

# **Board of County Commissioners Meeting**

**Tuesday, October 25, 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](http://www.jeffco.us)), by e-mail ([commish@jeffco.us](mailto: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 18, 2016**

**Tuesday, October 25, 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 CC16-417** Expenditure Approval Listings - Accounting
2. **Resolution CC16-418** Bi-Weekly Payroll Register - Accounting
3. **Resolution CC16-419** Abatement/Refund of Property Taxes - Board of Equalization
4. **Resolution CC16-420** Cancel 30 Year Old Tax Liens Struck to the County in the 1986 Tax Lien Sale Per C.R.S. 39-11-142(6) - Treasurer
5. **Resolution CC16-421** Joseph W. Bowles Reservoir Company Amended and Restated Operating Agreement - Open Space
6. **Resolution CC16-422** Grant Application and Acceptance - Colorado Department of Transportation for 405C Traffic Records Program Funding Grant 2017 - Transportation and Engineering
7. **Resolution CC16-423** Third Contract Renewal - Eide Bailly, LLP for External Audit Services (\$293,900.00) - Finance and IT

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

### **Regular Agenda**

8. **Resolution CC16-424** Recommendations for Valuation - Board Equalization

### **Law Enforcement Authority**

9. Law Enforcement Authority Report

**Tuesday, October 25, 2016 (continued)**

## **Public Hearing**

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

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

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

### **Hearing Consent Agenda**

10. **Resolution CC16-416**

**Case Number:** 15-113327PF: Preliminary and Final Plat

Case Name: Victorio Subdivision Filing 3

Owner/Applicant: Meadows Investors, LLC

Location: 11550 West Meadow Drive

Section 28, Township 6 South, Range 69 West

Approximate Area: 4.58 Acres

**Purpose:** To subdivide the property into two (2) commercial lots.

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

**(Continued)**

**Tuesday, October 25, 2016 (continued)**

**Hearing Regular Agenda**

**11. Resolution CC16-415**

**Case Number:** 16-105311RZ: Rezoning (continued from September 13, 2016)  
**Case Name:** Emmaus Catholic Retreat & Conference Center ODP  
**Owner/Applicant:** Camp St. Malo Catholic Conference & Retreat Center, Inc.  
**Location:** 13034 South US Highway 285  
Sections 5 & 6, Township 7 South, Range 71 West, Sections 31 & 32, Township 6 South, Range 71 West  
**Approximate Area:** 247.1 Acres  
**Purpose:** Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow a religious retreat and conference center and A-2 uses.  
**Case Manager:** Justin Montgomery

**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](http://www.jeffco.us).

## **COMMISSIONERS' MINUTES OF OCTOBER 18, 2016**

The Board of County Commissioners of the County of Jefferson, State of Colorado, met in regular session on October 18, 2016 in the Jefferson County Government Center, Golden, Colorado. Commissioner Libby Szabo, Chairman presided. Commissioner Donald Rosier, Commissioner Casey Tighe and Debbie Quinn, Deputy Clerk to the Board, were present.

Commissioner Libby Szabo, Chairman called the meeting to order.

### **STAFF PRESENT:**

Ralph Schell, County Manager

Ellen Wakeman, County Attorney

Eric Butler, Assistant County Attorney

John Wolforth, Director of Planning and Zoning

Mike Schuster, Assistant Director of Planning and Zoning

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 11, 2016.

### **CONSENT AGENDA**

The Board approved the following Resolutions:

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

### **REGULAR AGENDA – No items**

**PUBLIC HEARING CONSENT AGENDA**

No one requested to testify in the following cases:

**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 75<sup>th</sup> 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: Nick Nelson

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

**PUBLIC HEARING REGULAR AGENDA**

**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 60<sup>th</sup> 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

Sworn Testimony: Rob Singer, for the applicant  
Tom Poeling, for Ryan Ranch HOA  
Ralph Tarola  
Donna Tarola  
Ho Henry  
Anne Loring  
Melissa Trambley  
Sherry Newson  
Teresa Zimmerman  
Bruce Ruff  
Susan Wilson

Bliss Lilley  
Jamie Poeling  
Cheryl Bass  
Paul Galchenko, for the 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 CC16-407** continuing Rezoning Case #16-107974RZ to November 15, 2016, at 8:00 a.m. for decision only to allow the County Attorney to prepare a resolution in general conformance with conditions discussed by the Board of County Commissioners on the record.

**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

Sworn Testimony: Jeff Booth, Embrey Properties  
Doug Reed, Fine Line Consulting  
Peter Elzi, THK Associates  
Alan Fishman

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 CC16-408** approving Rezoning Case #16-108035RZ.

**REPORTS**

The Commissioners' reported attending various meetings and events recently, including JEFFTAAG, Elected Officials, CCI, EDC, the Clear Creek Trail Opening event, as well as others. Commissioner Tighe urged everyone

to vote and he and Commissioner Rosier wished Commissioner Szabo a Happy Birthday.

BCC Minutes of October 18, 2016  
Page 5

**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

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Debbie Quinn, Deputy Clerk

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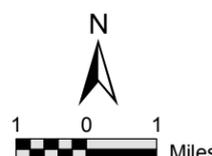
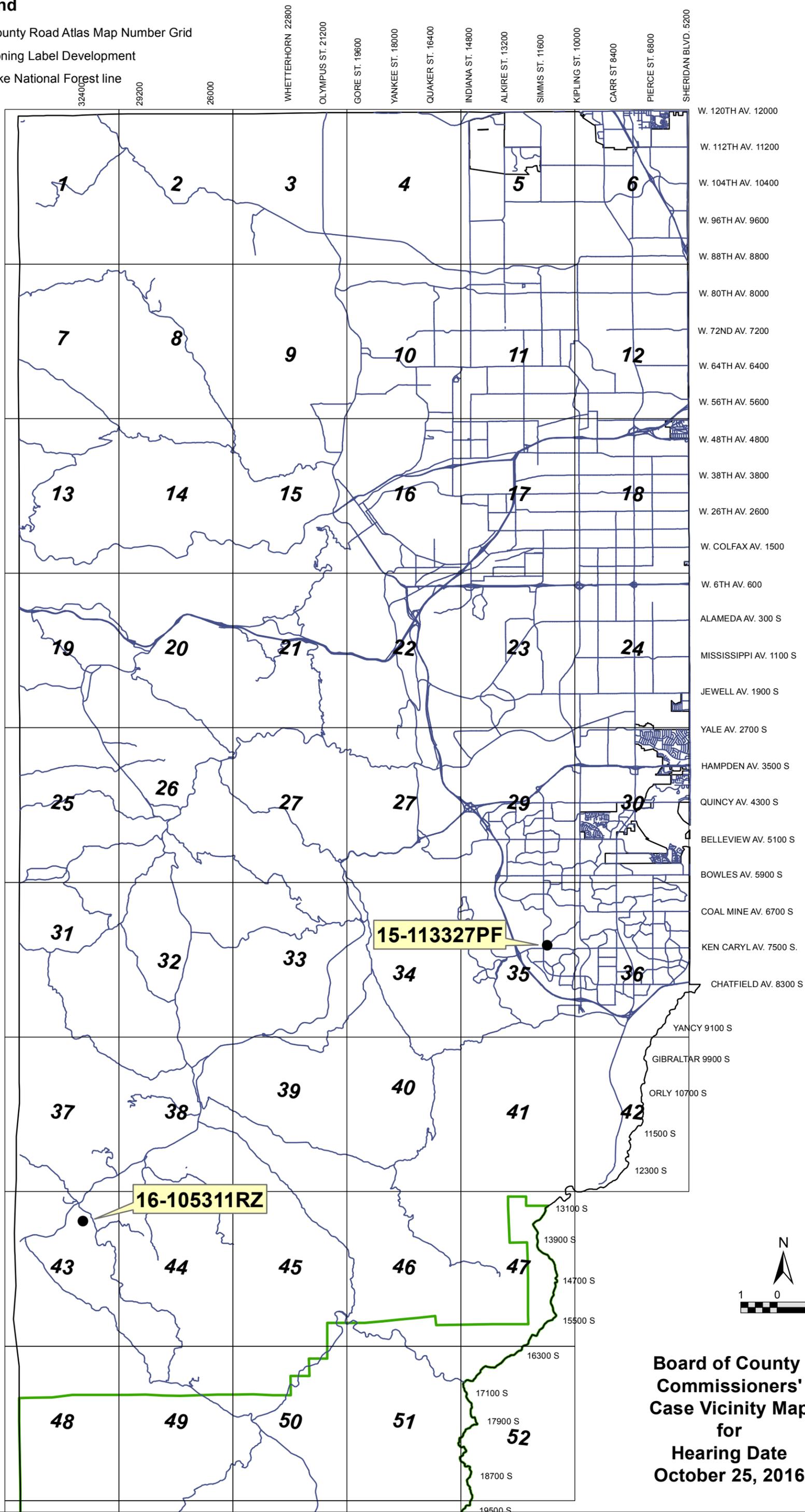
Libby Szabo, Chairman

**Legend**

— County Road Atlas Map Number Grid

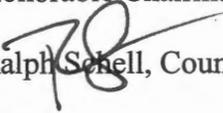
● Zoning Label Development

□ Pike National Forest line



**Board of County  
Commissioners'  
Case Vicinity Map  
for  
Hearing Date  
October 25, 2016**

**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 25, 2016

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**Staff Recommendation:**

Allow settlement of accounts listed on the Expenditure Approval Listings dated October 20, 2016

Resolution No.

**CC 16 - 4 1 7**

**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.

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

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

## MEMORANDUM

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

**FROM:**  Ralph Schell, County Manager

**DIST:** Ralph Schell, Tim Kauffman, Accounting

**RE:** BI-WEEKLY PAYROLL REGISTER

**DATE:** October 25, 2016

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**Staff Recommendation:**

Approve the issuance of county warrants as listed on this Bi-Weekly Payroll Register for period ending October 15, 2016.

Resolution No.

**CC 16 - 4 1 8**

**Background:**

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

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Prepared By: Jefferson County Accounting Division

**MEMORANDUM**

**TO:** The Board of County Commissioners  
**FROM:** Board of Equalization  
**CC:** Ellen G. Wakeman, County Attorney  
**RE:** Abatement/Refund of Property Taxes

**Staff Recommendation:**

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

| <u>CASE NO.</u> | <u>PETITIONER</u> | <u>TAXES ABATED/<br/>REFUNDED</u> |
|-----------------|-------------------|-----------------------------------|
| A16-212         | ACOM Inc.         | \$0.00                            |
| A16-231         | Janice M. Hanks   | \$0.00                            |

**Resolution No.** CC 16 - 4 1 9

**Background:**

Final Board action on 2 abatement petitions, \$0.00 to be refunded. Taxpayers have filed abatement petitions alleging that their property has been overvalued or that their tax levy is illegal. The Assessor recommends denial of these petitions for the reasons indicated in the corresponding resolutions. The Board is taking action on these abatement petitions by accepting or rejecting the Assessor's recommendations. If unsatisfied with this Board's action, a taxpayer may appeal further to the State Board of Assessment Appeals.

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



AGENDA ITEM 4

Tim Kauffman  
Jefferson County Treasurer

100 Jefferson County Parkway, Suite 2520  
Golden, Colorado 80419  
(303) 271-8330  
<http://treasurer.jeffco.us>

CC 16 - 4 2 0

## MEMO

**To:** Honorable Chairman and Members of the Board of County Commissioners  
**From:** Dave Villano, Deputy Treasurer *DV*  
**Date:** 10-12-2016  
**Subject:** Cancel 30 year old tax liens struck to the county in the 1986 tax lien sale per C.R.S. 39-11-142 (6)

### Staff Recommendation:

Resolved, that the Board of County Commissioners approve the cancellation of county held tax lien certificates sold in the 1985 tax lien sale and are now 30 years old.

| Certificate Number | PIN       |
|--------------------|-----------|
| 198502675          | 300041266 |
| 198502676          | 300039642 |
| 198502680          | 300027307 |
| 198502681          | 300010574 |
| 198502682          | 300005291 |
| 198502694          | 300125199 |
| 198502698          | 300136193 |
| 198502701          | 300178315 |
| 198502705          | 300181232 |
| 198502708          | 300186996 |
| 198502714          | 300183469 |
| 198502718          | 300183390 |

### Background:

Per C.R.S. 39-11-142 (6), any tax lien struck to the county and is 30 years old or older must be presented to the board to be cancelled.

## MEMORANDUM

**TO:** Honorable Chairman and Members of the Board of County Commissioners  
**FROM:**  Ralph Schell, County Manager  
**RE:** Joseph W. Bowles Reservoir Company Amended and Restated Operating Agreement  
**DATE:** October 25, 2016

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**Staff Recommendation:**

That the Board of County Commissioners approve the Amended and Restated Operating Agreement with The Joseph W. Bowles Reservoir Company for delivery of water to Clement Park.

Authorization for: the Chairman of the Board to execute the Amended and Restated Operating Agreement.

**Resolution No:** CC 16 - 4 2 1

**Background:**

Pursuant to an Operating Agreement with Jefferson County, the Joseph W. Bowles Reservoir Company delivers water to Clement Park through a water delivery system owned by the Company. The County leases Clement Park to the Foothills Park and Recreation District, and under the lease Foothills is responsible for the Company's water delivery charges. The Company's water delivery system also provides water to several other users. The proposed Amended and Restated Operating Agreement assesses a more equitable allocation of water delivery costs among the water users based on an improved and updated systemwide accounting. In the first year, the cost for delivering water to Clement Park will be reduced by about \$13,750.

**BCC Briefing Presented on:** August 23, 2016

**Prepared by:** Joy Lucisano Real Estate Coordinator 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      Phone: 303-271-  
                          County Attorney Contact: Steve Snyder      Phone: 303-271-8926

Item Title: Joseph W. Bowles Reservoir Company Amended and Restated  
 Operating Agreement

| ROUTING               |                                 |   |               |               |          |
|-----------------------|---------------------------------|---|---------------|---------------|----------|
| O<br>R<br>D<br>E<br>R | Division                        | Authorized<br>Signatures<br><br>Name/Initials | Date<br>Rec'd | Date<br>Frw'd | Comments |
| (1)                   | Originator                      | <i>[Signature]</i> 10/6/2016                  | 10/6/2016     | 9/6/2016      |          |
| ( )                   | Budget                          |   |               |               |          |
| (2)                   | Division/Department<br>Director | <i>JM</i> / 10/6/16                           | 10/6/16       | 10/6/16       |          |
| (3)                   | County Attorney                 | <i>SUS</i>                                    | 10/7/16       | 10/12/16      |          |
| ( )                   | Elected Official                |   |               |               |          |
| (4)                   | BCC Agenda<br>Coordinator       | <i>[Signature]</i>                            |               |               |          |

## M E M O R A N D U M

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

**FROM:**  Ralph Schell, County Manager

**RE:** 405C Traffic Records Program Funding Grant Application 2017

**DATE:** October 25, 2016

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**Staff Recommendation:** Staff recommends that the Board of County Commissioners approves the Traffic Records Program Funding grant application and grant award in the amount of \$56,640 between Jefferson County and the Colorado Department of Transportation. Further, if the grant is awarded, the Board approves the acceptance of the grant funds and the Chairman's execution of the grant agreement and any other documents necessary to accept the award, so long as the total in-kind costs to the County for the grant program do not exceed \$9,500 in staff time; and directs that funds be included in a supplemental appropriation to the Transportation & Engineering Division's budget for 2017.

**Resolution No.**                    **CC 16 - 422**

**Background:** The Traffic Records Program provides funding to local governments for the development and implementation of programs that result in improvements to traffic safety information data and systems. The application, if approved, will 1) improve accuracy, uniformity, and completeness of the off-system crash records in unincorporated Jefferson County through the development of a linear referencing system (LRS), and 2) improve the quality of the records in the state's crash data system.

**BCC Briefing:** Presented on June 28, 2016, by Derek Schuler.

**Fiscal Impact:** None except additional T&E staff time. The consultant services paid for with the grant would be \$47,140 and the T&E in-kind services would be \$9,500 previously budgeted as staff salaries.

**Prepared by:** Yelena Onnen, Transportation & Engineering

**Distribution:**

**Original returned to:** Yelena Onnen, Transportation & Engineering Division

**Copies to:** Marcia Sieben, Purchasing; Jeanie Rossillon, Development and Transportation; Steve Durian, Transportation & Engineering; Kourtney Hartmann, County Attorney's Office; and Accounting



## MEMORANDUM

**TO:** Honorable Chairman and Members of the Board of County Commissioners  
**FROM:** Ralph Schnell, County Manager  
**DIST:** Clerk to the Board, Joe Weickenand, Joanne Kortendick, Deborah Freischlag  
**RE:** Third Contract Renewal for External Audit Services  
Finance and IT

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**Staff Recommendation:** Approve the renewal of the contract between Jefferson County and Eide Bailly, LLP in an amount not to exceed \$293,900.00 for external auditing services. The County's Representative is the Director of Accounting, or other person as may be designated by the Director of Finance and IT or County Manager.

The renewal term is October 1, 2016 through September 30, 2017.

**Resolution No.** CC 16 - 4 2 3

**Background:** Colorado Revised Statute (CRS) 29-1-603 requires that local governments have an audit of the financial statements performed in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

The original contract was approved by the BCC on October 22, 2013 and included options to renew the contract for four one-year terms. This request represents the third renewal option.

**Fiscal Information:** Funding for auditing services in 2016 is available from the 2016 OPS budget. Funding for services in 2017 is contingent upon approval of the 2017 budget. This is within the scope and budget for these services.

**BCC Briefing Presented By:** Deborah Freischlag on August 29, 2016.

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

**Original returned to:** Joe Weickenand, Purchasing

**Copies w/o contract to:** Elaine Fears, Accounting Operations Manager  
Sam Bican, Risk Management

|                           |   |   |
|---------------------------|---|---|
| Approvals                 | Joanne Kortendick, County Atty.<br>Holly Bjorklund, Dept Dir.<br>Deb Freischlag, Div Dir. | Approved: 10/12/16, 4:17pm<br>Approved: 10/14/16, 11:53am<br>Approved: 10/12/16, 5:59pm |
| Agenda Coordinator Review |   | X Check <i>ams</i>  |
| Final Signatory           | BCC   |   |
| Vendor                    | Eide Bailly, LLP  |   |
| End User                  | Accounting Division   |   |
| Type (Contract, PO, etc)  | Contract  |   |
| Dollar Value              | NTE \$293,900.00  |   |
| Term                      | October 1, 2016 through 9/3/17  |   |
| Description               | External Auditing Services  |   |
| Purchasing Agent          | Joe Weickenand  |   |

**MEMORANDUM**

AGENDA ITEM 8

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

**FROM:** Ellen G. Wakeman, County Attorney

**RE:** BOARD OF EQUALIZATION RECOMMENDATIONS FOR VALUATION

**DATE:** **OCTOBER 25, 2016**

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**Staff Recommendation:**

That the Board of County Commissioners, sitting as the Jefferson County Board of Equalization (JCBOE), adopts the findings and recommendations of the Referees, which are incorporated herein by reference, as the Board's final action in regard to the Petitioners' appeals from the Jefferson County Assessor's denial of the 2016 valuation for assessment on the properties identified by the schedule numbers set forth. The JCBOE further ratifies any and all previous actions taken consistent with this Resolution.

**Resolution No.            CC 16 - 4 2 4**

**Background:**

The Petitioners appealed the Jefferson County Assessor's denial regarding the 2016 assessed valuation of the schedule numbers set forth to the JCBOE. A public hearing was scheduled and the Petitioners were notified by mail of the scheduled hearing time, date and location. Public hearings were held before Board appointed Referees for the purpose of taking evidence on the appeals. Based upon the Petitions to the JCBOE, the testimony of the parties, and documents submitted, the Referees have made recommendations concerning the Petitioners' appeals, which have been submitted to the JCBOE for its final action. The JCBOE reviewed the Referees' recommendations and by this Resolution adopts them as its final action.

**Prepared by: Chris Courtney**

**Original returned to: Chris Courtney**

## BCC HEARING ROUTING FORM (non-purchasing items)

**Contacts:**                      Originating Division and Contact: BOE/Chris Courtney                      Phone: 8918  
    County Attorney Contact:                      Ellen Wakeman                      Phone: 8965

*BOE Recommendations For Valuation*

| ROUTING               |                           |   |               |               |          |
|-----------------------|---------------------------|---|---------------|---------------|----------|
| O<br>R<br>D<br>E<br>R | Division                  | Authorized<br>Signatures<br><br>Name/Initials | Date<br>Rec'd | Date<br>Frw'd | Comments |
| ( )                   | Originator                | <i>Chris Courtney</i>                         |               | 10/5/16       |          |
| ( )                   | Division Director         |   |               |               |          |
| ( )                   | Department Director       |   |               |               |          |
| ( )                   | County Attorney           | <i>[Signature]</i>                            |               | 10/5/16       |          |
| ( )                   | Elected Official          |   |               |               |          |
| ( )                   | BCC Agenda<br>Coordinator | <i>[Signature]</i>                            |               |               |          |

*Regular Agenda*

| Sched     | Multi Sched | Petitioner Name                   | Hearing Date | Decision                   | Appr Area | Current Land | Current Impr | Current Total | Adj Land  | Adj Impr  | Adj Total  |
|-----------|-------------|-----------------------------------|--------------|----------------------------|-----------|--------------|--------------|---------------|-----------|-----------|------------|
| Sched     |             |                                   |              |                            |           |              |              |               |           |           |            |
| 300005669 | N           | LOMBARDI GROUP UNLIMITED LLC      | 09/29/2016   | Adjustment Denied          | CI        | 163,100      | 244,600      | 407,700       | 163,100   | 244,600   | 407,700    |
| 300027033 | N           | 12 LAKESIDE LANE LLC              | 10/06/2016   | Adjustment Denied          | CI        | 546,800      | 1,275,900    | 1,822,700     | 546,800   | 1,275,900 | 1,822,700  |
| 300027718 | N           | BANK MIDWEST NATIONAL ASSOCIATION | 09/27/2016   | Stipulated                 | CI        | 1,039,000    | 534,900      | 1,573,900     | 450,000   | 950,000   | 1,400,000  |
| 300042525 | N           | SOUTH WADSWORTH INVESTORS LLC     | 10/04/2016   | Stipulated                 | CI        | 989,200      | 3,957,000    | 4,946,200     | 989,200   | 3,510,800 | 4,500,000  |
| 300048686 | N           | THYGESEN ENTERPRISES LTD          | 09/27/2016   | Stipulated                 | CI        | 843,900      | 2,532,000    | 3,375,900     | 843,900   | 2,406,100 | 3,250,000  |
| 300053968 | N           | NICHOLS MARK A                    | 09/27/2016   | Stipulated                 | RI        | 181,510      | 313,200      | 494,710       | 181,510   | 178,390   | 359,900    |
| 300057252 | N           | CUSACK DENEIN                     | 09/29/2016   | Adjustment Granted in Part | RI        | 564,430      | 312,600      | 877,030       | 564,430   | 260,570   | 825,000    |
| 300063797 | N           | DENVER CORPORATE CENTER II LLC    | 10/05/2016   | Adjustment Denied          | CI        | 1,129,000    | 4,515,300    | 5,644,300     | 1,129,000 | 4,515,300 | 5,644,300  |
| 300071978 | N           | WALGREEN CO                       | 09/27/2016   | Adjustment Denied          | CI        | 694,100      | 1,620,000    | 2,314,100     | 694,100   | 1,620,000 | 2,314,100  |
| 300073632 | N           | US RETAIL PARTNERS LLC            | 10/05/2016   | Adjustment Denied          | CI        | 788,200      | 3,153,000    | 3,941,200     | 788,200   | 3,153,000 | 3,941,200  |
| 300082231 | N           | HP COLORADO I LLC                 | 09/27/2016   | Adjustment Granted in Part | RI        | 78,300       | 200,500      | 278,800       | 78,300    | 169,900   | 248,200    |
| 300084800 | N           | SANDYS HIDDEN GEMS LLC            | 10/06/2016   | Adjustment Denied          | CI        | 803,600      | 3,214,000    | 4,017,600     | 803,600   | 3,214,000 | 4,017,600  |
| 300087581 | N           | 6800 SOUTH PIERCE LLC             | 10/05/2016   | Adjustment Denied          | LN        | 260,000      | 0            | 260,000       | 260,000   | 0         | 260,000    |
| 300095028 | N           | COLLINS PETER ERIC                | 09/27/2016   | Adjustment Granted in Part | RI        | 229,710      | 240,290      | 470,000       | 229,710   | 220,290   | 450,000    |
| 300101865 | N           | PLANCHARD CLIFFORD                | 09/29/2016   | Adjustment Granted in Part | RI        | 86,080       | 208,100      | 294,180       | 86,080    | 185,220   | 271,300    |
| 300103110 | N           | 12211 W ALAMEDA LLC               | 10/06/2016   | Adjustment Denied          | CI        | 319,400      | 593,300      | 912,700       | 319,400   | 593,300   | 912,700    |
| 300105664 | N           | KAPURANIS FRANK T                 | 10/04/2016   | Adjustment Denied          | CI        | 177,200      | 709,000      | 886,200       | 177,200   | 709,000   | 886,200    |
| 300109900 | N           | U S RETAIL PARTNERS LLC           | 10/05/2016   | Adjustment Denied          | CI        | 276,400      | 241,200      | 517,600       | 276,400   | 241,200   | 517,600    |
| 300109904 | N           | U S RETAIL PARTNERS LLC           | 10/05/2016   | Adjustment Denied          | CV        | 52,500       | 0            | 52,500        | 52,500    | 0         | 52,500     |
| 300136805 | N           | HOTCHKISS E JAMES                 | 10/06/2016   | Adjustment Denied          | CI        | 489,400      | 1,142,000    | 1,631,400     | 489,400   | 1,142,000 | 1,631,400  |
| 300140608 | N           | HP COLORADO I LLC                 | 09/27/2016   | Adjustment Denied          | RI        | 78,300       | 151,800      | 230,100       | 78,300    | 151,800   | 230,100    |
| 300148403 | N           | SIXTH AVENUE PLACE PARTNERSHIP    | 10/05/2016   | Adjustment Denied          | CI        | 1,439,000    | 5,757,000    | 7,196,000     | 1,439,000 | 5,757,000 | 7,196,000  |
| 300150592 | N           | KDD CO LLC                        | 09/27/2016   | Stipulated                 | CI        | 363,500      | 1,454,000    | 1,817,500     | 346,000   | 1,384,000 | 1,730,000  |
| 300154040 | N           | D & L VENTURES                    | 10/06/2016   | Adjustment Denied          | CI        | 349,900      | 1,419,000    | 1,768,900     | 349,900   | 1,419,000 | 1,768,900  |
| 300155238 | N           | SIXTH AVENUE PLACE PARTNERSHIP    | 10/05/2016   | Adjustment Denied          | CI        | 714,400      | 2,858,000    | 3,572,400     | 714,400   | 2,858,000 | 3,572,400  |
| 300161093 | N           | SHEFLIN ELIZABETH ANN             | 10/06/2016   | Adjustment Denied          | CI        | 431,900      | 802,100      | 1,234,000     | 431,900   | 802,100   | 1,234,000  |
| 300163698 | N           | DENVER CORPORATE CENTER I LLC     | 10/05/2016   | Adjustment Denied          | CI        | 2,012,000    | 8,049,000    | 10,061,000    | 2,012,000 | 8,049,000 | 10,061,000 |
| 300163702 | N           | DENVER CORPORATE CENTER I LLC     | 10/05/2016   | Adjustment Denied          | CI        | 698,900      | 2,795,000    | 3,493,900     | 698,900   | 2,795,000 | 3,493,900  |
| 300180176 | N           | SOFTWARE BISQUE INC               | 10/06/2016   | Adjustment Denied          | CI        | 135,800      | 252,100      | 387,900       | 135,800   | 252,100   | 387,900    |
| 300181354 | N           | DENVER CORPORATE CENTER II LLC    | 10/05/2016   | Adjustment Denied          | CI        | 512,900      | 2,052,000    | 2,564,900     | 512,900   | 2,052,000 | 2,564,900  |
| 300181641 | N           | FIRST INDUSTRIAL L P              | 10/04/2016   | Adjustment Denied          | CI        | 1,158,000    | 4,632,000    | 5,790,000     | 1,158,000 | 4,632,000 | 5,790,000  |
| 300182172 | N           | FIRST INDUSTRIAL L P              | 10/04/2016   | Adjustment Denied          | CI        | 1,104,000    | 4,417,000    | 5,521,000     | 1,104,000 | 4,417,000 | 5,521,000  |
| 300183918 | N           | AUTOMOTIVE SERVICES INC           | 09/29/2016   | Stipulated                 | CI        | 6,090,000    | 3,873,000    | 9,963,000     | 6,090,000 | 3,151,071 | 9,241,071  |

|           |   |  |            |                            |    |           |            |            |           |            |            |
|-----------|---|--|------------|----------------------------|----|-----------|------------|------------|-----------|------------|------------|
| 300187063 | N | TRIDO PROPERTIES LLC                   | 10/04/2016 | Adjustment Denied          | CI | 337,700   | 506,500    | 844,200    | 337,700   | 506,500    | 844,200    |
| 300189306 | N | CAR CARE OF COLORADO LLC               | 09/29/2016 | Adjustment Granted in Part | CI | 237,800   | 202,600    | 440,400    | 237,800   | 140,200    | 378,000    |
| 300190750 | N | COLFIN AH COLORADO 2 LLC               | 09/27/2016 | Adjustment Denied          | RI | 100,220   | 220,700    | 320,920    | 100,220   | 220,700    | 320,920    |
| 300196672 | N | MACKEY HOLDINGS LLC                    | 09/29/2016 | Adjustment Denied          | CI | 446,200   | 669,300    | 1,115,500  | 446,200   | 669,300    | 1,115,500  |
| 300197082 | N | COLLINS PETER ERIC PERSONAL REP        | 09/27/2016 | Adjustment Granted in Part | LN | 76,050    | 0          | 76,050     | 19,377    | 0          | 19,377     |
| 300197163 | N | DLDL LLC                               | 10/06/2016 | Adjustment Granted in Part | CI | 1,086,000 | 1,048,000  | 2,134,000  | 760,000   | 1,048,000  | 1,808,000  |
| 300198564 | N | LEE DOUD INC                           | 10/06/2016 | Adjustment Denied          | CI | 244,200   | 977,000    | 1,221,200  | 244,200   | 977,000    | 1,221,200  |
| 300206068 | N | TPP 207 BROOKHILL LLC                  | 10/04/2016 | Stipulated                 | CV | 700       | 0          | 700        | 700       | 0          | 700        |
| 300211468 | N | U S RETAIL PARTNERS LLC                | 10/05/2016 | Adjustment Denied          | CI | 4,824,000 | 19,388,100 | 24,212,100 | 4,824,000 | 19,388,100 | 24,212,100 |
| 300211469 | N | U S RETAIL PARTNERS LLC                | 10/05/2016 | Adjustment Denied          | CI | 368,500   | 684,300    | 1,052,800  | 368,500   | 684,300    | 1,052,800  |
| 300211886 | N | SWA WHEAT RIDGE LLC                    | 09/27/2016 | Adjustment Denied          | CI | 911,600   | 2,127,000  | 3,038,600  | 911,600   | 2,127,000  | 3,038,600  |
| 300213336 | N | STERN CHESTER J                        | 09/27/2016 | Adjustment Denied          | LN | 121,600   | 0          | 121,600    | 121,600   | 0          | 121,600    |
| 300214326 | N | TR ALKIRE LLC                          | 10/06/2016 | Adjustment Denied          | CI | 1,844,000 | 4,303,000  | 6,147,000  | 1,844,000 | 4,303,000  | 6,147,000  |
| 300216525 | N | LEPRINO FOODS COMPANY                  | 09/29/2016 | Adjustment Denied          | CI | 372,200   | 3,107,706  | 3,479,906  | 372,200   | 3,107,706  | 3,479,906  |
| 300216906 | N | FIRSTBANK HOLDING COMPANY              | 10/04/2016 | Adjustment Denied          | CI | 2,387,948 | 28,732,755 | 31,120,703 | 2,387,948 | 28,732,755 | 31,120,703 |
| 300401510 | N | NEW WORLD VENTURES LLC                 | 10/06/2016 | Adjustment Denied          | CI | 337,600   | 1,350,000  | 1,687,600  | 337,600   | 1,350,000  | 1,687,600  |
| 300402665 | N | GOV LAKEWOOD PROPERTIES TRUST          | 09/29/2016 | Stipulated                 | CI | 3,907,000 | 15,627,000 | 19,534,000 | 3,907,000 | 14,858,000 | 18,765,000 |
| 300408072 | N | CONCORDIA ON THE LAKE LLC              | 10/06/2016 | Adjustment Denied          | CI | 1,804,000 | 5,412,910  | 7,216,910  | 1,804,000 | 5,412,910  | 7,216,910  |
| 300416328 | N | WHW 2 PARTNERSHIP                      | 09/27/2016 | Adjustment Denied          | CI | 819,900   | 1,913,000  | 2,732,900  | 819,900   | 1,913,000  | 2,732,900  |
| 300416926 | N | COUCH FAMILY TRUST OF 1990             | 09/27/2016 | Adjustment Denied          | CI | 823,500   | 1,922,000  | 2,745,500  | 823,500   | 1,922,000  | 2,745,500  |
| 300417409 | N | WALTRUST PROPERTIES INC                | 09/27/2016 | Adjustment Denied          | CI | 823,500   | 1,922,000  | 2,745,500  | 823,500   | 1,922,000  | 2,745,500  |
| 300420625 | N | MARDIKIAN ANITA NAZ                    | 09/27/2016 | Adjustment Denied          | CI | 823,500   | 1,922,000  | 2,745,500  | 823,500   | 1,922,000  | 2,745,500  |
| 300422294 | N | U S RETAIL PARTNERS LLC                | 10/05/2016 | Adjustment Denied          | CI | 2,875,000 | 4,312,000  | 7,187,000  | 2,875,000 | 4,312,000  | 7,187,000  |
| 300422296 | N | U S RETAIL PARTNERS LLC                | 10/05/2016 | Adjustment Denied          | CI | 718,600   | 2,874,000  | 3,592,600  | 718,600   | 2,874,000  | 3,592,600  |
| 300423005 | N | GREEN MOUNTAIN CORPORATE CENTER II LLP | 10/05/2016 | Adjustment Denied          | CI | 1,080,000 | 4,320,000  | 5,400,000  | 1,080,000 | 4,320,000  | 5,400,000  |
| 300423006 | N | GREEN MOUNTAIN CORPORATE CENTER III    | 10/05/2016 | Adjustment Denied          | CI | 1,317,000 | 5,269,000  | 6,586,000  | 1,317,000 | 5,269,000  | 6,586,000  |
| 300423164 | N | ABS RM INVESTOR LLC                    | 09/29/2016 | Adjustment Denied          | CI | 1,332,000 | 3,108,000  | 4,440,000  | 1,332,000 | 3,108,000  | 4,440,000  |
| 300423168 | N | FIRSTBANK OF EVERGREEN                 | 10/04/2016 | Adjustment Denied          | CI | 809,800   | 816,300    | 1,626,100  | 809,800   | 816,300    | 1,626,100  |
| 300426056 | N | DANIEL JEWELRY CO INC                  | 09/27/2016 | Stipulated                 | CI | 532,900   | 2,131,000  | 2,663,900  | 532,900   | 1,237,100  | 1,770,000  |
| 300426202 | N | MEADOWS CENTRE ASSOCIATES              | 10/05/2016 | Adjustment Denied          | CV | 29,800    | 0          | 29,800     | 29,800    | 0          | 29,800     |
| 300426203 | N | MEADOWS CENTRE ASSOCIATES              | 10/05/2016 | Adjustment Denied          | CV | 113,300   | 0          | 113,300    | 113,300   | 0          | 113,300    |
| 300426204 | N | MEADOWS CENTRE ASSOCIATES              | 10/05/2016 | Adjustment Denied          | CV | 41,800    | 0          | 41,800     | 41,800    | 0          | 41,800     |
| 300428198 | N | OLP MILLER LAKEWOOD JV LLC             | 09/27/2016 | Stipulated                 | CI | 1,827,000 | 7,309,000  | 9,136,000  | 1,689,105 | 7,172,546  | 8,861,651  |
| 300428200 | N | OLP MILLER LAKEWOOD JV LLC             | 09/27/2016 | Stipulated                 | CI | 193,500   | 773,900    | 967,400    | 204,930   | 733,419    | 938,349    |
| 300429306 | N | SLADE JEANNE M                         | 09/27/2016 | Adjustment Denied          | RI | 360,870   | 259,130    | 620,000    | 360,870   | 259,130    | 620,000    |
| 300429579 | N | BAUM MARITAL TRUST                     | 09/27/2016 | Adjustment Denied          | CI | 848,400   | 1,980,000  | 2,828,400  | 848,400   | 1,980,000  | 2,828,400  |
| 300429831 | N | VOHOSKA SURVIVING SETTLORS TRUST       | 09/27/2016 | Adjustment Denied          | CI | 848,400   | 1,980,000  | 2,828,400  | 848,400   | 1,980,000  | 2,828,400  |
| 300430346 | N | FAWCETT ENTERPRISES LLC                | 10/06/2016 | Adjustment Denied          | CI | 734,900   | 1,117,000  | 1,851,900  | 734,900   | 1,117,000  | 1,851,900  |

|           |   |   |            |                   |    |           |           |            |           |           |            |
|-----------|---|---|------------|-------------------|----|-----------|-----------|------------|-----------|-----------|------------|
| 300430609 | N | GOLDEN STATION LLC                        | 09/29/2016 | Adjustment Denied | CI | 2,017,000 | 8,069,000 | 10,086,000 | 2,017,000 | 8,069,000 | 10,086,000 |
| 300431124 | N | GREEN MOUNTAIN CORPORATE CENTER IV LLC    | 10/05/2016 | Adjustment Denied | CI | 773,200   | 3,093,000 | 3,866,200  | 773,200   | 3,093,000 | 3,866,200  |
| 300431284 | N | REALTY INCOME PROPERTIES 25 LLC           | 09/27/2016 | Adjustment Denied | CI | 1,085,000 | 2,532,000 | 3,617,000  | 1,085,000 | 2,532,000 | 3,617,000  |
| 300431497 | N | TPP 207 BROOKHILL LLC                     | 10/04/2016 | Stipulated        | CI | 2,507,000 | 8,845,790 | 11,352,790 | 3,000,000 | 7,850,405 | 10,850,405 |
| 300431498 | N | TPP 207 BROOKHILL LLC                     | 10/04/2016 | Stipulated        | CI | 640,400   | 2,161,600 | 2,802,000  | 750,000   | 1,930,750 | 2,680,750  |
| 300431501 | N | TPP 207 BROOKHILL LLC                     | 10/04/2016 | Stipulated        | CI | 1,424,000 | 5,336,700 | 6,760,700  | 1,800,000 | 4,668,145 | 6,468,145  |
| 300434570 | N | 10170 & 10249 CHURCH RANCH WAY HLDINS LLC | 09/27/2016 | Stipulated        | CI | 1,288,000 | 5,153,000 | 6,441,000  | 1,288,000 | 2,787,000 | 4,075,000  |
| 300436000 | N | GREEN MOUNTAIN CORPORATE CENTER VI LLC    | 10/05/2016 | Adjustment Denied | CI | 1,057,000 | 4,229,000 | 5,286,000  | 1,057,000 | 4,229,000 | 5,286,000  |
| 300437345 | N | MADSEN KALENA                             | 09/29/2016 | Adjustment Denied | RI | 52,180    | 127,820   | 180,000    | 52,180    | 127,820   | 180,000    |
| 300437995 | N | COMPEAN LAKEWOOD LLC                      | 09/27/2016 | Adjustment Denied | CI | 873,200   | 2,037,000 | 2,910,200  | 873,200   | 2,037,000 | 2,910,200  |
| 300438022 | N | ABS RM INVESTOR LLC                       | 09/29/2016 | Adjustment Denied | CI | 860,100   | 3,441,000 | 4,301,100  | 860,100   | 3,441,000 | 4,301,100  |
| 300440300 | N | FIRSTBANK OF COLORADO                     | 10/04/2016 | Adjustment Denied | CI | 576,300   | 860,200   | 1,436,500  | 576,300   | 860,200   | 1,436,500  |
| 300440301 | N | FIRSTBANK OF COLORADO                     | 10/04/2016 | Adjustment Denied | CI | 327,300   | 4,900     | 332,200    | 327,300   | 4,900     | 332,200    |
| 300440302 | N | FIRSTBANK OF COLORADO                     | 10/04/2016 | Adjustment Denied | CI | 108,300   | 1,600     | 109,900    | 108,300   | 1,600     | 109,900    |
| 300441549 | N | NUSS92 LLC                                | 09/29/2016 | Adjustment Denied | CI | 579,600   | 258,800   | 838,400    | 579,600   | 258,800   | 838,400    |
| 300445434 | N | FIRSTBANK OF EVERGREEN                    | 10/04/2016 | Adjustment Denied | CI | 379,100   | 3,100     | 382,200    | 379,100   | 3,100     | 382,200    |
| 300445435 | N | FIRSTBANK OF EVERGREEN                    | 10/04/2016 | Adjustment Denied | CI | 580,900   | 875,900   | 1,456,800  | 580,900   | 875,900   | 1,456,800  |
| 300445648 | N | WG LAKEWOOD CO LANDLORD LLC               | 09/27/2016 | Adjustment Denied | CI | 888,700   | 2,074,000 | 2,962,700  | 888,700   | 2,074,000 | 2,962,700  |
| 300445776 | N | BTP 10445 TOWN CENTER LLC                 | 10/06/2016 | Adjustment Denied | CI | 217,200   | 868,800   | 1,086,000  | 217,200   | 868,800   | 1,086,000  |
| 300445820 | N | GUTHERIE PARTNERS L P                     | 09/27/2016 | Adjustment Denied | CI | 874,000   | 2,039,000 | 2,913,000  | 874,000   | 2,039,000 | 2,913,000  |
| 300446705 | N | FIRSTBANK OF EVERGREEN                    | 10/04/2016 | Adjustment Denied | CI | 728,300   | 975,000   | 1,703,300  | 728,300   | 975,000   | 1,703,300  |
| 300446783 | N | HAR C LLC                                 | 09/27/2016 | Adjustment Denied | CI | 865,900   | 2,020,000 | 2,885,900  | 865,900   | 2,020,000 | 2,885,900  |
| 300449119 | N | PATTERSON BONNIE S                        | 09/27/2016 | Adjustment Denied | RI | 130,270   | 364,700   | 494,970    | 130,270   | 364,700   | 494,970    |
| 300449220 | N | MEDITERRANEAN AVENUE ASSOCIATES LLC       | 09/27/2016 | Adjustment Denied | CI | 898,700   | 2,097,000 | 2,995,700  | 898,700   | 2,097,000 | 2,995,700  |
| 300450497 | N | ATMF V COLORADO LLC                       | 09/27/2016 | Adjustment Denied | CI | 904,600   | 2,111,000 | 3,015,600  | 904,600   | 2,111,000 | 3,015,600  |
| 300450510 | N | CRUSE FAMILY TRUST                        | 09/27/2016 | Adjustment Denied | CI | 874,000   | 2,039,000 | 2,913,000  | 874,000   | 2,039,000 | 2,913,000  |
| 300451898 | N | MEADOWS CENTRE ASSOCIATES                 | 10/05/2016 | Adjustment Denied | CI | 0         | 571,000   | 571,000    | 0         | 571,000   | 571,000    |
| 300451899 | N | MEADOWS CENTRE ASSOCIATES                 | 10/05/2016 | Adjustment Denied | CI | 0         | 225,600   | 225,600    | 0         | 225,600   | 225,600    |
| 300451900 | N | MEADOWS CENTRE ASSOCIATES                 | 10/04/2016 | Adjustment Denied | CI | 0         | 245,800   | 245,800    | 0         | 245,800   | 245,800    |
| 300451901 | N | MEADOWS CENTRE ASSOCIATES                 | 10/05/2016 | Adjustment Denied | CI | 0         | 80,300    | 80,300     | 0         | 80,300    | 80,300     |
| 300451902 | N | MEADOWS CENTRE ASSOCIATES                 | 10/05/2016 | Adjustment Denied | CI | 0         | 80,400    | 80,400     | 0         | 80,400    | 80,400     |
| 300451903 | N | MEADOWS CENTRE ASSOCIATES                 | 10/05/2016 | Adjustment Denied | CI | 0         | 80,400    | 80,400     | 0         | 80,400    | 80,400     |
| 300451906 | N | MEADOWS CENTRE ASSOCIATES                 | 10/05/2016 | Adjustment Denied | CI | 0         | 238,400   | 238,400    | 0         | 238,400   | 238,400    |
| 300451907 | N | MEADOWS CENTRE ASSOCIATES                 | 10/05/2016 | Adjustment Denied | CI | 0         | 140,900   | 140,900    | 0         | 140,900   | 140,900    |
| 300451908 | N | MEADOWS CENTRE ASSOCIATES                 | 10/05/2016 | Adjustment Denied | CI | 0         | 466,800   | 466,800    | 0         | 466,800   | 466,800    |
| 300451912 | N | MEADOWS CENTRE ASSOCIATES                 | 10/05/2016 | Adjustment Denied | CI | 0         | 115,000   | 115,000    | 0         | 115,000   | 115,000    |
| 300451913 | N | MEADOWS CENTRE ASSOCIATES                 | 10/05/2016 | Adjustment Denied | CI | 0         | 125,600   | 125,600    | 0         | 125,600   | 125,600    |
| 300451914 | N | MEADOWS CENTRE ASSOCIATES                 | 10/05/2016 | Adjustment Denied | CI | 0         | 109,500   | 109,500    | 0         | 109,500   | 109,500    |

