jefferson County

Planning and Zoning Division

ODP BK 117 Pg 5 Rec F1525315 7-18-02 11:35:56 County of Jefferson State of Colorado 30.00

CASE NO: 01-110233RZPI
MAP NO: 37

Jefferson Corporate Center - South
Official Development Plan - Amendment No. 1
Sheet 1 of 3



Land Use Summary:

Legal Description:

Signature Block:

Date:
Revisions:
January 24, 2002
June 28, 2002

Prepared by:
M+O+A Architecture Partnership
1800 Wazee Street, Suite 108
Denver, CO 80202
303.308.1190

Owner:
Land Securities Investors Ltd. A Colorado Limited Partnership by Sunset Management Services, Inc., General Partner - Alan R. Fishman, President
10909 West Ute Avenue, Littleton, CO 80127-6003, 303.904.1438

Summary of Request:

- Maximum of 360 multi-family units
- Minimum lot size of 15 acres

Process:

- Referrals were sent to the following external agencies:
  - 19 HOAs within a one mile radius of the property
  - Southwest Metro Water and Sanitation
  - Foothills Park & Rec
  - West Metro Fire Protection District
  - Xcel
  - Comcast
  - CenturyLink
- Referrals were sent to the following internal agencies:
  - Engineering
  - County Geologist
  - Public Health
  - Transportation & Engineering
  - Open Space
  - Road & Bridge
- All agency comments have been addressed

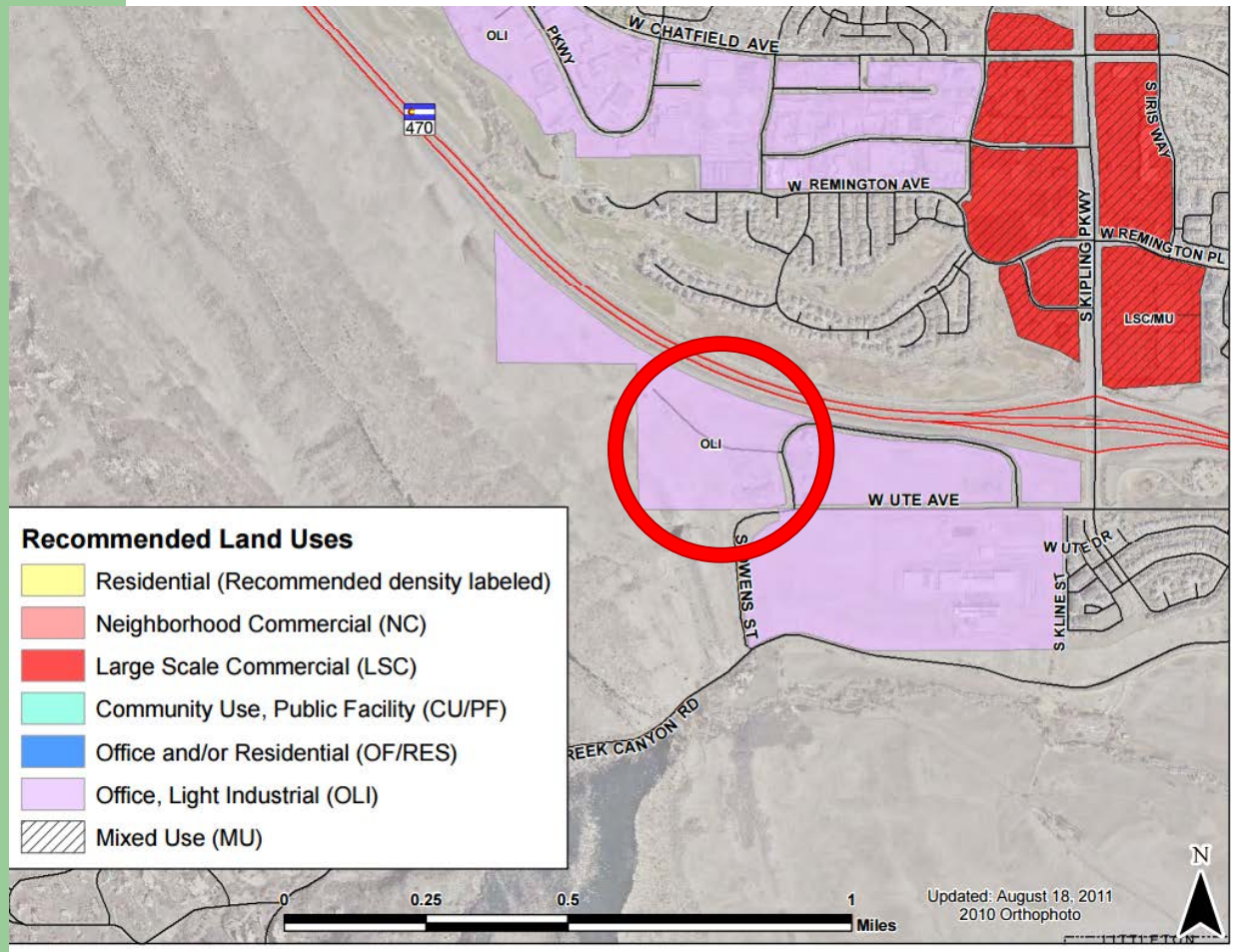
Issues:

1. Land Use Recommendation
2. Visual Impacts
3. Loss of Commercially Viable Job-Creating Land
4. Redlined revisions to ODP for parking ratios

Issues:

1. **Land Use Recommendation**
2. Visual Impacts
3. Loss of Commercially Viable Job-Creating Land
4. Redlined revisions to ODP for parking ratios

Land Use Recommendation:



- South Plains Area Plan.
- Ken-Caryl / Meadows Activity Center
- Office and Light Industrial uses
- Employment Center

Issues:

1. Land Use Recommendation
2. **Visual Impacts**
3. Loss of Commercially Viable Job-Creating Land
4. Redlined revisions to ODP for parking ratios