|           |   |                                       |            |                            |    |           |            |            |           |           |            |
|-----------|---|---------------------------------------|------------|----------------------------|----|-----------|------------|------------|-----------|-----------|------------|
| 300451915 | N | MEADOWS CENTRE ASSOCIATES             | 10/05/2016 | Adjustment Denied          | CI | 0         | 87,000     | 87,000     | 0         | 87,000    | 87,000     |
| 300451916 | N | MEADOWS CENTRE ASSOCIATES             | 10/05/2016 | Adjustment Denied          | CI | 0         | 118,400    | 118,400    | 0         | 118,400   | 118,400    |
| 300452752 | N | MACH I SILVERSTONE ARVADA OWNER LLC   | 10/06/2016 | Adjustment Granted         | CI | 4,963,000 | 14,890,300 | 19,853,300 | 4,963,000 | 6,837,000 | 11,800,000 |
| 300453795 | N | S K LAKEVIEW LLC                      | 10/06/2016 | Adjustment Granted         | CI | 4,588,000 | 13,763,500 | 18,351,500 | 4,588,000 | 8,312,000 | 12,900,000 |
| 300454431 | N | BA CLARK INVESTMENTS WADSWORTH LLC    | 09/27/2016 | Adjustment Denied          | CI | 877,500   | 2,048,000  | 2,925,500  | 877,500   | 2,048,000 | 2,925,500  |
| 300456772 | N | PACIFIC AVENUE REALTY LLC             | 09/27/2016 | Adjustment Denied          | CI | 1,036,000 | 2,418,000  | 3,454,000  | 1,036,000 | 2,418,000 | 3,454,000  |
| 300458039 | N | B C S COMMUNITY CREDIT UNION          | 10/06/2016 | Adjustment Denied          | CI | 529,200   | 733,000    | 1,262,200  | 529,200   | 733,000   | 1,262,200  |
| 300459711 | N | HEIMAR LLC                            | 09/29/2016 | Adjustment Denied          | CI | 0         | 533,400    | 533,400    | 0         | 533,400   | 533,400    |
| 300463070 | N | RUIKKA ENTERPRISES LLC                | 09/29/2016 | Stipulated                 | CI | 212,500   | 637,500    | 850,000    | 450,000   | 200,000   | 650,000    |
| 300464516 | N | SIGNATURE SENIOR LIVING AT ARVADA LLC | 09/29/2016 | Adjustment Granted in Part | CI | 2,199,000 | 8,950,000  | 11,149,000 | 2,199,000 | 8,816,500 | 11,015,500 |
| 300464694 | N | ADVANCED STORAGE BOWLES II LLC        | 09/27/2016 | Adjustment Granted in Part | CI | 213,380   | 1,459,427  | 1,672,807  | 373,415   | 441,585   | 815,000    |
| 300901960 |   | GMRI, INC                             | 10/05/2016 | Adjustment Denied          |    | 0         | 513,787    | 513,787    | 0         | 513,787   | 513,787    |
| 300946753 |   | GMRI, INC                             | 10/05/2016 | Adjustment Denied          |    | 0         | 179,659    | 179,659    | 0         | 179,659   | 179,659    |
| 300954462 |   | GMRI, INC                             | 10/05/2016 | Adjustment Denied          |    | 0         | 279,877    | 279,877    | 0         | 279,877   | 279,877    |
| 300960908 |   | GRM INC                               | 10/05/2016 | Adjustment Denied          |    | 0         | 240,948    | 240,948    | 0         | 240,948   | 240,948    |
| 300985910 |   | YARD HOUSE USA INC 108306             | 10/05/2016 | Adjustment Denied          |    | 0         | 564,109    | 564,109    | 0         | 564,109   | 564,109    |
| 300921200 |   | DARDEN RESTAURANTS                    | 10/05/2016 | Adjustment Denied          |    | 0         | 254,370    | 254,370    | 0         | 254,370   | 254,370    |
| 300942682 |   | GMRI, INC                             | 10/05/2016 | Adjustment Denied          |    | 0         | 240,593    | 240,593    | 0         | 240,593   | 240,593    |
| 300992896 |   | GMRI, INC                             | 10/05/2016 | Adjustment Denied          |    | 0         | 263,184    | 263,184    | 0         | 263,184   | 263,184    |
| 300901065 |   | BLOOMIN BRANDS INC 5605               | 10/05/2016 | Adjustment Denied          |    | 0         | 498,155    | 498,155    | 0         | 498,155   | 498,155    |
| 300901066 |   | BLOOMIN BRANDS INC 6606               | 10/05/2016 | Adjustment Denied          |    | 0         | 389,262    | 389,262    | 0         | 389,262   | 389,262    |
| 300958035 |   | BLOOMIN BRANDS INC 0611               | 10/05/2016 | Adjustment Denied          |    | 0         | 200,193    | 200,193    | 0         | 200,193   | 200,193    |
| 300961329 |   | BLOOMIN BRANDS INC 0601               | 10/05/2016 | Adjustment Denied          |    | 0         | 178,647    | 178,647    | 0         | 178,647   | 178,647    |
| 300966005 |   | BLOOMIN BRANDS INC 0620               | 10/05/2016 | Adjustment Denied          |    | 0         | 200,439    | 200,439    | 0         | 200,439   | 200,439    |
| 300992317 |   | BLOOMIN BRANDS INC 0620               | 10/05/2016 | Adjustment Denied          |    | 0         | 202,527    | 202,527    | 0         | 202,527   | 202,527    |

Summary Counts by Decision

|                            |     |
|----------------------------|-----|
| Adjustment Denied          | 107 |
| Adjustment Granted         | 2   |
| Adjustment Granted in Part | 9   |
| Stipulated                 | 16  |

**Total Hearings 134**

Summary Total Values

|                     | Current     | Adjusted    | Difference  |
|---------------------|-------------|-------------|-------------|
| <b>Land</b>         | 97,290,248  | 97,550,745  | 260,497     |
| <b>Improvements</b> | 305,746,978 | 283,281,062 | -22,465,916 |
| <b>Total</b>        | 403,037,226 | 380,831,807 | -22,205,419 |



- Appointments & Promotions **2**
- Safety in Faith **3**
- Response Times **4**
- Staffing **5**
- Prevention & Education **6**
- Safe Place **7**
- Sex Offenders **8**
- Traffic Operations **9**
- Personal Property Crimes **10**
- Crime Statistics **11**

## SHARP(er)/ SMART(er) JeffCo Activity

The SHARPER(er)/SMART(er) JeffCo process employs real-time crime analysis combined with proven and innovative crime reduction techniques. This requires area commanders to immediately identify and address current crime conditions and prevent future ones from arising. Staff members from all three precincts meet monthly to discuss crime trends, quality-of-life issues, crime prevention techniques and solutions.

## Newsworthy Patrol Activity for Third Quarter 2016

### Suspect Identified - Tacks Found Along Deer Creek Canyon Road

The Sheriff's Office cited the 27-year-old man accused of dropping scores of thumbnail tacks along the bike route of Deer Creek Canyon Road over Fourth of July weekend. At least eight cyclists got flat tires. The case was cleared with a summons issued for misdemeanor criminal mischief and reckless endangerment.

### Attempted Kidnapping

An attempted kidnapping was reported on August 22 in the 10000 block of W. Grand Avenue in south JeffCo. A nine year old girl reported a man touched her shoulder and said "Come with me" as she was putting a toy away in her driveway. She immediately ran into the house to her parents. The male is described as white, 6' tall, with tattoos on both arms. The investigation is ongoing.

### Death

A 60 year old female was mauled to death by the family's two pit bulls on August 29. The dogs were put down by their owner, and the owner was not charged with a crime.

### Hit and Run Cyclist

On September 10 an 86 year old man walking on a trail at Lair of the Bear was struck by a passing cyclist. The victim fell and suffered cuts to his face and a fractured elbow. The cyclist remains unidentified and could face charges of 2nd degree assault; a class 4 felony.

### Key Bank Robbery

On September 29 the Key Bank in the 7300 block of Chatfield Avenue was robbed by a white male who passed a note to the teller stating he was armed and wanted a withdrawal. He left on foot with cash. He remains at large and is described as mid-twenties; 5'6", approximately 180 lbs. with a muscular build and balding with facial hair. The investigation is ongoing.

## Undersheriff Fleer Retires

After 37 years at the JCSO, Undersheriff Ray Fleer retired.

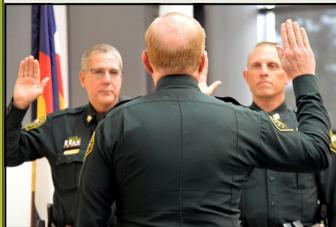
He is the longest serving undersheriff in the history of Jefferson County.

This retirement of one man prompted a domino effect of appointments and promotions.

## Division Chief Mundell Appointed to Undersheriff



Captain Simmons  
Appointed to Division Chief



Lieutenants Leonard and Happ  
Promoted to Captains



Sergeants Carmosino and Swavely  
Promoted to Lieutenants



Deputies Stokley, Isom, and Rollins, and  
Investigator Bliss  
Promoted to Sergeants

## School Resource Officers

Each of the 10 School Resource Officers (SROs) work 208 days within Jefferson County Public Schools. In addition to being first responders, these deputies are unique in that they develop relationships with students, faculty and staff. The SRO deputies ultimately serve to provide a safe and secure learning environment. The SROs reported for duty in August.

|                               | Aug. | Sept. |
|-------------------------------|------|-------|
| Felony Reports                | 1    | 2     |
| Misdemeanor Reports           | 6    | 22    |
| Incident Reports              | 20   | 51    |
| Supplemental Reports          | 9    | 12    |
| Felony Arrests                | 0    | 1     |
| Misdemeanor Arrests           | 3    | 13    |
| School Area Traffic Summonses | 0    | 13    |



# Safety in Faith

The Safety in Faith program formed in 2015 as a means of strengthening relationships between the sheriff's office and the faith community. Each year, we offer multiple opportunities to share information and experiences with our faith partners.

## Summit

On August 18, 2016, the Sheriff's Office hosted its second annual Safety in Faith Summit for leaders, administrators, security personnel, and members of the faith-based community. We partnered with the following agencies to present the "Partners in Prevention" Summit: District Attorney's Office; U.S. Attorney's Office; Arvada, Golden, Lakewood, Westminster, and Wheat Ridge Police; Arvada, Evergreen, and West Metro Fire & Rescue; and the Anti-Defamation League.

Over 300 people from more than 100 faith institutions attended the summit. Topics presented included how to recognize suspicious person and activities, how to respond to dangerous situations such as an active shooter, threats currently facing faith communities, and first responder partnerships. The summit was designed to offer useful safety information, fellowship, networking, and an opportunity for beneficial feedback to further enhance law enforcement and faith relations.

## Quarterly Training

On the heels of the successful summit, we are offering the final Safety in Faith quarterly training for the year on November 3. The training will be held at headquarters from 9:00 - 11:30 a.m. and topics covered include the newly established Safety in Faith Coalition and the Counterterrorism Education Learning Lab.

The Safety in Faith Coalition serves as a communications means to keep faith leaders informed of important safety-related events, incidents, and activities that may affect their organization. We encourage all faith organizations in Jefferson County to register for the coalition to be kept informed of criminal activity, suspicious persons, or other significant news as they pertains to houses of worship.

As we begin planning for next year's quarterly trainings and annual summit, we anticipate the Safety in Faith program will continue to strengthen and grow in 2017 thanks to the efforts of the steering committee in developing timely topics of interest and securing exceptional presenters.





## Portion of Highway 285 Renamed for Fallen JeffCo Sergeant Sean Renfro

On September 14, a special ceremony was held to unveil a memorial sign designating a seven mile stretch of US Highway 285 as the “Sergeant Sean P. Renfro Memorial Highway.” The dedication ceremony was held at mile marker 245 on the southbound side of US 285, four miles north of where Sgt. Renfro was tragically killed on January 3, 2015. State Representative Tim Leonard co-sponsored the legislation to rename the portion of the highway.

Off duty at the time, Sgt. Renfro had stopped to offer assistance to passengers of a single vehicle accident when a driver lost control of her vehicle, crossed the center median, and collided with the vehicle Sgt. Renfro was standing near, killing him and injuring two others at the scene.

“Sergeant Renfro died doing what he did every day - protecting and serving the citizens of Jefferson County. He deserves to be remembered for his 15-year career and for his actions that day. With the renaming of US 285, I believe he will be,” said Sheriff Jeff Shrader during the ceremony.



In the third quarter of 2016, deputies responded to 1,459 priority one calls in unincorporated Jefferson County.

## Average Response Times to Priority One Calls

A priority one call is defined as “calls for service which are critical and in-progress, where immediate intervention is required to avert personal injury, or where prompt arrival is necessary to effect criminal apprehension.”

The target response time to priority one calls are varied based on the precinct. For the mountainous areas of unincorporated Jefferson County a greater response time is anticipated, while responses in more densely populated areas are typically quicker. The table below represents the time a call is created by a call taker in dispatch to the time the deputy arrives on scene.

| Third Quarter Priority One Response Times |  | July           | August         | September      |
|---|--|----------------|----------------|----------------|
| Mountain Precinct                         | Calls Received                         | 112            | 92             | 101            |
|   | Average Create to Arrive Response Time | 0:10:29        | 0:12:25        | 0:10:29        |
|   | <b>Target Response Time</b>            | <b>0:10:00</b> | <b>0:10:00</b> | <b>0:10:00</b> |
| North Precinct                            | Calls Received                         | 127            | 116            | 122            |
|   | Average Create to Arrive Response Time | 0:10:14        | 0:11:16        | 0:09:27        |
|   | <b>Target Response Time</b>            | <b>0:07:00</b> | <b>0:07:00</b> | <b>0:07:00</b> |
| South Precinct                            | Calls Received                         | 294            | 239            | 256            |
|   | Average Create to Arrive Response Time | 0:07:46        | 0:07:56        | 0:07:57        |
|   | <b>Target Response Time</b>            | <b>0:05:00</b> | <b>0:05:00</b> | <b>0:05:00</b> |
| <b>Total Priority One Calls</b>           |  | <b>533</b>     | <b>447</b>     | <b>479</b>     |



## Authorized Sworn Personnel

|                             |            |
|-----------------------------|------------|
| Sheriff                     | 1          |
| Undersheriff                | 1          |
| Division Chiefs             | 4          |
| Captains                    | 7          |
| Lieutenants                 | 17         |
| Sergeants                   | 57         |
| Deputy Sheriffs - Specialty | 71         |
| Deputy Sheriffs             | 361        |
| Deputy Sheriffs - Trainee   | 17         |
| Specialty Assignments       | 5          |
| <b>TOTAL</b>                | <b>541</b> |

## Staffing JCSO

As of September 30, 2016, JCSO was considered 97 percent staffed with sworn personnel (526 out of 541 authorized). Six sworn employees were on continuous FMLA or military leave and 45 are currently in field training or the academy.



Staffing shortages have been supplemented with individuals who have retired and returned as part-time employees.

In 2015, the turnover rate for sworn, including retirements, was about eight percent. The projected turnover rate for the remainder of 2016, based on the past nine months, is about 9.5 percent. The ideal attrition rate is about six percent.

## Department Certified Deputy

Earlier this year, the JCSO adopted a strategic plan that will help us become more efficient and cost-effective through better management of personnel and financial resources. To accomplish this we continually assess our performance, research alternatives, and implement new solutions when appropriate.

After an extensive review of our current hiring and training process for state certified deputies we are re-introducing the Department Certified Detention Deputy Sheriff job classification to better meet the public safety needs of our community and the operational needs of our organization. Department certified deputies will complete a nine-week detentions academy rather than the 22 week patrol academy. This allows new recruits to be trained more appropriately and enables us to fulfill detention assignments more quickly. The reduced recruitment and training time also results in cost savings to JeffCo residents.



www.JeffCo.us/jobs  
**Now Hiring Detention Specialists!**

In the three weeks the position was open more than 230 applications were received. Of the applicants invited to complete written testing, 26 did not appear for testing and 24 did not schedule the testing. In total, 116 applicants tested with 83 passing. Half of the 40 applicants interviewed were sent for polygraph testing for further evaluation. Additionally, there are five internal applicants that will be interviewed in the future.



# Prevention and Education Efforts



## Crime Prevention Unit

The Sheriff's Office currently has one full time and one part time certified crime prevention deputies who address citizen concerns and share vital information with the public through on-site visits, public presentations, tours, special events, Nextdoor.com notifications, and other opportunities.

The Crime Prevention Unit is available to speak on a variety of public safety topics. They also offer home and business security surveys and attend homeowner, realty and business watch association meetings. Third quarter activities included:

- Presenting to the Training Academy, Widowers group, Peak Center for Excellence, and at the Safety in Faith Summit
- Coordinating and hosting National Night Out events
- Attending Summerfest in Evergreen; Red, White & You Festival at Clement Park; Dam Duck Derby; 4H Youth with a Promise; DA's Safety Fair; and the West Metro Fire Muster
- Security walk-thru's of Fat City and St. Philip Church

## Clear Creek Trail Clean Up

In response to citizen complaints the Sheriff's Office prompted a cleanup of the Clear Creek Trail just north of I-76. The solution was two-fold: offer support services to the homeless camping there, and ensure the trail does not return to unsafe and unhealthy conditions in the future.



Representatives from partner agencies including human services, mental health, medical, veterans assistance, public library and other social service agencies provided housing assistance, transportation, hygiene help and mental health assistance.



Law enforcement personnel escorted the service providers to various homeless camps along the trail between Sheridan in Arvada and Johnson Park in Wheat Ridge. Homeless were provided a ride back to the command post to receive services and medical attention if necessary, or services were brought to them on site.



In addition to the humane treatment of homeless individuals living along the trail, a large cleanup effort was initiated to remove graffiti, debris and trash. Bushes and trees were trimmed and 'No Trespassing' signage were posted. For our part, law enforcement has increased patrols along the trail to ensure it remains a safe and healthy place to recreate and play.



# A safe place to live, learn, work & play

## Customer Service Awards

The Sheriff's Office was honored to receive two Customer Service Week awards. The Active Shooter Trainers were recognized for organizing "Run. Hide. Fight" training for more than 1,500 civilian JeffCo employees, and Watch 1 day shift dispatchers were acknowledged for their collaboration and cool-headedness during a bank robbery.

## Neighborhood Rehab Project

Every day sworn and professional staff work hard to make our county the best place to live, learn, work and play. On one Saturday in September, known as the 'National Day of Service,' 40 JCSO employees and their families volunteered to improve accessibility for a disabled teacher at *her home*. *The group spent the day building a new handrail, laying a paved walkway, clearing debris from the property and deck, and completing other necessary clean up.*

## Sheriff's Safety Fair

The Sheriff's Safety Fair was held on September 17 and 18 at the Summerset Festival in Clement Park. The goal of the fair is to engage with our community and encourage residents to take steps to stay safe and healthy.

## Medal of Valor

Investigator Jones was awarded the Medal of Valor by Sheriff Shrader in September. Jones positioned herself at the rear of a store to block a dangerous and wanted man from escaping. The man ran out and pointed his gun at Jones' trainee. Believing there to be imminent danger she deployed her weapon. Using her training she was able to preserve her life as well as that of her partner's.

## Cadet Program

Cadets Silvas and Avila were sworn in on August 10 by Sheriff Shrader. The JCSO cadet program is designed to provide on-the-job training to young men and women in a law enforcement environment. Often, cadets pursue a career as a deputy sheriff.



## Third Quarter Runaway Cases

|                |    |
|----------------|----|
| Cases Assigned | 66 |
| Cases Closed   | 64 |
| Open Cases     | 2  |



In July, the Crimes Against Children Unit received 38 new cases to investigate. In August and September, 36 and 39 cases were received, respectively.

### JeffCo School District Custodian Arrested for Sexting

On September 12 JCSO investigators arrested a 21 year old custodian of Dutch Creek Elementary and Ken Caryl Middle School on suspicion of Internet sexual exploitation of a child, a class 4 felony. The custodian began communicating by leaving hand written messages to two sixth grade female students in the late spring of 2016. The messages complimented the girls' appearance. The girls reported the messages, but it was unknown who left them at the time.

On August 26 a text conversation began between the custodian and a 13 year old girl. The girl reported that he had sent her nude pictures. He was arrested and suspended from the school district.

Investigators are determining whether there are more victims that have not yet come forward.

### Sex Offender Registration

In the third quarter of 2016, three employees assigned to sex offender management maintained more than 300 sex offender records.

|                   |     |
|-------------------|-----|
| New registrations | 84  |
| Re-registrations  | 172 |
| De-registrations  | 69  |



Third Quarter  
Jefferson County  
Summonses

# Traffic Operations



|      |       |
|------|-------|
| 2015 | 2,049 |
| 2016 | 4,160 |

The primary goal of JCISO traffic enforcement is to reduce injury and death related to accidents and unsafe driving in the county.

## Summonses Issued by Traffic Unit

The four members of the Traffic Unit wrote 1,238 summonses in the third quarter of 2016. On average, they each wrote ten summonses per day in the third quarter. In July and August about 16 percent of summonses were issued in areas where complaints were received, such as McIntyre construction, Easley Road, and Quaker Street. Of those summonses issued 79 percent occurred in known crash areas.

| Summonses issued in: | July | August | September |
|----------------------|------|--------|-----------|
| Crash Areas          | 322  | 345    | 267       |
| Complaint Areas      | 90   | 70     | 83        |
| School Areas         | 0    | 22     | 32        |
| Other Areas          | 6    | 1      | 2         |

## Crash Incidents

- At 4:00 a.m. on a Sunday morning, a vehicle failed to negotiate a left hand turn on US Highway 6 at mile

| Crash type | July | August | September |
|------------|------|--------|-----------|
| Fatal      | 3    | 1      | 0         |
| Injury     | 49   | 32     | 21        |
| Property   | 255  | 256    | 275       |
| Totals     | 307  | 289    | 296       |

marker 268. The driver over-corrected, causing the vehicle to spin clockwise. The vehicle left the road and rolled down the embankment. The 24 year old driver was killed. Speed and lack of a seatbelt were contributing factors.

- In July three fatal motorcycle crashes claimed the lives of the operators. In response, the Traffic Unit presented a motorcycle safety event in early October.
  - On July 10 the operator committed a lane violation in the 12400 block of S. Foxton Road resulting in the motorcycle veering off the road.
  - On July 17 a motorcyclist drove off Pleasant Park Road, likely due to inattentive driving.
  - On July 26 a motorcyclist crashed on Highway 285 near mile marker 241. Contributing factors were speed and driving under the influence.



# Personal Property Crimes

## Motor Vehicle Trespasses

| Third Quarter            | 2012 | 2013 | 2014 | 2015 | 2016 |
|--------------------------|------|------|------|------|------|
| Motor Vehicle Trespasses | 277  | 225  | 120  | 176  | 264  |

In 2016, JeffCo has experienced a marked increase in motor vehicle trespasses at mountain parks and park & ride lots. Contributing to the increase in motor vehicle trespasses over third quarter 2015 is the following incident:

- On August 2 in the 3600 block of S. Sheridan two juveniles were arrested in connection with five trespasses to motor vehicles.



## Burglaries

| Third Quarter | 2012 | 2013 | 2014 | 2015 | 2016 |
|---------------|------|------|------|------|------|
| Burglaries    | 170  | 146  | 125  | 157  | 150  |

Third quarter burglaries remained similar to 2015. Below are a few unusual cases:

- On July 26 at 3:30 a.m. deputies responded to a 911 call in the 6900 block of S. Newland Court where a masked man had entered the home and attacked the homeowner. The suspect fired a gun while inside the home. At 10:00 a.m. the suspect, known to the victim, was arrested on suspicion of first degree burglary, assault, and illegal discharge of a firearm.
- Montessori Peaks Academy was burglarized on August 13. Witnesses saw two juvenile males flee the area carrying a pipe. More than 20 windows and doors were shattered.
- During Labor Day weekend a commercial business burglary spree occurred in the Mountain Precinct. In total, twelve businesses were targeted in office complexes. The suspects entered after hours and pried door handles. Cash was taken while other items of value were left undisturbed.



## Motor Vehicle Thefts

| Third Quarter        | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------|------|------|------|------|------|
| Motor Vehicle Thefts | 44   | 40   | 46   | 69   | 77   |

An increase in auto thefts has prompted the Directed Operations Unit to utilize tracking devices when an unoccupied stolen auto is located, in hopes of apprehending the suspect while driving the vehicle. Interesting motor vehicle thefts this quarter include:

- On July 2 a suspect was attempting to steal a vehicle near the 2800 block of S. Newcombe Way when he was interrupted by the vehicle owner. The suspect forced his way into the home at that address and took a knife. He was apprehended several blocks away and was charged with 2nd degree burglary, attempted motor vehicle theft, and criminal trespass to a motor vehicle.
- On July 10 in the 6000 block of S. Swadley Way a Honda Civic was reported missing from the driveway. The vehicle was recovered that same day in Edgewater.



# Crime Statistics



The JCSO crime analyst compiles reports Part 1 and Part 2 crimes each quarter.

| Crime Categories    |                           | 3Q12         | 3Q13         | 3Q14         | 3Q15         | 3Q16         |
|---------------------|---------------------------|--------------|--------------|--------------|--------------|--------------|
| <b>PART 1</b>       | Arson                     | 5            | 5            | 4            | 7            | 5            |
|                     | Assault                   | 208          | 165          | 234          | 232          | 222          |
|                     | Burglary                  | 170          | 146          | 125          | 157          | 150          |
|                     | Homicide/Attempt Homicide | 1            | 1            | 0            | 2            | 0            |
|                     | Kidnap                    | 12           | 9            | 6            | 9            | 6            |
|                     | Motor Vehicle Theft       | 44           | 40           | 46           | 69           | 77           |
|                     | Robbery                   | 5            | 2            | 5            | 3            | 3            |
|                     | Theft                     | 440          | 433          | 396          | 418          | 354          |
|                     | Unlawful Sexual Behavior  | 62           | 61           | 62           | 63           | 43           |
|                     | <b>Total</b>              | <b>947</b>   | <b>862</b>   | <b>878</b>   | <b>960</b>   | <b>860</b>   |
| <b>PART 2</b>       | Drugs                     | 167          | 104          | 106          | 101          | 108          |
|                     | Family                    | 105          | 117          | 105          | 132          | 146          |
|                     | Forgery                   | 10           | 11           | 11           | 14           | 22           |
|                     | Fraud                     | 151          | 175          | 124          | 158          | 156          |
|                     | Government                | 55           | 32           | 58           | 60           | 61           |
|                     | Mischief                  | 198          | 139          | 152          | 155          | 154          |
|                     | Morals                    | 10           | 6            | 7            | 6            | 4            |
|                     | Peace                     | 269          | 245          | 207          | 191          | 188          |
|                     | Property                  | 245          | 164          | 105          | 164          | 152          |
|                     | Trespass-Dwelling         | 33           | 28           | 18           | 23           | 19           |
|                     | Trespass-Vehicle          | 277          | 225          | 120          | 176          | 264          |
|                     | Weapons                   | 17           | 15           | 16           | 17           | 12           |
|                     | <b>Total</b>              | <b>1,537</b> | <b>1,261</b> | <b>1,029</b> | <b>1,197</b> | <b>1,286</b> |
| <b>Grand Totals</b> |                           | <b>2,484</b> | <b>2,123</b> | <b>1,907</b> | <b>2,157</b> | <b>2,146</b> |



**CASE SUMMARY**  
**Consent Agenda**

**PC Hearing Date:** October 5, 2016

**BCC Hearing Date:** October 25, 2016

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**15-113327PF** Preliminary and Final Plat

**Case Name:** Victorio Subdivision Filing 3

**Owner/Applicant:** Meadows Investors, LLC

**Location:** 11550 West Meadow Drive  
Section 28, Township 6 South, Range 69 West

**Approximate Area:** 4.58 Acres

**Purpose:** **To subdivide the property into two (2) commercial lots.**

**Case Manager:** Steve Krawczyk

---

**Issues:** None

**Minor Variations:**

The Director of Planning and Zoning has granted the following Minor Variations:

- To allow the use of the parking requirements of Section 14 of the Zoning Resolution to be used on the subject property rather than the parking requirements set forth in the ODP.
- To allow 123 parking spaces, where 144 parking spaces are required by the Zoning Resolution for the current uses in "Exhibit A", with the vacant suites assumed as retail.

**Related Deeds:**

- Easement Deeds ED 16-109523DE and ED 16-109531DE, for conveyance of offsite Utility, Drainage and Emergency Access Easements to Jefferson County.

**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:** Jeff French, Atwell, LLC

**General Location:** West Ken Caryl Avenue and South Simms Street

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**October 5, 2016**

**RESOLUTION**

---

**15-113327PF**                      **Preliminary and Final Plat**  
**Case Name:**                      Victorio Subdivision Filing 3  
**Owner/Applicant:**               Meadows Investors, LLC  
**Location:**                        11550 West Meadow Drive  
   Section 28, Township 6 South, Range 69 West  
**Approximate Area:**            4.58 Acres  
**Purpose:**                            **To subdivide the property into two (2)**  
   **commercial lots.**  
**Case Manager:**                 Steve Krawczyk

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

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
  - A. The proposal conforms with the Land Development Regulation because all applicable regulations have been 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 plat mylars being prepared in accordance with the red-marked print dated October 5, 2016.

- C. Acceptance of Easement Deeds ED 16-109523DE and ED 16-109531DE by the Board of County Commissioners.
- D. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Victorio Subdivision Filing 3 for prior years have been paid.

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

|              |                 |            |
|--------------|-----------------|------------|
| Commissioner | <b>Rogers</b>   | <b>Aye</b> |
| Commissioner | <b>Harris</b>   | <b>Aye</b> |
| Commissioner | <b>Hammond</b>  | <b>Aye</b> |
| Commissioner | <b>Westphal</b> | <b>Aye</b> |
| Commissioner | <b>Schiche</b>  | <b>Aye</b> |
| Commissioner | <b>Spencer</b>  | <b>Aye</b> |

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, October 5, 2016.



Bonnie Benedik  
Administrative Assistant

**Staff Report**

**PC Hearing Date:** October 5, 2016

**BCC Hearing Date:** October 25, 2016

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**15-113327PF** Preliminary and Final Plat

**Case Name:** Victorio Subdivision Filing 3

**Owner/Applicant:** Meadows Investors, LLC

**Location:** 11550 West Meadow Drive  
Section 28, Township 6 South, Range 69 West

**Approximate Area:** 4.58 Acres

**Purpose:** **To subdivide the property into two (2) commercial lots.**

**Case Manager:** Steve Krawczyk

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**Representative:** EJ Bennett

**Zoning:** Planned Development (PD)

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**BACKGROUND/UNIQUE INFORMATION:**

This development is located within Victorio Subdivision Filing 2 Exemption Survey No. 1. The 4.58 acre site consists of twelve commercial buildings, surface parking, garages and landscaping. The site was first developed over 40 years ago, and has mature trees and irrigated landscaping.

The zoning requirements of the Planned Development (Meadows ODP) and the Jefferson County Land Development Regulation are applicable to this development.

As a result of research performed by Staff, it was determined that the creation of Lot 1 with this subdivision constituted a lack of parking. To revise the parking requirement, the applicant obtained an approved Minor Variation (16-105585MV) during the Preliminary and Final Plat process.

Also, the previous Exemption Survey had an easement agreement to grant access to each lot over the interior streets, but the Utility and Access easements were shown to be dedicated by separate deed on the exemption and were never recorded. In order to correct this problem the two current property owners are granting two off-site easement deeds (ED 16-109523 DE and ED 16-109531 DE) as part of this Plat. The on-site easements will be granted as part of the Victorio Subdivision Filing 3.

There are no public improvements required for this Plat. Improvements for the site will be required with a subsequent Site Development Plan with any major improvements are proposed in the future.

Access to the site exists from West Ken Caryl Avenue, South Simms Street and West Meadows Drive to an internal private drive, which serves the commercial complex.

**NOTIFICATION:**

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

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

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

- Chatfield Bluffs South HOA.
- Dutch Ridge HOA.
- Hillside At Fairway Vista Cmty Assoc.
- Jefferson Corp Center Owners Assoc.
- Jefferson County Horseman's Assoc.
- Ken Caryl Ranch Office Park Assn.
- Mountain Gate at Ken Caryl Condo.
- Settlement Townhomes.
- Stony Creek 6 HOA.
- Sunset Ridge Townhomes
- Willowbrook Assoc.
- Ken Caryl Ranch Metro Dist.
- Settlement Townhomes
- COHOPE
- Eagle View HOA
- Ken Caryl Ranch Master Assoc.
- Ken Caryl Ranch Master Assoc.
- Meadows Sanctuary.
- Panorama Ridge HOA
- Precedent at Stony Creek
- Stanton Farms Townhomes
- Williamsburg I
- Williamsburg II
- Williamsburg II
- Sunset Management Services
- Canterbury HOA

Staff received concerns about the Plat from an interested citizen. Staff explained to the citizen that her concerns pertained to an adjacent development to the east. The citizen was satisfied with Staff's explanation and had no further issues with this Plat.

**ISSUES ANALYSIS:**

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

**Services:** West Metro Fire Protection District  
 South West Metro Water and Sanitation District

Xcel Energy  
CenturyLink  
Comcast Cable

**SUMMARY OF ACCEPTABLE ISSUES:**

**1. Layout/Design:**

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

**2. Access/Roads/Streets:**

The existing commercial development uses an internal private drive, from the public streets: West Ken Caryl Avenue, South Simms Street and West Meadows Drive. The applicant will be dedicating by separate deeds an off-site Utility, Drainage and Emergency Access Easements to the County across the exterior drives that serve the development. The utility, drainage and emergency access easements required within the property will be dedicated to the by the Plat.

The Director of Planning and Zoning granted the following Minor Variations (16-105585MV) related to parking:

To allow the use of the parking requirements of Section 14 of the Zoning Resolution to the used for the subject property rather than the parking requirements set forth in the ODP.

To allow 123 parking spaces, where 144 parking spaces are required by the Zoning Resolution for the current uses, with the vacant suites assumed as retail.

The rationale for the granting the Minor Variations is as follows. The ODP only specifies parking ratios for retail and offices uses. Any use on the property other than retail and office must meet the parking requirements of the Zoning Resolution. There are currently no retail or office uses on the site. Using the off-street parking ratios of the Zoning Resolution, Lot 2 would be required to have 144 parking spaces. Since 67 of the 144 required parking spaces are associated with vacant suites in the shopping center, the Minor Variation was to allow a reduced parking requirement of 123 parking spaces which covers the current uses and future service establishments, fitness centers, retail, and office uses within the vacant suites. The retail parking ratio was applied to the vacant suites for the purposes of the Minor Variation request and the total parking spaces will be further evaluated if uses other than office or retail locate in the vacant suites.

**3. Water and Sanitation/Utilities:**

South West Metro Water and Sanitation District provides water and sanitary sewer for the subdivision.

Other utilities are provided for this development. Xcel Energy provides electricity and gas. CenturyLink provides telephone service. Comcast provides cable service.

**4. Fire Protection:**

West Metro Fire Protection District has deemed the proposal to be acceptable. The District will provide fire protection for the subject property as long as the provisions of the International Fire Code, 2015 edition, including amendments are met during further development.

**5. Drainage:**

This process is to subdivide two lots with existing buildings and infrastructure. No drainage improvements are being proposed as a part of the plat process.

**6. Hazards:**

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:**

Since the site is fully developed, there are no anticipated issues concerning undue acoustical, ocular or olfactory impacts. As proposed, the development complies with Section 26 of the Land Development Regulation.

**8. Wildlife/Landscaping:**

The proposal is not expected to have a significant impact on wildlife. The property is fully developed and there are no proposed or required improvements with this Plat.

Landscaping Plans are not required with the Plat; landscaping currently exists on the site as required by previous development processes.

**ADDITIONAL REQUIREMENTS:**

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

There are no proposed or required public improvements to be guaranteed by this Plat.

**2. Easement Deed ED:**

Easement Deed ED 16-109523DE and ED 16-109531DE has been submitted as required for dedication to Jefferson County of an offsite private access.

**PLANNING COMMISSION:**

Planning Commission Recommendation (attached Resolution, Dated October 5, 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.

**FINDINGS/RECOMMENDATIONS:**

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

And;

**Staff recommends that the Board of County Commissioners APPROVE of Case No. 15-113327PF 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 plat mylars being prepared in accordance with the red-marked print dated October 25, 2016.
3. Acceptance of Easement Deeds ED 16-109523DE and ED 16-109531DE by the Board of County Commissioners.
4. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Victorio Subdivision Filing 3 for prior years have been paid.

COMMENTS PREPARED BY:

*Steve Krawczyk*

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Steve Krawczyk, Civil Planning Engineer  
October 25, 2016

**Jefferson County Land Use Case Management  
CASE DATES SUMMARY**

September 20, 2016

Case Number: **15-113327PF**

Case Type: **Preliminary and Final Plat**

Applicant Makes Complete Submittal: **July 17, 2015**

Case Sent on Referral: **July 20, 2015**

All Responses Provided to Applicant: **August 14, 2015**

Applicant Resubmits: **September 21, 2015,**

Case Sent on Referral: **September 24, 2015**

All Responses Provided to Applicant: **October 2, 2015**

Determination That Case Should Proceed to Hearing: **September 12, 2016**

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





October 25, 2016

# VICTORIO SUBDIVISION FILING NO. 3

## PRELIMINARY SUPPLEMENTAL PLAN

A REPLAT OF LOT 3A VICTORIO SUBDIVISION FILING NO. 2, EXEMPTION SURVEY NO. 1  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 69 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 1 OF 2

MAP NO. 57  
 CASE NO. 15-106046PA

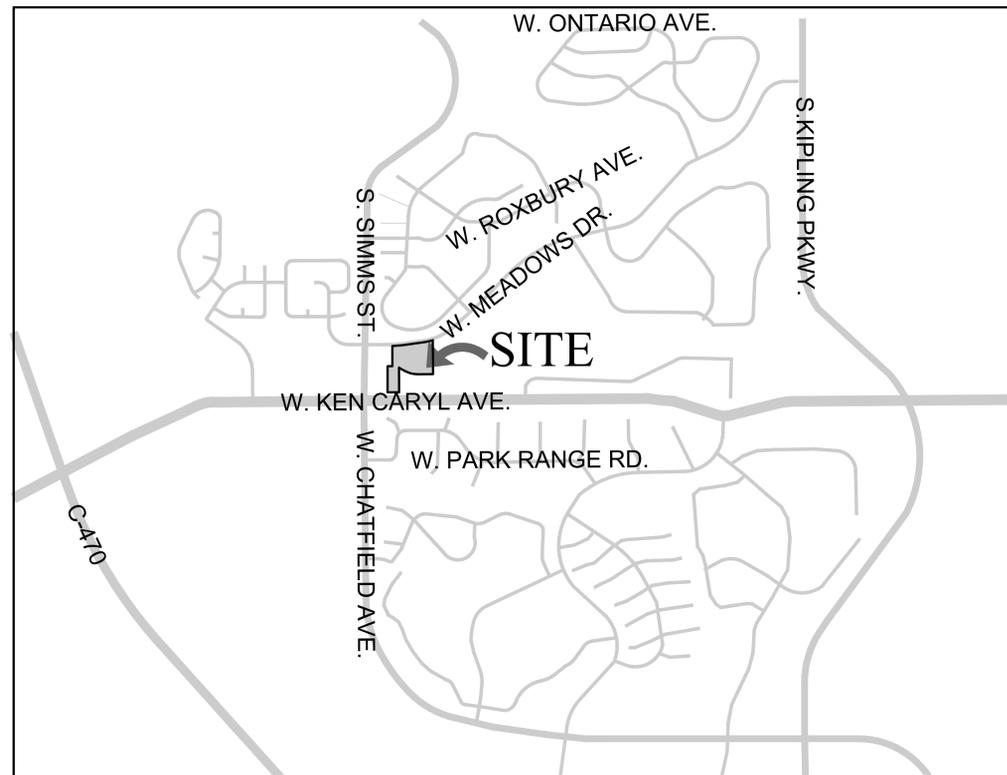
**LEGAL DESCRIPTION AND DEDICATION:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3A, VICTORIO SUBDIVISION FILING NO. 2, EXEMPTION SURVEY NO. 1, AS RECORDED IN THE COUNTY OF JEFFERSON, STATE OF COLORADO PER RECEPTION NO. 94082465. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO BEAR NORTH 89°39'17" EAST;  
 THENCE NORTH 36°46'54" EAST, A DISTANCE OF 466.50 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 89°39'17" EAST, A DISTANCE OF 55.69 FEET;  
 THENCE NORTH 01°3'46" EAST, A DISTANCE OF 235.71 FEET;  
 THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 5°32'50", A RADIUS OF 1300.00 FEET, A DISTANCE OF 125.54 FEET, A CHORD THAT BEARS NORTH 84°59'21" EAST, A DISTANCE OF 125.81 FEET;  
 THENCE NORTH 82°13'46" EAST, A DISTANCE 237.77 FEET;  
 THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 9°11'09", A RADIUS OF 740.00 FEET, A DISTANCE OF 118.64 FEET, A CHORD THAT BEARS NORTH 77°38'11" EAST, A DISTANCE OF 118.51 FEET;  
 THENCE SOUTH 0°20'43" EAST, A DISTANCE OF 398.58 FEET;  
 THENCE SOUTH 89°39'17" WEST, A DISTANCE OF 190.04 FEET;  
 THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 28°08'07", A RADIUS OF 304.83 FEET, A DISTANCE OF 149.69 FEET, A CHORD THAT BEARS NORTH 74°50'51" WEST, A DISTANCE OF 148.19 FEET;  
 THENCE NORTH 60°45'01" WEST, A DISTANCE OF 74.19 FEET;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 1°11'03", A RADIUS OF 150.00 FEET, A DISTANCE OF 3.10 FEET, A CHORD THAT BEARS NORTH 61°20'32" WEST A DISTANCE OF 3.10 FEET;  
 THENCE SOUTH 0°20'43" EAST, A DISTANCE OF 287.58 FEET;  
 THENCE SOUTH 89°39'17" WEST, A DISTANCE OF 137.84 FEET;  
 THENCE NORTH 01°3'46" EAST, A DISTANCE OF 307.13 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 199,649 SF. OR 4.58 ACRES MORE OR LESS.