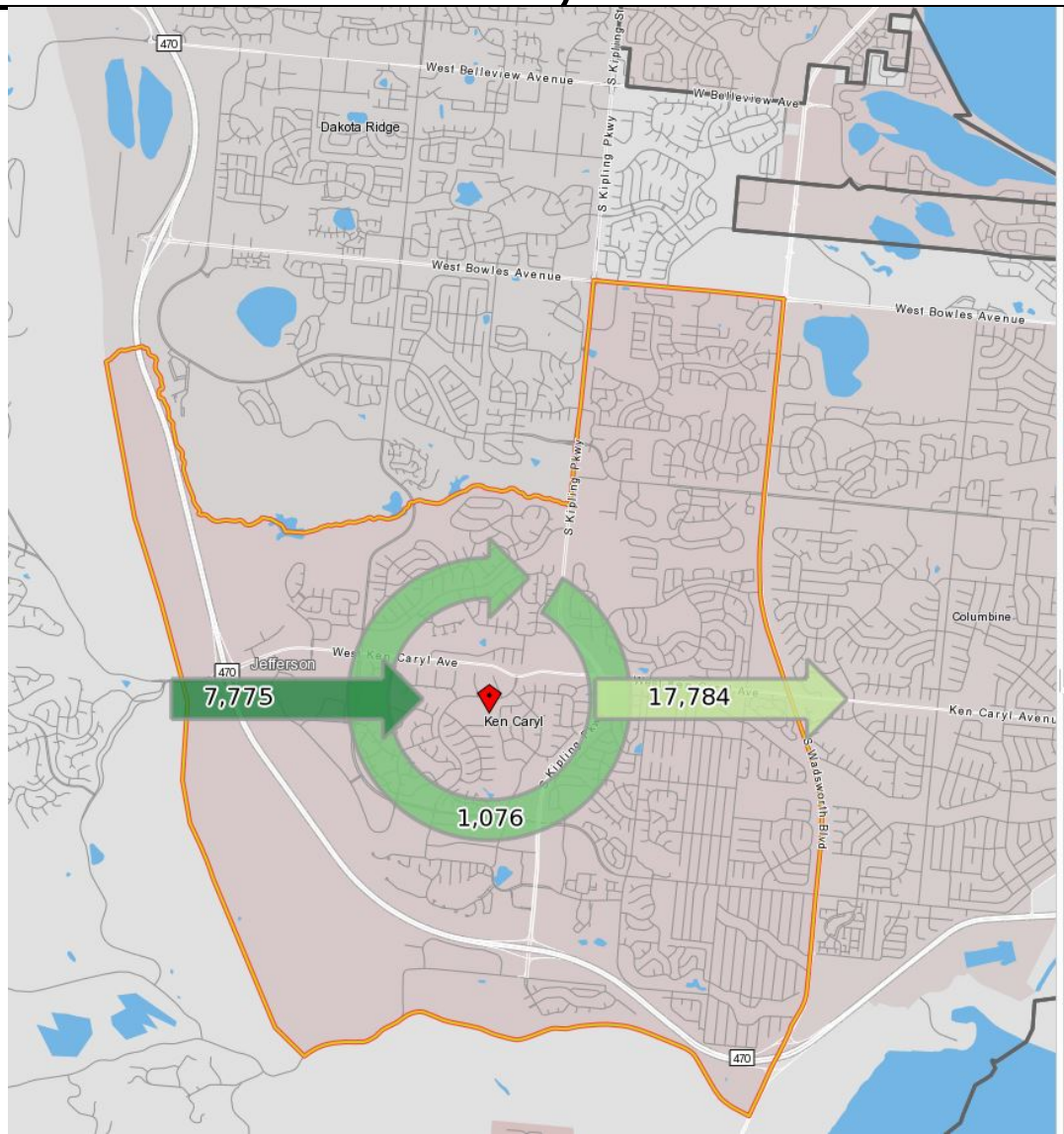
Visual Impacts:

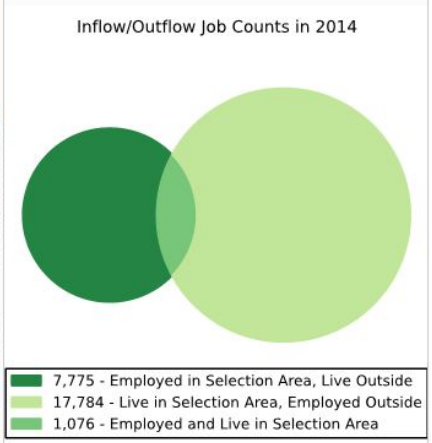
Issues:

1. Land Use Recommendation
2. Visual Impacts
3. **Loss of Commercially Viable Job-Creating Land**
4. Redlined revisions to ODP for parking ratios

Jefferson County
Planning and Zoning Division

Loss of Commercially Viable Job-Creating Land:





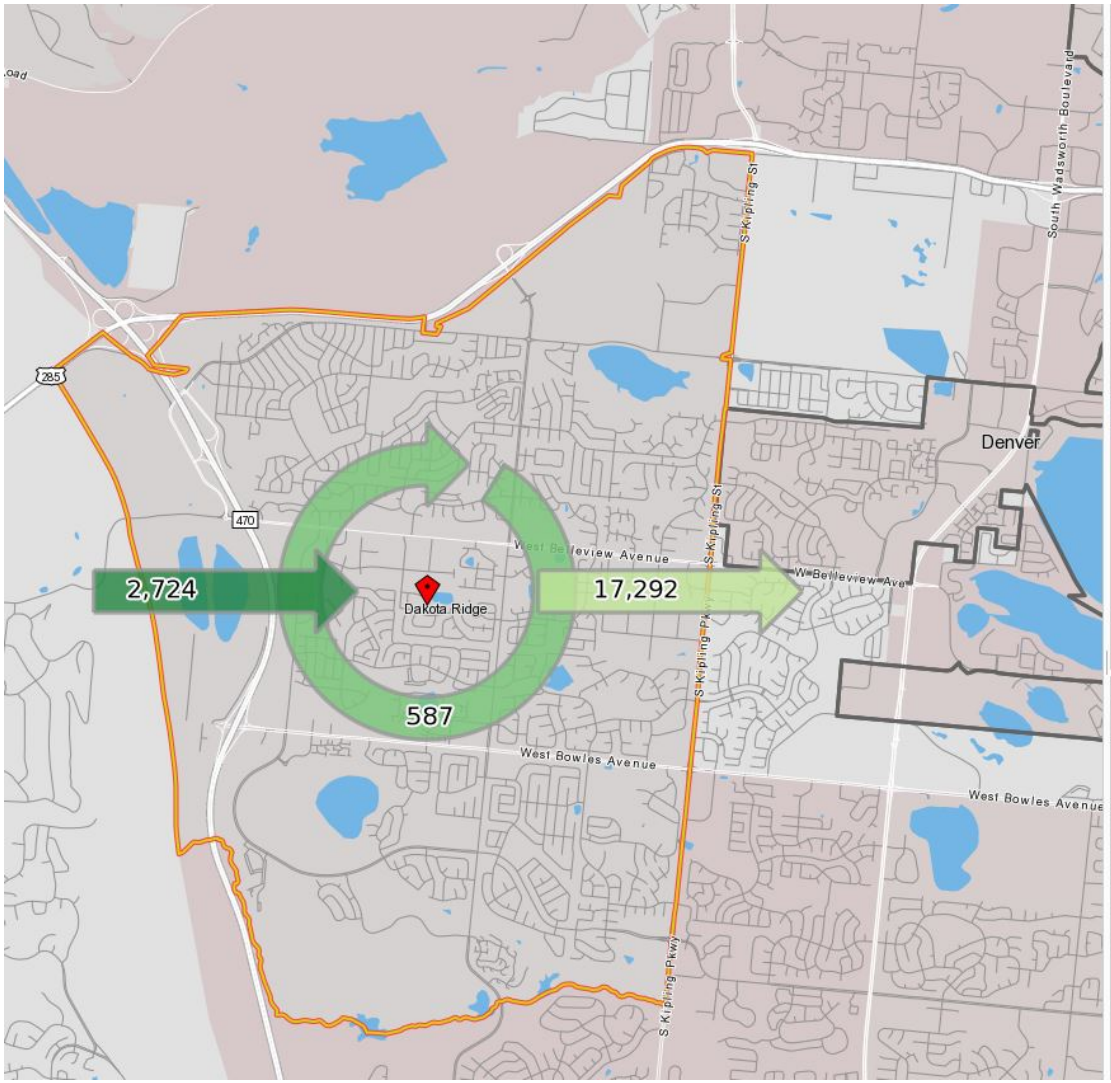
Inflow/Outflow Job Counts (All Jobs)

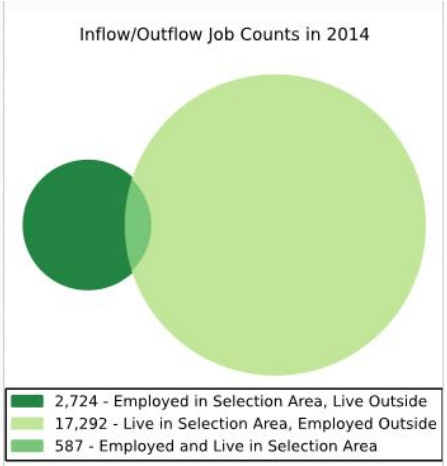
	2014 Count	2014 Share
Employed in the Selection Area	8,851	100.0%
Employed in the Selection Area but Living Outside	7,775	87.8%
Employed and Living in the Selection Area	1,076	12.2%
Living in the Selection Area	18,860	100.0%
Living in the Selection Area but Employed Outside	17,784	94.3%
Living and Employed in the Selection Area	1,076	5.7%

Reset Highlighting

Jefferson County
Planning and Zoning Division

Loss of Commercially Viable Job-Creating Land:





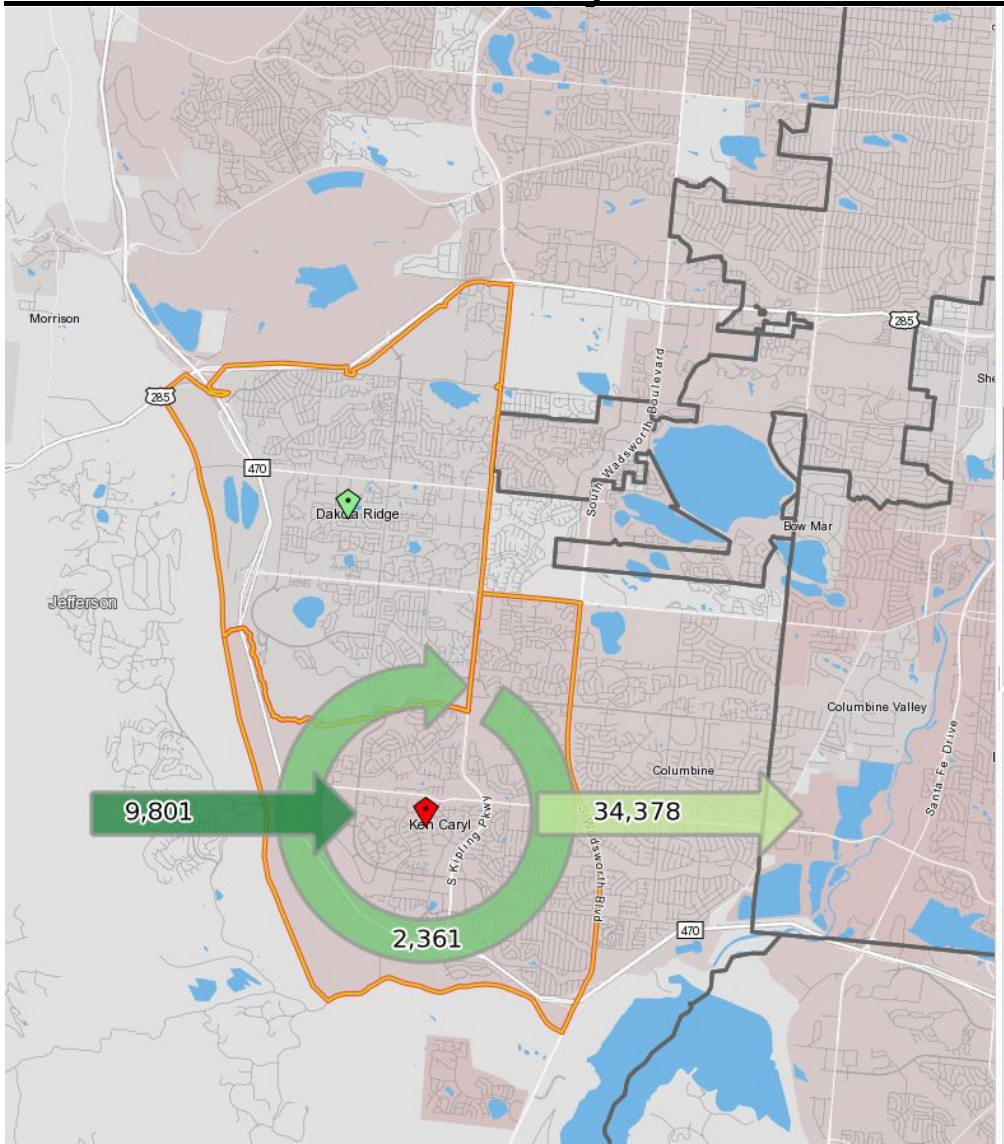
Inflow/Outflow Job Counts (All Jobs)