VICINITY MAP  
 SCALE: 1"=1,000'

| Sheet List Table |             |
|------------------|-------------|
| SHEET NUMBER     | SHEET TITLE |
| 1                | COVER SHEET |
| 2                | FINAL PLAT  |

| LOT 1 LAND USE SUMMARY     |                    |              |                    |
|----------------------------|--------------------|--------------|--------------------|
| NAME                       | AREA (SQUARE FEET) | AREA (ACRES) | PERCENT OF PROJECT |
| LOT 1                      | 40,928             | 0.94         |                    |
| BUILDING COVERAGE          | 3,624              | 0.09         | 10.0%              |
| LANDSCAPE COVERAGE         | 9,266              | 0.21         | 22.6%              |
| PARKING COVERAGE           | 6,158              | 0.14         | 15.1%              |
| DRIVE ISLES COVERAGE       | 21,416             | 0.49         | 52.3%              |
| PARKING TOTALS             |                    |              |                    |
| REQUIRED (10 PER 1,000 SF) |                    |              | 46                 |
| PROVIDED                   |                    |              | *46                |

\* INCLUDES STACKING FOR DRIVE THRU.

| LOT 2 LAND USE SUMMARY |                    |              |                    |
|------------------------|--------------------|--------------|--------------------|
| NAME                   | AREA (SQUARE FEET) | AREA (ACRES) | PERCENT OF PROJECT |
| LOT 2                  | 158,687            | 3.65         |                    |
| BUILDING COVERAGE      | 28,660             | 0.65         | 18.1%              |
| LANDSCAPE COVERAGE     | 31,212             | 0.72         | 19.7%              |
| PARKING COVERAGE       | 22,254             | 0.51         | 14.0%              |
| DRIVE ISLES COVERAGE   | 76,561             | 1.76         | 48.2%              |

| PARKING BY USE  |                           |                    |                 |                  |
|-----------------|---------------------------|--------------------|-----------------|------------------|
| BUILDING NUMBER | USE                       | BUILDING AREA (SF) | PARKING CODE    | REQUIRED PARKING |
| 8               | VACANT                    | 11,050             | 4 PER 1,000 SF  | 45               |
| 9               | EYE CARE CENTER           | 1,347              | 5 PER 1,000 SF  | 7                |
| 10              | DAKOTA RIDGE CHIROPRACTIC | 1,302              | 5 PER 1,000 SF  | 7                |
| 11              | OPL NAILS                 | 1,500              | 4 PER 1,000 SF  | 6                |
| 12              | MARCHELLO'S SALON         | 1,938              | 4 PER 1,000 SF  | 8                |
| 13              | GI JODI'S RESTAURANT      | 3,900              | 10 PER 1,000 SF | 39               |
| 14              | AWAKE FITNESS             | 1,836              | 5 PER 1,000 SF  | 10               |
| 15              | VACANT                    | 1,000              | 4 PER 1,000 SF  | 6                |
| 16              | VACANT                    | 1,000              | 4 PER 1,000 SF  | 6                |
| 17              | VACANT                    | 3,448              | 4 PER 1,000 SF  | 19               |
| TOTAL           |                           |                    |                 | 152              |
| PROVIDE PARKING |                           |                    |                 | 123              |

OWNER/APPLICANT:  
 QUIAT COMPANIES, LLC  
 1873 S. BELLAIR STREET  
 SUITE 900  
 DENVER, CO 80222  
 (720) 723-2768  
 CONTACT: JEFF DEEM

SURVEYOR:  
 ATWELL  
 143 UNION BLVD.  
 SUITE 700  
 LAKEWOOD, CO 80228  
 (303) 462-1100  
 CONTACT: PAUL SMITH

JOB NO: 14.62 DATE: 06/10/15



**ATWELL**  
 www.atwell-group.com  
 303.462.1100  
 CONTACT: JEFF FRENCH  
 JFRENCH@ATWELL-GROUP.COM

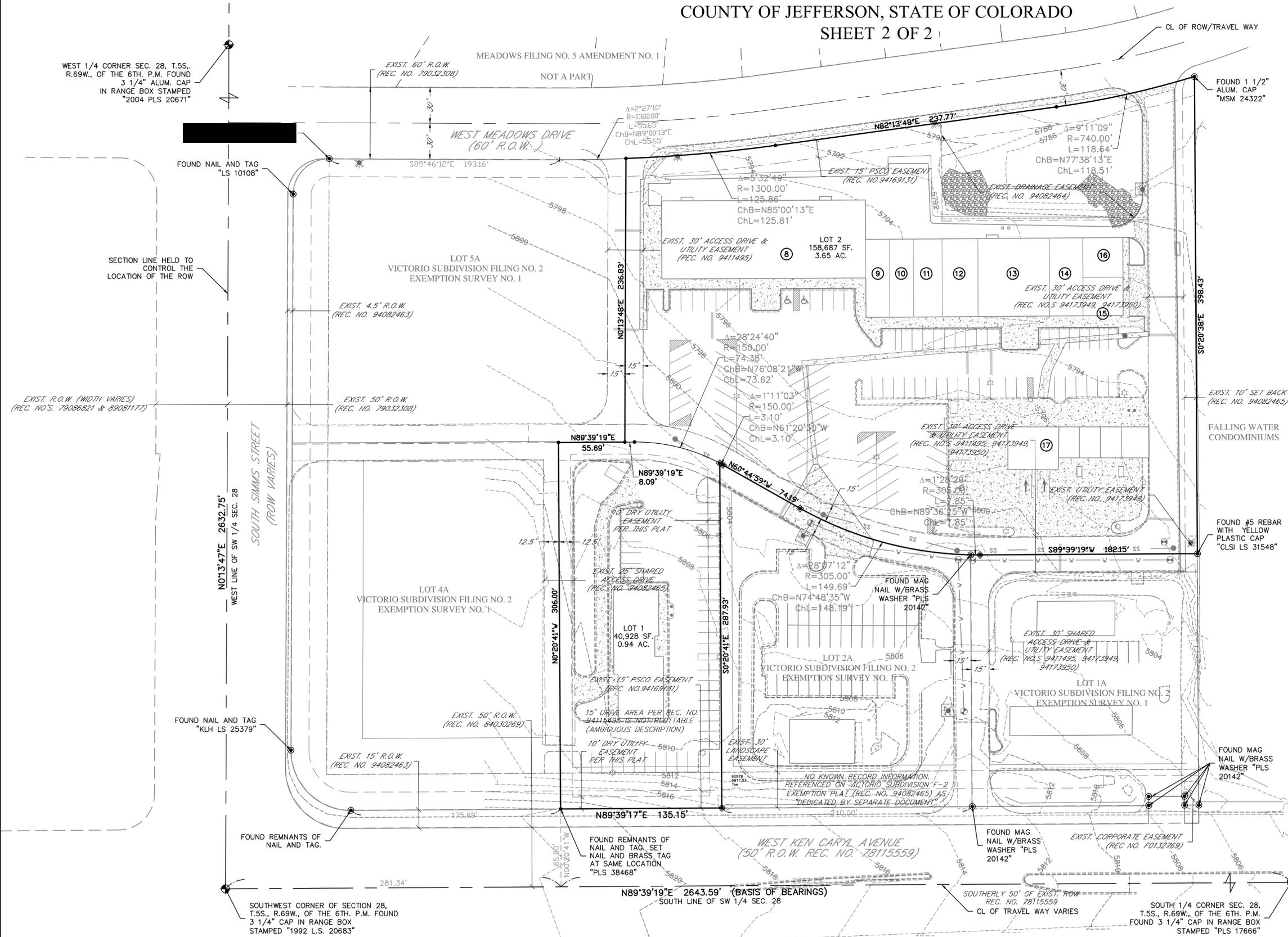
# VICTORIO SUBDIVISION FILING NO. 3

## PRELIMINARY SUPPLEMENTAL PLAN

A REPLAT OF LOT 3A VICTORIO SUBDIVISION FILING NO. 2, EXEMPTION SURVEY NO. 1  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 69 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2

MAP NO. 57  
 CASE NO. 15-106046PA

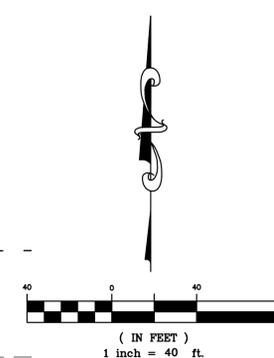


| LEGEND |  |
|--------|--|
|        | PROPERTY BOUNDARY                                  |
|        | EXISTING RIGHT-OF-WAY                              |
|        | EXISTING CURB & GUTTER                             |
|        | EXISTING SIDEWALK                                  |
|        | EXISTING SECTION LINE                              |
|        | EXISTING EASEMENT                                  |
|        | EXISTING CONTOURS                                  |
|        | EXISTING SANITARY                                  |
|        | EXISTING WATER                                     |
|        | EXISTING HYDRANT                                   |
|        | EXISTING WATER VALVE                               |
|        | ALIQUOT CORNER (MONUMENTED AS NOTED)               |
|        | SET MAG NAIL WITH BRASS WASHER STAMPED "PLS 29430" |
|        | FOUND MAG NAIL W/BRASS WASHER "PLS 20142"          |
|        | SET #5 REBAR W/CAP "PLS 29430"                     |
|        | UNIT NUMBER  |

**OWNER/APPLICANT:**  
 QUIAT COMPANIES, LLC  
 1873 S. BELLAIR STREET  
 SUITE 900  
 DENVER, CO 80222  
 (720) 723-2788  
 CONTACT: JEFF DEEM

**SURVEYOR:**  
 ATWELL  
 143 UNION BLVD.  
 SUITE 700  
 LAKEWOOD, CO 80228  
 (303) 462-1100  
 CONTACT: PAUL SMITH

- NOTE:**
- ALL BUILDINGS ARE EXISTING, NO NEW PROPOSED DEVELOPMENT.
  - PLATTE CANYON/SOUTHWEST METROPOLITAN WATER AND SANITATION DISTRICTS ARE UNABLE TO PROVIDED FIRE FLOWS OR WATER DEMANDS CALCULATIONS FOR THE EXISTING BUILDINGS.
  - FIRE FLOW TESTING = 654 GPM

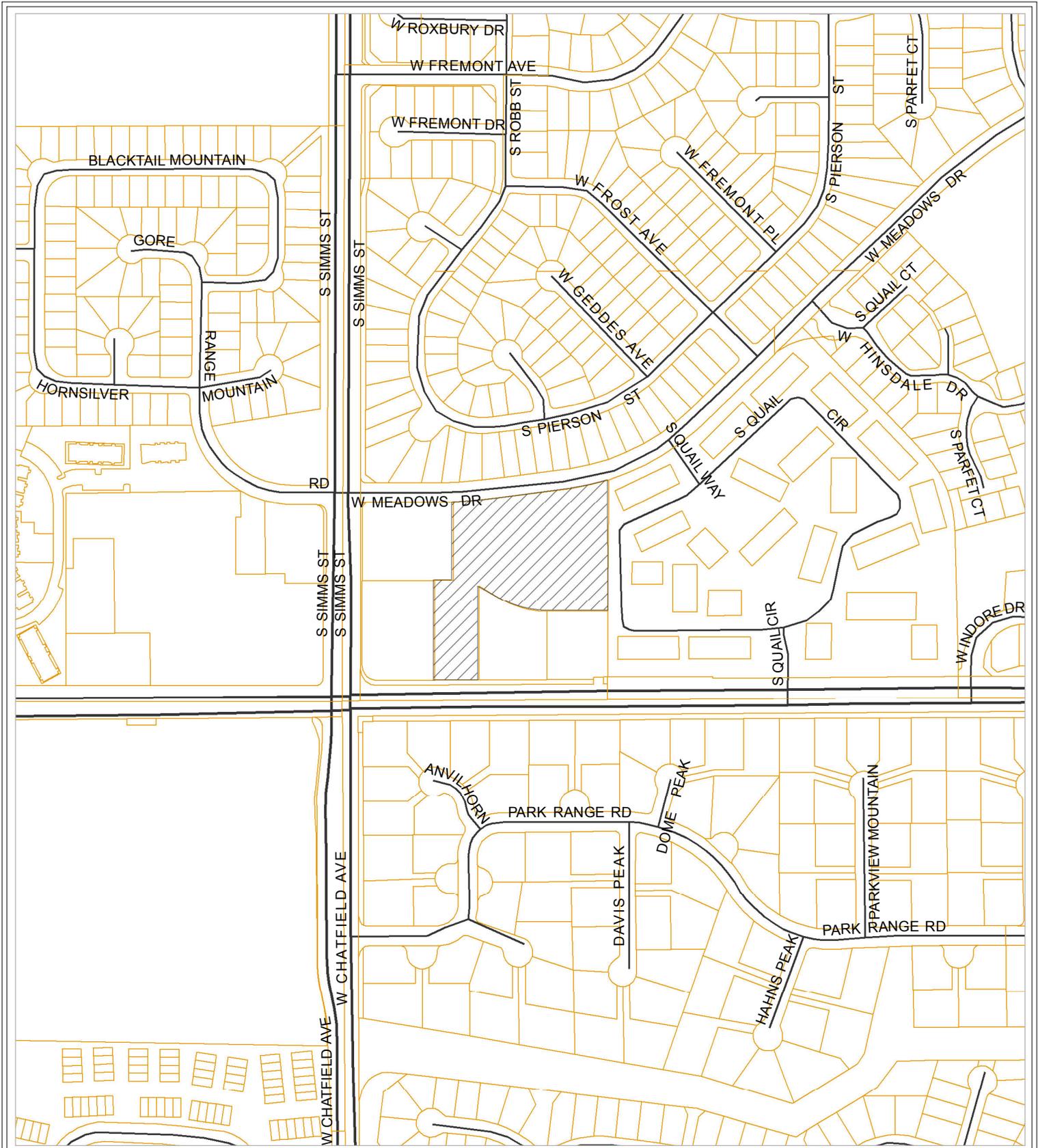


JOB NO: 14.62 DATE: 06/10/15

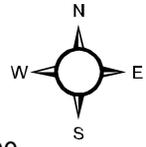
**ATWELL**  
 www.atwell-group.com  
 303.462.1100  
 CONTACT: JEFF FRENCH  
 JFRENCH@ATWELL-GROUP.COM

K:\14\62\PRELIM\14.62 PRE-PLAT.dwg, 2 PRELIMINARY PLAT, 3/20/19 7:28:48 PM, 11

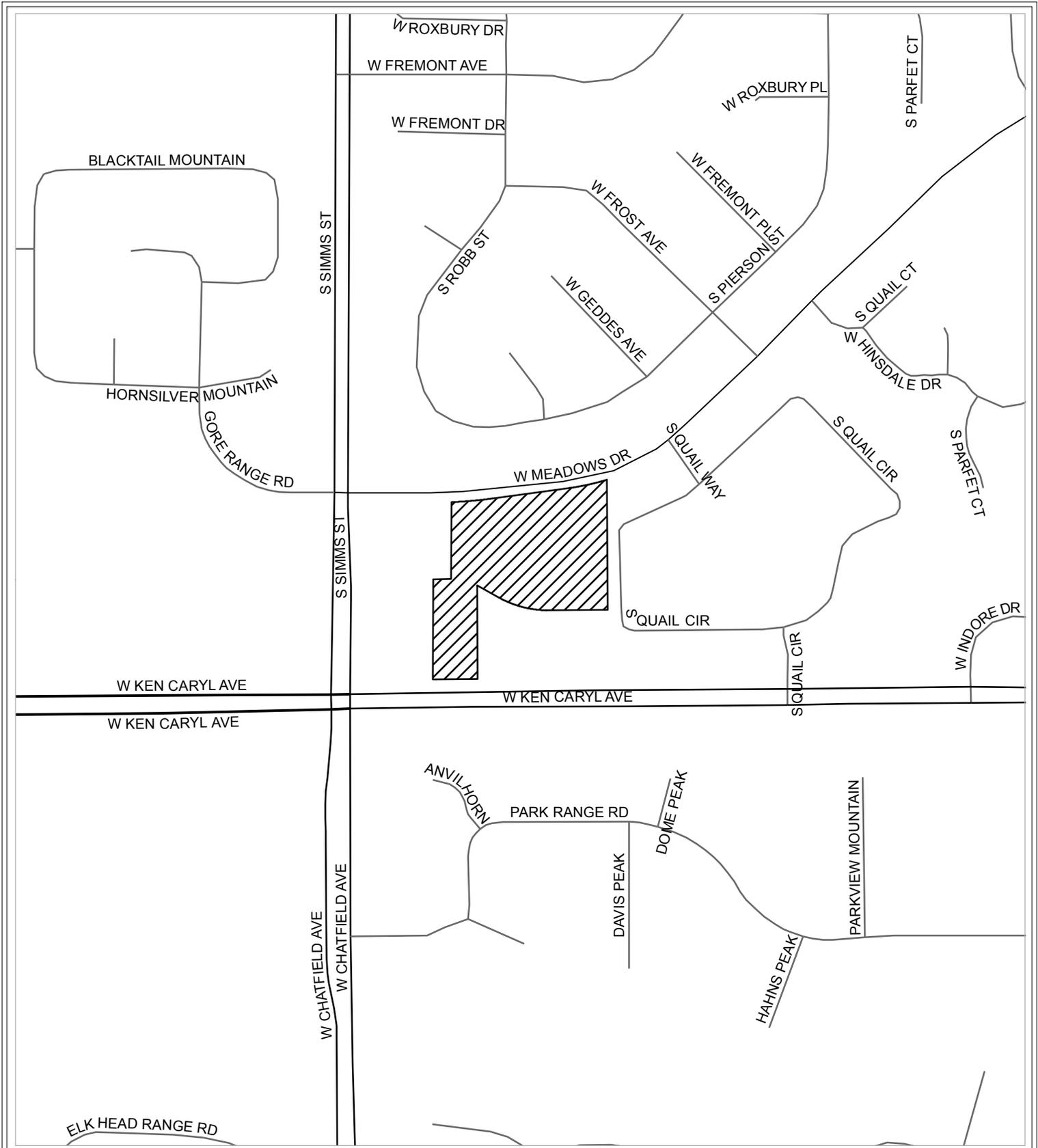




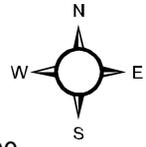
**Case Number: 15-113327PF**  
**Location: Section 28, T5S, R69W**



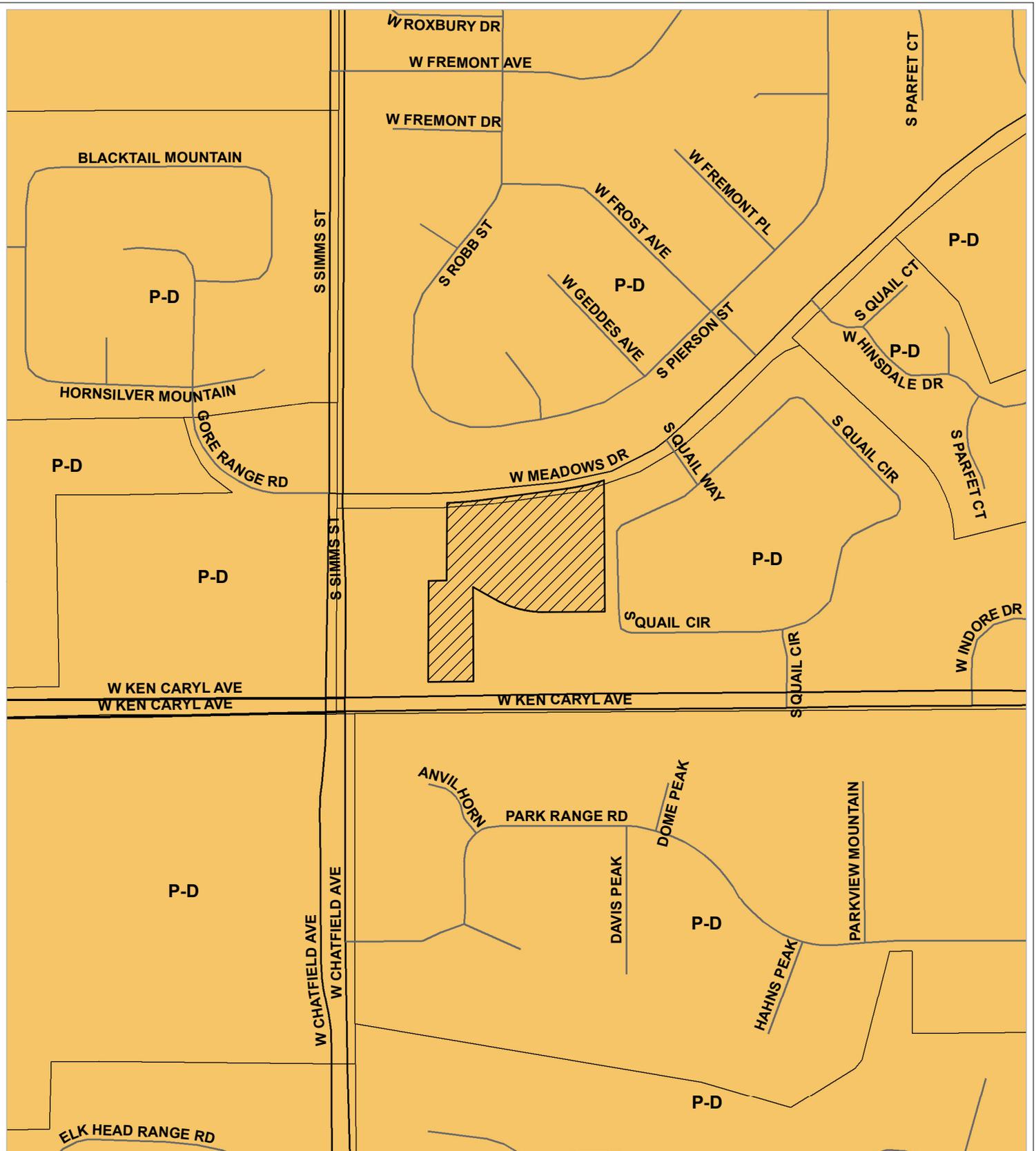
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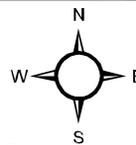
**Case Number: 15-113327PF**  
**Location: Section 28, T5S, R69W**



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**Case Number: 15-113327PF**  
**Location: Section 28, T5S, R69W**



400 0 400 800 Feet



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# Administrative Decision Memorandum

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**Date:** May 4, 2016

**16-105585MV** Minor Variation  
**Related Case:** Preliminary-Final Plat (15-113327PF)

**Owner:** Meadows Investors, LLC  
**Applicant:** Atwell, LLC

**Location:** 11550 W. Meadows Drive, Littleton, CO 80127

**Purpose:** **Minor Variation to the parking requirements for the proposed Lot 2 of the Victorio Subdivision Filing No. 3**

**Case Manager:** Justin Montgomery, Planner

---

## **Background/Discussion:**

The applicant is currently in a platting process to further subdivide Lot 3A of the Victorio Subdivision Filing No. 2, Exemption Survey No.1, into two (2) lots. The proposed Lot 1 is currently a Wendy's fast food restaurant and drive-thru. The proposed Lot 2 is a commercial shopping center with a variety of uses. During the processing of the Preliminary-Final Plat, the applicant submitted the following request for Minor Variations pursuant to Section 1.P of the Jefferson County Zoning Resolution:

1. To apply the parking requirements of Section 14 of the Zoning Resolution to the subject property.
2. To allow 123 parking spaces, where 144 parking spaces are required by the Zoning Resolution for the current uses in "Exhibit A", with the vacant suites assumed as retail.

With this request, the applicant is requesting relief from the parking standards in Section D.3. of The Meadows Official Development Plan (Reception No. 76781377).

## **Applicant's Rationale:**

The applicant's rationale for reduced parking requirement is: "The standards are unclear for this property. The ODP was recorded in 1976 and does not properly describe the parking for the existing uses. The project is a well established strip mall and several of the units are currently vacant. The owner is exploring the removal of the former car wash and would be required to address any shortage of parking with any new structures".

## **Applicable Regulations:**

Section 1.P. of the Jefferson County Zoning Resolution allows the Director of Planning and Zoning to grant Minor Variations in order to facilitate the reasonable and expeditious processing of a development application. A Minor Variation may be granted for both onsite and offsite requirements for a Plat. Such variations shall be allowed only after a finding that:

- a. Such variation(s) does not constitute a substantial change to the permitted land use(s); and that
- b. No substantial detriment to the public good nor harm to the general purpose and intent of this Zoning Resolution will be caused thereby.

**Referral:**

This request was sent on a 1-week referral to internal agencies including Planning Staff, Open Space, Planning Engineering, and Transportation & Engineering. The internal referrals resulted in no objections or concerns with the request.

**Analysis**

Staff finds that the Minor Variation requests do not constitute a substantial change to the permitted land use(s), and will not cause substantial detriment to the public good, nor harm to the general purpose and intent of the Zoning Resolution. Staff findings are based upon the following:

1. The Meadows Official Development Plan (ODP) permits retail, professional offices, service establishments, restaurants, lounges, taverns, fast food, health spas, recreational clubs, governmental uses, and other such similar commercial and business uses.
2. The parking ratios of the aforementioned ODP are only for retail and offices uses, while it permits the other land uses listed above. Any use other than retail and office must meet the parking requirements in the Zoning Resolution. There are currently no retail or offices uses that would follow the ODP parking standards.
3. The office parking standard in the ODP is vastly different differs from the parking requirements set forth in Section 14 of the Zoning Resolution. The off-street parking ratio for office uses per the ODP is 2 square feet of parking per 1 square foot of office space, whereas the off-street parking ratio for office uses per the Zoning Resolution ranges from 4-5.5 per 1,000 sq. ft. of GFA. There are currently no professional office uses in this shopping center to apply this parking ratio to.
4. Using the off-street parking ratios of the Zoning Resolution, Lot 2 would be required to have 144 parking spaces; however, 67 of those parking spaces are associated with vacant suites within the shopping center. The retail parking ratio was applied to the vacant suites for the purposes of this Minor Variation request.
5. The reduced parking requirement of 123 parking spaces would cover the current uses and future service establishments, fitness centers, retail, and office uses within the vacant suites.
6. Any other future uses that require more parking than the uses listed in Exhibit A will require a new parking study and analysis.

**Staff Recommendation:**

For the reasons indicated within this report, Staff recommends **approval** of the applicant’s request with the following condition:

- a) This minor variation only applies to the current and assumed uses of the property. Any future land use that has a higher parking requirement than retail (4 parking spaces/1,000 sq. ft.) will require a new parking review.

**Decision:**

Pursuant to Section 1.P. of the Jefferson County Zoning Resolution, the Director of Planning and Zoning, or his/her appointed designee, renders this decision on the request for the following Minor Variations:

1. To allow the use of the parking requirements of Section 14 of the Zoning Resolution to the used for the subject property rather than the parking requirements set forth in the ODP.
2. To allow 123 parking spaces, where 144 parking spaces are required by the Zoning Resolution for the current uses in “Exhibit A”, with the vacant suites assumed as retail.

Minor Variation Granted

Minor Variation Granted with Condition As noted above.

\_\_\_\_ Minor Variation Denied



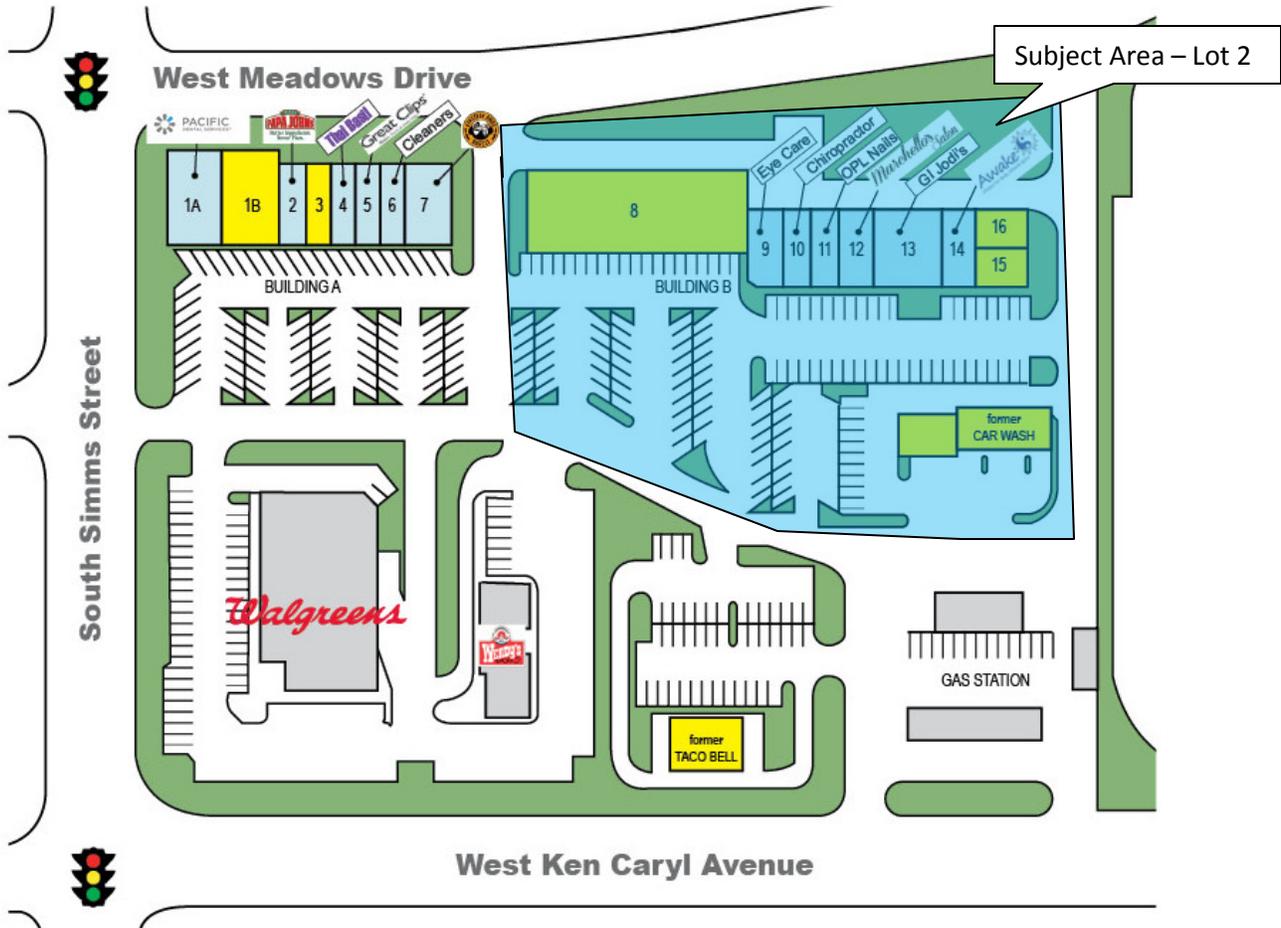
John Wolforth  
Director of Planning and Zoning

5/11/16

Date

**REVIEWED**  
By Russell D. Clark at 2:23 pm, May 10, 2016

**Exhibit A – Case No. 16-105585MV**



| Suite No. | Use                       | Building Sq.Ft. | Parking Standard     | Parking Spaces Required |
|-----------|---------------------------|-----------------|----------------------|-------------------------|
| 8         | Vacant                    | 11,050          | 4 per 1,000 sq. ft.  | 45                      |
| 9         | Eye Care Center           | 1,347           | 5 per 1,000 sq. ft.  | 7                       |
| 10        | Dakota Ridge Chiropractic | 1,302           | 5 per 1,000 sq. ft.  | 7                       |
| 11        | OPL Nails                 | 1,500           | 4 per 1,000 sq. ft.  | 6                       |
| 12        | Marchello's Salon         | 1,938           | 4 per 1,000 sq. ft.  | 8                       |
| 13        | GI Jodi's Restaurant      | 3,900           | 10 per 1,000 sq. ft. | 39                      |
| 14        | Awake Fitness             | 1,836           | 5 per 1,000 sq. ft.  | 10                      |
| 15        | Vacant                    | 1,000           | 4 per 1,000 sq. ft.  | 4                       |
| 16        | Vacant                    | 1,000           | 4 per 1,000 sq. ft.  | 4                       |
| 17        | Vacant                    | 3,448           | 4 per 1,000 sq. ft.  | 14                      |
| Total     |                           |                 |                      | 144                     |
| Provided  |                           |                 |                      | 123                     |

# 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 1<sup>st</sup> Referral part of the process. Please review the specific electronic documents related to the 1<sup>st</sup> Referral found [here](#). Comments on the Preliminary and Final Plat should be submitted electronically to the case manager by the due date below.

Case Number: 15-113327PF  
Case Name: Victorio Subdivision Filing No. 3  
Address: PIN: 59-283-12-014  
General Location: Northeast corner of South Simms Street and West Ken Caryl Ave.  
Case Type: Preliminary and Final Plat  
Type of Application: To subdivide the property into two commercial lots. All the building are existing. No public improvements are proposed with this Subdivision.  
Comments Due: **FRiday, August 7, 2015**  
Case Manager: Steve Krawczyk  
Case Manager Contact Information: skrawczy@jeffco.us 303.271.8736

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

### **Referrals:**

#### Internal Agencies:

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

#### External Agencies:

West Metro FPD  
RTD  
CDOT  
Foothills Park and Recreation  
South West Metro Water and Sanitation District  
DRCOG  
CenturyLink  
Division of Water Resources, State Engineer's Office  
Colorado Geological Survey  
Colorado Department of Public Health  
Colorado Historical Society  
Division of Wildlife  
Soils Conservation District  
Xcel  
Post Office  
Union Pacific

### **HOAS:**

KEN CARYL RANCH METRO DIST,  
SETTLEMENT TOWNHOMES,  
PRECEDENT AT STONY CREEK,  
KEN CARYL RANCH MASTER ASSN,  
MOUNTAIN GATE AT KEN-CARYL CONDO ASSN,  
SUNSET RIDGE TOWNHOUSE ASSN,  
STANTON FARMS TOWNHOMES,  
WILLIAMSBURG II,  
COHOPE,  
HILLSIDE AT FAIRWAY VISTA CMTY ASSN,  
WILLOWBROOK ASSN,  
PANORAMA RIDGE HOA,  
KEN CARYL RANCH OFFICE PARK ASSN,  
CANTERBURY HOA,  
SUNSET MANAGEMENT SERVICES,  
STONY CREEK 6 HOA,  
CHATFIELD BLUFFS SOUTH HOA,  
WILLIAMSBURG I,  
DUTCH RIDGE HOA,  
MEADOWS SANCTUARY,  
JEFFERSON COUNTY HORSEMENS ASSN,

### **Adj. Property Owners:**

See the enclosed list  
96 names

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## ADDRESSING

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# MEMO

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To: Steve Krawczyk  
FROM: Patricia Romero  
SUBJECT: 15-113327PF 11550 Meadows Drive  
DATE: August 3, 2015

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Addressing offers the following comments on this proposal:

1. The purpose of this Preliminary and final Plat is to divide lot 3A into 2 lots.
2. Access is off of Meadows Drive and W Ken Caryl Avenue. There are three valid existing addresses, 11571 and 11541 W Ken Caryl Avenue and 11550 Meadows Drive, in the addressing data base.

Please let me know if you have any questions.

## INTEROFFICE MEMORANDUM

August 19, 2016

To: Steve Krawczyk, Case Manager

From: Kathy Sewolt, County, Assessor's Office

Case Name: **Victorio Filing 3.**

Case #: **15-113327PF**

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The ownership and legal description match the records as of August 19, 2016.

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



Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

April 25, 2016

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

Attn: Steve Krawczyk

**RE: \* AMENDED RESPONSE \***  
**Victorio Subdivision Filing No. 3 – 2<sup>nd</sup> referral, Case # 15-113327PF**

Public Service Company of Colorado's (PSCo) acknowledges Note No. 12 being added to the plat for **Victorio Subdivision Filing No. 3**, and has no further concerns with this plat at this time.

Should the property owner/developer/contractor need any new gas or electric service, or modification to existing facilities, the **Builder's Call Line at 1-800-628-2121** must be contacted to complete the application process. 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

# Memorandum

**To:** Steve Krawczyk  
Engineer

**From:** Patrick O'Connell  
Geologist

**Date:** September 29, 2016

**Re:** 11550 West Meadows Drive, Case No. 15-113327PF

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This platting will create 2 lots for commercial development. I have reviewed the submitted documents. The site is in the Designated Dipping Bedrock Area. I have the following comment.

1. The applicant requested waiver of the geotechnical and geologic report completed in accordance with Section 25 of the LDR. Given the existing structures and the Expansive Soil Plat Restriction was added to the plat, I support this request.

**MEMO**

**TO:** Steve Krawczyk  
Jefferson County Planning and Zoning Division

**FROM:** Tracy Volkman  
Jefferson County Environmental Health Services Division

**DATE:** September 21, 2015

**SUBJECT:** Case #15-113327 PF  
Victorio Subdivision Flg 3  
Jeff Deem  
11571 W Ken Caryl Ave

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

**PROPOSAL SUMMARY**

Plat to subdivide property into two lots (lots already developed)

**COMMENTS**

Jefferson County Public Health (JCPH) provided comments in March 2007 regarding a previous pre-application process for this property and on April 6, 2015 regarding and August 7, 2015 regarding the current proposed platting 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 platting of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required.**

| ✓ | Date Reviewed                                    | Required Documentation/Actions   | Refer to Sections |
|---|--|--|-------------------|
| ✓ | 9-21-2015  | Submit a proof of services letter from the Water and Sanitation District indicating public water and sewer is provided to the existing development in accordance with the Land Development Regulation (LDR) 21 and 22. | Water/Wastewater  |
| ✓ | 7-24-2015<br>Waiver supported by this Department | 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   | Sensory Impact    |

|   |           |  |                               |
|---|-----------|--|-------------------------------|
|   |           | the State of Colorado.   |                               |
| ✓ | 7-24-2015 | Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30, <b>if applicable.</b> | Environmental Site Assessment |

**WATER/WASTEWATER**

The Southwest Metropolitan Water and Sanitation District provides the water and sanitary services for the existing development.

**SENSORY IMPACT ASSESSMENT**

A waiver of the Sensory Impact Report that complies with the requirements set forth in Section 26 of the Land Development Regulation was requested by the applicant in a letter dated June 4, 2015 prepared by ATWELL. According to this letter no new development is proposed and lots are currently developed. JCPH can support this waiver request since development will remain the same.

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

- 60dB(A) from 7:00 a.m. to 7:00 p.m.
- 55dB(A) at all other times.

**ENVIRONMENTAL SITE ASSESSMENT**

This Department has reviewed the Environmental Questionnaire and Disclosure Statement. The applicant checked "No" on all categories of environmental concern on the cover sheet dated June 1, 2015. From this information it does not appear that any environmental factors exist which would negatively impact the property.

**AIR**

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

The Colorado Department of Public Health and Environment, Air Quality Control Commission Regulation No. 8, Part B, Asbestos Control requires that all buildings that are going to be remodeled, renovated, and or demolished must have a full inspection by a current Colorado-certified asbestos building inspector before conducting any work and must obtain a Demolition Permit. Based on the results of the inspection, if asbestos is detected, the applicant must obtain an Asbestos Abatement Permit from the Asbestos Section at the Colorado Department of Public Health and the Environment (303.692.3100). All building materials that will be impacted that contain asbestos that is friable or will become friable during the remodel, renovation, or demolition in quantities over the volume of a 55-gallon drum must be removed prior to any work. The asbestos removal must be done by a certified asbestos removal contractor (General Abatement Contractor) using trained and certified asbestos abatement workers prior to demolition. Asbestos information can be found at <http://www.colorado.gov/cs/Satellite/CDPHE-AP/CBON/1251594599613>. **Please contact John Moody at 303.271.5714 or Dave Volkel at 303.271.5730 for more information about this process.**

August 27, 2015

**Re: 11531 W. Ken Caryl Ave. Victorio Subdivision Filing 3**

To Whom It May Concern,

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

Pending the installation and acceptance of necessary water and sewer facilities and the purchase of all appropriate tap permits, Southwest Metropolitan will supply water and sanitary sewer service to the subject tract in accordance with District rules and regulations.

Water service requires the purchase of tap permits from both the District and the Denver Water Department.

Sanitary sewer collection and transportation service will be available to the proposed development from Southwest Metropolitan. Wastewater from the District is processed and treated by the City of Littleton pursuant to contract.

Sanitary sewer service requires the purchase of tap permits from both the District and the City of Littleton. There are presently no restrictions on the issuance of sanitary sewer tap permits by the District or the City of Littleton.

Please don't hesitate to contact me should you have any questions.



Tony Cocozzella  
Project Coordinator  
Platte Canyon/Southwest Metropolitan Water and Sanitation Districts  
8739 W. Coal Mine Ave.  
Littleton, CO 80123  
Office: (720) 726-5030  
Cell : (303) 829-9407

## Steve Krawczyk

---

**From:** AutoMailer@jeffco.us  
**Sent:** Wednesday, August 05, 2015 3:55 PM  
**To:** Steve Krawczyk  
**Cc:** Doug Anderson  
**Subject:** Agency Response

Address: Victorio Subdivision Flg 3  
Case Number: 15 113327 PF  
Review: Open Space  
Review Results: Comments Sent (no further review)  
Scheduled End Date: 08/07/2015  
Signoff Date: 08/05/2015  
Process Comments: Open Space has no comment regarding this referral.  
Case Type: Preliminary - Final Plat: Commercial Superlot  
Reviewer: Doug Anderson  
Case Description: divide lot 3A into 2 lots

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

If you have any technical questions contact [tgagnon@jeffco.us](mailto:tgagnon@jeffco.us)



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

1313 Sherman Street, Room 821  
Denver, CO 80203

August 4, 2015

Steve Krawczyk  
Jefferson County Planning and Zoning  
Transmission via email: [skrawczyk@jeffco.us](mailto:skrawczyk@jeffco.us)

Re: Victorio Subdivision Filing No. 3  
Case Number 15-113327PF  
Pt. SW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 28, T5S, R69W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 8

Dear Mr. Krawczyk:

We have reviewed the above referenced proposal to divide Lot 3A of Victorio Subdivision Filing No. 2, exemption survey no. 1, into two lots. The new lots are known as Lot 6A, which will be approximately 3.63 acres in size, and Lot 3B, which will be approximately 0.95 acres in size. Both lots are already fully developed, and no new development is proposed as a part of this subdivision.

Water Supply Demand

The estimated water requirements for this subdivision were not provided.

Source of Water Supply

Water and sewer service is provided to the site by the Southwest Metro District ("District"). It is the understanding of this office that the District obtains its water supply through a distributor's "read and bill" contract with the Denver Water Board (Denver Water). This office considers Denver Water to be a reliable water supplier.

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. Please contact Sarah Brucker of this office for assistance if you or the applicant has any questions regarding this matter.

Sincerely,

Tracy L. Kosloff, P.E.  
Water Resource Engineer

Cc: Subdivision file no. 23680  
TLK/srb: Victorio Fil 3 (Jefferson)





# West Metro Fire Protection District

433 S. Allison Parkway  
Lakewood, CO 80226

Bus: (303) 989-4307  
Fax: (303) 989-6725  
[www.westmetrofire.org](http://www.westmetrofire.org)

July 30, 2015

Steve Krawczyk  
100 Jefferson County Parkway  
Suite 3550  
Golden, CO 80419-3350  
[skrawczyk@jeffco.us](mailto:skrawczyk@jeffco.us)  
303-271-8736

Re: Case #15-113327 PF – Victorio Subdivision Filing No. 3 (Northeast corner of South Simms Street and West Ken Caryl Avenue.)

Dear Mr. Krawczyk,

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, 2012 edition, including amendments, are met in development.

WMFPD does not have any comment on the proposal for subdivision. Access must be maintained for existing structures.

Any development will require further evaluation for fire protection requirements such as water supply, fire detection, and fire apparatus access. Plans should be submitted to WMFPD for review prior to development.

Permits are required from the fire district for core and shell, tenant improvements, all work on automatic fire protection systems, all work on automatic fire detection systems, solar photovoltaic systems, radio amplification, underground fire line 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](mailto:bkral@westmetrofire.org).

Respectfully,

Bruce Kral  
Fire Marshal

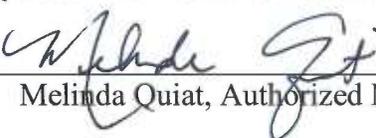
**EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT DEED  
ED 16-109523 DE**

**KNOW ALL MEN BY THESE PRESENTS**, that Meadows Investors, LLC, a Colorado limited liability company (the "Grantor") in consideration of **ONE DOLLAR** (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey to the County of Jefferson, a body politic and corporate under the laws of the State of Colorado, whose address is 100 Jefferson County Parkway, Golden, Colorado 80419, (the "Grantee") and its successors and assigns, a non-exclusive easement on, under, over, and across a parcel of land described below, for use and passage of service and emergency vehicles (either public or private) and for utility and drainage purposes together with the appurtenances thereto, including the right for the County or its contractors of access to enter upon said parcel of land for the purpose of constructing, maintaining and repairing a street/road, utilities, and drainage system. It is expressly understood that the construction, maintenance, and repair of the street/road, utilities, and drainage facilities thereon required by Jefferson County, shall remain the responsibility of the Grantor or its successors or assigns. It is further understood that the acceptance of this deed shall not create any responsibility that does not otherwise exist by operation of law or by separate agreement between the Grantor and the Grantee for the Grantee to construct, maintain or repair any street/road, utilities or drainage facilities in the easement. Grantor, its successors and/or assigns, reserves the right to use the surface of said parcel for any purpose which does not unreasonably interfere with the easement hereby granted, including but not limited to, the right to grant other easements on, under, over, and across the following described parcel:

See Exhibit "A" attached hereto and  
made a part hereof by this reference.

**GRANTOR:** Meadows Investors, LLC, a Colorado limited liability company

By: Quiat Meadows, LLC, its Sole Member,

By:   
Melinda Quiat, Authorized Manager

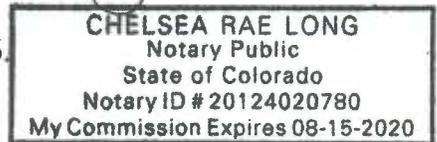
STATE OF COLORADO  
COUNTY OF JEFFERSON

The foregoing Emergency Access, Utility and Drainage Easement Deed was acknowledged before me this 4<sup>th</sup> day of August, 2016, by Melinda Quiat, as authorized manager of Quiat Meadows, LLC, the sole member of Meadows Investors, LLC. Witness my hand and official seal.

My commission expires: 8/15/2020

  
Notary Public

This deed is accepted this 4 day of August, 2016.



**COUNTY OF JEFFERSON, STATE OF COLORADO**

By: \_\_\_\_\_  
Libby Szabo, Chairman  
Board of County Commissioners

Approved as to Form:

By: \_\_\_\_\_  
Assistant County Attorney



**EMERGENCY ACCESS EASEMENT DESCRIPTION**

A PARCEL OF LAND BEING THE NORTHERLY 15.00 FEET OF LOT 1A, VICTORIO SUBDIVISION FILING NO. 2, EXEMPTION SURVEY NO. 1, RECORDED AS BOOK 117, PAGE 27, AND RECEPTION NUMBER 94082465 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, AND BEING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 69 WEST, OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28 WHENCE THE WEST QUARTER CORNER OF SAID SECTION 28 BEARS N00°13'47"E A DISTANCE OF 2632.75 FEET, WITH ALL BEARINGS SHOWN HEREIN RELATIVE THERETO;

THENCE N65°56'55"E A DISTANCE OF 684.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 1A, AND BEING **THE POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1A THE FOLLOWING TWO COURSES;

1. ALONG A CURVE TO THE LEFT A DISTANCE OF 7.85 FEET, HAVING A RADIUS OF 305.00 FEET, A DELTA ANGLE OF 01°28'29", AND WHOSE LONG CHORD BEARS S89°36'25"E A DISTANCE OF 7.85 FEET, TO A POINT OF TANGENCY;
2. N89°39'19"E A DISTANCE OF 182.15 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1A;

THENCE S00°20'41"E, ALONG THE EASTERLY LINE OF SAID LOT 1A, A DISTANCE OF 15.00 FEET;

THENCE ALONG A LINE BEING 15.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF LOT 1A, THE FOLLOWING TWO COURSES;

1. S89°39'19"W, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 182.15 FEET, TO A POINT OF CURVATURE;
2. ALONG A CURVE TO THE RIGHT A DISTANCE OF 7.85 FEET, HAVING A RADIUS OF 320.00 FEET, A DELTA ANGLE OF 01°24'20", AND WHOSE LONG CHORD BEARS N89°38'30"W A DISTANCE OF 7.85 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 1A;

THENCE N00°20'41"W, ALONG SAID WESTERLY LINE OF LOT 1A, A DISTANCE OF 15.00 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 2,850 SQ. FEET (0.065 ACRES) MORE OR LESS.

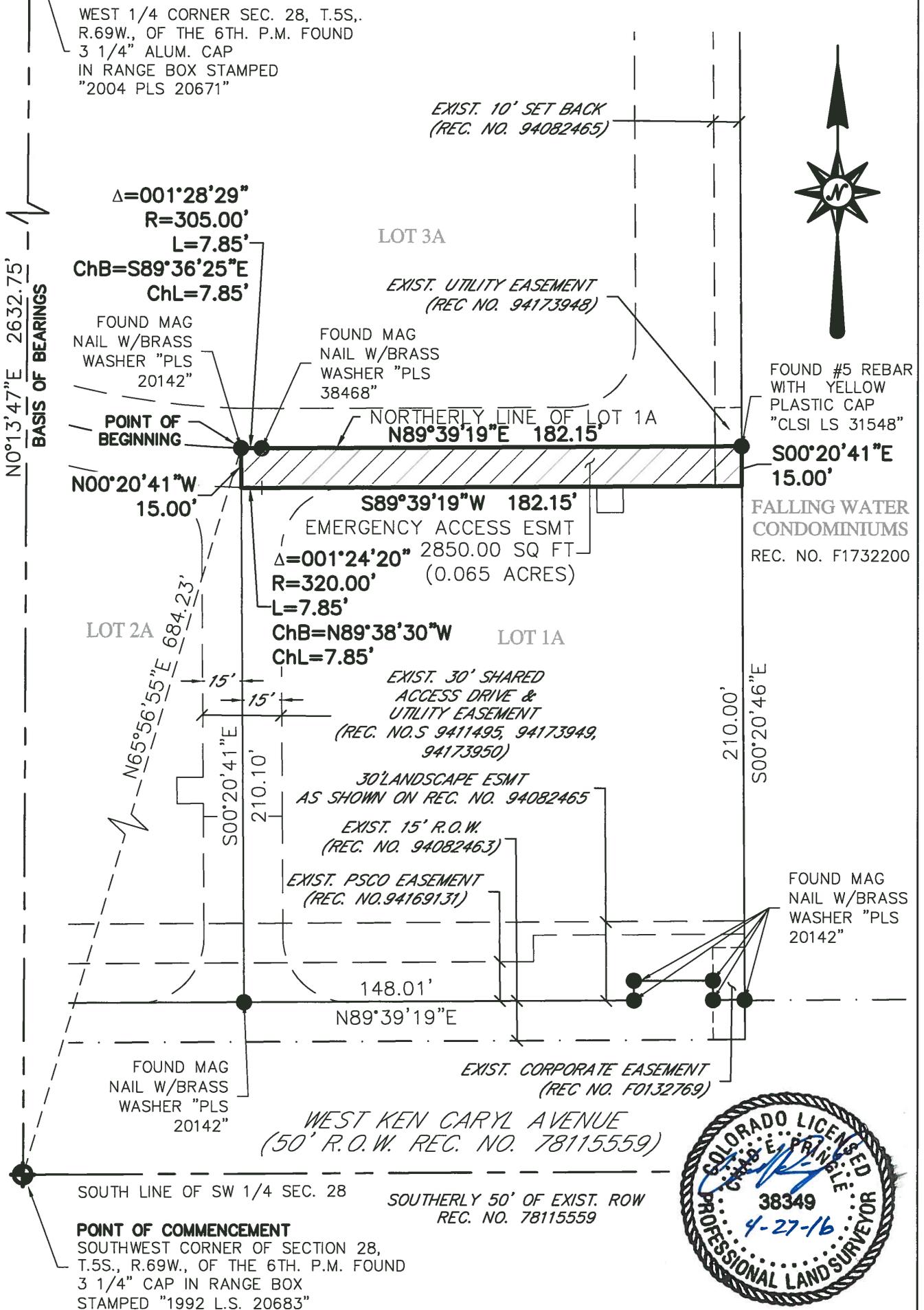
I, CHAD E. PRINGLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.



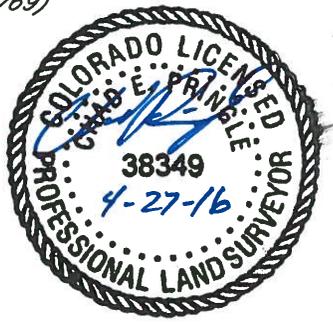
CHAD E. PRINGLE, PLS  
COLORADO REG. NO. 38349  
FOR AND ON BEHALF OF  
ATWELL, LLC

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF LOT 1A, VICTORIO SUBDIVISION FILING NO. 2 EXEMPTION SURVEY NO. 1,  
 LOCATED IN THE SW1/4 OF SECTION 28, T.5S., R.69W., 6TH P.M.  
 JEFFERSON COUNTY, COLORADO



BASIS OF BEARINGS  
 N0°13'47"E 2632.75'



**NOTE**

THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SCALE: 1"=50'

PARCEL CONTAINS 2850 SQ. FT. OR 0.065 ACRES

| EMERGENCY ACCESS & DRAINAGE EASEMENT |         |
|--------------------------------------|---------|
| Date: 03/01/2016                     | Sheet 2 |
| Drawn: CEP                           | of 2    |
| Checked: BO                          | 2       |
| Job No.: 14.62                       |         |

**ATWELL**  
 866.850.4200 www.atwell-group.com  
 143 UNION BOULEVARD, SUITE 700  
 LAKEWOOD, CO 80228  
 303.462.1100



## EMERGENCY ACCESS EASEMENT DESCRIPTION

A PARCEL OF LAND BEING THE NORTHERLY 15.00 FEET OF LOT 2A, VICTORIO SUBDIVISION FILING NO. 2, EXEMPTION SURVEY NO. 1, RECORDED AS BOOK 117, PAGE 27, AND RECEPTION NUMBER 94082465 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, AND BEING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 69 WEST, OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28 WHENCE THE WEST QUARTER CORNER OF SAID SECTION 28 BEARS N00°13'47"E A DISTANCE OF 2632.75 FEET, WITH ALL BEARINGS SHOWN HEREIN RELATIVE THERETO;

THENCE N49°22'39"E A DISTANCE OF 545.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A, AND BEING **THE POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2A THE FOLLOWING THREE COURSES;

1. ALONG A CURVE TO THE RIGHT A DISTANCE OF 3.10 FEET, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 01°11'03", AND WHOSE LONG CHORD BEARS S61°20'30"E A DISTANCE OF 3.10 FEET, TO A POINT OF TANGENCY;
2. S60°44'59"E, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 74.19 FEET, TO A POINT OF CURVATURE;
3. A CURVE TO THE LEFT A DISTANCE OF 149.69 FEET, HAVING A RADIUS OF 305.00 FEET, A DELTA ANGLE OF 28°07'12", AND WHOSE LONG CHORD BEARS S74°48'35"E A DISTANCE OF 148.19 FEET, TO THE NORTHEAST CORNER OF SAID LOT 2A;

THENCE S00°20'41"E, ALONG THE EASTERLY LINE OF SAID LOT 2A, NONTANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 15.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG A LINE BEING 15.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF LOT 2A, THE FOLLOWING TWO COURSES;

1. ALONG A CURVE TO THE RIGHT A DISTANCE OF 157.44 FEET, HAVING A RADIUS OF 320.00 FEET, A DELTA ANGLE OF 28°11'21", AND WHOSE LONG CHORD BEARS N74°50'39"W A DISTANCE OF 155.85 FEET, TO A POINT OF TANGENCY;
2. N60°44'59"W A DISTANCE OF 68.79 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 2A;

THENCE N00°20'41"W, ALONG SAID WESTERLY LINE OF LOT 2A, A DISTANCE OF 17.21 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 3,399 SQ. FEET (0.078 ACRES) MORE OR LESS.

I, CHAD E. PRINGLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.



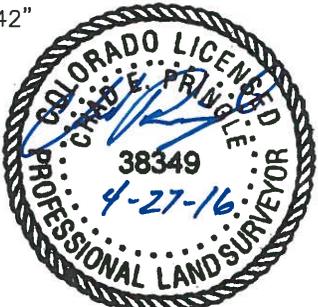
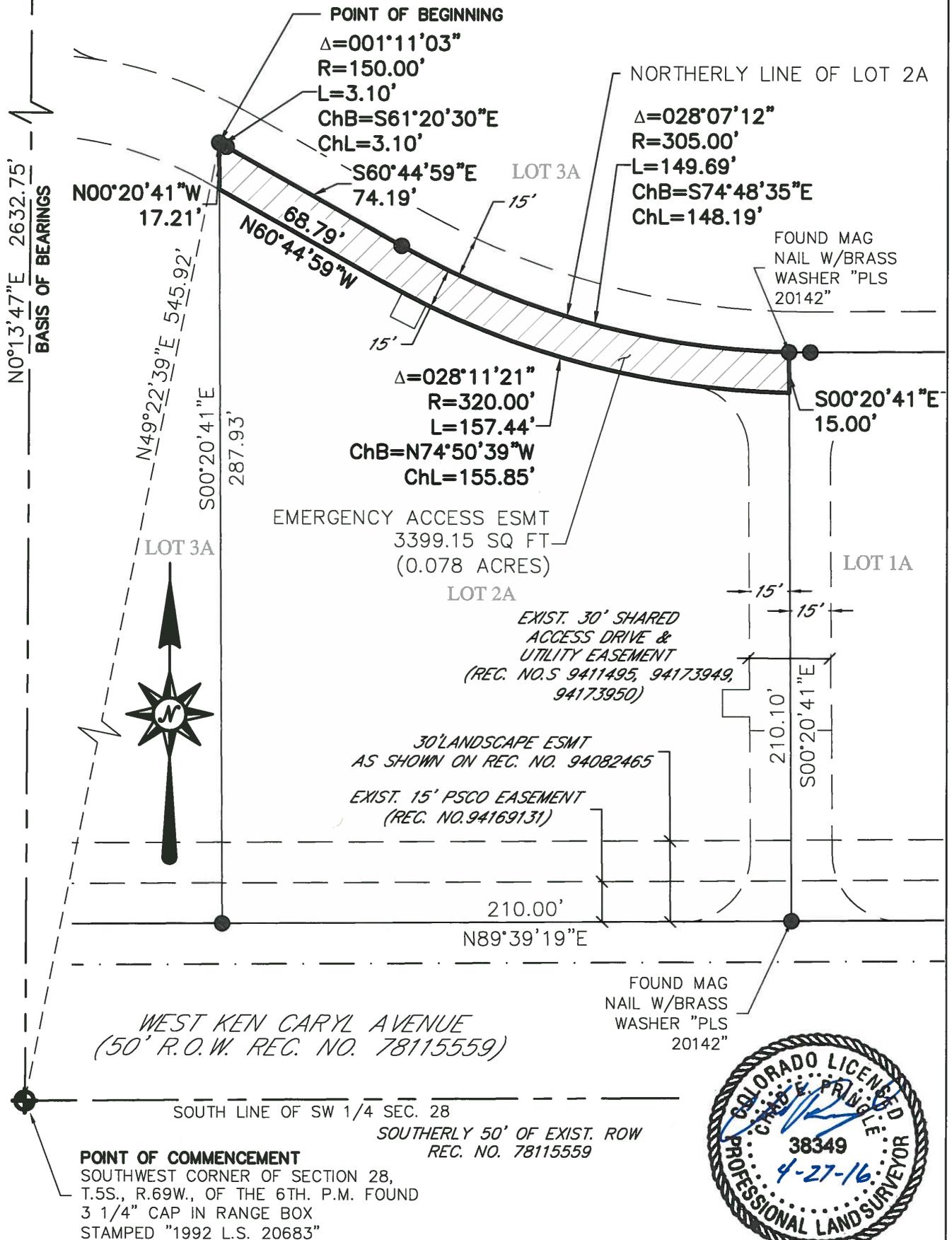
CHAD E. PRINGLE, PLS  
COLORADO REG. NO. 38349  
FOR AND ON BEHALF OF  
ATWELL, LLC

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF LOT 2A, VICTORIO SUBDIVISION FILING NO. 2 EXEMPTION SURVEY NO. 1,  
 LOCATED IN THE SW1/4 OF SECTION 28, T.5S., R.69W., 6TH P.M.  
 JEFFERSON COUNTY, COLORADO

WEST 1/4 CORNER SEC. 28, T.5S.,  
 R.69W., OF THE 6TH. P.M. FOUND  
 3 1/4" ALUM. CAP  
 IN RANGE BOX STAMPED  
 "2004 PLS 20671"

● -FND. MAG NAIL WITH BRASS WASHER  
 "PLS 38468" OR AS OTHERWISE NOTED



SCALE: 1"=50'

PARCEL CONTAINS 3399 SQ. FT. OR 0.078 ACRES

| EMERGENCY ACCESS & DRAINAGE EASEMENT |         |
|--------------------------------------|---------|
| Date: 03/01/2016                     | Sheet 2 |
| Drawn: CEP                           | of 2    |
| Checked: BO                          | 2       |
| Job No.: 14.62                       |         |

**ATWELL**  
 866.850.4200 www.atwell-group.com  
 143 UNION BOULEVARD, SUITE 700  
 LAKEWOOD, CO 80228  
 303.462.1100



## EMERGENCY ACCESS EASEMENT DESCRIPTION

A PARCEL OF LAND BEING IN A PORTION OF LOT 5A, VICTORIO SUBDIVISION FILING NO. 2, EXEMPTION SURVEY NO. 1, RECORDED AS BOOK 117, PAGE 27, AND RECEPTION NUMBER 94082465 IN THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, AND BEING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 69 WEST, OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28 WHENCE THE WEST QUARTER CORNER OF SAID SECTION 28 BEARS N00°13'47"E A DISTANCE OF 2632.75 FEET, WITH ALL BEARINGS SHOWN HEREIN RELATIVE THERETO;

THENCE N08°34'27"E A DISTANCE OF 375.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5A, AND BEING **THE POINT OF BEGINNING**;

THENCE N00°13'47"E, ALONG THE WESTERLY LINE OF SAID LOT 5A, A DISTANCE OF 29.93 FEET, TO A POINT OF NONTANGENT CURVE;

THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 28.90 FEET, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 66°13'57", AND WHOSE LONG CHORD BEARS S57°13'42"E A DISTANCE OF 27.32 FEET, TO A POINT OF TANGENCY;

THENCE N89°39'19"E, 15.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 5A, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 216.03 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 39.02 FEET, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°25'29", AND WHOSE LONG CHORD BEARS N44°56'33"E A DISTANCE OF 35.18 FEET TO A POINT OF TANGENCY;

THENCE N00°13'48"E, 15.00 FEET WESTERLY OF AND PARALLEL WITH OF THE EASTERLY LINE OF SAID LOT 5A, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 171.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 39.57 FEET, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°40'35", AND WHOSE LONG CHORD BEARS N45°06'28"W A DISTANCE OF 35.56 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MEADOWS DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE LEFT A DISTANCE OF 40.31 FEET, HAVING A RADIUS OF 1,300.00 FEET, A DELTA ANGLE OF 01°46'36", AND WHOSE LONG CHORD BEARS N88°39'56"E A DISTANCE OF 40.31 FEET TO A POINT OF NONTANGENCY;

THENCE S00°13'48"W, ALONG SAID EASTERLY LINE OF LOT 5A, A DISTANCE OF 236.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5A;

THENCE S89°39'19"W, ALONG THE SOUTHERLY LINE OF SAID LOT 5A, A DISTANCE OF 278.81 FEET TO **THE POINT OF BEGINNING**;

SAID PARCEL CONTAINS 7,874 SQ. FEET (0.181 ACRES) MORE OR LESS.

I, CHAD E. PRINGLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND THE SURVEY UPON WHICH IT WAS BASED, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.



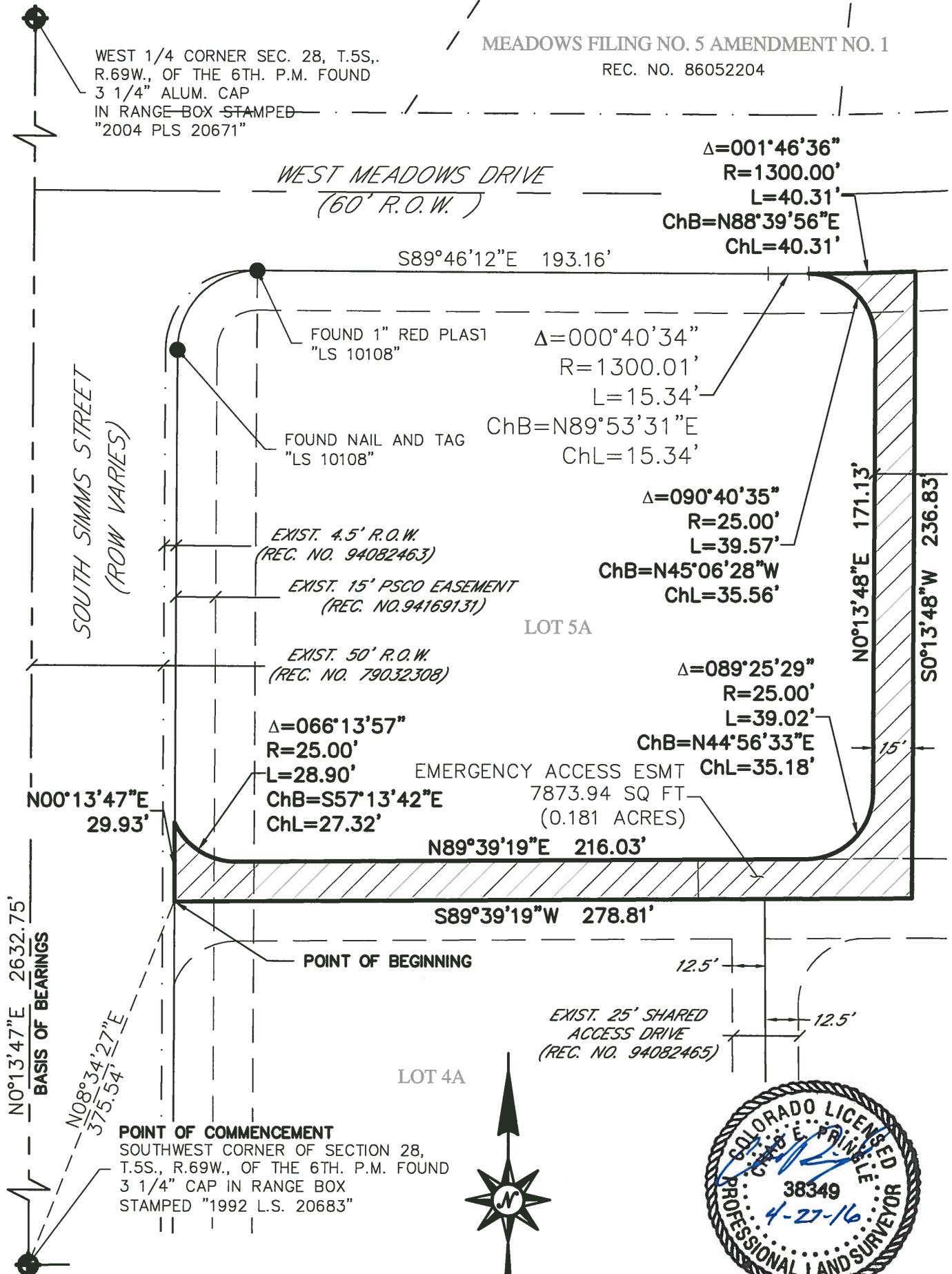
CHAD E. PRINGLE, PLS  
COLORADO REG. NO. 38349  
FOR AND ON BEHALF OF  
ATWELL, LLC

# EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF LOT 5A, VICTORIO SUBDIVISION FILING NO. 2 EXEMPTION SURVEY NO. 1,  
 LOCATED IN THE SW1/4 OF SECTION 28, T.5S., R.69W., 6TH P.M.  
 JEFFERSON COUNTY, COLORADO

MEADOWS FILING NO. 5 AMENDMENT NO. 1  
 REC. NO. 86052204

WEST 1/4 CORNER SEC. 28, T.5S.,  
 R.69W., OF THE 6TH. P.M. FOUND  
 3 1/4" ALUM. CAP  
 IN RANGE BOX STAMPED  
 "2004 PLS 20671"



**NOTE**

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PARCEL CONTAINS 7874 SQ. FT. OR 0.181 ACRES

**EMERGENCY ACCESS & DRAINAGE EASEMENT**

|                  |       |
|------------------|-------|
| Date: XX/XX/XXXX | Sheet |
| Drawn: CEP       | 2     |
| Checked: BO      | of    |
| Job No.: 14.62   | 2     |

**ATWELL**  
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 143 UNION BOULEVARD, SUITE 700  
 LAKEWOOD, CO 80228  
 303.482.1100

**EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT DEED**  
**ED 16-109531 DE**

**KNOW ALL MEN BY THESE PRESENTS**, that WHW 2 Partnership, L.L.P., a Minnesota limited liability partnership (the "Grantor"), whose address is 19900 Manor Road, Deephaven, Minnesota 55331 in consideration of **ONE DOLLAR** (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey to the County of Jefferson, a body politic and corporate under the laws of the State of Colorado, whose address is 100 Jefferson County Parkway, Golden, Colorado 80419, (the "Grantee") and its successors and assigns, a non-exclusive easement on, under, over, and across a parcel of land described below, for use and passage of service and emergency vehicles (either public or private) and for utility and drainage purposes together with the appurtenances thereto, including the right for the County or its contractors of access to enter upon said parcel of land for the purpose of constructing, maintaining and repairing a street/road, utilities, and drainage system. It is expressly understood that the construction, maintenance, and repair of the street/road, utilities, and drainage facilities thereon required by Jefferson County, shall remain the responsibility of the Grantor or its successors or assigns. It is further understood that the acceptance of this deed shall not create any responsibility that does not otherwise exist by operation of law or by separate agreement between the Grantor and the Grantee for the Grantee to construct, maintain or repair any street/road, utilities or drainage facilities in the easement. Grantor, its successors and/or assigns, reserves the right to use the surface of said parcel for any purpose which does not unreasonably interfere with the easement hereby granted, including but not limited to, the right to grant other easements on, under, over, and across the following described parcel:

See Exhibit "A" attached hereto and  
made a part hereof by this reference.

[Signature Page Follows]

**GRANTOR:** WHW 2 Partnership, L.L.P., a Minnesota limited liability partnership

By: Irrevocable Trust of Daniel D. Wozniak, its Partner

By: Robin P. Kinning, Trustee  
Robin P. Kinning, Trustee

By: Second Irrevocable Trust of Daniel D. Wozniak, its Partner

By: Robin P. Kinning, Trustee  
Robin P. Kinning, Trustee

STATE OF Minnesota )  
 ) ss  
COUNTY OF Hennepin )

The foregoing Emergency Access, Utility and Drainage Easement Deed was acknowledged before me this 8<sup>th</sup> day of August, 2016, by Robin P. Kinning, as Trustee of the Irrevocable Trust of Daniel D. Wozniak and the Second Irrevocable Trust of Daniel D. Wozniak all of the partners of WHW 2 Partnership, L.L.P., a Minnesota limited liability partnership.

Witness my hand and official seal.

My commission expires: 1-31-2020

Cheryl A. Smith  
Notary Public



This deed is accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**COUNTY OF JEFFERSON, STATE OF COLORADO**

BY: \_\_\_\_\_  
Libby Szabo, Chairman  
Board of County Commissioners

Approved as to Form:

By: \_\_\_\_\_  
Assistant County Attorney



**EMERGENCY ACCESS EASEMENT DESCRIPTION**

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THENCE N08°34'27"E A DISTANCE OF 375.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 4A, AND BEING **THE POINT OF BEGINNING**;

THENCE N89°39'19"E, ALONG THE NORTHERLY LINE OF SAID LOT 4A, A DISTANCE OF 223.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 4A;  
THENCE S00°20'41"E, ALONG THE EASTERLY LINE OF SAID LOT 4A, A DISTANCE OF 253.01 FEET;  
THENCE S89°39'19"W A DISTANCE OF 12.50 FEET;  
THENCE N00°20'41"W, 12.50 FEET WESTERLY OF AND PARALLEL WITH OF THE EASTERLY LINE OF SAID LOT 4A, A DISTANCE OF 238.01 FEET;  
THENCE S89°39'19"W, 15.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4A, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 187.44 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 30.55 FEET, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 70°01'20", AND WHOSE LONG CHORD BEARS S54°38'39"W A DISTANCE OF 28.69 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 4A;  
THENCE N00°13'47"E, ALONG THE WESTERLY LINE OF SAID LOT 4A, A DISTANCE OF 31.46 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 6,427 SQ. FEET (0.148 ACRES) MORE OR LESS.

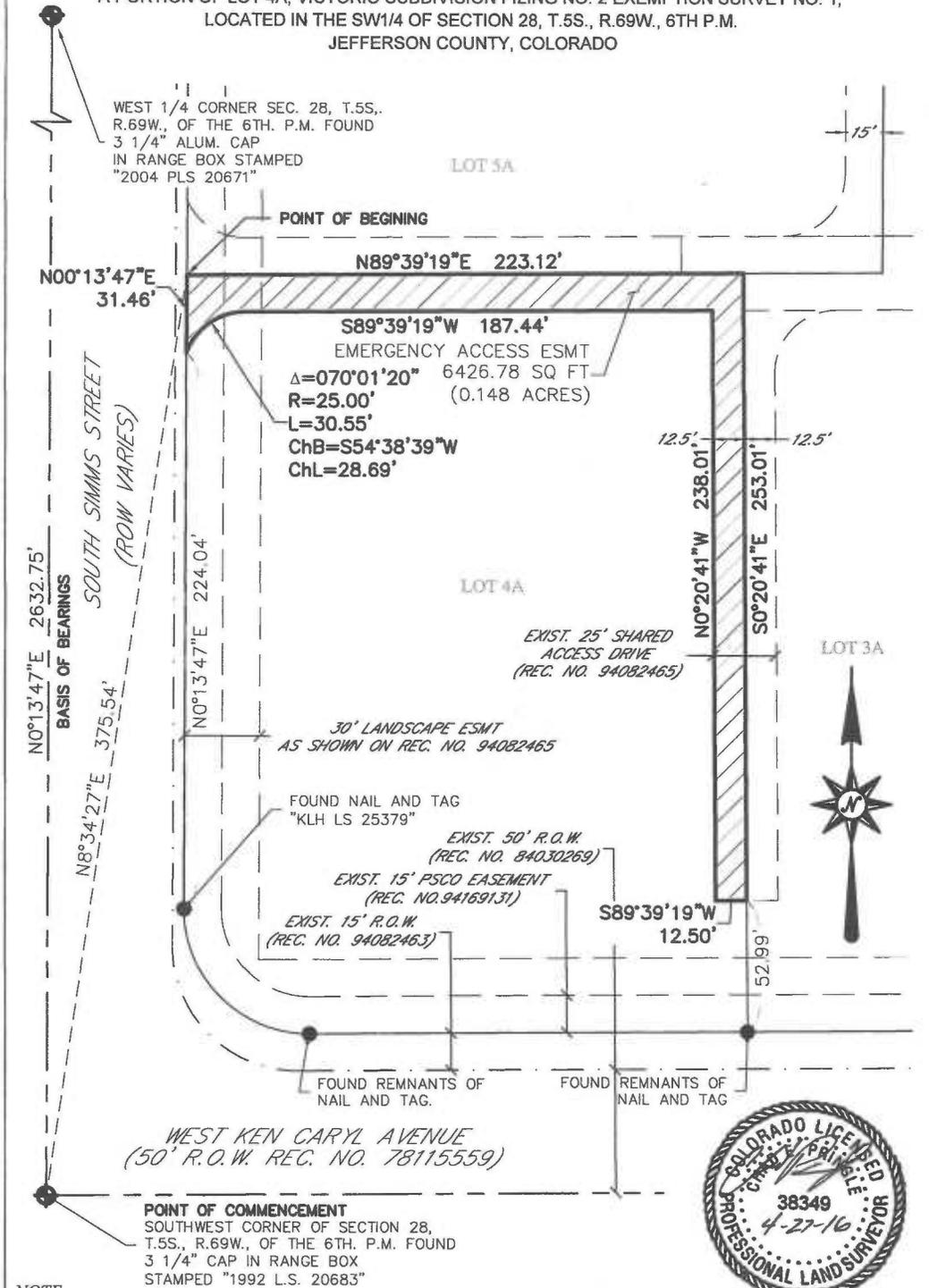
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PARCEL CONTAINS 6427 SQ. FT. OR 0.148 ACRES

|                                      |            |                 |
|--------------------------------------|------------|-----------------|
| EMERGENCY ACCESS & DRAINAGE EASEMENT |            | Sheet<br>2 of 2 |
| Date:                                | 03/01/2016 |                 |
| Drawn:                               | CEP        |                 |
| Checked:                             | BO         |                 |
| Job No.:                             | 14.62      |                 |

**ATWELL**  
 866.850.4200 www.atwell-group.com  
 143 UNION BOULEVARD, SUITE 700  
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 303.482.1100

**CASE SUMMARY**  
**Regular Agenda**

**PC Hearing Date:** August 24, 2106

**BCC Hearing Date:** October 25, 2016 (**Continued from September 13, 2016**)

**16-105311RZ** Rezoning

**Case Name:** Emmaus Catholic Retreat & Conference Center ODP

**Owner/Applicant:** Camp St. Malo Religious Catholic Conference & Retreat Center, Inc.

**Location:** 13034 South US Highway 285  
 Sections 5 & 6, Township 7 South, Range 71 West  
 Sections 31 & 32, Township 6 South, Range 71 West

**Approximate Area:** 247.1 Acres

**Purpose:** **Rezone from Agriculture-Two (A-2) to Planned Development (PD) to allow a religious retreat and conference center and A-2 uses.**

**Case Manager:** Justin Montgomery

**Issues:**

- The proposed access goes through a floodplain/wetland area, the size of the proposed structures, traffic, water quality, fire danger, and scale of development.

**Related Deeds:**

- Special Warranty Deed, Reception No. 2015053426

**Recommendations:**

- **Staff:** Recommends Approval
- **Planning Commission:** Recommends Approval (6-1)

**Interested Parties:**

- Local residents and business owners

**Level of Community Interest:** Moderate

**Representative for Applicant:** Jon Rosenthal, Eidos Architects

**General Location:** South US Highway 285 & South Elk Creek Road

**Case Manager Information:** Phone: 303-271-8792 e-mail: [jmontgom@jeffco.us](mailto:jmontgom@jeffco.us)

## Staff Report - Addendum

**PC Hearing Date:** August 24, 2106

**BCC Hearing Date:** October 25, 2016 (Continued from September 13, 2016)

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**Case Manager:** Justin Montgomery

**Representative:** Jon Rosenthal, Eidos Architects

---

### **BACKGROUND/UNIQUE INFORMATION:**

The Board of County Commissioners, at the September 13, 2016 Hearing, voted to continue this rezoning case to allow time for the applicant to work with the Elk Creek Fire District. This time was given because public testimony from the Fire Chief at the hearing was contrary to the response Planning & Zoning received from the Fire Marshall during the referral period of this case.

The applicant met with the Elk Creek Fire District on September 25, 2016 and October 4, 2016. Each party has provided separate letters detailing the issues discussed and agreed upon during the meetings. These letters are attached to this addendum and, as you can see, are nearly identical. This assures Planning Staff that the Elk Creek Fire District no longer opposes this rezoning, and that the applicants and the fire district are working together to address potential fire danger issues. Please note that some compromises to the size of the proposed development were made during these meetings and should be incorporated into the red-marked Official Development Plan, if approved. These concessions are as follows:

- The Adult Retreat Center should be reduced to a maximum of 80,000 square feet.
- The tallest finish floor of any building shall not exceed 28 feet from the entry level grade.

The applicants also attempted to work with the local community as well, by completing a “balloon study” to demonstrate the visual impact from the Glenelk property and meeting with representatives of the Douglass Ranch Property Owners Association. Notes from this meeting are included in the attached write-up provided by the applicants. No changes to the Official Development Plan were proposed as a result of this meeting.

The “balloon study” was completed on October 10, 2016 and the photographs and graphics from that study are attached to this addendum. This study shows that the proposed buildings will be heavily screened by the existing trees on the property. The results of this study should alleviate some of the visual concerns from the Glenelk community. The applicants noted that they will meet with the Glenelk

representative to review the results of this study.

COMMENTS PREPARED BY:

*Justin Montgomery*

---

Justin Montgomery, AICP  
Planner  
October 18, 2016

October 4, 2016

Board of Commissioners  
Jefferson County  
100 Jefferson County Parkway  
Golden, Colorado 80419

Re: Emmaus Catholic Retreat and Conference Center  
Pine, Colorado  
Eidos Project No. 15033

On September 21, 2016, subsequently followed up on October 4, 2016, I met with the Archdiocese of Denver Management Corporation representing Camp St. Malo Retreat and Conference Center, Inc. (the "AOD"), their design team as well as representatives from Jefferson County Planning and Zoning Departments to address concerns that were expressed at the Jefferson County Commissioner's Hearing held on September 13, 2016. At those meetings, six major topics of concern were thoroughly reviewed and with the information that is identified in these six topics that follow, the Elk Creek Fire District will no longer object to the project, thereby taking a neutral position.

The six topics that were discussed and agreed upon are as follows:

#### **Size of Building / Height**

- Phase 1 construction of the Adult Retreat Center indicates a building between 38,000 sq. ft. and 40,000 sq. ft. There was concern about the expansion of the building and the overall square footage for adding onto the Retreat Center was reduced to an expansion of 40,000 sq. ft. This is a reduction from the original documented square footage of 36% (125,000 to 80,000).
- The building as designed on the site is a three-story structure with a walk-out basement.
- The tallest finish floor (to the third floor from grade at the entry level of the building) shall not exceed 28 feet.
- The building is intended to be designed with standpipes in the stairwell equipped with a fire pump.
- The stairwells will be extended to the roof for additional fire protection.
- Noncombustible materials will be used in the construction of the building. Most specifically, noncombustible materials on the exterior skin which will include the roofing materials, heavy timber, siding and finally, stone veneer materials. In addition, the building will be equipped with an automatic sprinkler system.
- The height and size of the building were discussed and lowering the building and spreading the building out can create additional fire protection challenges especially on a sloping site. Therefore, lowering the building does not necessarily achieve improvements to fire protection.
- The AOD suggested supplying a 35' or 50' fire ladder stored on site.

#### **Insurance Impact**

- The AOD is a self-insured entity; therefore, there will be no effect on the insurance rates district wide at this time. Insurance rates for the District will not be affected as long as the AOD owns the site. It is understood that the AOD has no intention at this time, of selling this property once this facility has been built.

## **Traffic Impact on 285**

- The traffic consultant for the project indicates that according to industry standards in analyzing traffic, this project will have minimal impact on Elk Creek Road as well as Highway 285. The Colorado Department of Transportation would view this project as almost no impact on the Schaffer's Crossing ramps to the project.
- The AOD realizes that the local neighborhood is still concerned with additional traffic and the AOD will do everything they can with scheduling of events to minimally impact Friday evening and Sunday afternoon times.

## **Second Means of Egress**

- Although not currently finalized, a second means of egress off of the site for fire protection will be a part of this development.
- The AOD is diligently trying to coordinate with the adjacent property owners to the south to create a common second means of egress off of the Emmaus site. The property owners to the south are currently restricted by one means of egress. A shared egress with these property owners would be an agreement improving safety for all.
- The Fire Chief confirmed that a second means of egress could start from the north access to buildings and parking areas currently planned, which would eliminate the visual impact of the southern loop.

## **Resources Needed / Impact on Fire Department Operation**

- As the site is blessed with strong water wells and the project will be storing hundreds of thousands of gallons of water, the stored water will be available to fighting potential fires on the site. In addition, the AOD wants to be as good a neighbor as possible, and will allow access to the Fire Department in emergency situations to use water from the water storage on the site for fighting fires as needed in other areas. In doing so, please be aware that the Fire Department will need to be responsible for legal ramifications, if any, of using the water for firefighting at off-site properties.
- As the existing fire equipment currently does not have standpipe connectors on their trucks, the AOD is considering paying for this additional equipment (approximately \$6,000 was discussed).
- As the AOD is identified as a nonprofit organization but will be tapping into the resources of the Fire Department to protect their grounds and buildings, a fair share contribution will be considered. This is yet to be determined through a process of investigating mill levy assessments for the area.
- As staff training will be needed to train the staff in standpipe fire protection techniques, the AOD will consider assisting in the cost of training Fire Department personnel.
- The AOD will have trained personnel on the site to assist in the monitoring of all activities on the site such as fire pits, camp fires, etc. to minimize false alarm calls to the Fire Department.
- The AOD shall investigate the possibility of utilizing the pond on site for an additional water source for firefighting through the redevelopment of distribution of pond depths which can enhance existing fish habitat in the pond and also allow this to be used as a water source during the winter.
- The AOD will consider hiring employees trained as volunteer firefighters to assist with Elk Creek Fire District fire calls.

## **Accidental Ignitions**

- Onsite training of the Emmaus Retreat Center staff will be coordinated with and through the Fire Department.
- There shall be onsite training of the users in terms of fire pits, camp fires, general fire protection in the forest.
- Gas fire pits will be utilized next to the building.
- The Yurt areas will be equipped with fire pits for wood fires that will only be used when wind weather reports are favorable as well as coordinate with any fire restrictions in the fire district due to dry conditions in the area. These areas will always be monitored by trained adult supervisors.
- Smoking will only be allowed in designated areas on the site.
- Fire pits will be designed with Fire Department input.

- All roads and parking areas shall be designed with adjacent fuel breaks as identified in the Forest Management Plan.
- The Fire Management Plan that has been developed for the project will be implemented as the project moves forward.

Respectfully submitted,

Bill McLaughlin

cc: Attachment of Attendees

10/4/16 ~~EMERSON RESEARCH CENTER~~  
SIGN-IN SHEET

9/21/16

x ~~1/10~~ ROBERT GARD ~~EMERSON ARCHITECTS~~ 720.200.0630  
BENJAMIN@EMERSONARCH.COM

Russ Clark Jeffco 303 271 8754  
RCLARK@JEFFCO.VS

x W Tim Harvath THE BAUARD GROUP 303-998-4514

x Bill McCaughlin Elk Creek

x ~~MS~~ Michael Six Div. of Operations Cent. St. Pk. (720) 417 0503

x ~~Rob~~ Don. Robert Hoffman Dir. of Planning & Const. Architecture (303) 715-3251

x ~~W~~ Lyle Lavery The Lavery Group 720 490. 6878

x BJORN DAHL Och Services LLC 720-560.3714

x ~~ph~~ Jon Rosenthal jrosenthal EIOU 720 200 0636

LANCE VANEMARK VERTEX 3/263-3102

**From:** [Diane Koenig](#)  
**To:** [Justin Montgomery](#)  
**Cc:** [Robert Hoffman](#); [Keith Parsons](#); [Bob Saas](#); [Michael Six](#); [Jonathan Rosenthal](#)  
**Subject:** Emmaus Retreat Center  
**Date:** Monday, October 10, 2016 4:16:18 PM  
**Attachments:** [Ballon Study\\_Glenelk.pdf](#)

---

October 10, 2016

Justin:

In response to your request for information about what has been discussed and accomplished prior to the County Commissioner's meeting at 8:00 a.m. on October 25, 2016, we have completed, or are still in the process, of meeting with and completing the following:

1. We have met with the Chief from the Elk Creek Fire District on September 25, 2016 and October 4, 2016 and have responded to the Chief's six major categories of issues as follows:

#### **Size of Building / Height**

- Phase 1 construction of the Adult Retreat Center indicates a building between 38,000 sq. ft. and 40,000 sq. ft. There was concern about the expansion of the building and the overall square footage for adding onto the Retreat Center was reduced to an expansion of 40,000 sq. ft. This is a reduction from the original documented square footage of 36% (125,000 to 80,000).
- The building as designed on the site is a three-story structure with a walk-out basement.
- The tallest finish floor (to the third floor from grade at the entry level of the building) shall not exceed 28 feet.
- The building is intended to be designed with standpipes in the stairwell equipped with a fire pump.
- The stairwells will be extended to the roof for additional fire protection.
- Noncombustible materials will be used in the construction of the building. Most specifically, noncombustible materials on the exterior skin which will include the roofing materials, heavy timber, siding and finally, stone veneer materials. In addition, the building will be equipped with an automatic sprinkler system.
- The height and size of the building were discussed and lowering the building and spreading the building out can create additional fire protection challenges especially on a sloping site. Therefore, lowering the building does not necessarily achieve improvements to fire protection.
- The AOD suggested supplying a 35' or 50' fire ladder stored on site.