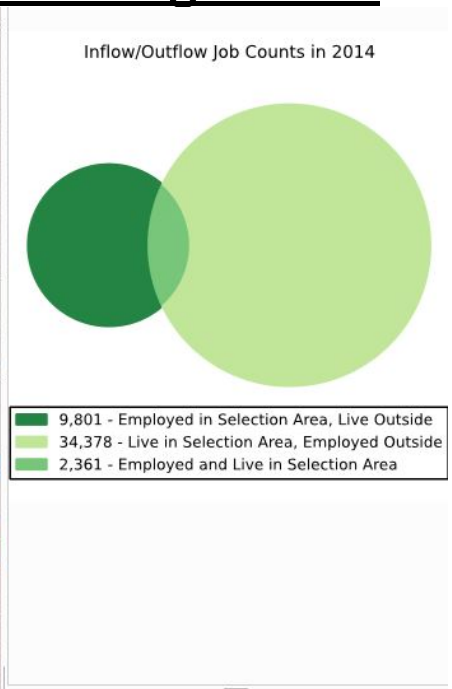
	2014 Count	2014 Share
Employed in the Selection Area	3,311	100.0%
Employed in the Selection Area but Living Outside	2,724	82.3%
Employed and Living in the Selection Area	587	17.7%
Living in the Selection Area	17,879	100.0%
Living in the Selection Area but Employed Outside	17,292	96.7%
Living and Employed in the Selection Area	587	3.3%

Reset Highlighting

Jefferson County
Planning and Zoning Division

Loss of Commercially Viable Job-Creating Land:





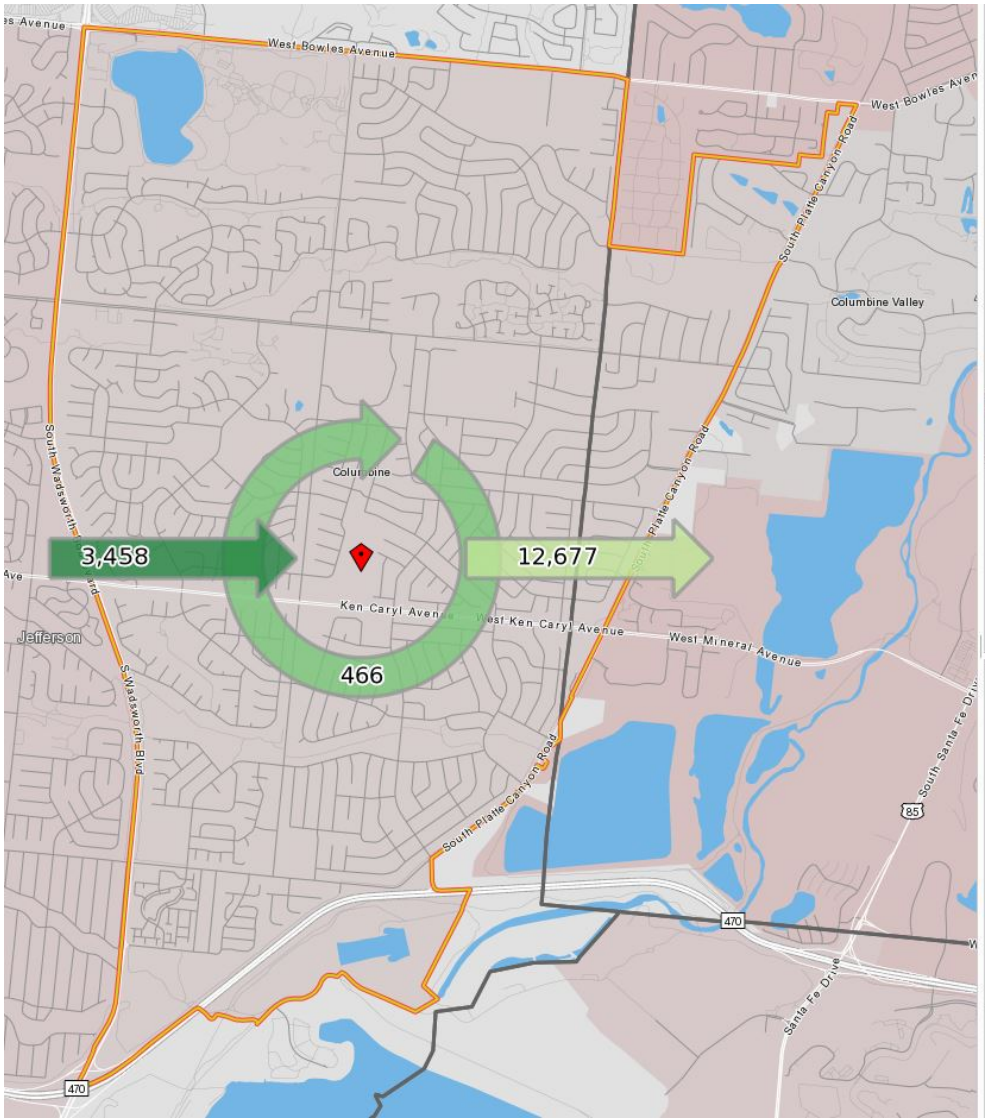
Inflow/Outflow Job Counts (All Jobs)