#### **Insurance Impact**

- The current ISO rating is 5 in the Elk Creek Fire District but the Chief informed us that they will lose this because there are no hydrants in the District. The Emmaus Retreat Center is intended to be designed with hydrants.
- The AOD is a self-insured entity; therefore, there will be no effect on the insurance rates district wide. Insurance rates for the District will not be affected as long as the AOD owns the site. It is understood that the AOD has no intention at this time, of selling this property once this facility has been built.

#### **Traffic Impact on 285**

- The traffic consultant for the project indicates that according to industry standards in analyzing traffic,

this project will have minimal impact on Elk Creek Road as well as Highway 285. The Colorado Department of Transportation would view this project as almost no impact on the Schaffer's Crossing ramps to the project.

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- As the AOD is identified as a nonprofit organization but will be tapping into the resources of the Fire Department to protect their grounds and buildings, a fair share contribution will be considered. This is yet to be determined through a process of investigating mill levy assessments for the area.
- As staff training will be needed to train the staff in standpipe fire protection techniques, the AOD will consider assisting in the cost of training Fire Department personnel.
- The AOD will have trained personnel on the site to assist in the monitoring of all activities on the site such as fire pits, camp fires, etc. to minimize false alarm calls to the Fire Department.
- The AOD shall investigate the possibility of utilizing the pond on site for an additional water source for firefighting through the redevelopment of distribution of pond depths which can enhance existing fish habitat in the pond and also allow this to be used as a water source during the winter.
- The AOD will consider hiring employees trained as volunteer firefighters to assist with Elk Creek Fire District fire calls.

## **Accidental Ignitions**

- Onsite training of the Emmaus Retreat Center staff will be coordinated with and through the Fire Department.
- There shall be onsite training of the users in terms of fire pits, camp fires, general fire protection in the forest.
- Gas fire pits will be utilized next to the building.
- The Yurt areas will be equipped with fire pits for wood fires that will only be used when wind weather reports are favorable as well as coordinate with any fire restrictions in the fire district due to dry conditions in the area. These areas will always be monitored by trained adult supervisors.
- Smoking will only be allowed in designated areas on the site.
- Fire pits will be designed with Fire Department input.

- All roads and parking areas shall be designed with adjacent fuel breaks as identified in the Forest Management Plan.
- The Fire Management Plan that has been developed for the project will be implemented as the project moves forward.

It is our understanding that the Fire Chief will be utilizing these discussion points in a letter to the County Commissioners establishing a neutral position on the project.

2. On Monday, October 10, 2016, we were on site hoisting helium balloons to the ridgeline of the building. Enclosed please refer to the attached photos that identify that the Adult Retreat Center will not be visible from the Glenelk pond. Eidos will also be putting together some documents showing this balloon study from some of the other neighboring properties.

Also on October 10, 2016, a meeting was held with the Douglas Ranch HOA. The purpose of the meeting was have a discussion with the HOA's representatives (Susan Festas, Randy Jensen and Todd Williams) about their concerns regarding the Emmaus Retreat Center Rezoning

Representatives from the HOA expressed their concern and would like to see the Emmaus Catholic Retreat Center take these items into consideration during the Rezoning and future development of the project:

- Provide a fuel break and road between the property and adjacent property.
  - Exceed standard fire pit and fire ring guidelines. It was suggested the property only allow gas fires in Use Area B due to its more secluded location from the main development.
  - Allow the neighbors to partner with the Retreat Center in arranging fire mitigation to help reduce some of the premiums that the neighbors have to pay for a small acreage.
  - It was suggested by the HOA that the Retreat Center support them in their efforts to make the surrounding properties disallow shooting of firearms.
  - Eidos Architects will put together another Site Plan that shows the Douglas Ranch Property in relation to the Emmaus development.
  - The balloons shown in the first photo were at the highest peaks of the building and at both ends as well as the center. Page 2 of the photos shows a view from the cabin next to the pond and is the only location from around the pond that the balloons were visible. The trees that are in front of the balloons are not immediately next to the Retreat Center building as seen on page 3 of the attached images. From this analysis we concluded that the highest points of the Retreat Center will almost entirely be hidden by the terrain and trees. The highest peak is well below the tree tops.
3. We will be meeting with Valerie Amburn from Glenelk to review our balloon photos and discuss any of their other concerns.

Hopefully, with these efforts we will be able to successfully move the rezoning forward allowing the rezoning for the Archdiocese and moving ahead to the next phase of development. If you have any questions, please do not hesitate to contact us.

Bob Saas

Diane Koenig  
Office Manager

Eidos Architects, PC  
5400 Greenwood Plaza Blvd.  
Greenwood Village, CO 80111  
720-200-0630 Phone  
720-200-0631 Fax

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**Terrain between  
Retreat Center and Pond**

**Location of  
Retreat Center**

**The Retreat Center property  
is not visible behind these hills**

**Pond**

**Glenelk Association  
Cabins**

13762 S Elk Creek Rd



September 30, 2016

VIA U.S. MAIL

Emmaus Catholic Retreat Center  
Linda L. Bishop, Esq.  
Director of Real Estate  
1300 South Steele Street  
Denver, Colorado 80210-2599

Re: OBJECTION; Development of the property owned by The Camp St. Malo Religious Retreat and Conference Center, Inc., a Colorado non-profit corporation ("Malo"), doing business as Emmaus Catholic Retreat Center; Jefferson County Case No. 16-105311RZ

Dear Ms. Bishop,

This firm represents Elk Creek Estates LLC, a Colorado limited liability company ("Elk Creek"). Elk Creek owns the property which lies just south of the property owned by Malo on Elk Creek Drive, as identified on the attached graphic.

Elk Creek has been notified that Malo intends to locate outdoor camping with fire pits and a sewer treatment facility near the border of the two properties. Elk Creek asserts that the proposed location of such a facility would significantly and negatively impact the enjoyment of its property, and it strongly objects to the proposed location near the border of the two properties. Critically, the proposed sewer treatment facility is very close to a constant running stream that feeds into the creek known as Elk Creek on the east side of the property. Elk Creek respectfully requests that Malo locate the outdoor camping and sewer treatment facility on the other side of the nearby ridge located on Malo's property and away from the properties' shared border and the running stream.

Thank you for your consideration of this request. Please do not hesitate to contact me should you wish to discuss this matter further.

Sincerely,

Moye White LLP

Jennifer Stenman

JLS/jan

Enclosure

**September 30, 2016**

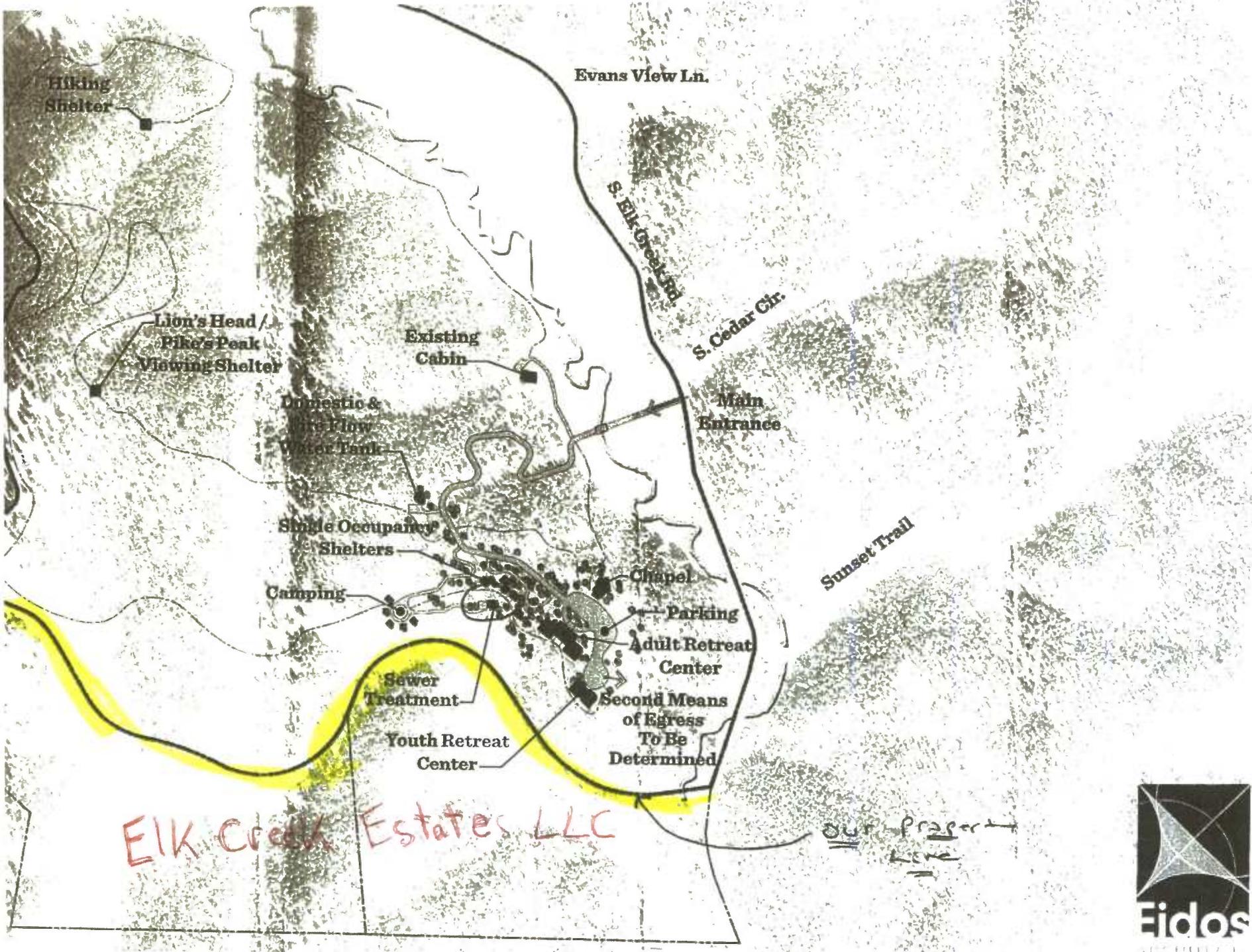
Page 2

cc: Jefferson County Planning and Zoning Division (*via U.S. Mail*)  
Attn: Allison Wenlund, Alan Tiefenbach, Justin Montgomery  
100 Jefferson County Parkway  
Golden, Colorado 80419

Jefferson County Planning Commission (*via U.S. Mail*)  
100 Jefferson County Parkway  
Golden, Colorado 80419

Jefferson County Board of County Commissioners (*via U.S. Mail*)  
100 Jefferson County Parkway  
Golden, Colorado 80419

Greg Podd (*via email*)



Elk Creek Estates LLC

our property line



**From:** [John Wolforth](#)  
**To:** [Justin Montgomery](#)  
**Cc:** [Russell Clark](#); [Mike Schuster](#)  
**Subject:** FW: Jefferson County Board of Commissioners Contact Us Request Form [#618]  
**Date:** Monday, October 10, 2016 8:48:55 AM

---

-----Original Message-----

From: Deborah Churchill  
Sent: Monday, October 10, 2016 8:42 AM  
To: John Wolforth  
Cc: commish3; commish1; commish2  
Subject: FW: Jefferson County Board of Commissioners Contact Us Request Form [#618]

John, FYI. Please include in the case file.

Deborah Churchill  
Executive Assistant  
Jefferson County Board of County Commissioners  
100 Jefferson County Parkway  
Golden, CO 80419  
303.271.8525 (Main)  
303.271.8502 (Direct)  
dchurchi@jeffco.us

-----Original Message-----

From: Jefferson County Board of County Commissioners [<mailto:no-reply@wufoo.com>]  
Sent: Thursday, October 6, 2016 5:17 PM  
To: Deborah Churchill  
Subject: Jefferson County Board of Commissioners Contact Us Request Form [#618]

Your Name: Gary Barrett  
Your Email: [conifermail@gmail.com](mailto:conifermail@gmail.com)  
Comments: Commissioners,

Rezoning Request for St Malo Catholic Center:

I request that the Commissioners deny the request for rezoning for the following reasons:

It places additional burdens on the fire department with no increase in tax revenue to offset demands for services.

The size of the building increases the possibility that fire insurance rates in the district will increase and may result in loss of insurability for some district properties. ISO uses the size of the 5 largest buildings in the district as part of their assessment. The proposed zoning and development increases the collective size significantly.

Emergency egress routes in the proposed area are already questionable ... this adds to emergency egress issues in the area.

The fire department is uncertain of their ability to protect the proposed structures.

The potential approval of the development and waiver of county building policy indicates to me that the current

county policies, standards, codes, and plans do not sufficiently recognize the unique hazard posed by wildfire. It is the only single hazard capable of destroying our entire community. Other concerns and issues must be secondary. More than half of our large fires on the front range are human caused. Adding population density requires extraordinary measures to reduce fire risk.

This proposed rezoning and subsequent development must significantly reduce the risk of wildfire and reduce the burden on our local fire department or it should be denied.

thank you,

Gary Barrett  
Conifer resident

**From:** [John Wolforth](#)  
**To:** [Justin Montgomery](#)  
**Cc:** [Russell Clark](#); [Mike Schuster](#)  
**Subject:** FW: VOTE NO: Proposed rezoning (case # 16-105311RZ)  
**Date:** Monday, October 10, 2016 8:22:51 AM

---

**From:** commish3  
**Sent:** Sunday, October 09, 2016 2:40 PM  
**To:** John Wolforth  
**Subject:** Fwd: VOTE NO: Proposed rezoning (case # 16-105311RZ)

**Donald Rosier**  
Jefferson County Commissioner  
Sent via my mobile office

----- Original message -----

**From:** Anamaria Popescu <[drapopescu610@gmail.com](mailto:drapopescu610@gmail.com)>  
**Date:** 10/9/16 2:07 PM (GMT-07:00)  
**To:** commish1 <[commish1@co.jefferson.co.us](mailto:commish1@co.jefferson.co.us)>, commish2 <[commish2@co.jefferson.co.us](mailto:commish2@co.jefferson.co.us)>, commish3 <[commish3@co.jefferson.co.us](mailto:commish3@co.jefferson.co.us)>  
**Cc:** John Jerz <[jjerz@thinkbrg.com](mailto:jjerz@thinkbrg.com)>  
**Subject:** VOTE NO: Proposed rezoning (case # 16-105311RZ)

Dear Ms. Szabo, (Mr. Tighe & Mr. Rosier):

As a resident of the Douglass Ranch community we strongly urge you to vote NO to the proposed rezoning (case # 16-105311RZ) by the Camp St. Malo Catholic Conference & Retreat Center located at 13034 South US Highway 285.

Our concerns are for our safety and the safety of the surrounding residential neighborhoods, primarily due to the wild fire danger and excessive traffic on Hwy 285 at Shaffers Crossing and the surrounding area.

Our neighborhood barely escaped the fires a few years back and allowing a facility with over hundred campsites in such a close proximity to homes in such a dry and arid environment with constant threat of gusting winds is not a feasible plan and endangers us all.

The Elk Creek Fire District has stated to you in the hearing on September 13, 2016 why this facility is a very bad idea and I hope you would take their expertise under consideration. Other so called 'experts' on this matter are employed by St. Malo making their testimony biased and self-serving at best.

Traffic at Kings Valley and Shaffers Crossing is already maxed out on Fridays and Sundays during the summer months which is the time that St. Malo will also be at its peak occupancy

making an already bad situation even worse. We have bottlenecks getting home from work that sometimes leave us stuck in track for only 2 miles for over an hour.

The placement of this large commercial facility in the midst of multiple residential areas is not appropriate for this area.

Again, please vote **NO** on this matter.

Thank you,

Anamaria and John Jerz

**RECEIVED**

**OCT 13 2016**

**JEFFERSON COUNTY  
COMMISSIONERS**

October 9, 2016

Kay and Bryan Collier

13831 Douglass Ranch Drive

Pine, Co. 80470

Dear Ms. Szabo,

As residents of the Douglass Ranch Community, we strongly urge you to vote NO on the proposed rezoning (case # 16-105311RZ) by the Camp St. Malo Catholic Conference and Retreat Center located at 13034 South US Highway 285.

Our concerns are for our safety and the safety of the surrounding residential neighborhoods and the Elk Creek Elementary School, located near us, primarily due to wild fire danger and excessive traffic on Highway 285 at Shaffers Crossing and the surrounding area. We have personally witnessed traffic accidents in this area during peak hours!! Traffic at Kings Valley and Shaffers Crossing is already maxed out on Fridays and Saturdays during the summer months which is the time that St. Malo will also be at its peak occupancy making an already bad situation even worse.

The fire danger is our largest concern. St. Malo is proposing having fire pits. Really? A very bad idea for a place that will have one way in and one way out! We have already experienced fires in our area as we have been evacuated twice for fires that have come very close to our sub division.

The Elk Creek Fire District has stated to you in the hearing on September 13, 2016 why the facility is a very bad idea and they are the experts!!

The placement of this large commercial facility in the midst of multiple residential areas is not appropriate for this area. Please....we urge you to vote NO on this matter.

We appreciate your time and efforts! Thank you!

*Kay & Bryan Collier*

Kay and Bryan Collier

**From:** [John Wolforth](#)  
**To:** [Justin Montgomery](#)  
**Cc:** [Russell Clark](#); [Mike Schuster](#)  
**Subject:** Fwd: Please help stop a threat to our community  
**Date:** Sunday, October 09, 2016 8:28:59 AM

---

Justin,

For case packet.

John

Begin forwarded message:

**From:** commish3 <[commish3@co.jefferson.co.us](mailto:commish3@co.jefferson.co.us)>  
**Date:** October 8, 2016 at 8:29:15 PM MDT  
**To:** John Wolforth <[jwolforth@co.jefferson.co.us](mailto:jwolforth@co.jefferson.co.us)>  
**Subject:** Fwd: Please help stop a threat to our community

**Donald Rosier**  
Jefferson County Commissioner  
Sent via my mobile office

----- Original message -----  
From: MARK <[mark.wallace@msn.com](mailto:mark.wallace@msn.com)>  
Date: 10/8/16 7:57 PM (GMT-07:00)  
To: commish3 <[commish3@co.jefferson.co.us](mailto:commish3@co.jefferson.co.us)>  
Subject: Please help stop a threat to our community

Dear Mr. Rosier,

As decade-long owners of a 5-acre lot in Douglass Ranch, and a family who hopes to begin building our new home in the community next spring, we're counting on you to do the right thing and vote **NO** to the proposed rezoning (case # 16-105311RZ) by the Camp St. Malo Catholic Conference & Retreat Center located at 13034 South US Highway 285.

Our concerns are for our safety of our community, as well as the safety of neighboring residential areas, primarily due to wild fire danger and excessive traffic on Hwy 285 at Shaffer's Crossing and the surrounding area. And these dangers are not just based on our opinions, but those of experts in their fields.

The Elk Creek Fire District testified at a hearing on September 13, 2016 and explained why they believe this facility is a very bad idea. Other so called 'experts' on this matter, who also gave testimony, are employed by St. Malo itself, making their testimony biased and unreliable at best. Our homes and land have already been threatened by fire, approaching from several miles away, but locating a facility that will bring thousands of non-mountain dwellers to the neighborhood to literally "play with fire", would represent a gross disregard for the safety of our community. This proposed commercial facility -- one that features outdoor fires, and will draw visitors who will be largely unfamiliar with mountain living, and cannot possibly understand the treat that an out-of-control wildfire will present. With the initial plan being for several thousand visitors each year with major expansion in the future, this cannot be something that you can seriously consider.

With regard to traffic, we all know how dangerous the Shaffer's Crossing Interchange and the King's Valley intersection are, and adding hundreds of vehicles every weekend to this treacherous section of Hwy 285 will only increase the problem. Traffic at King's Valley and Shaffer's Crossing is already maxed out on Fridays and Sundays during the summer months which is the time that St. Malo will also be at its peak. This area already has the highest traffic-related fatality rate in the region. Can you seriously be considering making this horrible situation worse?

The placement of this large commercial facility in the midst of multiple residential areas is not appropriate for this area. Again, please do the right thing and vote **NO** on this matter.

Thanks in advance for your consideration,

Mark Wallace & Sue Ley

4600 Terracewood Drive

Bloomington, MN 55437

952-454-2630

[mark.wallace@msn.com](mailto:mark.wallace@msn.com)

Douglass Ranch Property Owners Association  
P.O. Box 695  
Pine, CO 80470

October 11, 2016

Captain Del Kleinschmidt, Patrol Division  
Jefferson County Sheriff's Department  
200 Jefferson County Parkway  
Golden, CO 80401

Captain Kleinschmidt:

This is our request for you to provide formal comments and voice any concerns you may have about the effect the proposed rezoning at the intersection of Hwy 285 & Elk Creek Road will have on Public Safety. This is rezoning request, case # 16-105311RZ, applicant, Camp St. Malo Catholic Conference & Retreat Center, Inc. located at 13034 South US Highway 285.

As you may recall, at the Conifer Area Council meeting on September 21, 2016, some of our neighbors spoke with you regarding concerns about this proposed rezoning. We asked if the Sheriff's office had been contacted by the Jefferson County Department of Planning & Zoning to comment on the impact this proposed rezoning would have on both public safety and the staffing levels & operations of your department. At that time you told us that you had not been contacted.

You also told us that if you had been contacted, you could provide information about the affect various types of uses might have. You stated that a conference center & retreat would have one type of impact and a camping area would have a different type of impact. You also stated that you would need a formal request to make any comments.

For your information and to aid you in making any comments, we have attached a letter from the proposed project's architect to the Jefferson County Planning & Zoning Division listing the components of the Retreat Center. It is our understanding that the components listed are only for Phase 1 and the uses allowed in the Official Development Plan provide for a much larger project.

We have also attached the original response by Fire Chief Bill McLaughlin, Elk Creek Fire District, to the referral that he received from the Jefferson County Planning & Zoning Division. We share his concerns and are interested in knowing if you have similar or additional concerns, especially as they deal with traffic and the danger of wildfire.

On behalf of the Douglass Ranch Property Owners Association, the Board of Directors is asking you to provide information and attend the Board of County Commissioners hearing on October 25, 2016 to discuss public safety concerns and the impact this proposal would have on your department and the community at large.

Thank you for any information and assistance that you can provide to us.

Susan Festag  
President

Todd Williams  
Vice-President

Carl Price  
Treasurer

Barbara Pleva  
Secretary

Randy Jensen  
Roads & Grounds Chair

Attachments: Memo from Fire Chief McLaughlin dated July 20, 2015  
Letter from Eidos Architects dated February 25, 2016

Cc: Justin Montgomery, Case Manager, Jefferson County Planning & Zoning Division

**From:** [Amburn, Valerie](#)  
**To:** [Justin Montgomery](#)  
**Subject:** RE: Public Comment  
**Date:** Wednesday, October 12, 2016 3:23:45 PM

---

This is concerning honestly and a potential 'crack' in the transparency of this hearing. Will check it out tomorrow.

---

**From:** Justin Montgomery [mailto:jmontgom@co.jefferson.co.us]  
**Sent:** Wednesday, October 12, 2016 3:20 PM  
**To:** Amburn, Valerie  
**Subject:** RE: Public Comment

Hi Valerie,

1. No, it is not automatic. I manually copy them into the case file. The only way to ensure the comments make the public record is to send them to me.
2. Yes, I set this folder up for organization sake because I was inundated with emails after the hearing packets were sent. I have no issue reorganizing the comment folder as requested. The changes might not be visible right away, but you should be able to see them tomorrow (at the latest).

Thanks,  
Justin

**Justin Montgomery, AICP**

Planner | Planning & Zoning Division  
Jefferson County, Colorado  
100 Jefferson County Parkway, Suite 3550  
Golden, Colorado 80419  
Office: 303.271.8792

---

**From:** Amburn, Valerie [mailto:[Valerie.Amburn@finra.org](mailto:Valerie.Amburn@finra.org)]  
**Sent:** Wednesday, October 12, 2016 3:05 PM  
**To:** Justin Montgomery  
**Subject:** Public Comment  
**Importance:** High

Justin,

Two questions about the public comments folder on the rezoning case file:

1. I see that some new public comments appear to have been sent direct to the Commissioners, and then were forwarded for inclusion in the case file. Is this automatic? If not, what is the

process to ensure that all emails which go direct to the commissioners make it to the public record?

2. Can the folder "Comments Received After Hearing Packet" be deleted, and all 14 comments residing in that folder be added to the folder one level up, titled "Citizen Comments"? The date of the emails will make it clear which were received after the application packet so the folder would seem unnecessary. As it is structured currently it is not immediately evident that there are recent public comments. Alternatively, can you please a copy of all new comments (including the 14) into the Citizen Comments folder so they are viewable at a glance?

Please advise

Thank you!

Valerie Amburn

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**From:** [BRAD KATHLEEN COORS](#)  
**To:** [commish1](#); [commish2](#); [commish3](#); [Justin Montgomery](#)  
**Subject:** Vote NO on Rezoning 16-105311  
**Date:** Wednesday, October 12, 2016 6:05:51 PM

---

I am a homeowner in the Glenelk Association of homes along South Elk Creek Road. My family and I are extremely concerned about the proposed rezoning Case No. 16-105311-RZ, as it presents a life safety threat to the surrounding communities, including ours.

My family and I share a lifelong dedication to preserving the Western way of life, and the Coors family tries to do our part to perpetuate strong Western values for the generations to come. One of those values is speaking out when you see a wrong, and the proposed Emmaus Catholic Retreat is just that – wrong for our community. Coloradans need elected officials who will fight for our community, and we need you now!

The initial plan is for several thousand visitors each year with major expansion in the future. The Official Development Plan, if approved, would allow for a 100,000 square foot building and a 60,000 square foot building. And yet, church officials, the architect, traffic figures, and the fire mitigation plans inconceivably speak ONLY to a single structure less than 45,000 SF. If, despite community outcry, the Commissioners determine to approve this rezoning, the structure MUST BE LIMITED TO 45,000 SF OR LESS. This will align the legal document with the church's statement of intent and with the supporting data. Anything less would be empty promises, and UNENFORCEABLE.

A commercial facility featuring outdoor fires and thousands of visitors who do not understand the threat of fire is a bad idea! Putting it in a residential area that is one of the highest wildfire risk zones is an irresponsible decision. This project creates a reckless wildfire danger for our entire community. At the public meeting in September 2015, the archdiocese stated twice that groups who come to the Retreat will be responsible for providing their own supervision over people attending the retreat. Since then, the archdiocese and their representatives have provided vague and conflicting statements about how they might supervise fire pits and fire risks presented by thousands of transient visitors. This project cannot be approved given the extreme risk, lack of detail, and shifting stories concerning supervision at the site.

Kathy Coors  
13853 South Elk Creek Road  
Pine, CO 80470

**From:** [John Wolforth](#)  
**To:** [Justin Montgomery](#)  
**Subject:** FW: St Malo Conference Facility  
**Date:** Friday, October 14, 2016 9:11:52 AM

---

**From:** commish3  
**Sent:** Friday, October 14, 2016 9:05 AM  
**To:** John Wolforth  
**Subject:** Fwd: St Malo Conference Facility

**Donald Rosier**  
Jefferson County Commissioner  
Sent via my mobile office

----- Original message -----

**From:** Nita Drolet -Johnson <[nmdj@ymail.com](mailto:nmdj@ymail.com)>  
**Date:** 10/14/16 8:30 AM (GMT-07:00)  
**To:** commish2 <[commish2@co.jefferson.co.us](mailto:commish2@co.jefferson.co.us)>, commish1 <[commish1@co.jefferson.co.us](mailto:commish1@co.jefferson.co.us)>, commish3 <[commish3@co.jefferson.co.us](mailto:commish3@co.jefferson.co.us)>  
**Subject:** Fwd: St Malo Conference Facility

Nita  
Sent from my iPhone

Begin forwarded message:

**From:** Nita Drolet -Johnson <[nmdj@ymail.com](mailto:nmdj@ymail.com)>  
**Date:** October 14, 2016 at 8:26:40 AM MDT  
**To:** [commish1@jeffco.us](mailto:commish1@jeffco.us), [commish2@jeffco.us](mailto:commish2@jeffco.us), [commish3@jeffco.us](mailto:commish3@jeffco.us)  
**Subject:** St Malo Conference Facility

Good Morning,  
As I read the large ad placed in the High Timber Times opposing this facility, I am urged to present my take on this.

I welcome the development! I believe this facility is an asset to an area that could very well be developed into cluster housing.

However, I strongly disagree with allowing fire pits! We have minimal road accesses to safety in this area.  
I believe with some "tweaks" to their master plan this development is the best use of this land.

We already have a developing state park in our area that has increased traffic & will allow camping. Thus far, with the recent signage & road improvements at Schaffers crossing at 285 we have not experienced an increase in accidents.

The foothills are becoming urbanized. Opposing this retreat will not preserve this piece of land from development. And I believe this conference center is the best way to go!

Nita Drolet-Johnson  
Sent from my iPhone

**From:** [Jeremy Martin](#)  
**To:** [commish1](#); [commish2](#); [commish3](#); [Justin Montgomery](#)  
**Subject:** Case #16-105311RZ  
**Date:** Monday, October 17, 2016 12:20:21 PM

---

I just wanted to send in my opposition to the rezoning request for the St Malo Catholic Center. What they are proposing is entirely too large for the area, and will place an undue tax burden on everyone else already living here. Especially given their tax free status, I am also strongly opposed to their plans on renting out the facility for profit - it's like they are taking advantage of our community twice instead of just once.

Finally, please take a moment to review the well documented, systemic abuse that the Catholic Church has carried out against children across the world for decades. They have a well documented practice of relocating priests accused of abuse to other cities and even countries, to avoid prosecution, so even if all of the staff is OK on day 1, someone bad could be transferred in at any point. Given their proven track record, I am deeply afraid the opportunities for abuse if this facility is built as planned -- dormitories with room for 1 adult, separate small cabins, etc -- is immense. Not as immense as the wildfire danger in the area they will only be making worse with open fire pits, but still, given recent history I can only assume the number of children who end up being abused at this facility will be greater than 0 sooner or later, which is not acceptable. At a minimum I would want a public-approved "abuse prevention plan" in place, such as doing background checks on all staff members and having an independent third party verify no one with a history of abuse is allowed to work there.

Sincerely,  
Jeremy Martin  
Evergreen

**RECEIVED**

**OCT 19 2016**

**JEFFERSON COUNTY  
COMMISSIONERS**

13532 Douglass Ranch Drive  
Pine, CO 80470  
October 17, 2016

Donald Rosier  
Jefferson County Commissioner District 3  
100 Jefferson County Parkway  
Administration and Courts Facility  
Golden, CO 80419

Dear Commissioner Rosier,

I have never written nor expressed my opinion to a public official. This letter is a first for me.

I am compelled to write to you regarding my deepest concern for proposed fire pits at the Camp St. Malo Catholic Conference & Retreat Center at 13034 South US Highway 285.

I reference Case No. 16-105311-RZ.

Management of the fire pits by camp visitors who do not have a vested interest in the property (i.e.: visitors do not own the property but rather they simply visit) increases the risk of a "fire accident".

I urge you to consider allowing only propane or natural gas fire pits – which do not throw sparks like a wood fire does.

All of us long timers in Jefferson County and in Colorado know full well of the effects of a wild fire – uncontrollable destruction on a grand scale.

I do not object to Camp St. Malo itself – but please help them to be safe neighbors by restricting the type of fires in fire pits.

Thank you for taking a few minutes to consider the importance of my request.

Sincerely,



Tom Washburn

**From:** [John Wolforth](#)  
**To:** [Justin Montgomery](#)  
**Cc:** [Russell Clark](#); [Mike Schuster](#)  
**Subject:** Fwd: Opposed to rezoning proposal of St Malo Catholic Retreat  
**Date:** Tuesday, October 18, 2016 11:52:46 AM

---

Begin forwarded message:

**From:** commish3 <[commish3@co.jefferson.co.us](mailto:commish3@co.jefferson.co.us)>  
**Date:** October 18, 2016 at 11:28:35 AM MDT  
**To:** Deborah Churchill <[dchurchi@co.jefferson.co.us](mailto:dchurchi@co.jefferson.co.us)>, Kyle Ennenga <[kennenga@co.jefferson.co.us](mailto:kennenga@co.jefferson.co.us)>, John Wolforth <[jwolfort@co.jefferson.co.us](mailto:jwolfort@co.jefferson.co.us)>  
**Subject:** FW: Opposed to rezoning proposal of St Malo Catholic Retreat

**Donald Rosier, PE**

Jefferson County Commissioner  
100 Jefferson County Parkway  
Golden, CO 80419  
Phone: [303.271.8525](tel:303.271.8525)  
email: [Commish3@jeffco.us](mailto:Commish3@jeffco.us)  
[www.jeffco.us](http://www.jeffco.us)

**From:** Lindsay Borgers [<mailto:lindsaylee230@gmail.com>]  
**Sent:** Tuesday, October 18, 2016 11:11 AM  
**To:** commish3 <[commish3@co.jefferson.co.us](mailto:commish3@co.jefferson.co.us)>  
**Subject:** Opposed to rezoning proposal of St Malo Catholic Retreat

Attention: Donald Rosier,

I am a nearby resident in the surrounding area and I am highly concerned about the purposed rezoning request for the St. Malo Conference retreat. Case number 16-105311-RZ It raises serious safety concerns for fire, wildlife, traffic, vehicle fatalities, school zone, well water consumption, loss of tax revenue, and thousands of visitors and camping concerns. Please deny this zoning request. It is wrong for our mountain community.

Sincerely,  
Concerned resident, Jim Schatz (303) 838-6435

**From:** [John Wolforth](#)  
**To:** [Justin Montgomery](#)  
**Subject:** Fwd: St. Malo Retreat and Conference Center  
**Date:** Tuesday, October 18, 2016 10:00:19 PM

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Begin forwarded message:

**From:** commish3 <[commish3@co.jefferson.co.us](mailto:commish3@co.jefferson.co.us)>  
**Date:** October 18, 2016 at 8:44:25 PM MDT  
**To:** Deborah Churchill <[dchurchi@co.jefferson.co.us](mailto:dchurchi@co.jefferson.co.us)>, John Wolforth <[jwolfort@co.jefferson.co.us](mailto:jwolfort@co.jefferson.co.us)>  
**Subject:** Fwd: St. Malo Retreat and Conference Center

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Barb Brunt <[barbaraannbrunt@gmail.com](mailto:barbaraannbrunt@gmail.com)>  
**Date:** 10/18/16 6:25 PM (GMT-07:00)  
**To:** commish3 <[commish3@co.jefferson.co.us](mailto:commish3@co.jefferson.co.us)>  
**Subject:** St. Malo Retreat and Conference Center

I am a elk creek road home owner and ask that you turn down the catholic church's request to build a 38,000 to 100,000 foot buildings and retreat, OUTDOOR FIRES, and thousands of visitors. This would put all the residents in jeopardy due to:

\*Fire safety concerns...those who do not live here do not realize our fire concerns. All we would need is one careless camper, etc. We who live on elk creek KNOW fire would come down this canyon like a wild fire. Loss of property and life would be catastrophic.

\* The Schaffer crossing exit off of 285 is a dangerous intersection and this huge increase in traffic would only add to the problem.

\*The plans are for a massive complex....I did not move to this community expecting to have this in my back yard...

Please take all of this in to consideration when making your decision...would you like this in your back yard. Vote your conscience.

Barbara Brunt

Sent from my iPad

Sent from my iPad

**CASE SUMMARY**  
**Regular Agenda**

**PC Hearing Date:** August 24, 2106

**BCC Hearing Date:** September 13, 2016

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**16-105311RZ** Rezoning

**Case Name:** Emmaus Catholic Retreat & Conference Center ODP

**Owner/Applicant:** Camp St. Malo Religious Catholic Conference & Retreat Center, Inc.

**Location:** 13034 South US Highway 285  
Sections 5 & 6, Township 7 South, Range 71 West  
Sections 31 & 32, Township 6 South, Range 71 West

**Approximate Area:** 247.1 Acres

**Purpose:** **Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow a religious retreat and conference center and A-2 uses.**

**Case Manager:** Justin Montgomery

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**Issues:**

- The proposed access goes through a floodplain/wetland area, the size of the proposed structures, traffic, water quality, fire danger, and scale of development.

**Related Deeds:**

- Special Warranty Deed, Reception No. 2015053426

**Recommendations:**

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

**Interested Parties:**

- Local residents and business owners

**Level of Community Interest:** Moderate

**Representative for Applicant:** Jon Rosenthal, Eidos Architects

**General Location:** South US Highway 285 & South Elk Creek Road

**Case Manager Information:** Phone: 303-271-8792 e-mail: [jmontgom@jeffco.us](mailto:jmontgom@jeffco.us)

## Planning Commission Minutes of August 24, 2016

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The Planning Commission of the County of Jefferson, State of Colorado, met for pre-meeting on August 24, 2016 in the Jefferson County Government Center, rooms 1566/67, Golden, Colorado. Commissioner Tim Rogers, Chairman, presided. Commissioner Harris, Commissioner Moore, Commissioner Hatton, Commissioner Burke, Commissioner Schiche, and Commissioner Spencer were present.

Commissioner's, Hammond and Westphal were absent.

### STAFF PRESENT:

Mike Schuster, Assistant Director  
Russ Clark, Planning Supervisor  
Justin Montgomery, Planner  
Heather Gutherless, Senior Planner  
Elyse Dinnocenzo, Planner  
Bonnie Benedik, Administrative Assistant  
Kourtney Hartmann, Assistant County Attorney

PRE-MEETING is recorded on Livelink.

### **Public Comment – Hearing 6:15 P.M.**

No citizens came forward to present their views during the public comment period.

### **APPROVAL OF MINUTES**

The Planning Commission upon motion of Commissioner Schiche, duly seconded by Commissioner Harris and by unanimous vote, approved the minutes of August 3, 2016.

### **PUBLIC HEARING CONSENT AGENDA**

No one requested to testify in the following case:

#### **16-108726AM**

**Applicant:**

**Purpose:**

#### **Regulation Amendment**

Jefferson County

#### **Amendment to Section 5: Accessory Uses of the Zoning Resolution**

- Allowing for the keeping of ducks as an Accessory Use on certain residential properties.
- Restricting the combined number of chickens and ducks allowed on a residential property.

# Jefferson County Planning Commission

Regular Meeting Minutes – August 24, 2016

Page 2 of 4

- 
- Clarification of when the keeping of chickens and ducks is governed by Section 5 or by the underlying zoning district.

**Case Manager:** Elyse Dinnocenzo

The Planning Commission, upon motion of Commissioner Burke, duly seconded by Commissioner Moore and by unanimous vote, adopted the attached resolution recommending **approval** of this case on the consent agenda subject to the conditions of approval identified in the applicable staff report.

## **PUBLIC HEARING REGULAR AGENDA**

### **16-105311RZ**

### **Rezoning**

**Case Name:** Emmaus Catholic Retreat & Conference Center  
**Owner:** Camp St. Malo Religious Retreat & Conference Center, Inc.  
**Applicant:** Eidos Architects, PC  
**Location:** 13034 South US Highway 285  
Section 5, Township 7 South, Range 71 West  
**Approximate Area:** 241.26 Acres  
**Purpose:** **Rezone from Agriculture-Two (A-2) to Planned Development (PD) to allow a religious retreat and conference center and A-2 uses.**  
**Case Manager:** Justin Montgomery

## **SWORN TESTIMONY**

Bob Saas, Eidos Architecture  
Jon Rosenthal, Eidos Architecture  
Ray Hamilton, Emich Foster Wheeler Engineering for waste water  
Austin Creswell, Emich Foster Wheeler Engineering for fresh water  
Michael Six, Director of operations water treatment systems  
Kevin Brown, concerns with the rezoning  
Diana Lynn, concerns about the rezoning  
Randy Brame, concerns about the rezoning  
Gail Hite, concerns about the rezoning  
Susan Festag, Douglas Ranch POA, concerns about the rezoning  
Valerie Amburn, GlenElk HOA, concerns about the rezoning

## Jefferson County Planning Commission

Regular Meeting Minutes – August 24, 2016

Page 3 of 4

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John Lay, concerns about the rezoning  
Mark Fisher, in support of the rezoning  
John Wimmer, in support of the rezoning  
Zeck Weitzl, in support of the rezoning  
Agata Weitzl, in support of the rezoning  
James Forsyth, in support of the rezoning  
Tim Forsythe, in support of the rezoning  
Randy Jensen, concerns with the rezoning

Following the taking of sworn testimony, the Planning Commission discussed the concerns of the public which included a narrow road that was not maintained by the County, fire danger with fire pits, building size and location of the resort building, contaminating and lessening existing well water, and evacuation issues in case of fire.

Staff reviewed the questions regarding improvements to the road. Visual impacts with cars turning into the property and the width of the road have been addressed with Transportation and Engineering which will require access improvements. The treatment facility they are proposing needs to be approved by the State. Drainage and water quality are monitored with the Planning Engineers and they will monitor the water quality aspects. Fire mitigation needs to be approved by the State Forestry Service and Elk Creek Fire and Rescue. All of these happen during the Site Development Process and need to be approved prior to building permit.

The applicant discussed water issues, both clean water and waste water, and talked about the water filtration system they are proposing for this area. Wells were discussed and they mentioned that they will only need three wells versus the well count that was planned in the past. There will be water for fire mitigation as well, once the site is designed. Building size and parking were discussed, along with traffic study information. He explained that Use Area A is the least buildable area of the site and in the lowest area without building in the meadow next to the floodplain. Camp sites will be in groups rather than spread out.

Included in their discussion, the Planning Commission had concerns about Use Area B which would stay A-2 zoning. They were worried about this area later being subdivided into a future housing development. Knowing that the applicant wasn't sure how that land would be used in the future, the Planning Commission asked the applicant to discuss the following areas amongst themselves while they took a short break, and see if they could make some changes that might be more reassuring to them before they approved this

# Jefferson County Planning Commission

Regular Meeting Minutes – August 24, 2016

Page 4 of 4

case. The areas they wanted them to talk about were these:

- The amount of development for Use Area B
- Building Height
- Fire Pits
- Noise
- Total square footage of buildable area

Following the break, the applicant agreed to do these changes:

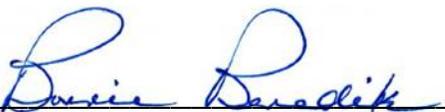
- Reduce the 125,000 sq. ft. area to 100,000 sq. ft.
- The building height will lower from 60' to 55' in the Retreat Center and 35' in the Chapel.
- The minimum parcel size for the Retreat Center shall be 100 acres for Use Area 1.
- 80% of the total site shall remain open area.
- No outdoor amplification is permitted, and all outdoor events shall only be during daylight hours.
- 6 firepits total for the site.
- No leasing of campsites shall be permitted.

Upon motion of Commissioner Harris, duly seconded by Commissioner Burke and by majority vote, adopted the attached resolution recommending **approval with conditions** of this case.

There being no further business to come before the Planning Commission, the meeting was adjourned at 11:09 p.m.

ATTEST:

PLANNING COMMISSION OF THE  
COUNTY OF JEFFERSON, COLORADO



Administrative Assistant

Chairman

August 24, 2016

Date

Date

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**August 24, 2016**

**RESOLUTION**

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|                           |   |
|---------------------------|---|
| <b><u>16-105311RZ</u></b> | <b>Rezoning</b>   |
| <b>Case Name:</b>         | <b>Emmaus Catholic Retreat &amp; Conference Center</b>  |
| <b>Owner:</b>             | Camp St. Malo Religious Retreat & Conference Center, Inc.   |
| <b>Applicant:</b>         | Eidos Architects, PC  |
| <b>Location:</b>          | 13034 South US Highway 285<br>Section 5, Township 7 South, Range 71 West  |
| <b>Approximate Area:</b>  | 241.26 Acres  |
| <b>Purpose:</b>           | <b>Rezone from Agriculture-Two (A-2) to Planned Development (PD) to allow a religious retreat and conference center and A-2 uses.</b> |
| <b>Case Manager:</b>      | Justin Montgomery   |

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 the property is located in a Mountain Area Plan and meets the required criteria for both a Destination Resort and Even Center, including being appropriately sized to mitigate impacts, taking access from a Collector Road, architectural restrictions, and restrictions that preserve the wet mountain

meadow.

- 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 a revised Official Development Plan in accordance with the red-marked print dated August 24, 2016.

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

|              |                |            |
|--------------|----------------|------------|
| Commissioner | <b>Rogers</b>  | <b>Aye</b> |
| Commissioner | <b>Moore</b>   | <b>Aye</b> |
| Commissioner | <b>Harris</b>  | <b>Aye</b> |
| Commissioner | <b>Hatton</b>  | <b>Aye</b> |
| Commissioner | <b>Burke</b>   | <b>Aye</b> |
| Commissioner | <b>Schiche</b> | <b>Aye</b> |
| Commissioner | <b>Spencer</b> | <b>Nay</b> |

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, August 24, 2016.



Bonnie Benedik  
Administrative Assistant

## Staff Report

**PC Hearing Date:** August 24, 2106

**BCC Hearing Date:** September 13, 2016

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**16-105311RZ** Rezoning

**Case Name:** Emmaus Catholic Retreat & Conference Center ODP

**Owner/Applicant:** Camp St. Malo Catholic Conference & Retreat Center, Inc.

**Location:** 13034 South US Highway 285  
Sections 5 & 6, Township 7 South, Range 71 West  
Sections 31 & 32, Township 6 South, Range 71 West

**Approximate Area:** 247.1 Acres

**Purpose:** **Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow a religious retreat and conference center and A-2 uses.**

**Case Manager:** Justin Montgomery

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**Representative:** John Rosenthal, Eidos Architects

**Existing Use:** Agricultural

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### BACKGROUND/UNIQUE INFORMATION:

The applicant is requesting to rezone the subject property in order to add a religious retreat and conference center to the existing A-2 uses. The proposed development is a relocation of the St. Malo Retreat Center that was destroyed by a fire in Boulder County in 2011. The subject property is southwest of US Highway 285 and the Elk Creek Road intersection, east of Elk Creek Elementary School and south of Shaffer's Crossing (sand and gravel quarry). The applicants are proposing three main buildings: an adult retreat center, youth retreat center, and chapel, in addition to camping areas and hermitages. The majority of the uses will follow the building standards of the existing A-2 zone district, with a few exceptions that will be discussed within this report.

This site is mostly forested with pockets of dense trees and open area. Elk Creek traverses the property, beginning at the northernmost point and running roughly parallel with the eastern property line. A FEMA 100 year floodplain is designated along both sides of the creek. There is no development planned for the area within the floodplain aside from the proposed main access to the property. The US Fish and Wildlife Service's web site (called 'Wetlands Mapper') depicts areas near Elk Creek as freshwater emergent wetlands and freshwater forested/shrub wetlands. Any grading or construction affecting these areas will likely require a 404 permit from the Army Corps of Engineers.

### SURROUNDING ZONING/LAND USE:

|               | Adjacent Zoning                                      | Land Use  |
|---------------|--|---|
| <b>North:</b> | Planned Development (PD) and Agricultural –Two (A-2) | Mineral Extraction & Single Family Residential (1du/10 acres) |
| <b>South:</b> | Agricultural –Two (A-2)                              | Single Family Residential (1du/10 acres)                      |

|              |                         |   |
|--------------|-------------------------|---|
| <b>East:</b> | Agricultural –Two (A-2) | Single Family Residential (1du/1 acre)            |
| <b>West:</b> | Agricultural –Two (A-2) | School & Single Family Residential (1du/10 acres) |

**NOTIFICATION:**

A community meeting was held for this rezoning application on August 20, 2015. According to the applicant, several people were in attendance and once they heard specific information about the project, most of their concerns were adequately addressed. Staff has heard from members of the public who are not completely satisfied with the proposal and their concerns will be discussed below.

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 2-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 high number of properties (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 1<sup>st</sup> 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. Signs, 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 signs 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 Hub.

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

- Conifer Area Council
- Conifer Ridge POA
- Douglass Ranch POA
- Elk Falls POA
- Golden View Acres HOA
- Jefferson County Horsemen's Association
- Preserve Our Mountain Community

During the processing of the application, Staff **has** received responses in objection to the proposal. The concerns raised are with the scale of the development, the proposed three-story building, and the topography on which the development is proposed. The proposed access point across from S. Cedar Circle was questioned since the proposed road will cross the designated wetland areas. There is a local business owner who is of the opinion that additional traffic on Highway 285 will decrease the number of customers who stop into his business. Another concern is with water quality during construction and future use of the property, since several wells are located near Elk Creek. Traffic is another concern and the fear that visitors to the retreat will drive around the local roads at all hours of the night.

**COMPREHENSIVE MASTER PLAN ASSESSMENT:  
Area Plan: Conifer/285 Corridor Area Plan**

|                        | Land Use    | Physical Constraints | Community Resources | Infrastructure, Water and Services | Design Guidelines |
|------------------------|-------------|----------------------|---------------------|------------------------------------|-------------------|
| <b>Conformance</b>     | <b>X(1)</b> | <b>X (2)</b>         | <b>X (3)</b>        | <b>X (4)</b>                       | <b>X (5)</b>      |
| <b>Non-Conformance</b> |             |                      |                     |                                    |                   |

**Services:** Elk Creek Fire Protection District  
Onsite well

Onsite wastewater treatment system

\*\*\*\*\*

**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, 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 CMP accommodates the development of a balance of land uses and states that new development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and currently entitled uses on adjacent parcels. New developments should be evaluated for their impacts to the health of the community and regional impacts (air quality and transportation) should be considered.

*The proposed use will minimize impacts to the adjacent properties by integrating the design of buildings with the natural landscape, preserving land forms and vegetation to provide screening of parking areas, preserving the meadow between Elk Creek and South Elk Creek Road, and minimizing the modification of the existing topography while constructing access roads and retaining walls. The proposed use is allowed by the CMP in residential areas, provided it can meet the criteria of a Destination Resort and Event Center which is discussed below. The site is adjacent to US Highway 285 and a collector road (Elk Creek Road). The applicants provided a Traffic Impact Analysis which concluded that no nearby intersection is expected to operate less than Level of Service (LOS) B through 2035.*

**b. Business and Industry**

The CMP allows for the development of destination resorts and event centers in residential areas and offers the following criteria to evaluate these uses. The proposed project is both a destination resort and event center.

**Criteria for all uses:**

The massing and scale of the building should be compatible with the area. Mountain Site Design should be followed and new buildings should be located on slopes of less than 30%. Signage should be comparable to surrounding uses. Additionally, the proposed use should address impacts and other applicable goals and policies in this Plan.

*The applicants provided a visual impact analysis to Staff to illustrate the adult retreat center, which is the largest proposed building. The rendering shows the facility screened by trees and designed to blend in with the natural setting. Staff is of the opinion that the massing and scale is compatible with the area and from a distance will look like a majority of the large houses constructed in the area. Mountain Site Design is being followed (using the Conifer/285 Corridor Area Plan and Site Development Plan process as a guide), and no portion of the site appears to have slopes exceeding 30%. The proposed signage is modest and comparable to the current A-2 zone district requirements. This use is also being evaluated against other goals and policies of the CMP.*

**Destination Resorts Criteria:**

Destination Resorts are allowed in Mountain Area Plans on lots that are at least 10 acres in order to mitigate negative impacts. Proposed buildings should utilize quality architectural design. Buffers should be designated on all sides to mitigate impacts to surrounding properties and visual resource corridors along roads should be preserved. The CMP urges traffic to access the site from a collector road and should not go through a residential street.

*The subject site is 247 acres and is located in Pine, CO. The proposed buildings are being designed by Eidos Architects using quality architectural design. The proposed buildings must meet the requirements of the Architecture Section of the Zoning Resolution when the design and architectural elevations are reviewed during the subsequent Site Development Plan process. The development is surrounded by trees on all sides will not impact visual resource corridors along roads. Furthermore, access to the subject site is from Elk Creek Road, which is a county maintained collector road.*

**Event Centers Criteria:**

Event Centers in Mountain Area Plans must be on lots that are of sufficient size to mitigate negative impacts. Proposed buildings should utilize quality architectural design.

*As mentioned above, the subject site is located near Pine, CO and is 247 acres in size, which is more than sufficient to mitigate negative impacts. The proposed buildings are being designed by Eidos Architects using quality architectural design. The proposed buildings must meet the requirements of the Architecture Section of the Zoning Resolution when the design and elevations are reviewed during the subsequent Site Development Plan process.*

**c. Site Design**

The CMP seeks to ensure that the design of new development is compatible with community character and natural surroundings. Policies promote using clustering to minimize visual impacts and direct buildings away from environmentally and visually sensitive lands. Architectural and site design elements should be addressed in the rezoning. Usable Outdoor Spaces and small-scale cultural and recreational facilities should be encouraged. Natural stream channels and flows should be maintained to protect the surface drainage network as well as native vegetation along drainageways.

*The design of the proposed development is compatible with community character and natural surroundings. The bulk of the proposed development will be clustered in Use Area A and shielded by trees. The floodplain, wetlands, and meadow areas of the subject property will not contain any of the main uses of the site and will be preserved to the greatest extent practicable.*

**d. Area Recommendation**

The subject property is in Use Area 4 of the Conifer/285 Corridor Area Plan which recommends 1 dwelling unit per 5 acres with special policies for mountain meadows. This area is not within other constraint areas, such as severe wildfire hazard or high wildlife quality habitat, however due to the presence of mountain meadows, special care should be taken if the property is developed. The special policies for mountain meadows are as follows:

- 1) Use the natural topography to minimize the visual impacts of the buildings, as much as practicable.
- 2) Construct only open-style fencing in the meadow area.
- 3) Minimize disturbance in the 'wet' portion of the meadow, if such an area exists.

*The proposed development uses the natural topography to minimize the visual impacts of the buildings, as much as practicable. The fencing is not specifically addressed in the ODP; rather it follows the standards of the A-2 zone district like the majority of the area. Disturbance in the wet portions of the meadow will be minimized by a restriction in the ODP that requires the preservation of the meadow between Elk Creek and S. Elk Creek Road.*

In addition, the following should be included in the architectural design.

- 1) Use colors that help the structures blend into the natural surroundings.
- 2) Use more than one building material. One of the materials used should be stone, faux stone, cultured stone, or timbers.
- 3) Minimize the impact of other non-building structures on the meadow, such as driveways, septic systems and detention areas.

*The proposed project must go through a Site Development Plan process if this rezoning is approved.*

The architectural design will be reviewed during that process and the zoning resolution requires earth-toned colors. The ODP states that the architectural materials must be consistent with the natural environment and proposed consist primarily of exposed timber, stone, brick, and stucco. No septic systems or detention areas are proposed in the meadow.

**Areas of Non-Conformance:**

**a. Business and Industry**

**Criteria for all uses:**

The building height should not exceed 35 feet.

Only two (2) of the proposed buildings are planned to exceed 35 feet in height – the adult retreat center (60 feet) and the chapel (45 feet). Staff was concerned about the height of the adult retreat center and requested a visual impact analysis from the applicant. Staff reviewed the visual analysis provided and is of the opinion that the proposed building is compatible with the landscape and terrain and is not excessively large for the area.

At the Planning Commission Hearing, revisions to the Official Development Plan were proposed that reduced the building height of the adult retreat center to 55 feet and the chapel to 35 feet. There is now only one proposed structure that is not conforming to the criteria above.

**Destination Resort Criteria:**

The CMP states that 80% of the site should contain open area.

The proposed ODP states that 25% of Use Area A will remain undisturbed but does not commit to 80% open area for the whole site. Use Area B is nearly two times the size of Use Area A and permits less impactful uses. It is very likely that 80% of this site will remain open area, because of the size of the parcel, the natural constraints, and the applicant's intentions to develop a retreat center, but the proposed zoning does not require 80% open space.

At the Planning Commission Hearing, revisions to the Official Development Plan were proposed that now state that 80% of the entire site shall remain open area. Therefore, the proposed project is in conformance with the criteria above.

**Event Center Criteria:**

The CMP states that no outdoor amplification should be permitted and outdoor receptions/events should be allowed only during daylight hours. Furthermore only security lighting should be permitted and no additional lighting during events that negatively impact the neighbors or produce excessive sky glow should be allowed.

The proposed ODP does not restrict outdoor amplification or the hours of receptions/events. The lighting proposed must meet the standards of the Lighting section of the zoning resolution and the Lighting Plan will be reviewed in the subsequent Site Development Plan process. The proposed light poles on the site will not exceed 12 feet in height, which is a step beyond the requirements of the zoning resolution.

At the Planning Commission Hearing, revisions to the Official Development Plan were proposed that prohibits outdoor amplification and restricts the hours of outdoor events to daylight hours. Therefore, the red-marked ODP is in conformance with the criteria above. No action was taken regarding the proposed lighting.

**Summary of Analysis:**

Overall the proposed project is in general conformance with the Land Use section of the CMP and Area Plan for the reasons cited above. The site is large enough to mitigate potential impacts to surrounding properties, is located next to a highway and collector road, takes access from the collector road, and meets several goals and policies of the CMP.

2. **Physical Constraints:** The Comprehensive Master Plan describes physical constraints are 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 CMP states that development should not aggravate, accelerate, or increase the level of risk from natural hazards, and physical constraints should be identified to ensure that the intensity of development is appropriate when weighed against these conditions. Where physical constraints exist, the priority should be to avoid these areas if possible. Safety and environmental concerns should be balanced with aesthetic concerns.

*The proposed project is meeting the goal of this section of the CMP by properly addressing the physical constraints on the property. The floodplain will be mostly avoided, aside from the main access road, and a wildfire mitigation plan prepared by a natural resource professional will be required prior to the approval of the Site Development Plan.*

**b. Floodplains**

The CMP states that 100-year floodplains should be identified on Official Development Plans and should be preserved.

*The 100-year floodplain is designated on the Official Development Plan's Site Map. There is no development proposed for the floodplain aside from the main access road.*

**c. Wetlands**

The CMP encourages the protection of Wetlands and mitigation to any impacts that are unavoidable.

*Areas near Elk Creek are designated as freshwater emergent wetlands and freshwater forested/shrub wetlands. The only known impact to these wetland areas is the proposed main access to the site. Any grading or construction affecting these areas will likely require a 404 permit from the US Army Corps of Engineers.*

**d. Wildfire**

The CMP hopes to ensure that proposed land uses are managed to decrease Wildfire hazards.

*A wildfire mitigation plan prepared by a natural resource professional will be required prior to the approval of the Site Development Plan.*

**e. Specific Area Policies:**

The Conifer/285 Corridor Area Plan has special policies for mountain meadow areas that were covered above in the Land Use section of this report. The proposed project is preserving the meadow area on the property and not developing in any of the wetland areas.

**Summary of Analysis:**

*The project is in conformance with the Physical Constraints section of the CMP because of the reasons stated above. The proposed project is meeting the goal of this section by properly addressing the physical constraints on the property.*

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 strives to protect the visual resources and unique natural features of the County and mitigate the visual impact of New Development in visually sensitive areas. Natural features should be protected and trees should be preserved.

*The proposed project is not within a defined visually sensitive area, but it is a beautiful natural site. The subject ODP seeks to preserve natural land forms and vegetation to help the development blend in with the natural environment.*

**b. Air, Light, Odor, and Noise**

The CMP encourages the efficient use of lighting to reduce adverse light impacts while providing for public safety. Other policies seek to protect the night sky. The CMP also states that levels of noise that are within State noise standards but still an annoyance should be mitigated.

*The proposed rezoning will follow the regulations of the Lighting Section in the Zoning Resolution and take them a step farther by reducing the height of light poles to 12 feet. A lighting plan will be reviewed during the Site Development Plan process if this rezoning is approved. Given the size of the property and the fact that the primary use will be buffered by large trees, noise should not be an issue.*

**Summary of Analysis:**

*The project is in general conformance with the Community Resources section of the CMP because of the reasons stated above.*

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

**Areas of Conformance:**

**a. Transportation**

The CMP encourages New Development to have adequate transportation infrastructure to serve it and that infrastructure should not degrade the Level of Service (LOS) below level D during peak periods.

*The proposed project is adequately sited adjacent to US Highway 285 and Elk Creek Road (a collector road). The applicants provided a Traffic Impact Analysis which concluded that no nearby intersection is expected to operate at less than LOS B through 2035.*

**b. Water & Wastewater**

The CMP seeks to protect the quality and quantity of water resources in the County.

*The applicants have been working with the Colorado Division of Water Resources and Jefferson County Public Health. Both of these entities are satisfied with the plans to use the existing well and develop an onsite wastewater treatment system.*

**Summary of Analysis:**

*The proposed project is in conformance with the Infrastructure, Water, & Services section of the CMP.*

5. **Design Guidelines:**

Design Guidelines are contained in the Conifer/285 Corridor Area Plan. These guidelines cover both site design and architectural design. Guidelines that apply to this proposal include preserving natural landscape, screening parking areas, minimizing the amount of signage, and designing structures in proportion to the site or the particular parcel, surrounding landforms, and vegetation.

*The proposed rezoning preserves the meadow between Elk Creek and Elk Creek Road, preserves land forms and vegetation to provide screening for parking areas, integrates new landscape with the natural landscape, minimizes modification to the existing topography, and integrates the buildings with the natural landscape. The architectural materials are to be consistent with the natural environment and primarily consisting of exposed timber, stone, brick, and stucco.*

**Summary of Analysis:**

*The proposed project is in general conformance with the Design Guidelines within the Conifer/285 Corridor Area Plan.*

**COMPATIBILITY:**

The vast majority of the area is comprised of rural residential uses. What is unique about the subject property is that it's adjacent to a school, industrial uses, "smaller" 1-acre sized A-2 zoned lots, and larger A-2 zoned metes & bounds parcels that are over 30 acres in size. While some could question the scale of the proposed development, most of the uses will follow the A-2 zone district standards. The visual analysis of the adult retreat center shows that the proposed development will be adequately screened from public view and designed to blend in with the natural environment. The proposed use is a religious retreat and conference center; a place for worship, religious education, and outdoor recreation. The intention of the applicant is to create a destination resort in God's country – the site is gorgeous and the applicant desires to keep it that way. Sustaining the natural setting is crucial to the overall success of the development. They also want their privacy and will utilize the existing features of the site to mitigate their activities and provide a place of solace for years to come.

**SUMMARY OF STAFF POSITION:**

*Staff has evaluated the proposed project against the goals and policies of the CMP and the Conifer/285 Corridor Area Plan. The project is in conformance with the majority of applicable goals and policies. The main concern with the proposed rezoning is the scale of the project. While the ODP is trying to see into the future and ask for as much as possible to accommodate future expansion, the impact to the surrounding area will be minimal, and will be mitigated through site design. This is a very large parcel of land, 247 acres, and the applicant wants to be a good neighbor and not negatively impact the area. The proposed use will minimize impacts to the adjacent properties by integrating the design of buildings with the natural landscape, preserving land forms and vegetation to provide screening of parking areas, preserving the meadow between Elk Creek and South Elk Creek Road, and minimizing the modification of the existing topography*

**PLANNING COMMISSION:**

Planning Commission Recommendation (Resolution Dated August 24, 2016, Attached):

|                          |                                     |
|--------------------------|-------------------------------------|
| Approval                 | _____                               |
| Approval with Conditions | <u>        X (6-1) vote        </u> |
| Denial                   | _____                               |

The case was scheduled on the regular agenda for the Planning Commission hearing. There were 14 people that appeared at the Planning Commission hearing and testified on this application. The testimony from the citizens was related to traffic, water quality, lighting, fire danger related to camping and campfires, size and location of the proposed structures, future subdivision of the property, and environmental concerns (wetlands/floodplain). Five of the citizens who spoke at the hearing were in support of the project. After hearing all testimony and questioning both the applicant and Staff, the Planning Commission requested red-marks to the proposed official development plan in order to address some of the concerns raised during public testimony, and the Commissioners' own concerns. The red-marks also addressed areas of non-conformance with the CMP. The applicant agreed to the proposed red-marks at the hearing.

Subsequent to the Planning Commission Hearing, Staff and the applicant have worked on the proposed red-marks to the ODP in order to fix grammatical errors and to make sure that the additions by the Planning Commission do not conflict with other provisions in the ODP document. For that reason the red-marked print referenced in the approval conditions of this Staff report are not exactly the same as the red-marks proposed by the Planning Commission. The changes made by Staff after the Planning Commission Hearing did not change the intent of the red-marks added by the Planning Commission. The Planning Commission red-marked print is attached for reference.

**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 the property is located in a Mountain Area Plan and meets the required criteria for both a Destination Resort and Event Center, including being appropriately sized to mitigate impacts, taking access from a Collector Road, architectural restrictions, and restrictions that preserve the wet mountain meadow.
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. 16-105311RZ subject to the following conditions:

1. Recordation of a revised Official Development Plan in accordance with the red-marked print dated September 13, 2016.

COMMENTS PREPARED BY:

A handwritten signature in cursive script that reads "Justin Montgomery". The signature is written in black ink and is positioned above a horizontal line.

Justin Montgomery, AICP  
Planner  
September 7, 2016

**Jefferson County Land Use Case Management  
CASE DATES SUMMARY**

August 7, 2016

Case Number: **16-105311RZ**

Case Type: **Rezoning**

Pre-application Meeting Date: July 23, 2015

Community Meeting Date: August 20, 2015

Applicant Makes Complete Submittal: March 21, 2016

Case Sent on First Referral: March 24, 2016

All Responses Provided to Applicant: April 26, 2016

Case Sent on Second Referral: July 1, 2016

All Responses Provided to Applicant: July 22, 2016

Applicant Responds: July 29, 2016

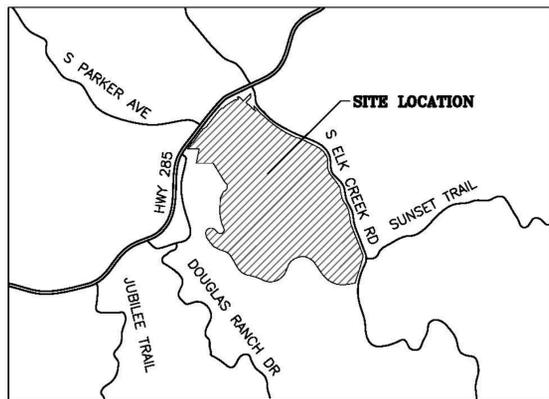
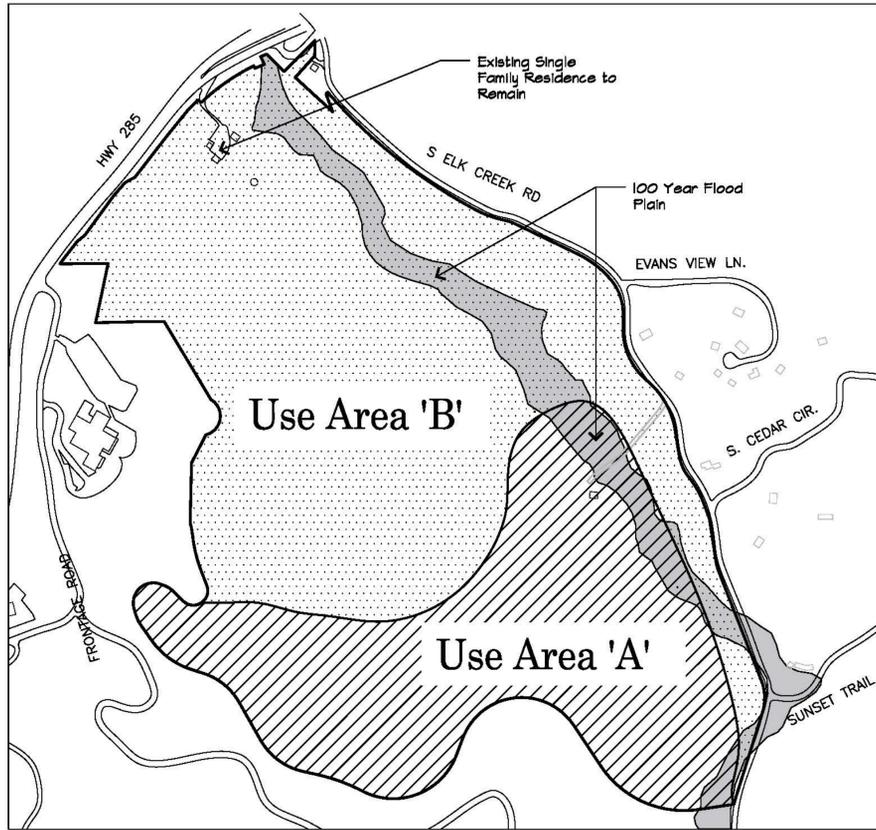
County Responds: August 2, 2016

Determination That Case Should Proceed to Hearing: August 2, 2016

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

# EMMAUS CATHOLIC RETREAT & CONFERENCE CENTER OFFICIAL DEVELOPMENT PLAN

Case Number: 16-105311RZ  
Map Number: 220 AND 256



## WRITTEN RESTRICTIONS:

**STATEMENT OF INTENT**  
1) To allow a Religious Retreat and Conference Center.

**PERMITTED USES IN USE AREA A**  
a. Overnight Lodging and camping (No leasing of camp sites shall be permitted.)  
b. Shower and Restroom Facilities  
c. Maintenance Facilities  
d. Retreats, Conferences, and Receptions  
e. Religious worship and related activities including weddings, celebrations, and special events  
f. Outdoor Recreational / Educational activities  
g. Hermitage Facilities  
h. All permitted uses of the A-2 zone district

**PERMITTED USES IN USE AREAS B**  
a. Camping (No leasing of camp sites shall be permitted.)  
b. Shower and Restroom Facilities  
c. Maintenance Facilities

No outdoor amplification is permitted. Outdoor events shall only be during daylight hours.

Planning Commission Red-Marks

## WRITTEN RESTRICTIONS: (continued)

- d. Outdoor Recreational / Educational activities
- e. Hermitage Facilities
- f. Picnic Shelter / Scenic overlook
- g. Existing single family detached residences
- h. All permitted uses of the A-2 zone district

Permitted Fire Pits  
a) Only 6 total controlled fire pits are allowed in Use Area A and Use Area B.

### PERMITTED ACCESSORY USES

- 1) All accessory uses as identified in the Jefferson County Zoning Resolution for the A-2 zone district.

### SITE BUILDING STANDARDS

- 1) Design consistent with a Retreat and Conference Center to include but not limited to the following:

#### a. SITE / LANDSCAPE

- 1. Preserve the meadow between the Elk Creek and S. Elk Creek Road
- 2. Preserve land forms and vegetation to provide screening for parking areas.
- 3. Integrate new landscape to natural landscape.
- 4. Modification of existing topography will be minimized in relation to new roads and retaining walls.
- 5. Buildings will be integrated with the natural landscape.

#### b. BUILDING

- i. Architectural materials to be consistent with the natural environment primarily consisting of:

- 1. Exposed timber
- 2. Stone / Brick / Stucco
- 3. Primarily Sloped Roofs

- ii. 80% of the total site shall remain open area

- iii. Within Use Area A, the total number of buildings over 20,000 square feet each shall not exceed 6 and all smaller buildings shall not exceed 7,500 square feet each.

- iv. Setbacks as identified in the Jefferson County Zoning Resolution for A-2 Zoning.

#### v. Adult Retreat Center

- 1. The building shall not exceed 100,000 total square feet.
- 2. The maximum building height shall not exceed 60 feet measured from average grade to average center of roof pitch.

#### vi. Youth Retreat Center

- 1. The building shall not exceed 60,000 total square feet.
- 2. The maximum building height shall not exceed 35 feet measured from average grade to average center of roof pitch.

#### vii. Chapel

- 1. The building shall not exceed 20,000 total square feet.
- 2. The maximum building height shall not exceed 45 feet measured from average grade to average center of roof pitch.

- viii. All other buildings shall follow the lot and building standards for the A-2 zone district.

The minimum parcel size for the retreat center shall be 100 acres.

### PARKING STANDARDS

- 1. CAMPING - 1 parking stall per tent structure minimum
- 2. HERMITAGES (single occupancy) - 1 parking stall per Hermitage.
- 3. MAINTENANCE BUILDING - as identified under Warehouse in the Jefferson County Zoning Resolution: 0.5 per 1,000 s.f. GFA.
- 4. ADULT RETREAT CENTER - as identified under Lodging in the Jefferson County Zoning Resolution: 1.0 Sleeping Room and 75% of spaces for other associated uses.
- 5. YOUTH RETREAT CENTER - as identified under Lodging in the Jefferson County Zoning Resolution: 1.0 Sleeping Room and 75% of spaces for other associated uses.
- 6. CHAPEL - as identified under Religious Assembly in the Jefferson County Zoning Resolution: 0.25 per Fixed seat.
- 7. All other uses shall follow the parking requirements set forth in the Jefferson County Zoning Resolution.

### LIGHTING

- 1) Design consistent with Jefferson County Zoning Regulations except as follows:
  - a. Light poles shall be a maximum height of 12'.

### SIGNAGE STANDARDS

- 1) One monument sign with a maximum height of 12 feet and 50 square foot in size shall be allowed adjacent to the main site access.
  - a. The sign shall not be internally lit.
  - b. All luminaries shall not face the homes across Elk Creek Road.
- 2) Within Use Area A, the total area of exterior signage for each individual building shall not exceed 50 square feet total. This includes any sign attached or detached from each individual building.
- 3) Within Use Area B, all signs shall be required to follow Jefferson County Zoning Resolution for A-2 Zoning.
- 4) Signage materials will be compatible with the building materials which included exposed timbers, stone, brick, stucco and minimal metal components.

### FIRE MITIGATION

- 1) Prior to site development plan approval, a wildfire mitigation plan will be prepared by a natural resource professional. The wildfire mitigation plan will be a site specific analysis, including:
  - a. A map of current wildfire hazard for the property.
  - b. A map of the current natural vegetation, including timber or fuel types on the property.
  - c. A map showing the locations of the existing and proposed development, and fire infrastructure such as cisterns, hydrants etc.
  - d. Detailed descriptions of the proposed wildfire mitigation actions.
  - e. Descriptions of how the wildfire mitigation identified in the plan will be implemented.
  - f. Identification of the entities responsible for implementing the plan.
- 2) The wildfire mitigation plan will be referred by Jefferson County to the Colorado State Forest Service and the Elk Creek Fire District for review of its adequacy and recommendations of any additional mitigation measures that may improve the plan.

### STANDARD FLEXIBILITY STATEMENT

- 1) The graphic drawing contained within this Official Development Plan is intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan.

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, AND THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH P.M., AND A PORTION OF THE NORTHWEST 1/4, THE NORTHEAST 1/4, THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF SECTION 5, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 6, ALL IN TOWNSHIP 7 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING 247.3 ACRES MORE OR LESS.

SEE REZONING RESOLUTION RECORDED AT \_\_\_\_\_ FOR COMPLETE LEGAL DESCRIPTION

## OWNERSHIP CERTIFICATION

Camp St. Malo Religious Retreat and Conference Center, Inc.  
dba Emmaus Catholic Retreat and Conference Center  
OWNER

By: \_\_\_\_\_ Date: \_\_\_\_\_

Keith Parsons, President  
Camp St. Malo Religious Retreat and Conference Center, Inc.

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_

Witness my hand and official seal.

Notary Public

My Commission Expires: \_\_\_\_\_

## COUNTY COMMISSIONERS CERTIFICATE:

This rezoning titled Emmaus Catholic Retreat & Conference Center, was approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and is accepted by The Board of County Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Board of County Commissioners: \_\_\_\_\_ Chairman

\_\_\_\_\_ Clerk

## CLERK & RECORDER'S CERTIFICATE

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

County Clerk and Recorder

By: Deputy Clerk

## Emmaus Catholic Retreat & Conference Center

Preparer Name: Eidos Architects  
Address: 5400 Greenwood Plaza Blvd.  
Greenwood Village, Co 80111  
Phone #: 720-200-0630

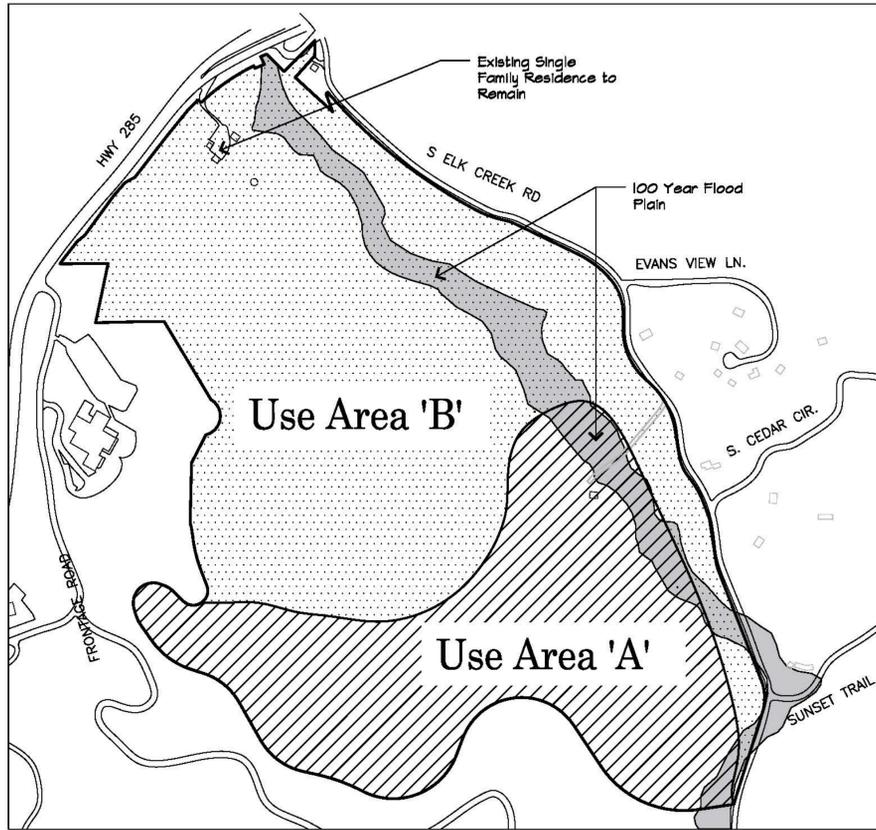
Owner's Name: Camp St. Malo Religious Retreat Center/Conf. Ctr.  
Address: 1300 S. Steele St.  
Denver, Co 80210  
Phone #: 303-715-3258



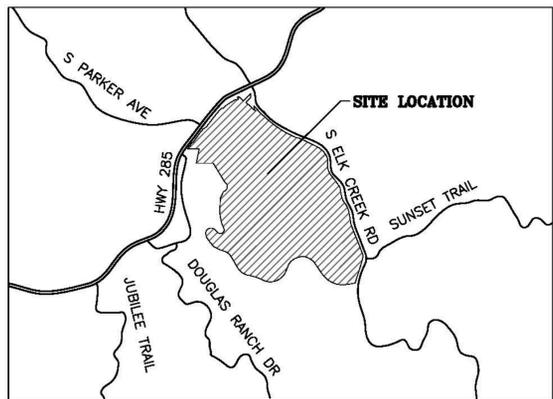
| REV # | DATE    | DESCRIPTION                      |
|-------|---------|----------------------------------|
| 2     | 8/10/16 | Rezoning Submittal REVISIONS     |
| 2     | 8/01/16 | 2nd Rezoning Submittal REVISIONS |
| 2     | 6/14/16 | 2nd Rezoning Submittal           |
| 1     | 2/25/16 | Initial Rezoning Submittal       |

# EMMAUS CATHOLIC RETREAT & CONFERENCE CENTER OFFICIAL DEVELOPMENT PLAN

Case Number: 16-105311RZ  
Map Number: 220 AND 256



**Site Map**  
1" = 500'



**Vicinity Map**  
1" = 2000'

Staff's Suggested Red-Marks

## WRITTEN RESTRICTIONS: (continued)

- d. Outdoor Recreational / Educational activities
- e. Hermitage Facilities
- f. Picnic Shelter / Scenic overlook
- g. Existing single family detached residences
- h. All permitted uses of the A-2 zone district

### PERMITTED ACCESSORY USES

- 1) All accessory uses as identified in the Jefferson County Zoning Resolution for the A-2 zone district.
- 2) A maximum of six (6) total controlled fire pits are allowed in Use Area A and Use Area B.

### SITE BUILDING STANDARDS

- 1) Design consistent with a Retreat and Conference Center to include but not limited to the following:

#### a. SITE / LANDSCAPE

1. Preserve the meadow between the Elk Creek and S. Elk Creek Road
2. Preserve land forms and vegetation to provide screening for parking areas.
3. Integrate new landscape to natural landscape.
4. Modification of existing topography will be minimized in relation to new roads and retaining walls.
5. Buildings will be integrated with the natural landscape.

#### b. BUILDING

- i. Architectural materials to be consistent with the natural environment primarily consisting of:
  1. Exposed timber
  2. Stone / Brick / Stucco
  3. Primarily Sloped Roofs

- ii. 80% of the total site shall remain open area

- iii. Within Use Area A, the total number of buildings over 20,000 square feet each shall not exceed 6 and all smaller buildings shall not exceed 7,500 square feet each. Within Use Area A, permitted uses a-g may have multiple buildings on a lot. The minimum lot size for these uses is 100 acres.

- iv. Setbacks as identified in the Jefferson County Zoning Resolution for A-2 Zoning.

#### v. Adult Retreat Center

1. The building shall not exceed 100,000 total square feet.
2. The maximum building height shall not exceed 60 feet measured from average grade to average center of roof pitch.

#### vi. Youth Retreat Center

1. The building shall not exceed 60,000 total square feet.
2. The maximum building height shall not exceed 35 feet measured from average grade to average center of roof pitch.

#### vii. Chapel

1. The building shall not exceed 20,000 total square feet.
2. The maximum building height shall not exceed 45 feet measured from average grade to average center of roof pitch.

- viii. All other buildings shall follow the lot and building standards for the A-2 zone district.

### PARKING STANDARDS

1. CAMPING - 1 parking stall per tent structure minimum
2. HERMITAGES (single occupancy) - 1 parking stall per Hermitage.
3. MAINTENANCE BUILDING - as identified under Warehouse in the Jefferson County Zoning Resolution: 0.5 per 1,000 s.f. GFA.
4. ADULT RETREAT CENTER - as identified under Lodging in the Jefferson County Zoning Resolution: 1.0 Sleeping Room and 75% of spaces for other associated uses.
5. YOUTH RETREAT CENTER - as identified under Lodging in the Jefferson County Zoning Resolution: 1.0 Sleeping Room and 75% of spaces for other associated uses.
6. CHAPEL - as identified under Religious Assembly in the Jefferson County Zoning Resolution: 0.25 per Fixed seat.
7. All other uses shall follow the parking requirements set forth in the Jefferson County Zoning Resolution.

### LIGHTING

- 1) Design consistent with Jefferson County Zoning Regulations except as follows:

- a. Light poles shall be a maximum height of 12'.
  - 1) No outdoor amplification is permitted.

### SIGNAGE STANDARDS

- 1) One monument sign with a maximum height of 12 feet and 50 square foot in size shall be allowed adjacent to the main site access.
  - a. The sign shall not be internally lit.
  - b. All luminaries shall not face the homes across Elk Creek Road.
- 2) Within Use Area A, the total area of exterior signage for each individual building shall not exceed 50 square feet total. This includes any sign attached or detached from each individual building.
- 3) Within Use Area B, all signs shall be required to follow Jefferson County Zoning Resolution for A-2 Zoning.
- 4) Signage materials will be compatible with the building materials which included exposed timbers, stone, brick, stucco and minimal metal components.

### FIRE MITIGATION

- 1) Prior to site development plan approval, a wildfire mitigation plan will be prepared by a natural resource professional. The wildfire mitigation plan will be a site specific analysis, including:
  - a. A map of current wildfire hazard for the property.
  - b. A map of the current natural vegetation, including timber or fuel types on the property.
  - c. A map showing the locations of the existing and proposed development, and fire infrastructure such as cisterns, hydrants etc.
  - d. Detailed descriptions of the proposed wildfire mitigation actions.
  - e. Descriptions of how the wildfire mitigation identified in the plan will be implemented.
  - f. Identification of the entities responsible for implementing the plan.
- 2) The wildfire mitigation plan will be referred by Jefferson County to the Colorado State Forest Service and the Elk Creek Fire District for review of its adequacy and recommendations of any additional mitigation measures that may improve the plan.

### STANDARD FLEXIBILITY STATEMENT

- 1) The graphic drawing contained within this Official Development Plan is intended to depict general locations and illustrate concepts of the textural provisions of this Official Development Plan.

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, AND THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH P.M., AND A PORTION OF THE NORTHWEST 1/4, THE NORTHEAST 1/4, THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF SECTION 5, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 6, ALL IN TOWNSHIP 7 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING 247.3 ACRES MORE OR LESS.

SEE REZONING RESOLUTION RECORDED AT \_\_\_\_\_ FOR COMPLETE LEGAL DESCRIPTION

## OWNERSHIP CERTIFICATION

Camp St. Malo Religious Retreat and Conference Center, Inc.  
dba Emmaus Catholic Retreat and Conference Center  
OWNER

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Keith Parsons, President  
Camp St. Malo Religious Retreat and Conference Center, Inc.

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_

Witness my hand and official seal.

Notary Public

My Commission Expires: \_\_\_\_\_

## COUNTY COMMISSIONERS CERTIFICATE:

This rezoning titled Emmaus Catholic Retreat & Conference Center, was approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and is accepted by The Board of County Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Board of County Commissioners: \_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Clerk

## CLERK & RECORDER'S CERTIFICATE

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

County Clerk and Recorder

By: Deputy Clerk

## WRITTEN RESTRICTIONS:

### STATEMENT OF INTENT

- 1) To allow a Religious Retreat and Conference Center.