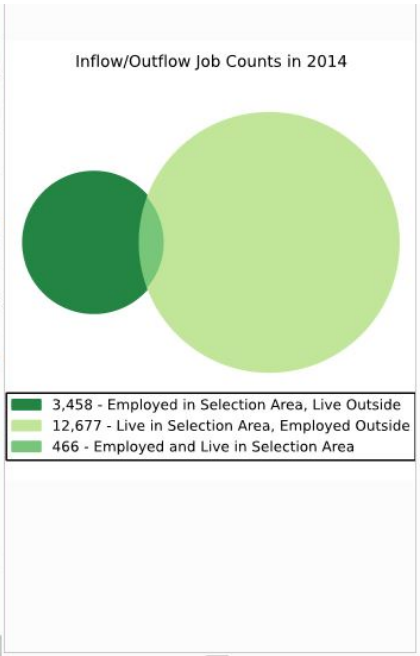
	2014 Count	2014 Share
Employed in the Selection Area	12,162	100.0%
Employed in the Selection Area but Living Outside	9,801	80.6%
Employed and Living in the Selection Area	2,361	19.4%
Living in the Selection Area	36,739	100.0%
Living in the Selection Area but Employed Outside	34,378	93.6%
Living and Employed in the Selection Area	2,361	6.4%

Reset Highlighting

Jefferson County
Planning and Zoning Division

Loss of Commercially Viable Job-Creating Land:





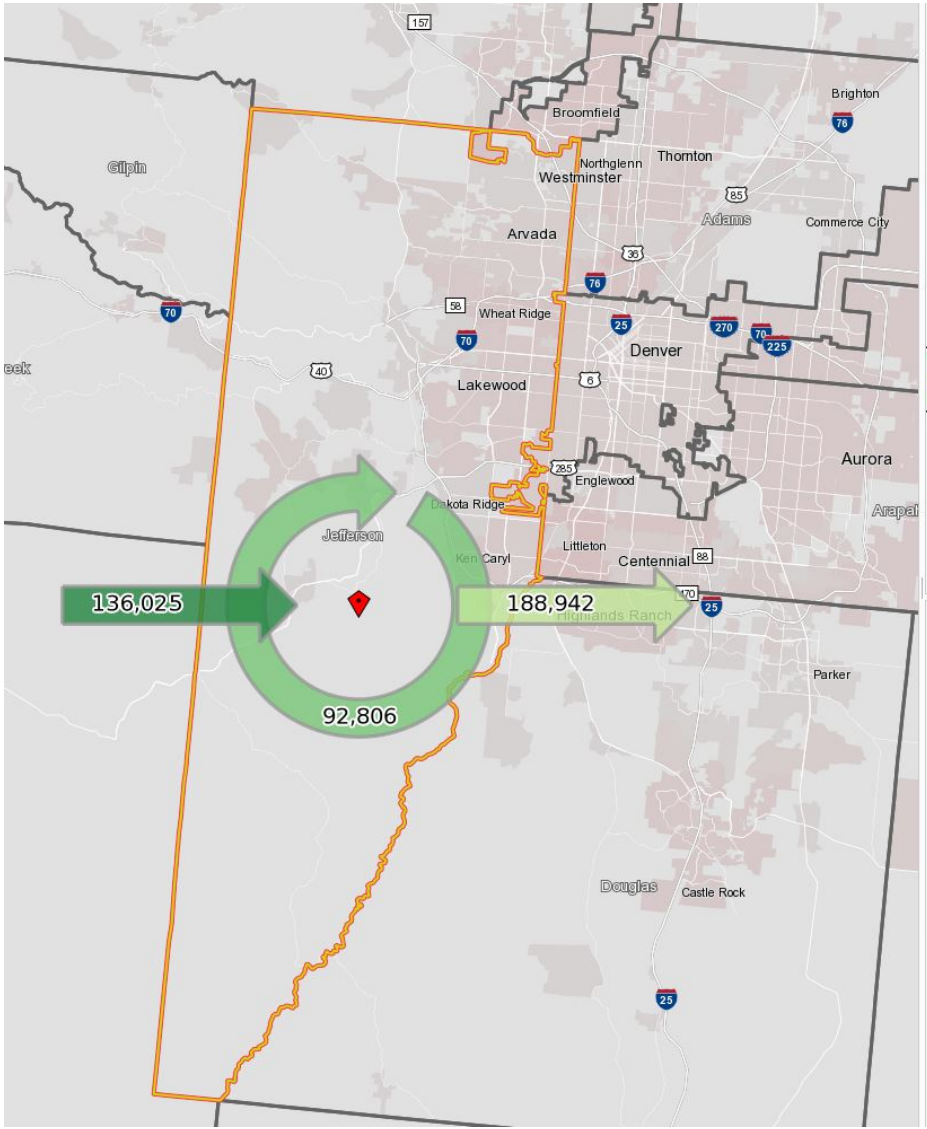
Inflow/Outflow Job Counts (All Jobs)