### PERMITTED USES IN USE AREA A

- a. Overnight Lodging and camping - No leasing of camp sites shall be permitted.
- b. Shower and Restroom Facilities
- c. Maintenance Facilities
- d. Retreats, Conferences, and Receptions - Outdoor events shall only be during daylight hours.
- e. Religious worship and related activities including weddings, celebrations, and special events - Outdoor events shall only be during daylight hours.
- f. Outdoor Recreational / Educational activities
- g. Hermitage Facilities
- h. All permitted uses of the A-2 zone district

### PERMITTED USES IN USE AREAS B

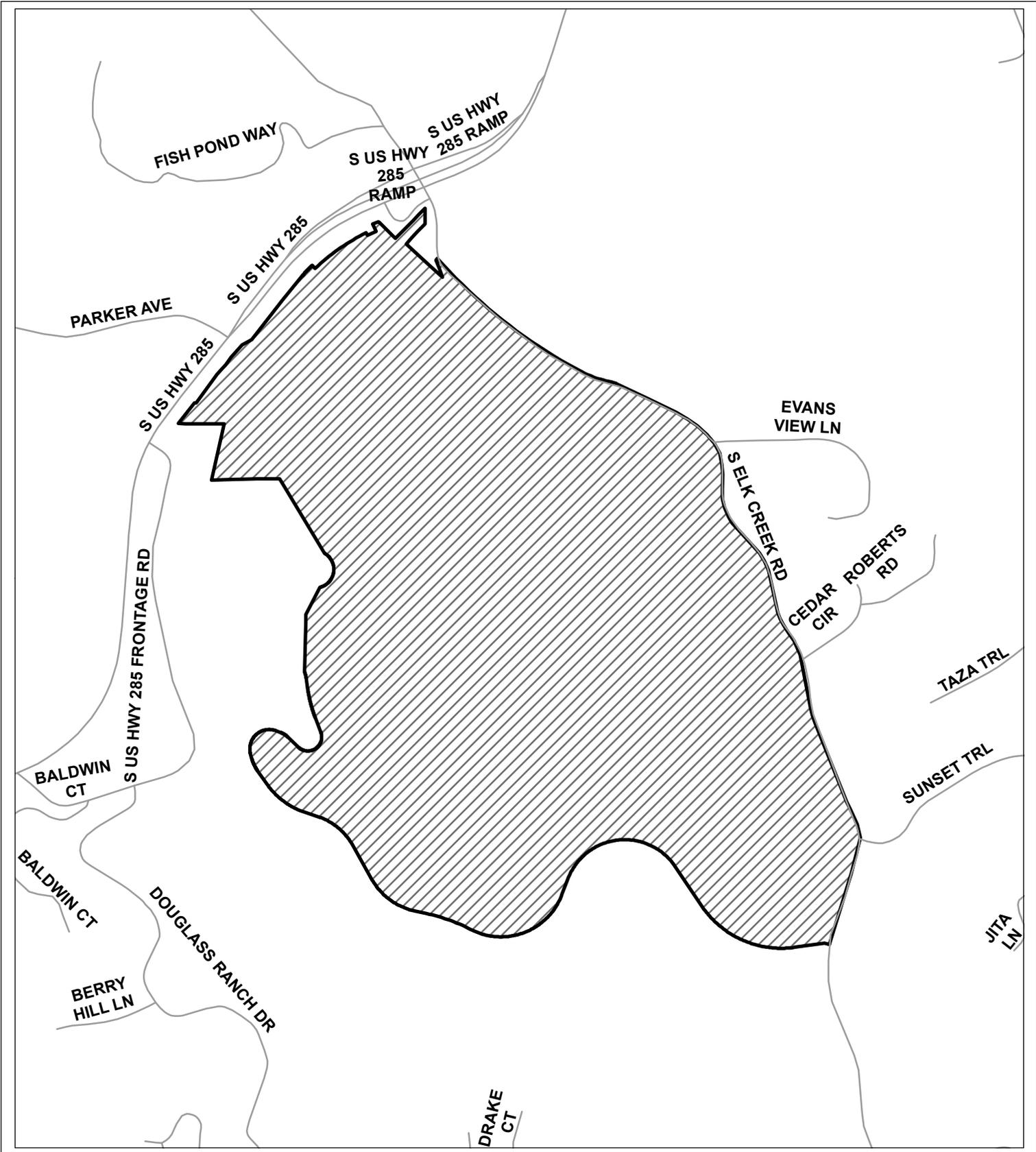
- a. Camping - No leasing of camp sites shall be permitted.
- b. Shower and Restroom Facilities
- c. Maintenance Facilities

## Emmaus Catholic Retreat & Conference Center

Preparer Name: Eidos Architects  
Address: 5400 Greenwood Plaza Blvd.  
Greenwood Village, Co 80111  
Phone #: 720-200-0630  
Owner's Name: Camp St. Malo Religious Retreat Center/Conf. Ctr.  
Address: 1300 S. Steele St.  
Denver, Co 80210  
Phone #: 303-715-3258

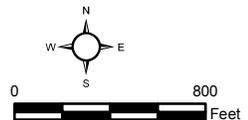


| 2     | 8/10/16 | Rezoning Submittal REVISIONS     |
|-------|---------|----------------------------------|
| 2     | 8/01/16 | 2nd Rezoning Submittal REVISIONS |
| 2     | 6/14/16 | 2nd Rezoning Submittal           |
| 1     | 2/25/16 | Initial Rezoning Submittal       |
| REV # | DATE    | DESCRIPTION                      |



**Case Number: 16-105311RZ**

**Location: Secs. 31 and 32, T6S, R71W and  
Secs. 5 and 6, T7S, R71W**



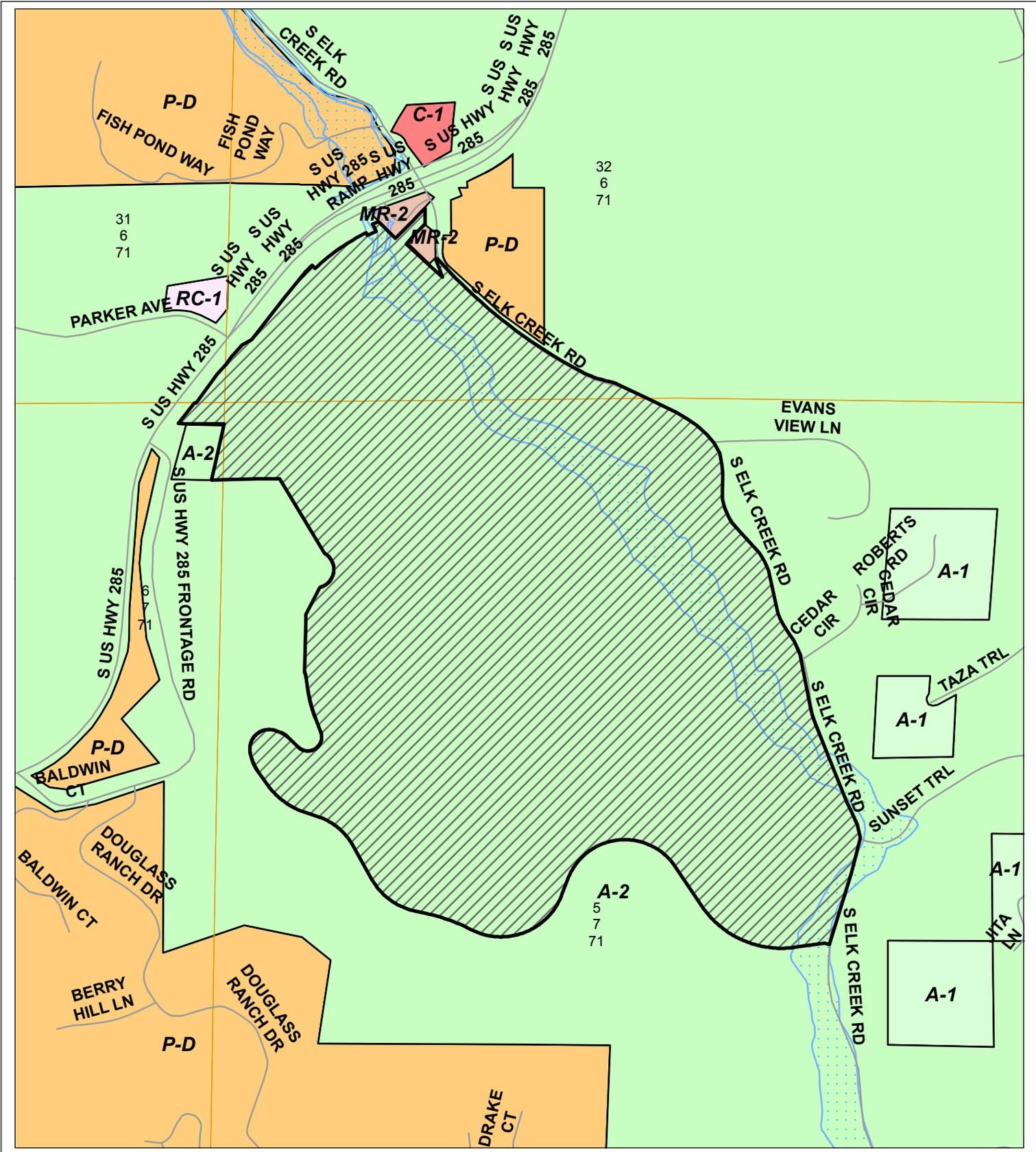
This product has been developed for internal use only. The Planning and Zoning Department makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information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

**Vicinity**

1:9,600

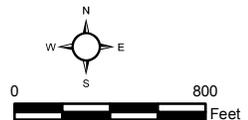
Plot: 2016-04-01

Orthos: 256, 220



Case Number: 16-105311RZ

Location: Secs. 31 and 32, T6S, R71W and  
Secs. 5 and 6, T7S, R71W



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.

- Legend**
- Site\_RZ
  - DFIRM\_100Yr\_FloodHazardZones

**Zoning**

1:9,600

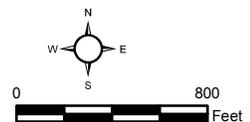
Plot: 2016-04-01

Orthos: 256, 220



**Case Number: 16-105311RZ**

**Location: Secs. 31 and 32, T6S, R71W and  
Secs. 5 and 6, T7S, R71W**



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**2012 Photography**

1:9,600

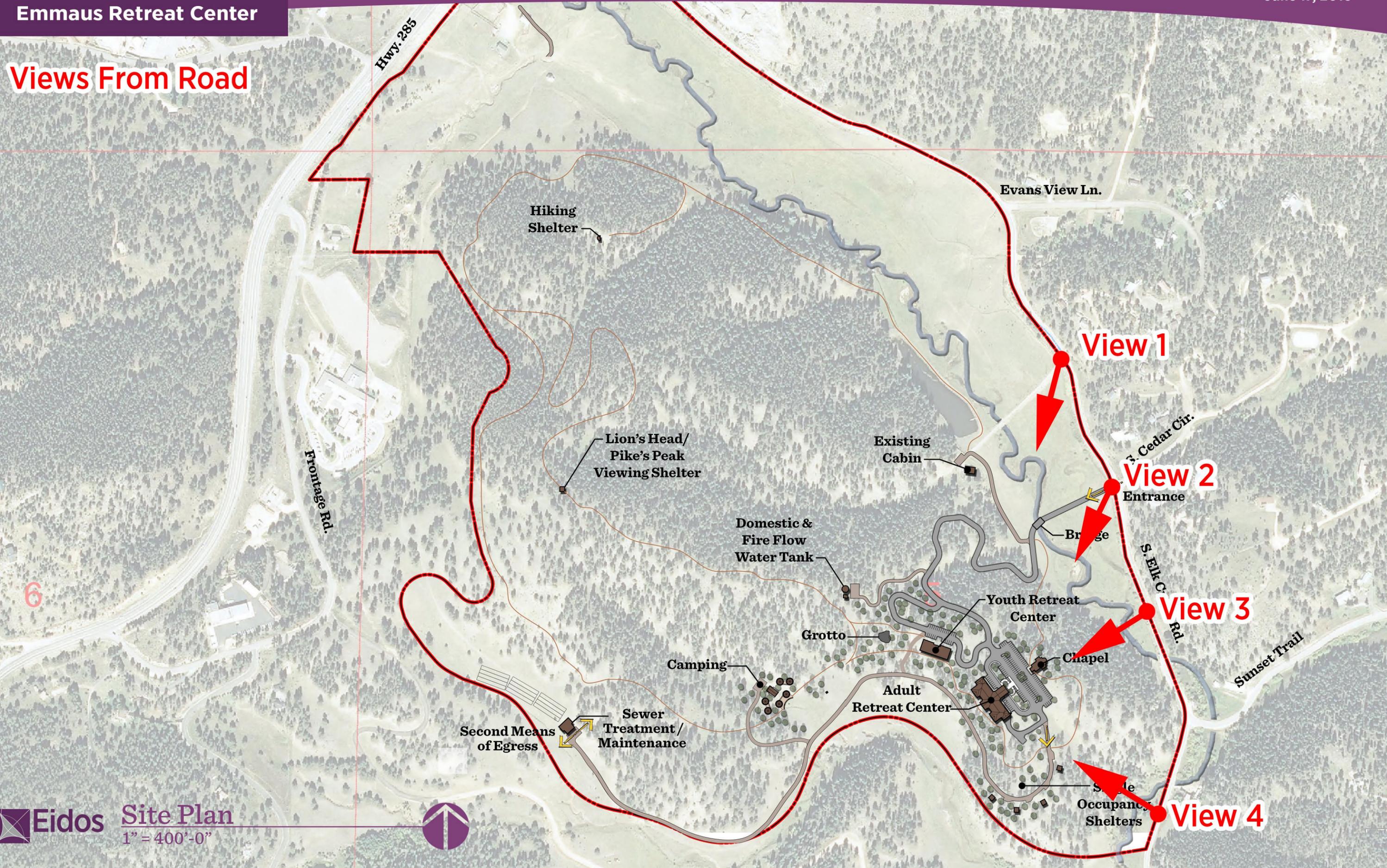
Plot: 2016-04-01

Orthos: 256, 220

DRCOG

# Views From Road

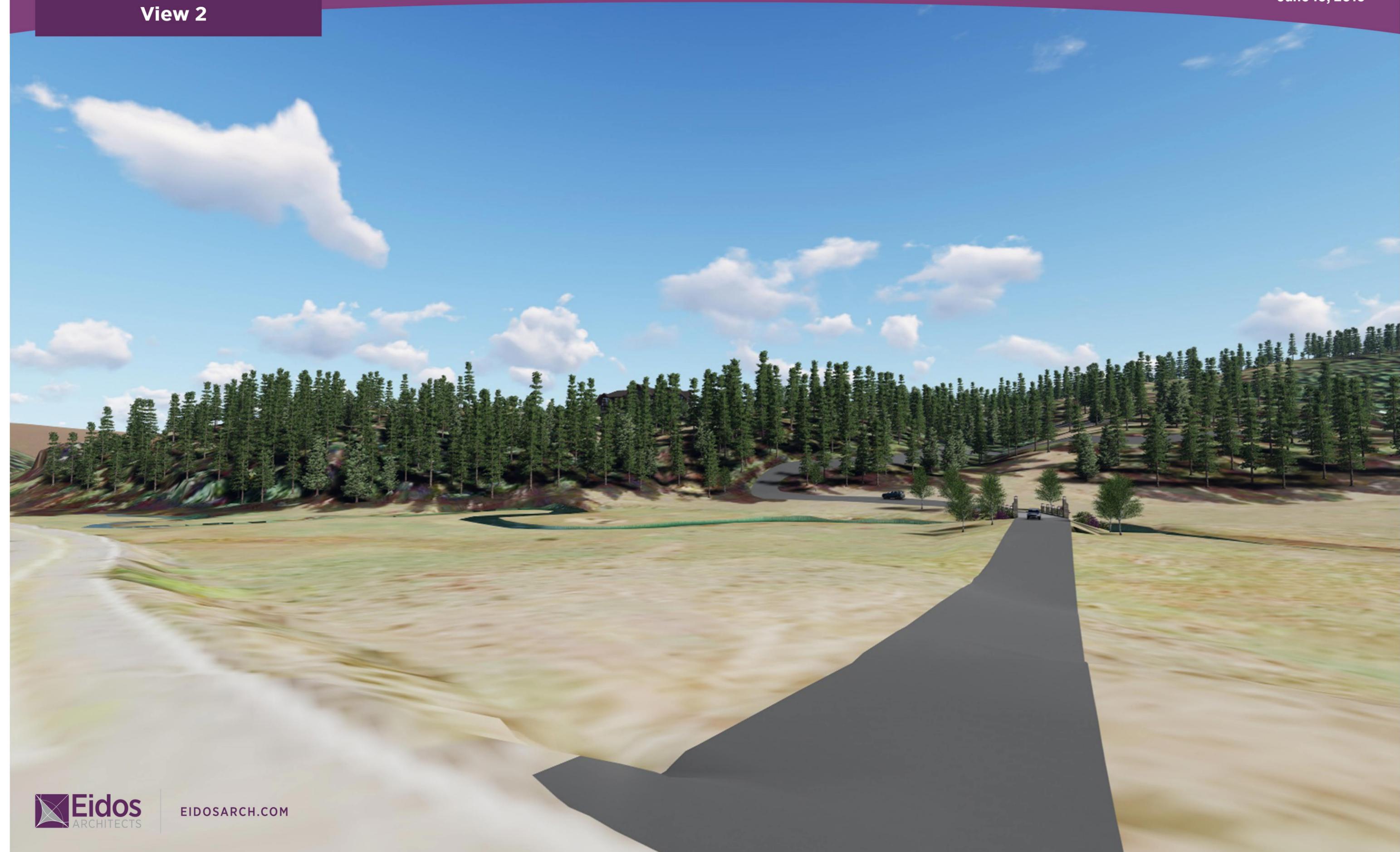
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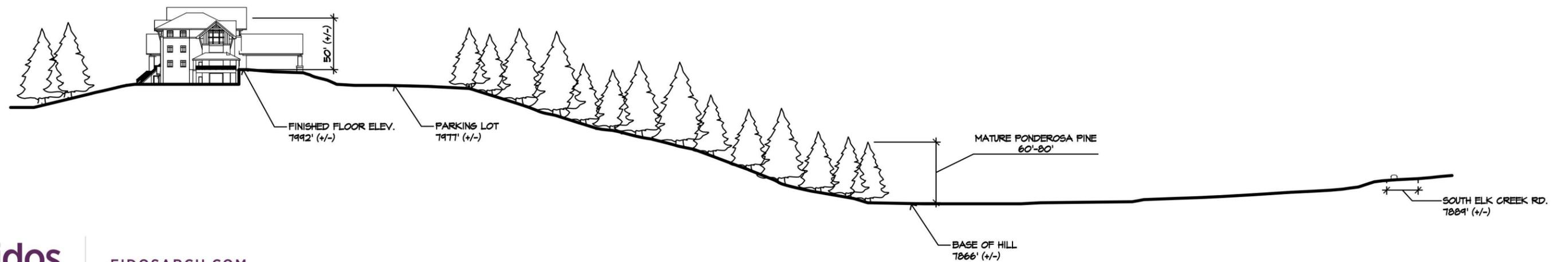
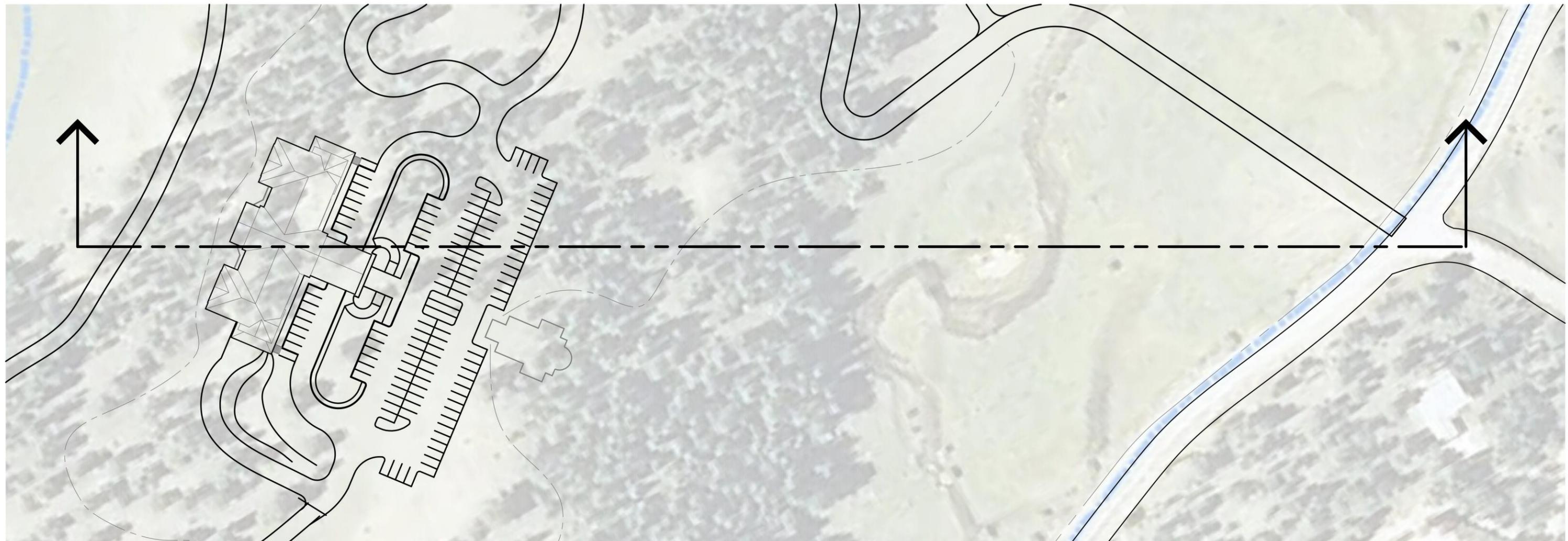
View 1



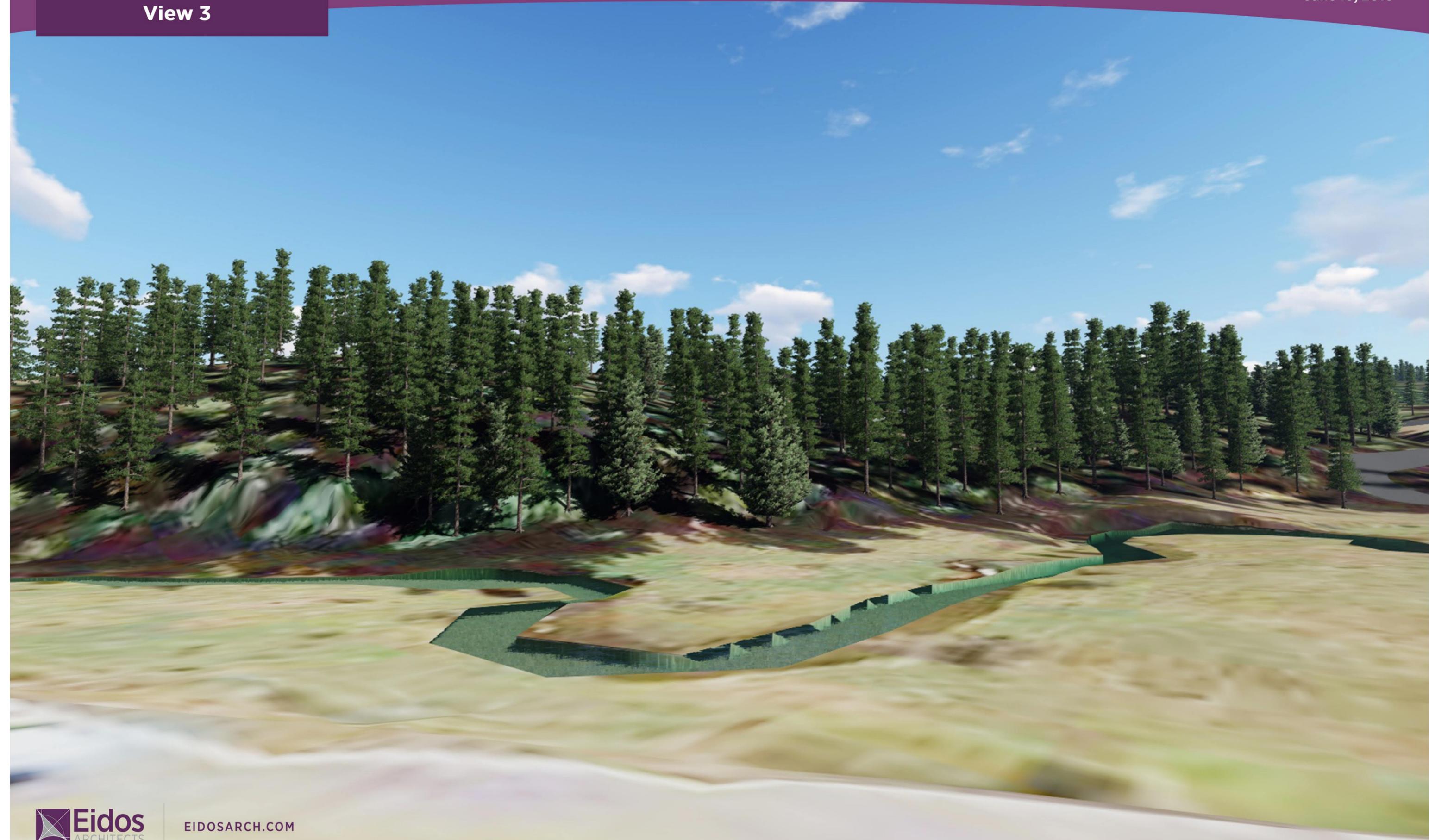
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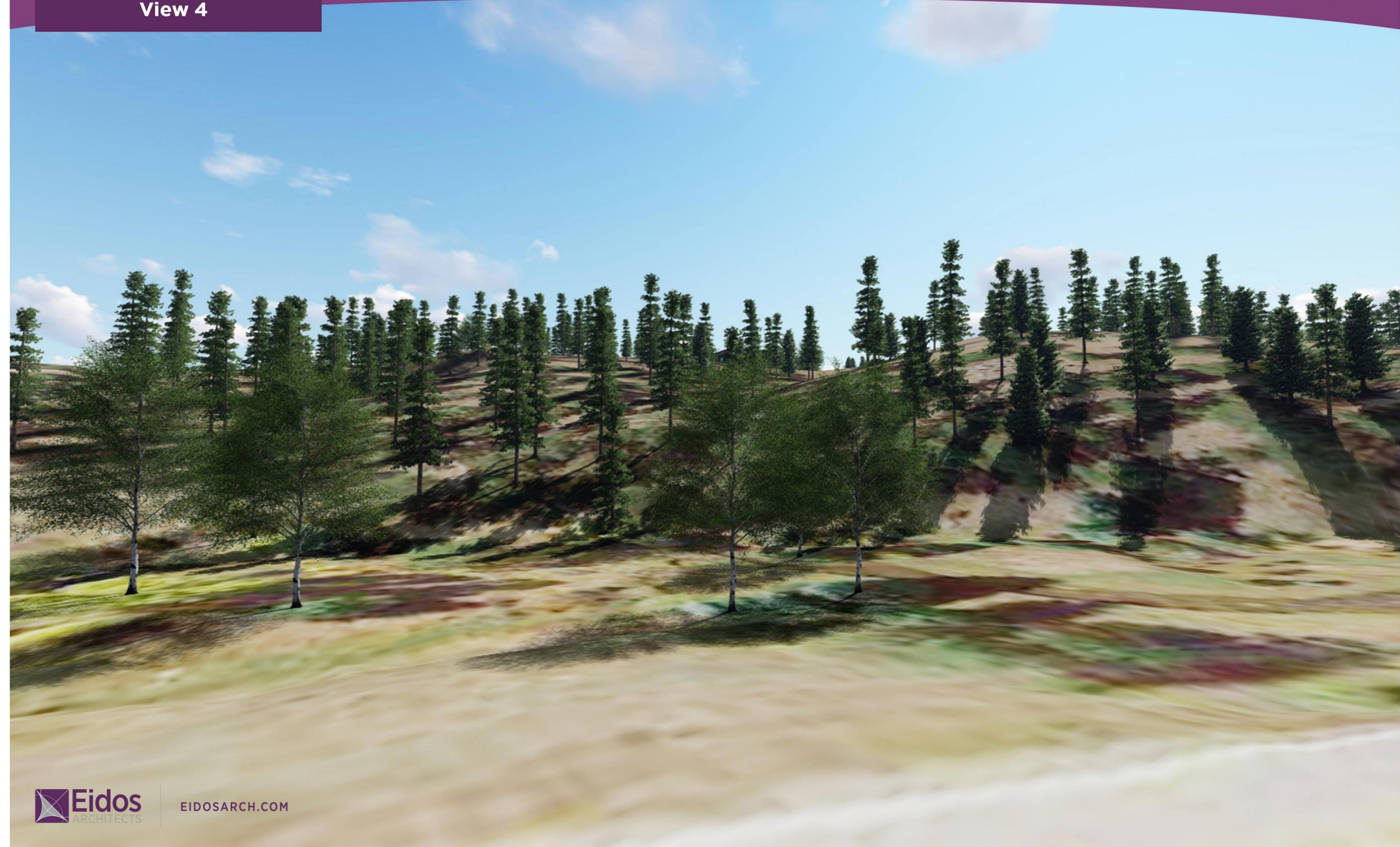




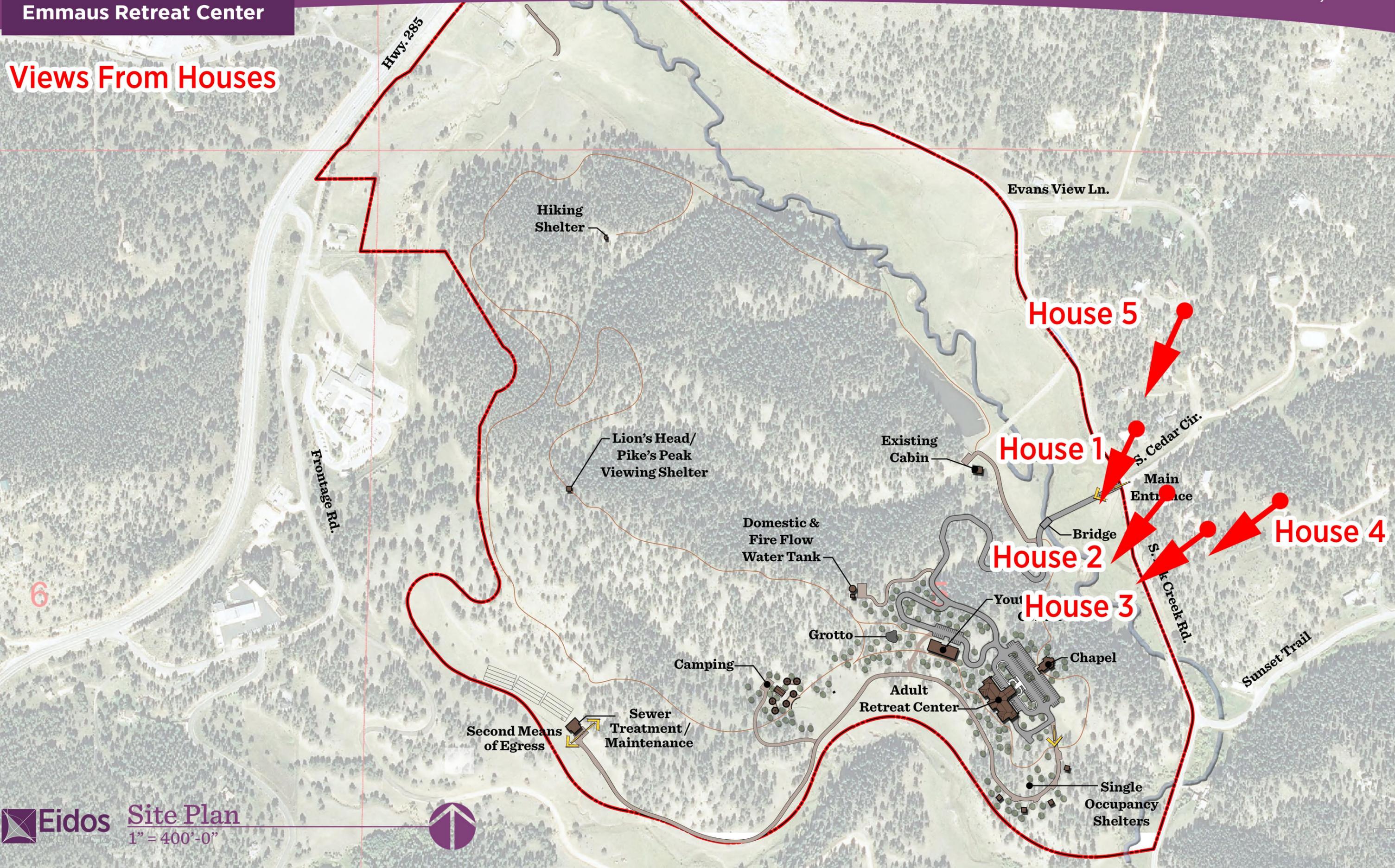
View 3



View 4



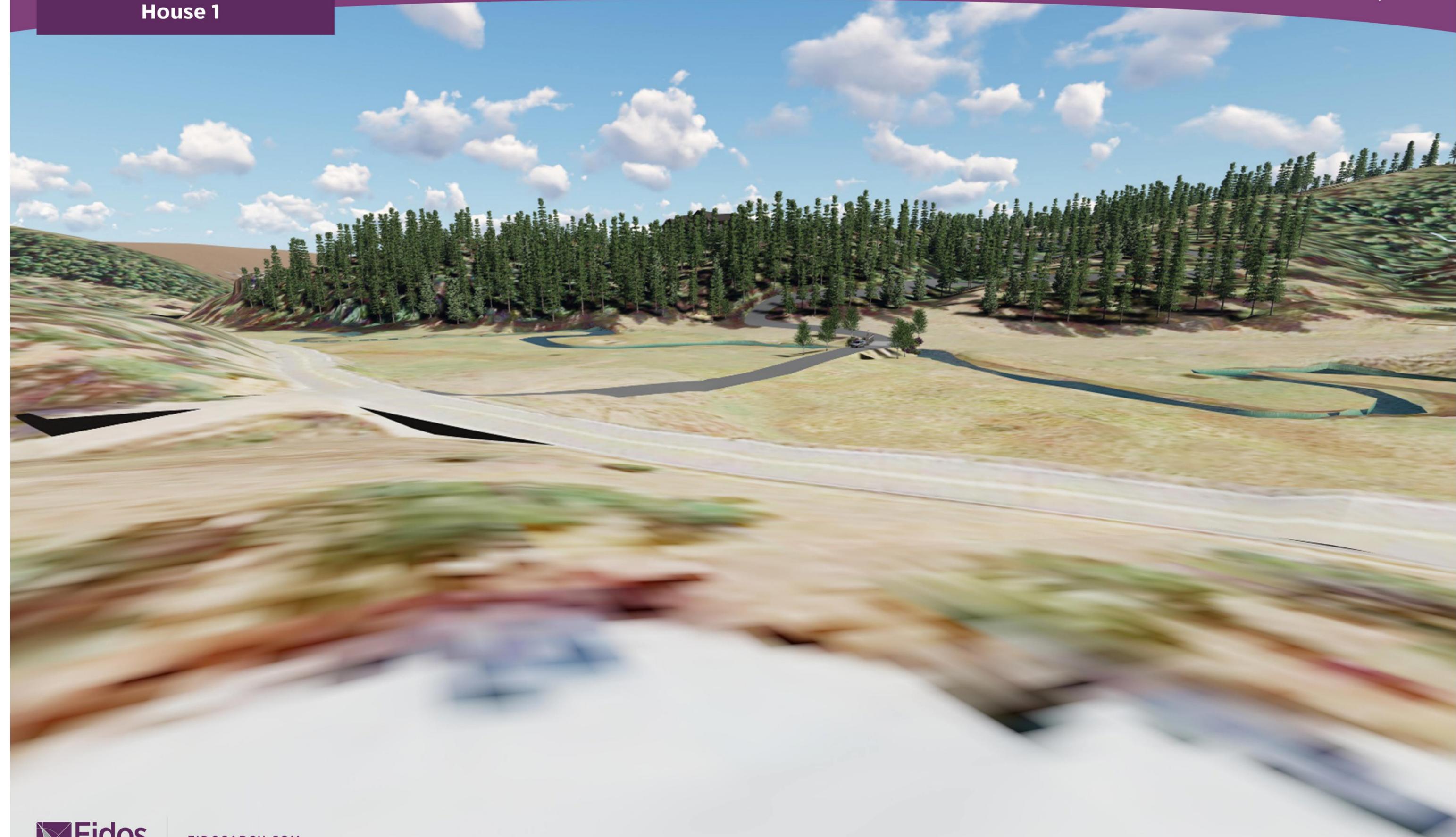
# Views From Houses



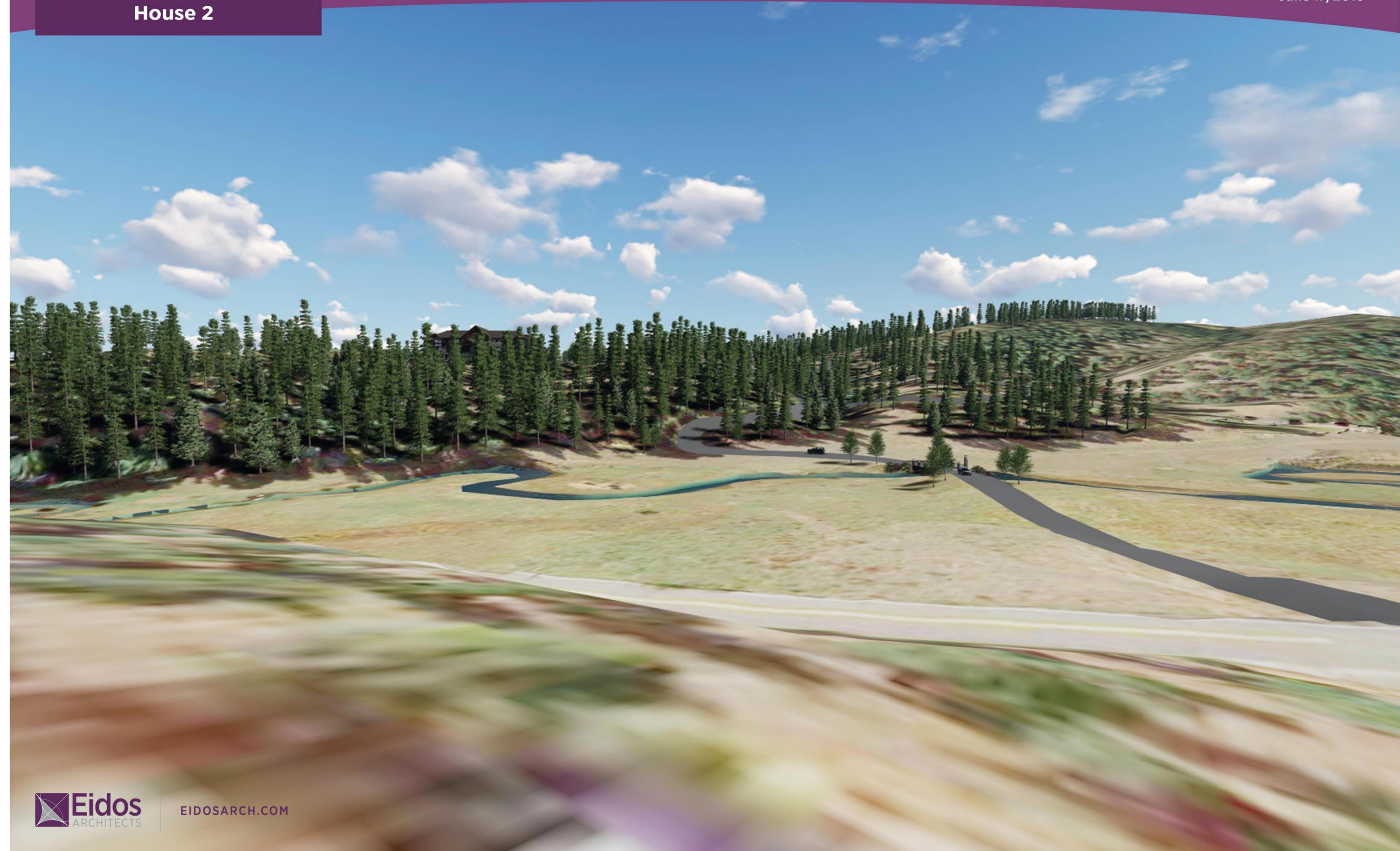
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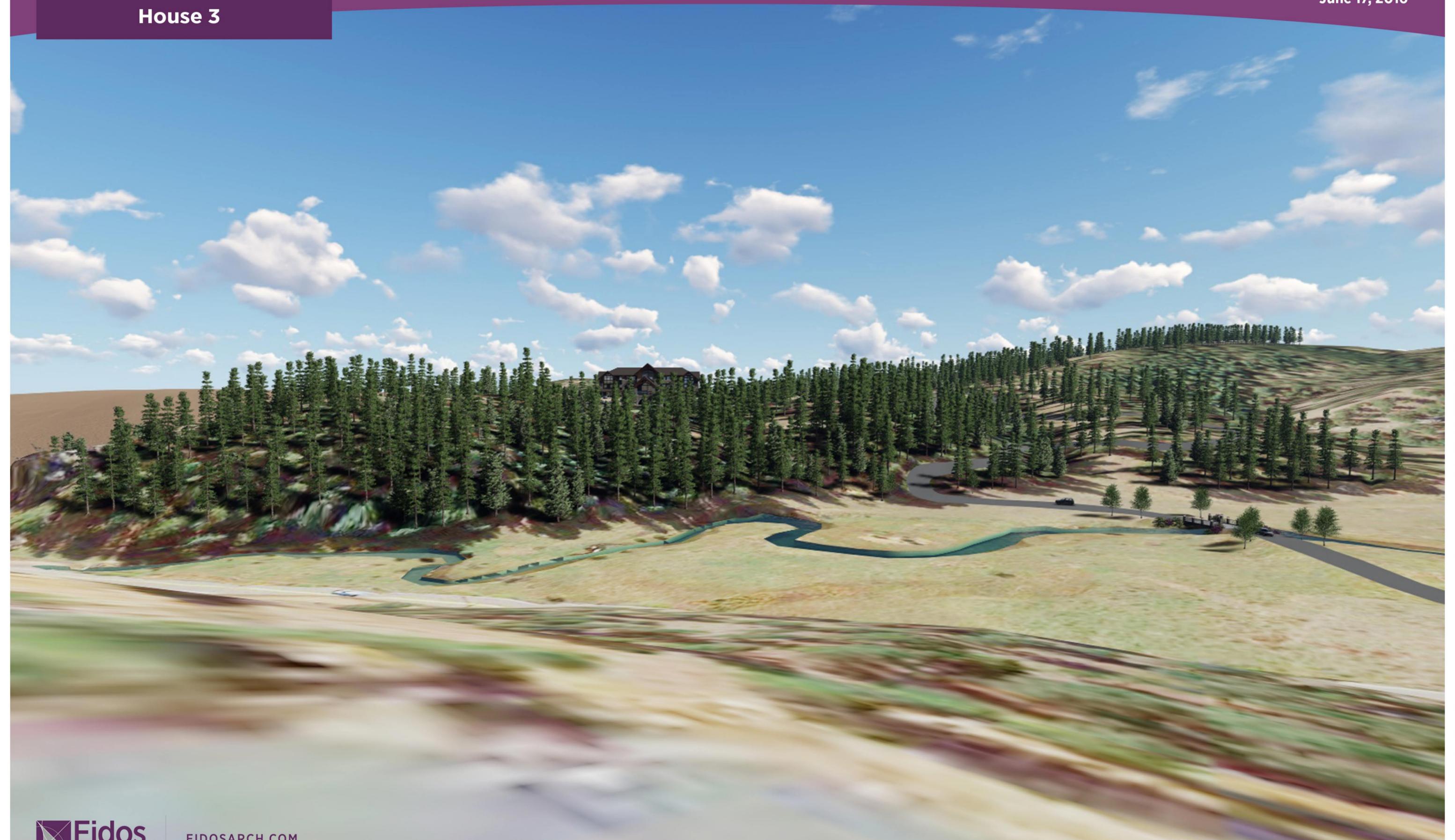
House 1

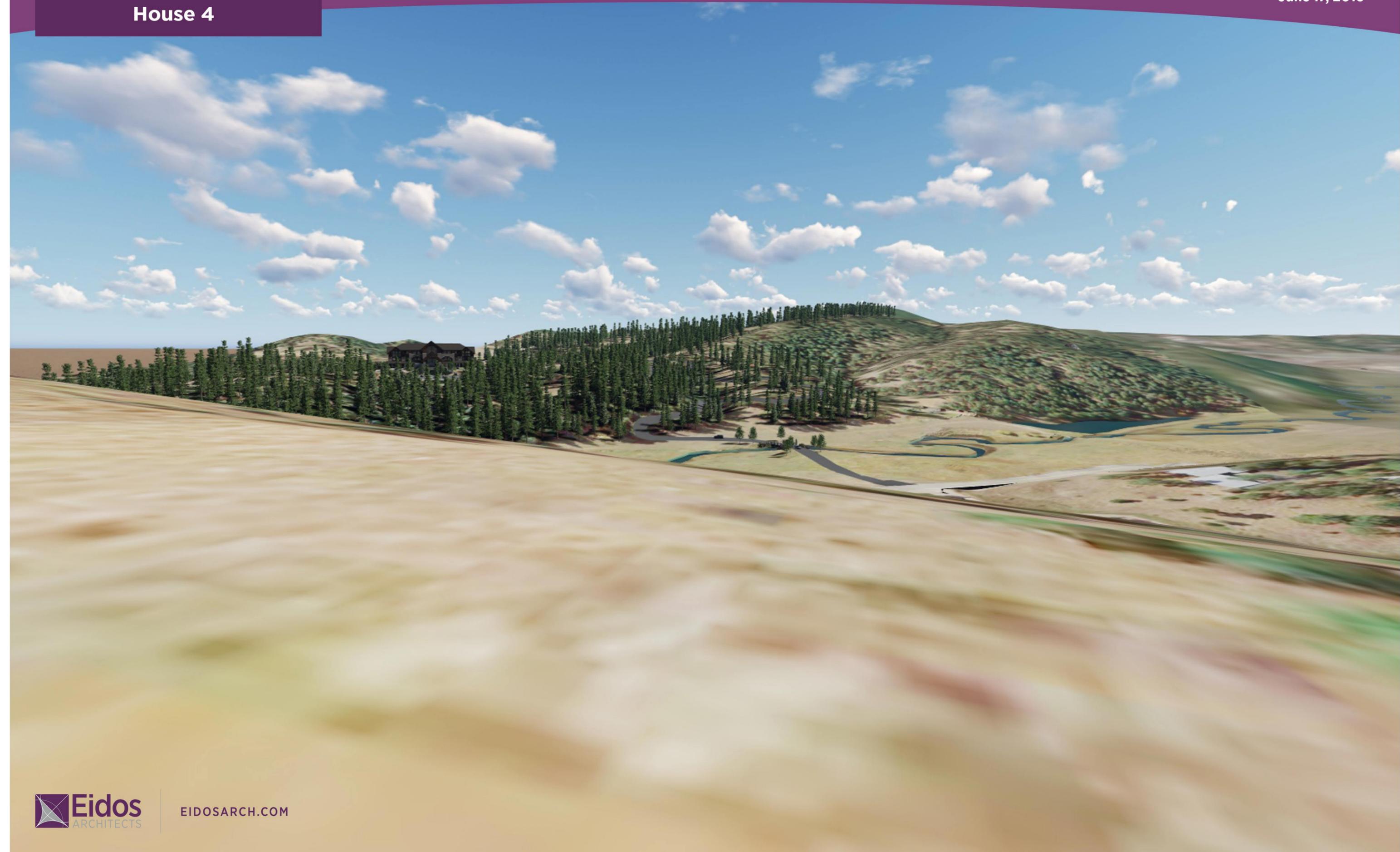


House 2

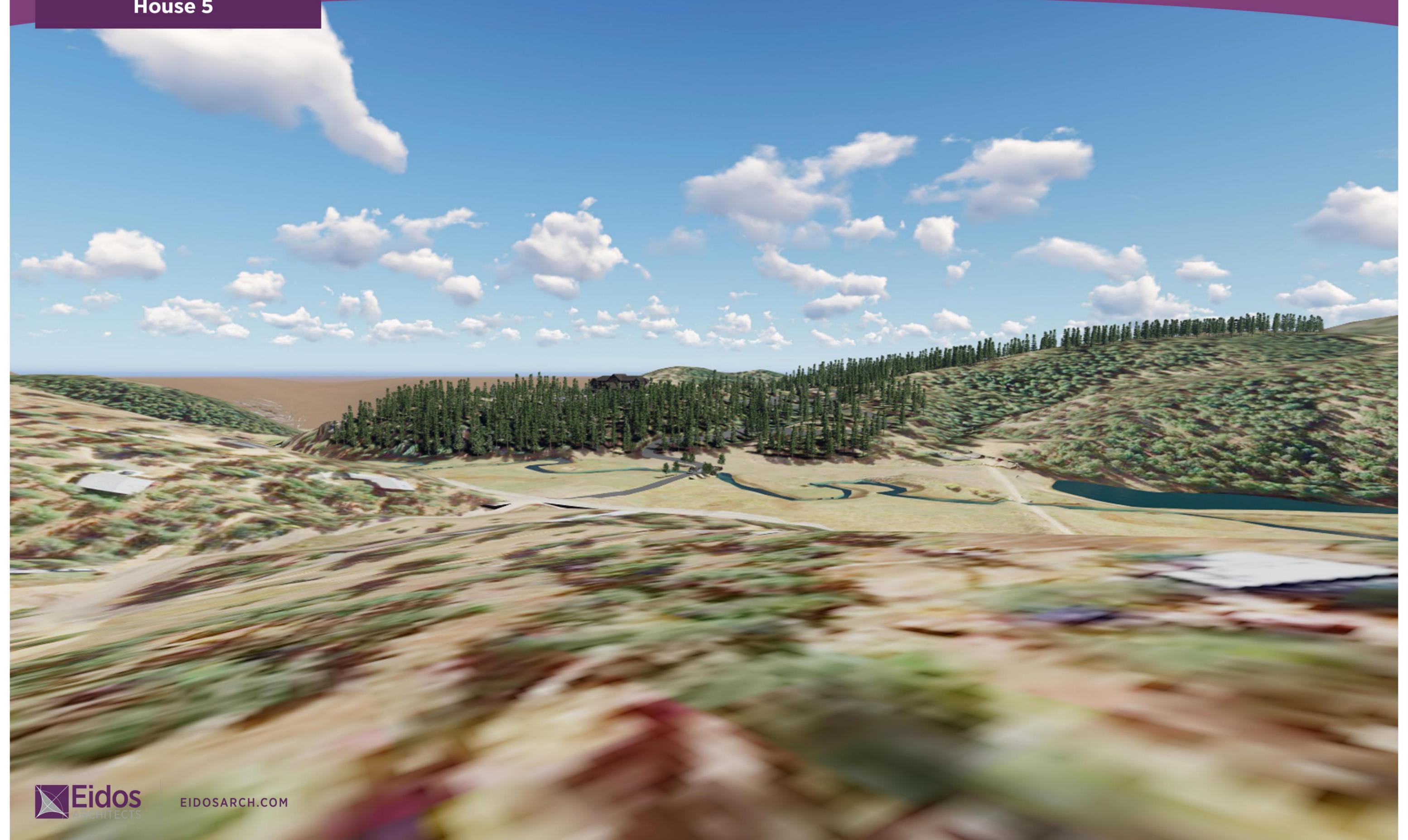


House 3





House 5



## Legal Description

Street Location of Property 13034 S. US Hwy 285

Is there an existing structure at this address?