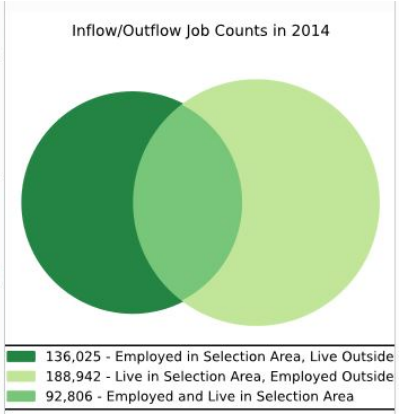
	2014 Count	2014 Share
Employed in the Selection Area	3,924	100.0%
Employed in the Selection Area but Living Outside	3,458	88.1%
Employed and Living in the Selection Area	466	11.9%
Living in the Selection Area	13,143	100.0%
Living in the Selection Area but Employed Outside	12,677	96.5%
Living and Employed in the Selection Area	466	3.5%

Reset Highlighting

Jefferson County
Planning and Zoning Division

Loss of Commercially Viable Job-Creating Land:





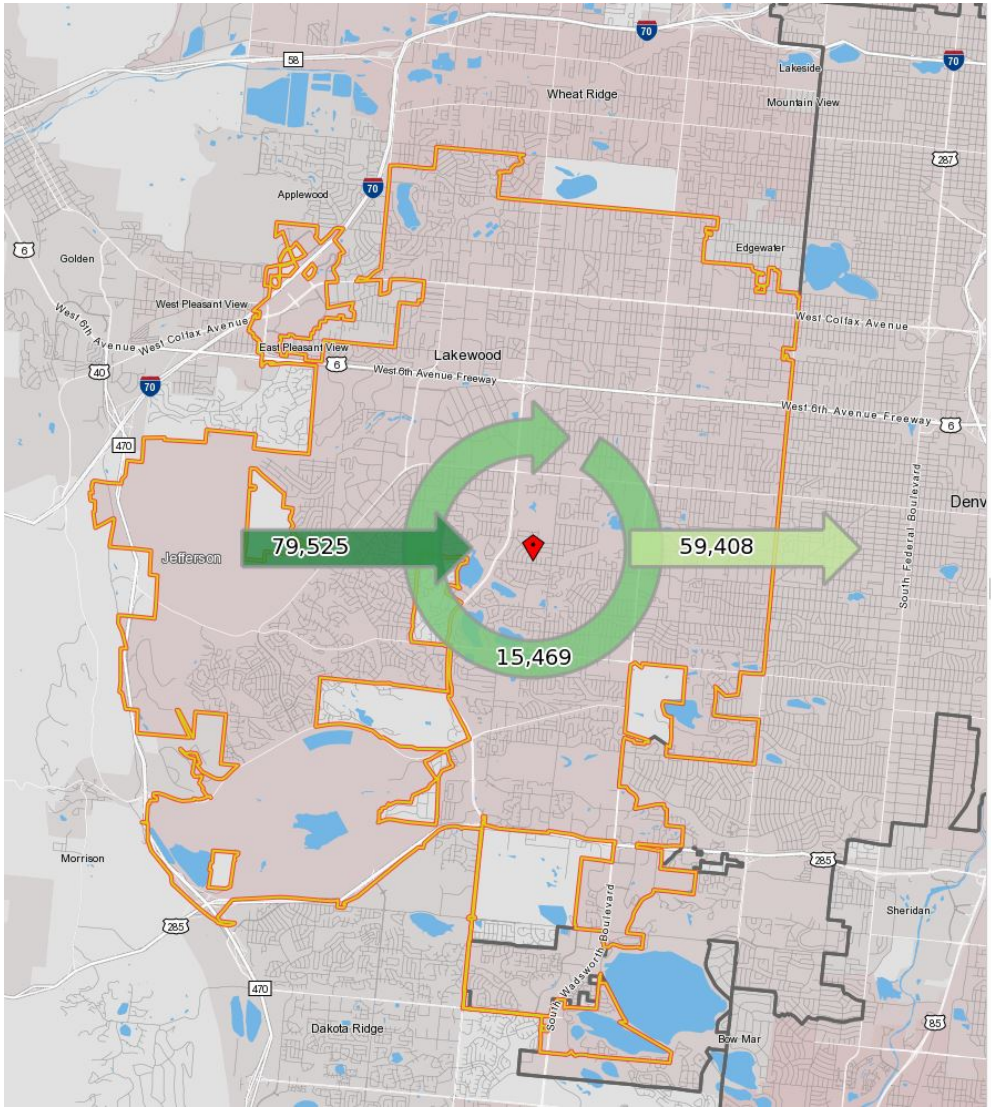
Inflow/Outflow Job Counts (All Jobs)

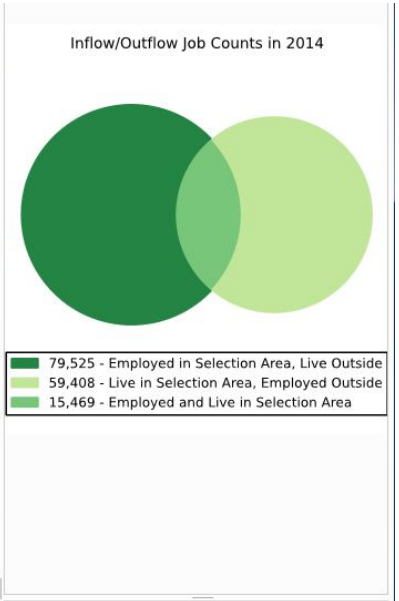
	2014 Count	2014 Share
Employed in the Selection Area	228,831	100.0%
Employed in the Selection Area but Living Outside	136,025	59.4%
Employed and Living in the Selection Area	92,806	40.6%
Living in the Selection Area	281,748	100.0%
Living in the Selection Area but Employed Outside	188,942	67.1%
Living and Employed in the Selection Area	92,806	32.9%

Reset Highlighting

Jefferson County
Planning and Zoning Division

Loss of Commercially Viable Job-Creating Land:



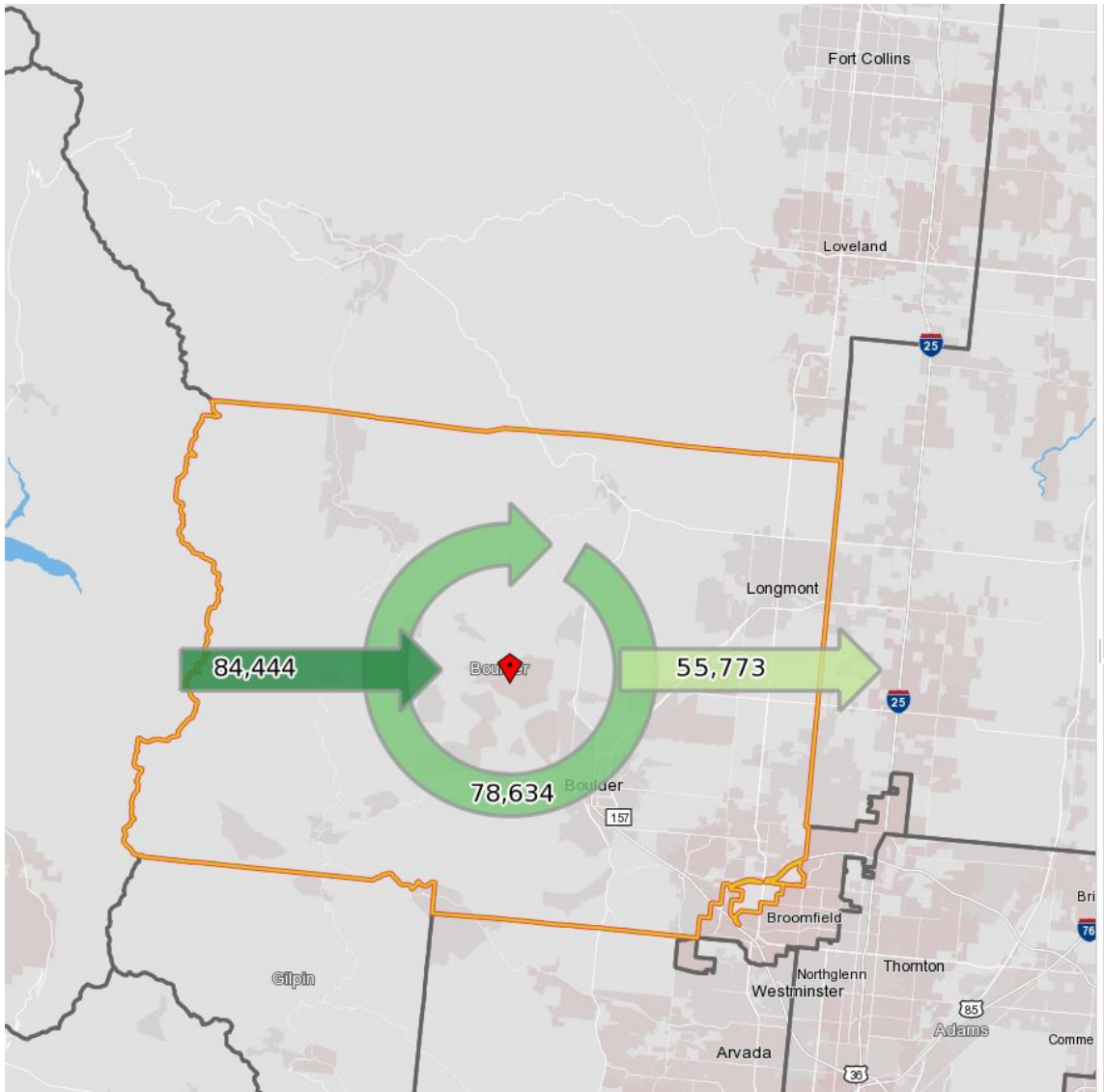


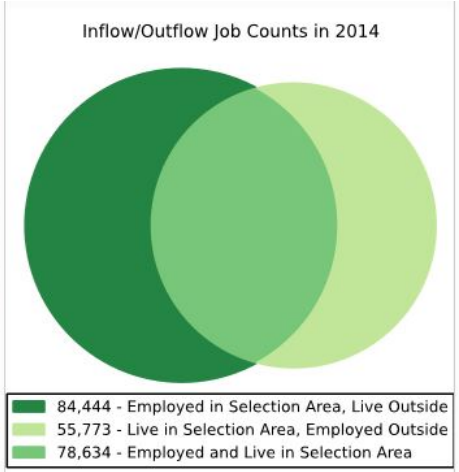
Inflow/Outflow Job Counts (All Jobs)

	2014 Count	2014 Share
Employed in the Selection Area	94,994	100.0%
Employed in the Selection Area but Living Outside	79,525	83.7%
Employed and Living in the Selection Area	15,469	16.3%
Living in the Selection Area	74,877	100.0%
Living in the Selection Area but Employed Outside	59,408	79.3%
Living and Employed in the Selection Area	15,469	20.7%

Reset Highlighting

Loss of Commercially Viable Job-Creating Land:



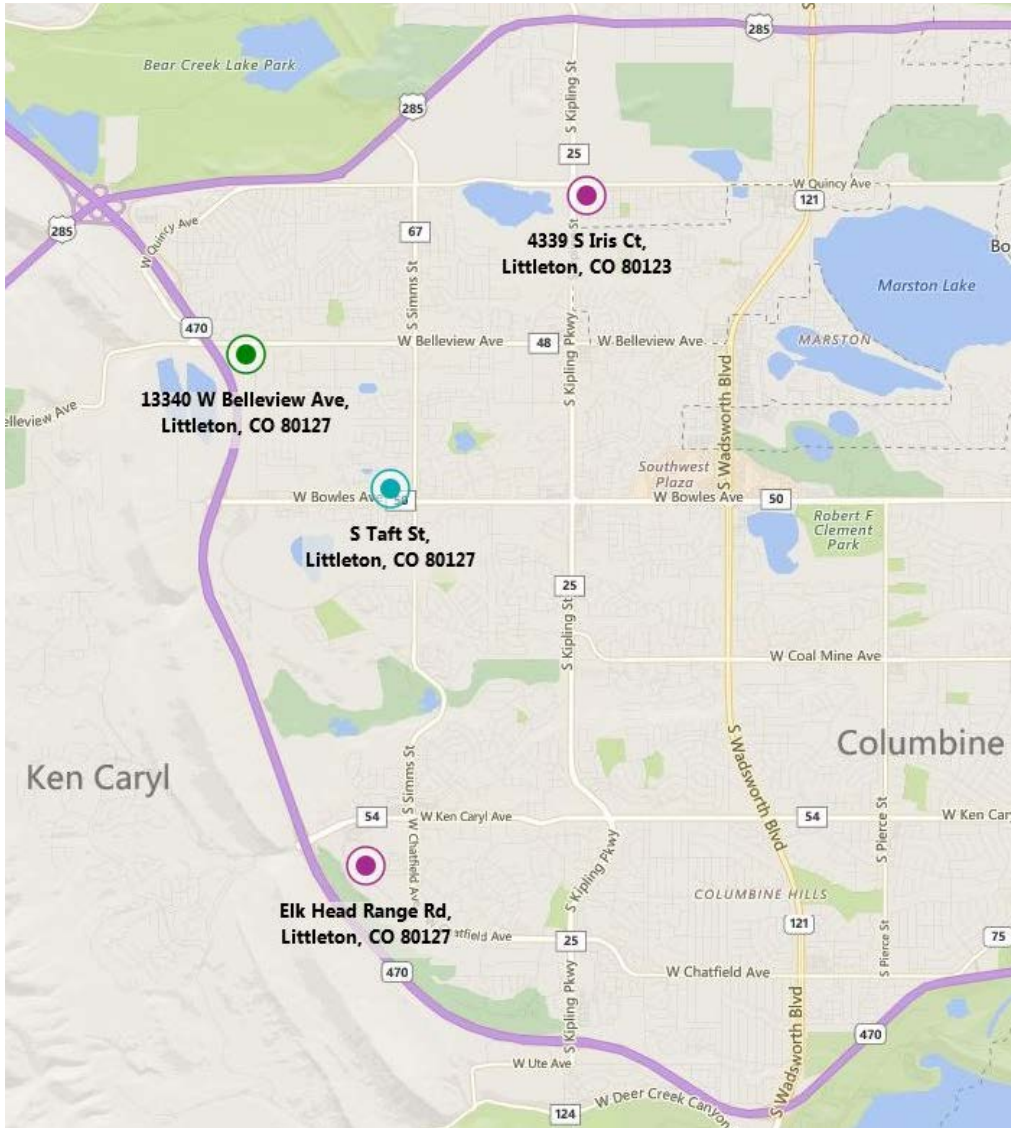


Inflow/Outflow Job Counts (All Jobs)

	2014 Count	2014 Share
Employed in the Selection Area	163,078	100.0%
Employed in the Selection Area but Living Outside	84,444	51.8%
Employed and Living in the Selection Area	78,634	48.2%
Living in the Selection Area	134,407	100.0%
Living in the Selection Area but Employed Outside	55,773	41.5%
Living and Employed in the Selection Area	78,634	58.5%

Reset Highlighting

Loss of Commercially Viable Job-Creating Land:



Issues:

1. Land Use Recommendation
2. Visual Impacts
3. Loss of Commercially Viable Job-Creating Land
4. **Redlined revisions to ODP for parking ratios**

d) Parking standards:

1) Multi-family residential:

a) ~~1~~ 1.5 parking space per one bedroom or studio unit

b) 2 parking spaces per two bedroom unit

c) 3 parking spaces per three or more bedroom unit

d) 0.25 parking spaces per unit for guest parking

2) Accessory garages:

Garages may be used only for parking of the resident's operable motor vehicles and personal storage that does not interfere with the ability to use the garage for parking. This provision must be included in the lease agreements.

Comment [cf1]: Staff has had issue in the past with only requiring one parking space per one bedroom unit because so many of the buildings end up having mostly one bedroom units inside with many units having two drivers, and there is not enough guest parking left over. Staff would request the parking ratio for one bedroom units be at least 1.5.

Issues vs Staff Findings:

1. Land Use Recommendation ✓ (Agree with Plan Exception Letter)
2. Visual Impacts ✓ (Agree with Visual Analysis and ODP)
3. Loss of Commercially Viable Job-Creating Land ✗ (No)
4. Redlined revisions to ODP for parking ratios ✗ or ✓

(Depends on if parking redlines are approved)

Findings/Recommendations:

Staff recommends that the Planning Commission find that:

1. The proposal is not in general conformance with the Comprehensive Master Plan because it does not meet all applicable sections of the Plan policies; including rezoning from commercial or industrial uses to non-commercial uses, and the Business and Industry section's recommendations to diversify the County's economic base and create Jobs.

2. The proposed land use of residential is not compatible with the allowable land uses in the area since more intensive industrial land uses could be built under the current zoning on adjacent properties; and,

3. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents in the immediate area. However, there is an impact to the welfare of the surrounding county if we deprive it of potential commercial space to support the community with jobs and tax revenue.

And;

Staff recommends that the Planning Commission recommend DENIAL of Case No. 15-108035RZ.

Should the Planning Commission decide to approve this request, it should be subject to the following conditions:

1. Recordation of a revised Official Development Plan in accordance with the red-marked print dated September 28, 2016.