Yes X No \_\_\_\_\_

Type the legal description and address below.

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, AND THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH P.M., AND A PORTION OF THE NORTHWEST 1/4, THE NORTHEAST 1/4, THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF SECTION 5, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 6, ALL IN TOWNSHIP 7 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST 1/16 CORNER OF SAID SECTION 5; THENCE N 89°01'56" W, A DISTANCE OF 33.31 FEET TO A POINT LYING IN THE CENTER OF SOUTH ELK CREEK ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: THENCE N 23°22'37" W, A DISTANCE OF 282.12 FEET TO A POINT; THENCE 433.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°57'44", A RADIUS OF 672.00 FEET, AND WHOSE CHORD BEARS N 4°53'46" W, A DISTANCE OF 426.04 FEET TO THE POINT OF BEGINNING; THENCE S 81°41'38" W, A DISTANCE OF 212.11 FEET TO A POINT; THENCE 663.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 64°29'03", A RADIUS OF 589.93 FEET, AND WHOSE CHORD BEARS N 66°03'51" W, A DISTANCE OF 629.45 FEET TO A POINT; THENCE N 33°49'19" W, A DISTANCE OF 286.00 FEET TO A POINT; THENCE 812.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 125°25'55", A RADIUS OF 371.04 FEET AND WHOSE CHORD BEARS S 83°27'44" W, A DISTANCE OF 659.53 FEET TO A POINT; THENCE S 20°44'47" W, A DISTANCE OF 104.08 FEET TO A POINT; THENCE 670.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 96°32'57", A RADIUS OF 397.90 FEET, AND WHOSE CHORD BEARS S 69°01'15" W, A DISTANCE OF 593.94 FEET TO A POINT; THENCE 291.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°00'48", A RADIUS OF 1112.33 FEET, AND WHOSE CHORD BEARS N 70°12'40" W, A DISTANCE OF 290.64 FEET TO A POINT; THENCE N 77°43'04" W, A DISTANCE OF 74.91 FEET TO A POINT; THENCE 327.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°01'35", A RADIUS OF 390.26 FEET, AND WHOSE CHORD BEARS N 53°42'17" W, A DISTANCE OF 317.63 FEET TO A POINT; THENCE N 29°41'30" W, A DISTANCE OF 251.97 FEET TO A POINT; THENCE 275.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 42°28'57", A RADIUS OF 370.95 FEET, AND WHOSE CHORD BEARS N 50°55'58" W, A DISTANCE OF 268.79 FEET TO A POINT; THENCE N 72°10'26" W, A DISTANCE OF 77.24 FEET TO A POINT; THENCE 295.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°46'51", A RADIUS OF 460.41 FEET, AND WHOSE CHORD BEARS N 53°47'01" W, A DISTANCE OF 290.51 FEET TO A POINT; THENCE N 35°23'35" W, A DISTANCE OF 104.80 FEET TO A POINT; THENCE 78.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°37'22", A RADIUS OF 230.28 FEET, AND WHOSE CHORD BEARS N 25°34'54" W, A DISTANCE OF 78.48 FEET TO A POINT; THENCE N 15°46'13" W, A DISTANCE OF 30.98 FEET TO A POINT; THENCE 259.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 125°33'00", A RADIUS OF 118.39 FEET, AND WHOSE CHORD BEARS N 47°00'17" E, A DISTANCE OF 210.54 FEET TO A POINT; THENCE S 70°13'13" E, A DISTANCE OF 27.15 FEET TO A POINT; THENCE 55.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24°02'56", A RADIUS OF 132.54 FEET, AND WHOSE CHORD BEARS S 58°11'45" E, A DISTANCE OF 55.22 FEET TO A POINT; THENCE S 46°10'16" E, A DISTANCE OF 90.03 FEET TO A POINT; THENCE 229.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 154°54'13", A RADIUS OF 84.86 FEET, AND WHOSE CHORD BEARS N 56°22'36" E, A DISTANCE OF 165.67 FEET TO A POINT; THENCE N 21°04'33" W, A DISTANCE OF 93.75 FEET TO A POINT; THENCE 183.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°53'31", A RADIUS OF 813.50 FEET, AND WHOSE CHORD BEARS N 14°37'47" W, A DISTANCE OF 182.66 FEET TO A POINT; THENCE N 8°11'02" W, A DISTANCE OF 63.76 FEET TO A POINT; THENCE 39.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°56'38", A RADIUS OF 206.54 FEET, AND WHOSE CHORD BEARS N 13°39'20" W, A DISTANCE OF 39.39 FEET TO A POINT; THENCE N 1°17'42" E, A DISTANCE OF 354.19 FEET TO A POINT; THENCE N 27°10'50" E, A DISTANCE OF 185.85 FEET TO A POINT; THENCE 266.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 135°08'26", A RADIUS OF 112.99 FEET, AND WHOSE CHORD BEARS N 8°06'32" E, A DISTANCE OF 208.88 FEET TO A POINT; THENCE N 31°01'06" W, A DISTANCE OF 533.26 FEET TO A POINT; THENCE N 89°57'30" W, A DISTANCE OF 140.50 FEET TO A POINT; THENCE S 88° 42' 00" W, A DISTANCE OF 264.73 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS RECORDED AT RECEPTION NO. 90056952; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL OF LAND AS RECORDED AT RECEPTION NO. 90056952 THE FOLLOWING TWO COURSES: THENCE N 11° 54' 38" E, A DISTANCE OF 354.70 FEET TO A POINT; THENCE S 89° 42' 12" W, A DISTANCE OF 283.65 FEET TO A POINT ON THE EASTERLY LINE OF THE US HIGHWAY 285 RIGHT OF WAY; THENCE ALONG THE EASTERLY LINE OF SAID US HIGHWAY 285 RIGHT OF WAY THE FOLLOWING 9 COURSES: THENCE N 36° 50' 23" E, A DISTANCE OF 48.02 FEET TO A POINT; THENCE N 38° 17' 51" E, A DISTANCE OF 117.90 FEET TO A POINT; THENCE N 50° 39' 11" E, A DISTANCE OF 58.40 FEET TO A POINT; THENCE N 36° 15' 51" E, A DISTANCE OF 292.39 FEET TO A POINT; THENCE N 41° 27' 39" E, A DISTANCE OF 98.83 FEET TO A POINT; THENCE N 61° 48' 36" E, A DISTANCE OF 65.40 FEET TO A POINT; THENCE N 37° 51' 32" E, A DISTANCE OF 307.26 FEET TO A POINT; THENCE N 39° 09' 34" E, A DISTANCE OF 190.94 FEET TO A CURVE; THENCE 89.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1302.46 FEET, A CENTRAL ANGLE OF 3° 56' 46", AND WHOSE CHORD BEARS N 43° 50' 17" E, A DISTANCE OF 89.68 FEET TO A POINT ON THE SOUTHERLY LINE OF JEFFERSON COUNTY SCHOOLS LAND RECORDED AT RECEPTION NO. 88064435; THENCE ALONG THE SOUTHERLY EASTERLY AND NORTHERLY LINES OF SAID SCHOOLS LAND THE FOLLOWING FIVE (5) COURSES: THENCE S 43° 21' 04" E, A DISTANCE OF 25.36 FEET TO A POINT OF CURVATURE; THENCE 380.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1278.50 FEET, A CENTRAL ANGLE OF 17° 03' 05", AND WHOSE CHORD BEARS N 55° 10' 28" E A DISTANCE OF 379.08 FEET; THENCE S 26° 18' 03" E, A DISTANCE OF 16.00 FEET TO A POINT; THENCE N 67° 27' 18" E, A DISTANCE OF 59.70 FEET TO A POINT; THENCE N 25° 12' 04" W, A DISTANCE OF 49.94 FEET TO A POINT ON THE EASTERLY LINE OF SAID US HIGHWAY RIGHT OF WAY; THENCE N 65° 37' 32" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 37.32 FEET TO THE MOST WESTERLY CORNER OF LOT 6, SHAFFERS CROSSING AS RECORDED IN BOOK 2 AT PAGE 67 OF THE JEFFERSON COUNTY RECORDS; THENCE S 45° 19' 52" E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 146.20 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 6 AND A POINT ON THE NORTHWESTERLY LINE OF A PLATTED ROADWAY; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES: THENCE N 44° 40' 08" E, A DISTANCE OF 247.21 FEET TO A POINT; THENCE N 46° 16' 29" E, A DISTANCE OF 10.45 FEET TO THE MOST EASTERLY LINE OF LOT 3, SAID SHAFFER'S CROSSING; THENCE S 0° 27' 46" W, A DISTANCE OF 99.28 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 40, SAID SHAFFER'S CROSSING; THENCE N 47° 38' 34" W ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 5.48 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 40 AND A POINT ON THE SOUTHEASTERLY LINE OF SAID PLATTED ROADWAY; THENCE S 42° 21' 25" W ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 164.45 FEET TO THE MOST WESTERLY CORNER OF LOT 42, SAID SHAFFERS CROSSING; THENCE S 47° 38' 35" E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 42, A DISTANCE OF 300.00 FEET TO A POINT; THENCE N 21° 04' 41" W, A DISTANCE OF 111.80 FEET TO A POINT; THENCE N 42° 21' 25" E, A DISTANCE OF 14.22 FEET TO A POINT ON THE CENTERLINE OF ELK CREEK ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWENTY-ONE (21) COURSES: THENCE 1119.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3130.55

## Legal Description continued

FEET, A CENTRAL ANGLE OF 20° 29' 26", AND WHOSE CHORD BEARS S 51° 41' 26" E, A DISTANCE OF 1113.61 FEET; THENCE 160.00 FEET ALONG THE ARC OF A COMPOUND CURVE, HAVING A RADIUS OF 622.00 FEET, A CENTRAL ANGLE OF 14° 44' 18", AND WHOSE CHORD BEARS S 69° 18' 19" E, A DISTANCE OF 159.56 FEET; THENCE S 76° 40' 28" E, A DISTANCE OF 40.63 FEET TO A POINT; THENCE 38.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 12° 20' 43", AND WHOSE CHORD BEARS S 70° 30' 07" E, A DISTANCE OF 38.71 FEET TO A POINT; THENCE S 64° 19' 45" E, A DISTANCE OF 416.67 FEET TO A POINT; THENCE 246.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 23° 33' 41", AND WHOSE CHORD BEARS S 52° 32' 55" E, A DISTANCE OF 245.00 FEET TO A POINT; THENCE 213.46 FEET ALONG THE ARC OF A COMPOUND CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 40° 46' 04", AND WHOSE CHORD BEARS S 20° 23' 02" E, A DISTANCE OF 208.99 FEET; THENCE S 0°00'00" W, A DISTANCE OF 95.00 FEET TO A POINT; THENCE 347.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 396.00 FEET AND A CENTRAL ANGLE OF 50°12'20", AND WHOSE CHORD BEARS S 25° 06' 10" E, A DISTANCE OF 336.00 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE; THENCE 341.29 FEET, ALONG SAID REVERSE CURVE HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 41° 10' 04", AND WHOSE CHORD BEARS S 29° 37' 17" E, A DISTANCE OF 334.00 FEET; THENCE S 9° 02' 15" E, A DISTANCE OF 148.20 FEET TO A POINT; THENCE 144.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 30° 05' 44", AND WHOSE CHORD BEARS S 24° 05' 07" E, A DISTANCE OF 142.79 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE; THENCE 175.44 FEET ALONG SAID REVERSE CURVE, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 18° 36' 53", AND WHOSE CHORD BEARS S 29° 49' 33" E, A DISTANCE OF 174.67 FEET; THENCE S 20° 31' 06" E, A DISTANCE OF 88.23 FEET TO A POINT; THENCE 12.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 11° 47' 28", AND WHOSE CHORD BEARS S 14° 37' 22" E, A DISTANCE OF 12.33 FEET TO A POINT; THENCE S 8° 43' 38" E, A DISTANCE OF 245.94 FEET TO A POINT; THENCE 65.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 296.00 FEET AND A CENTRAL ANGLE OF 12° 45' 09", AND WHOSE CHORD BEARS S 15° 06' 12" E, A DISTANCE OF 65.75 FEET TO A POINT; THENCE S 21° 28' 47" E, A DISTANCE OF 684.36 FEET TO A POINT; THENCE 197.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET AND A CENTRAL ANGLE OF 38° 59' 04", AND WHOSE CHORD BEARS S 1° 59' 15" E, A DISTANCE OF 193.53 FEET TO A POINT; THENCE S 17° 30' 16" W, A DISTANCE OF 515.43 FEET TO A POINT; THENCE 45.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 672.00 FEET, A CENTRAL ANGLE OF 3°55'10", AND WHOSE CHORD BEARINGS S 15°32'42" W, A DISTANCE OF 45.96 FEET TO THE POINT OF BEGINNING, CONTAINING 247.1 ACRES (10,762,830 SQ.FT.) MORE OR LESS.

Advise of Ortho Map No. 220 and 256 Sections 31 & 32 Township 6 S. Range 71 W. and Sections 5 & 6 Township 7 S. Range 71 W.

Calculated Acreage 247.1 Acres Checked by: Ed Wieland

Address Assigned (or verified) 13034 S. US Hwy 285

(page 2 of 2)

# 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 1<sup>st</sup> Referral part of the process. Please review the specific electronic documents related to the 1<sup>st</sup> Referral found **here**. Comments on the 1<sup>st</sup> Referral should be submitted electronically to the case manager by the due date below.

Case Number: 16-105311RZ

Case Name: Emmaus Catholic Retreat and Conference Center Rezoning

Address: 13034 S Us Hwy 285

General Location: SW of US Highway 285 and S. Elk Creek Rd. intersection

Case Type: Rezoning

Type of Application: To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow religious retreat and conference center.

Case Manager: Alan Tiefenbach

Comments Due: April 14, 2016

Case Manager Contact Information: **atiefenb@jeffco.us** 303-271-8738

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

| JEFFCO:   | EXTERNAL:   | HOA:  |
|---|---|---|
| Cartography<br>Addressing<br>Building<br>Open Space<br>Geologist<br>Planning Engineering<br>Long Range<br>Historic Commission<br>Zoning Administration<br>Public Health<br>Transportation & Engineering<br>CDOT<br>Road & Bridge, Dist. 4 | Elk Creek Fire Dist.<br>Upper So. Platte Water District<br>Colorado Division of Water<br>Resources<br>Division of Wildlife<br>Park County | CONIFER AREA COUNCIL<br>CONIFER RIDGE POA<br>DOUGLASS RANCH POA<br>ELK FALLS POA<br>GOLDEN VIEW ACRES HOA<br>JEFFERSON COUNTY HORSEMENS ASSN<br>PRESERVE OUR MOUNTAIN COMMUNITY |

**MEMO**

**TO:** Justin Montgomery  
Jefferson County Planning and Zoning Division

**FROM:** Terri Leichtweis  
Jefferson County Environmental Health Services Division

**DATE:** August 5, 2016

**SUBJECT:** Case #16-105311 RZ  
Eidos Architects, Llc  
13034 S Us Hwy 285

**PROPOSAL SUMMARY**

To rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow religious retreat and conference center.

**COMMENTS**

Jefferson County Public Health (JCPH) provided comments dated April 12, 2016 regarding a previous rezoning process and on July 20, 2015 regarding the pre-application review for this property. We have reviewed the documents submitted by the applicant for this proposed rezoning process and have the following updated comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed 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.**

**REZONING REQUIREMENTS:**

| ✓ | Date Reviewed   | Required Documentation/Actions   | Refer to Sections |
|---|---|--|-------------------|
| ✓ | Applicant submitted proof of legal water in the form of well permits and a water court decree | Submit a letter describing the plan for obtaining legal rights to the water for this proposed rezoning in accordance with the County Zoning Resolution and Land Development Regulation (LDR) Section 21.B.2.a.(1) (a) (a-2). There will be a subsequent site development plan for this development proposal. | Water             |

| ✓ | Date Reviewed   | Required Documentation/Actions  | Refer to Sections |
|---|---|---|-------------------|
| ✓ | 07/08/16  | Provide copies of the well permits or water court decrees for the existing single family dwellings.   | Water             |
| ✓ | 08/05/16  | Submit a letter stating that the use of the single family dwellings will not change.  | Water             |
| ✓ | Site Approval was submitted to Colorado Department of Public Health and Environment | Submit an Onsite Wastewater Report (Form 6001) in accordance with the LDR Section 22. B.2. Contact Jefferson County Public Health, Craig Sanders at 303.271.5759 or <a href="mailto:csanders@jeffco.us">csanders@jeffco.us</a> or Tracy Volkman at 303.271.5763 or <a href="mailto:tvolkman@jeffco.us">tvolkman@jeffco.us</a> | Wastewater        |
| ✓ | 07/08/16  | Submit Use Permits (Form 700) for the existing two single family dwellings units located on the property.   | Wastewater        |
|   |   | Submit As-built drawings drawn to scale for the existing two single family dwellings units located on the property per specifications in the Wastewater Section.  | Wastewater        |

## WATER

Since there will be a subsequent site development plan for this development proposal, a letter describing the plan for obtaining legal rights to the water for this proposed rezoning in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21.B.2.a.(1) (a) (a-2) may be submitted for the rezoning process. However, the applicant opted to submit well permits and a water court decree as proof of legal water supply for the proposed development per LDR Section 21 B.2.a(1) (a-1).

Water Documents Reviewed:

- Well permits 79331-F, 79330-F and 79329-F
- Water court decree 2006CW079
- Water Supply Summary Form
- Preliminary Well Water Supply Report for Emmaus Catholic Retreat and Conference Center

An existing well (well permit number 79330-F, 40 feet deep) and new wells will be used as the water supply source. Additionally, well permits 79331-F and 79329-F were submitted as part of the water supply system. Water Court Case number 06CW079 provides the details of the water supply for this development proposal. A totalizing flow meter must be installed on each well per permit conditions.

Water court decree 2006CW079 and the well permits submitted by the applicant provide the Emmaus site owner with the legal right to the water source as proposed. For the Emmaus

development, a portion of the rights in 2006CW079 were purchased and transferred to the current owner. The transfer is presented in Appendix B of the Preliminary Well Water Supply Report for Emmaus Catholic Retreat and Conference Center. This transfer included the rights for 43 of the 70 wells in 2006CW079, with six of these wells allowed to divert water at rates up to 30 gallons per minute (gpm). The remainder of the wells may divert water at 15 gpm. Total annual water usage is limited to 37.8 acre-feet. 58.91 shares of the Mountain Mutual Reservoir Company were purchased to provide 1.85 acre-feet of augmentation water to replace consumptive use.

The Water Supply Summary form indicates the estimated water requirement to be 8.8 acre feet per year.

Since this property is in the Mountain Groundwater Overlay District, an aquifer test per LDR 21.B.2.a (4)(a) is required if water supply requirement is greater than 0.28 acre-feet per acre per year. Given that the estimated water supply requirement is 8.8 acre-feet per year and the total acreage of 247.3 acres, the calculated water supply requirement is 0.036 acre-feet per acre per year. As such, an aquifer test is not required.

The estimated water demands for the proposed development are presented in the figures in Appendix D of the Preliminary Well Water Supply Report for Emmaus Catholic Retreat and Conference Center. Figure 1 shows an estimate of the average daily demand at 100% occupancy, which is 19,850 gallons per day (gpd). The daily per capita use rates are from the Jefferson County Comprehensive Master Plan, Appendix C, Section I, Water Resources.

The Emmaus facilities will not operate continuously at 100% occupancy. Using the monthly average occupancy rates, average monthly water demands were calculated and presented as Figure 3 in Appendix D. The total estimated annual demand is 8.91 acre-feet. The estimated consumptive use is 10%, or 0.891 acre-feet. As stated earlier, the augmentation plan allows for consumptive use up to 1.85 acre-feet. Water will be stored in a large tank on site in order to meet requirements for peak demands. Storage will be in excess of 180,000 gallons. This will provide enough water storage on site to meet the supply demands during peak hours and peak days. The well water supply design flow rate is twice the average daily demand rate for the peak month, which is July. This total well design flow rate is 32,662 gpd, or 22.7 gallons per minute (gpm).

Additional wells are planned, and will be drilled and constructed as needed until the total well production rate of 22.7 gpm has been achieved. All wells will comply with the Colorado Division of Water Resources, State Engineer's Office (SEO) regulations. Additional well permit applications will be filed with the SEO as needed.

Well permit 122663 provides water to the south single family dwelling. Well permit 122664 is irrigation well. Water Court decree W-5783 provides legal proof to allow the use of well 122663 and 122664.

Well permit 153437 is an exempt non-decreed well for the north single family dwelling. Water court decree per an email dated June 20, 2016 that was sent by Austin Creswell, PE, Senior Water Resources Engineer with Amec Foster Wheeler, engineer consultant for the applicant. Mr. Creswell states in an email dated June 21, 2016 that the use of the single family dwellings will remain as homes for caretakers. The applicant has submitted a letter dated August 5, 2016 stating that the single family dwellings will continue to be used for residential purposes only.

Based on our review of the water supply documents provided, the applicant has met the applicable water supply standards.

The drinking water for this facility will meet the definition of a non-community drinking water supply system as stipulated in the Colorado Primary Drinking Water Regulations. The water supply would then require a Colorado Department of Public Health and Environment (CDPHE) approved water treatment system, water quality monitoring, and a state licensed water treatment plant operator. If the onsite well will be used in this manner, please contact the Water Quality Control Division, CDPHE at 303.692.3500 or Cathy Heald at 303.692.3613 for application and monitoring requirements. This Department would inspect such a drinking water supply for compliance once in operation. **Application must be made to the CDPHE at the time of Site Development.**

#### **WASTEWATER**

JCPH has records of one existing onsite wastewater treatment system (Permit #9227, Folder 05-15640 Old OW) that serves a two (2) bedroom single family dwelling located at 13034 S. US Highway 285. Our records show that this repaired system never received a final inspection and as such do not know if it was installed. We have no records for the second single family dwelling. Use Permit 16-113057 OW was issued on June 27, 2016 for 13034 S. US HWY 285, Building #1. From this report the system was functioning at the time of inspection.

Use Permit 16-113059 OW was issued on June 27, 2016 for 13034 S. US HWY 285, Building #2. From this report the system was functioning at the time of inspection.

The applicant **must still submit “As Built” drawings identifying all of the OWTS components (Septic tanks and absorption fields) drawn to scale for each system.** All appropriate setbacks must be met according to the OWTS Regulation of Jefferson County. Please contact Craig Sanders at 303.271.5759 for more information.

The onsite wastewater treatment system for this proposed retreat center will exceed 2,000 gallons per day. As such, the applicant has submitted for Site Approval for this system to the Colorado Department of Public Health and Environment, Water Quality Division. JCPH will issue the OWTS permit and will inspect and provide final approval to use this system once Site Approval is granted.

#### **AIR**

The developer may be required to obtain a fugitive dust permit in accordance with Regulation No. 1 of the Colorado Air Quality Control Commission from the Colorado Department of Public Health and Environment, Air Quality Division and use the best available control technology (BACT) to mitigate dust problems 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. Contact the Air Pollution Control Division at 303.692.3100 for more information on this process and to determine if a fugitive dust permit will be required for this development.

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.

### **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.

### **REGULATED FACILITIES**

Certain commercial uses may be subject to plan reviews, inspections, licensing and/or permitting by this Department, or referred to State agencies. Regulated uses include the following:

- Food Service Establishments
- Camps housing children
- Campgrounds

The proposed retail food service establishment (kitchen) may be subject to a plan review, yearly licensing and routine inspections by this Department. Please contact Matthew Garcia, Plan Review Coordinator (303.271.5762) for specific requirements to determine if a plan review, license and routine inspections will be required. "Retail food establishment" means a retail operation that stores, prepares, or packages food for human consumption or serves or otherwise provides food for human consumption to consumers directly or indirectly through a delivery service, whether such food is consumed on or off the premises or whether there is a charge for such food. Colorado Revised Statutes 25-4-1602(14).

The proposed camp for the children may be subject to a plan review, yearly inspection fee and routine inspections by this Department. Please contact Matthew Garcia, Plan Review Coordinator (303.271.5762) for specific requirements.

The applicant will be required to submit a detailed plan of the proposed campground in order for this Department to evaluate that it will meet the minimum standards set forth in the Colorado Department Of Public Health And Environment, Consumer Protection Division, 6 CCR 1010-9, State Board Of Health, Standards and Regulations for Campgrounds and Recreation Areas (Adopted February 19, 1975). The applicant must submit this plan and the associated Environmental Health Services fee of \$50.00 per hour to this Department for this plan review. Please note a minimum of one hour will be charged for this review.

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

**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Justin Montgomery](#)  
**Cc:** [Marilyn Cross](#)  
**Subject:** Case #16-105311RZ, Emmaus Catholic Retreat and Conf. Ctr. Rezoning  
**Date:** Wednesday, July 13, 2016 9:33:07 AM  
**Attachments:** [Emmaus Catholic Retreat comments 4-14-16.pdf](#)

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Justin,

I have reviewed the request to rezone from A-2 to PD to allow a religious retreat and conference center on property generally located at 13034 S. US Hwy 285 and have the following comments:

- Previous comments sent to jefferson County on April 14, 2016 (attached) still apply.
- For the development in Use Area B, we will want to review the final drainage report to confirm that there will be no negative impact to US 285.

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit



P 303.757.9891 | F 303.757.9886  
2000 S Holly Street, Denver, CO 80222  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)





Jefferson County, Colorado  
Transportation & Engineering Division

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

# P&Z REFERRAL T&E RESPONSE

To:  From:

Case #:  Due Date:

Property Address or PIN:

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

## Drainage

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

Other Notes:

No Concerns

## Right-of-Way / Roadway Corridor Expansion Projects

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

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

Documentation attached in Amanda  Documentation to follow

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

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

Other Notes:

No Concerns

## Traffic Operations / Transportation Planning

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

## Additional Comments

Comments

Name



**ELK CREEK FIRE PROTECTION DISTRICT**  
**11993 South Blackfoot Road P.O. Box 607 Conifer, CO 80433**

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April 13, 2016

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

Re: Camp St. Malo Religious Retreat Center 15-115488PA

To reiterate our comments and concerns regarding this project from the pre-application referral from 2015, the following issues are addressed:

The location for this proposed retreat is located in a significant high fire risk area. Extreme measures would need to be taken to evacuate in case of a wildfire in this area which would exceed available resources for additional needs. Mitigated emergency shelter areas will be required as well as evacuation plans to be approved.

Approved access including secondary access will be required to meet or exceed all Jefferson County Transportation Design Manual.

Buildings will be required to be sprinklered, monitored fire alarm system and full fire flow water supply and hydrants for the complex in accordance with the 2015 International Fire Code.

Please contact my office if I can be of further assistance.

Sincerely,

Shelley Hunter  
Fire Marshal  
Elk Creek Fire Dept.



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

1313 Sherman Street, Room 821  
Denver, CO 80203

April 12, 2016

Alan Tiefenbach  
Jefferson County Planning and Zoning  
Transmission via email: [atiefenb@jeffco.us](mailto:atiefenb@jeffco.us)

Re: Emmaus Catholic Retreat and Conference Center Rezoning  
Case Number 16-105311RZ (13034 S Highway 285)  
Pt. Section 32, T6S and Section 5, T7S, R71W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 80

Dear Mr. Tiefenbach:

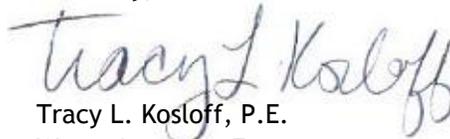
We have reviewed the above referenced proposal to rezone an approximately 247-acre site from Agricultural-Two (A-2) to Planned Development (PD) to allow for the construction and operation of a religious retreat and conference center. The retreat and conference center is intended to include a main lodge with 60 individual rooms, meeting rooms, and kitchen and dining areas; a youth retreat center with five dormitory pods for 16 youth and 2 adults each; a chapel with seating for 160 people; four cabins (with small kitchens) to accommodate one to two people each; a camping area to accommodate 80 people including a bathhouse/shower building; two existing house that will be used by staff; and various roadways, parking areas, and hiking/walking trails through the property.

The estimated water requirements for the retreat and conference center were given as 8.91 acre-feet per year, based on estimated monthly average occupancy rates. The proposed water supply is an existing well with permit no. 79330-F. The Applicant also has obtained well permit nos. 79329-F and 79331-F to construct two additional wells on the property. All three wells are included in the augmentation plan decreed in case no. 2006CW79. Each of the wells may be used for domestic and ordinary household purposes, irrigation, stock watering, commercial, industrial, and fire protection purposes. The three wells combined are permitted to withdraw up to a total of 36.6 acre-feet of water per year.

The Applicant should be aware that well permit no. 79330-F will expire on September 17, 2016 unless a pump is installed by that date. A Pump Installation and Test Report (GWS-32) must be submitted to this office to verify the pump has been installed. The Applicant may request a one-time extension of the permit expiration date through this office.

So long as the well(s) serving the conference and retreat center are operated in accordance with their permitted terms and conditions, and in accordance with the decreed plan for augmentation, this office has no concerns regarding the subject proposal. 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

Cc: Well permit file no. 79330-F  
TLK/srb: Emmaus Retreat Center (Jefferson)





*Brooks Kaufman  
Lands and Rights of Way Director*

April 8, 2016

Alan Tiefenbach  
Jefferson County  
Planning and Zoning Department  
100 Jefferson County Parkway, Suite 3550  
Golden, Colorado 80419-3550

Re: 13034 S. US HWY 285  
Case No.: 16105311RZ

Dear Mr. Tiefenbach:

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

The Association has an existing transmission line, underground electric and overhead electric facilities on the subject property. The Association will maintain the existing twenty-six foot wide utility easement and facilities (Book 2599 Page 245). The Association will require that all structures and landscaping maintain adequate clearances to the transmission line and allow for the Association to access the transmission line for maintenance purposes. In addition the association will require a grading profile if any grading work is to be done which could affect clearances or access to the transmission line. The Association requires that the applicant maintain proper clearances to transmission facilities as defined by the NESC. In the future, the Association will upgrade the transmission line and will request an additional width for the easement.

The Association will require utility easements along the designed electrical line route prior to installing facilities.

The Association will require that all structures and landscaping maintain adequate clearances to the underground facilities and allow for the Association to access for maintenance purposes. The Association has strong concern in regards to a potential screening of the electrical equipment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brooks Kaufman", with a long horizontal flourish extending to the right.

Brooks Kaufman  
Lands and Rights-of-Way Director

**INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION**

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135  
Telephone (720)733-5493  
bkaufman@irea.coop

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## ADDRESSING

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# MEMO

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To: Alan Tiefenbach  
FROM: Patricia Romero  
SUBJECT: 16-105311RZ 13034 S US Hwy 285  
DATE: March 28, 2016

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Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow religious retreat center.
2. Proof of access will be needed. There are two valid existing addresses, 13034 S US Highway 285 and 13253 S Elk Creek Road, in the addressing database. This address will change.
3. Interior roads on the parcel may need to be named and/or exterior roads off of the parcel may need to be extended.
4. Addresses will be based on access and will be available when the SDP is approved and recorded.

Please let me know if you have any questions.

May 14, 2016 Revised

Alan Tiefenbach  
Planner  
Jefferson County Planning and Zoning

Ref: Emmaus Catholic Retreat and Wastewater Reclamation Facility

Comments from Randy Brame, neighbor, Colorado native, and mountain resident:

I have had a chance to look over various documents on this proposed development in rural, historic, and very remote Jefferson County.

1. The Architects – in viewing their on-line portfolio of past projects, NOT one was a project in the mountains. Designing and building in the mountains is vastly different than urban. The overall ODP fits in an urban environment, not mountains. For example, the proposal has a three story building – Planning has asked.
2. Project scope is much too large for this setting and location –
  - a. Architect's initial plan assumes level terrain and normally a topographical survey is done later.
  - b. The proposed structures are on a steep hillside with major size/fit, construction and erosion challenges.
  - c. When the terrain is basically level, a topo survey could wait. In this case – in the mountains and proposed build site – suggest that topographical survey required now with updated site layout.
3. This would be the first project to have human wastewater treatment on Elk Creek. Elk Creek is a cold water, native trout inhabited, natural creek with pure water source from the Mt. Evans wilderness area. What are the requirements for this plant/any other buildings to ensure that it has a year around neutral effect on Elk Creek (aquatic insects/trout) as well as during any future construction? Any water discharged needs to be at a quality as good as Elk Creek and at a temperature of less than 15 degrees Celsius. Presently, "plans" are to discharge in some unnamed tributary of Elk Creek with temperatures as high as 23.9C. Aquatic insects and trout need pure (not levels in Design Report), cold water – around 15C.
4. Instead of building a new Wastewater facility – ask the Planning or developer (not Amec Foster Wheeler) to revisit option of using excess capacity from Mountain Water & Sanitation District (Keogh Ranch Report – pages 9-12). Seems like an artificial barrier that the Mountain Water Board could address. If a new facility were built, would it be by the same company who did the Design Report (Amec Foster Wheeler)? Self-fulfilling?
5. Project access – since this is mountain property with natural year around creek, access roads SHOULD be part of the ODP process. Presently there is an existing road from Elk Creek Road. Why can't this existing road be used for access instead of building a new road (across from S. Cedar Circle)? One report noted that a bridge needs replacing on existing road, so that was reason for new road – the bridge will be replaced anyway. Also there are wetlands all around where the new road is proposed (see photos). You will see them on your proposed visit.
6. Project needs to adhere to the entire Krogh Ranch Forest Management Plan – not just Fire Mitigation (included in Planning Response to First Submittal-April 26), but also for Water Quality -- Appendix 9.6 Colorado Best Management Practices – "Forestry Best Management Practices to Protect Water Quality on Colorado" --please include this requirement for the developer. Among other items, Elk Creek, a minimum of 50 feet must be set aside for Streamside Management Zone. Work (survey/well – stakes for proposed new road) was done without protecting Elk Creek. Please continue to promote sensitivity to the mountain environment.
7. What process does Planning use to work with Colorado Water to ensure an integrated, coordinated development occurs?

Thank you for the opportunity to comment. I hope that there will be others in the future as other neighbors will have input as well.

Respectfully,

*Randy Brame*

**From:** [Randy Brame](#)  
**To:** [Justin Montgomery](#)  
**Subject:** RE: Emmaus Catholic Retreat -- Brame comments, revised  
**Date:** Monday, June 20, 2016 10:03:10 AM

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Hi Justin – good morning! I would appreciate an update on this project and what was result of my input/answers to the questions from May 14<sup>th</sup> PDF, also, shown below. Did you have your site visit and observe the wetlands where new road was proposed? Thanks, Randy

++++  
May 14, 2016

I have had a chance to look over various documents on this proposed development in rural, historic, and very remote Jefferson County.

1. The Architects – in viewing their on-line portfolio of past projects, NOT one was a project in the mountains. Designing and building in the mountains is vastly different than urban. The overall ODP fits in an urban environment, not mountains. For example, the proposal has a three story building – Planning has asked.
2. Project scope is much too large for this setting and location –
  - a. Architect’s initial plan assumes level terrain and normally a typographical survey is done later.
  - b. The proposed structures are on a steep hillside with major size/fit, construction and erosion challenges.
  - c. **When the terrain is basically level, a typo survey could wait. In this case – in the mountains and proposed build site – suggest that typographical survey required now with updated site layout.**
3. Project access – since this is mountain property with natural year around creek, access roads SHOULD be part of the ODP process. Presently there is an existing road from Elk Creek Road. **Why can’t this existing road be used for access instead of building a new road (across from S. Cedar Circle)?** One report noted that a bridge needs replacing on existing road, so that was reason for new road – the bridge will be replaced anyway. **Also there are wetlands all around where the new road is proposed (see photos). You will see them on your proposed visit.**
4. **Project needs to adhere to the entire Krogh Ranch Forest Management Plan – not just Fire Mitigation (included in Planning Response to First Submittal-April 26), but also for Water Quality -- Appendix 9.6 Colorado Best Management Practices – “Forestry Best Management Practices to Protect Water Quality on Colorado” --please include this requirement for the developer.** Among other items, Elk Creek, a minimum of 50 feet must be set aside for Streamside Management Zone. Work (survey/well – stakes for proposed new road) was done without protecting Elk Creek. Please continue to promote sensitivity to the mountain environment.
5. **What process does Planning use to work with Colorado Water to ensure an integrated, coordinated development occurs?**

Thank you for the opportunity to comment. I hope that there will be others in the future as other neighbors will have input as well.

**From:** [Vincent Tolpo](mailto:Vincent_Tolpo)  
**To:** [studiovp@aol.com](mailto:studiovp@aol.com); [Justin Montgomery](mailto:Justin_Montgomery)  
**Subject:** Re: Fwd:Shaffers Crossing huge development HEARING TO ATTEND  
**Date:** Wednesday, July 20, 2016 7:21:06 PM

---

Dear Justin,

Although I am not an immediate neighbor to the proposed retreat, I can assure you that I will be impacted by its added traffic to 285. Hwy 285 is already maxed out on the weekends. My business downstream from the area of the retreat receives drivers who will stop at my business when content. If they have been hassled and delayed by intense traffic then I lose customers. Save my business by stopping the retreat. 285 cannot handle it.

Vincent and Carolyn Lee Tolpo  
Shawnee Mountain Gallery  
PO Box 134, 55918 US HWY 285  
Shawnee, Colorado 80475  
303-838-6106 [vtolpo@yahoo.com](mailto:vtolpo@yahoo.com)

[www.ArtSpiral.com](http://www.ArtSpiral.com)

Pottery Jewelry Painting Metal Art  
Fiber Art Sculpture

On Wednesday, July 20, 2016 6:59 PM, "studiovp@aol.com" <studiovp@aol.com> wrote:

-----Original Message-----

From: shelly means <shellymeans@hotmail.com>  
Sent: Wed, Jul 20, 2016 12:20 pm  
Subject: Fw: Fwd: Elk creek development

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**Subject:** Fw: Fwd: Elk creek development

Hey Pine, This is the plan for the christian retreat at Schaffers Crossing. It is Huge! There will be two public hearings on this. It can be stopped. A huge development on Elk Creek rd is a poor idea in my opinion. Please forward to any one and everyone who would be interested in attending these hearings to stop ,or at least scale down the scope of this monstrosity .  
Thank you, Jim Mahoney

On Wednesday, July 20, 2016 6:43 AM, Jim Mahoney <[thelonemahone@yahoo.com](mailto:thelonemahone@yahoo.com)> wrote:

Will do

On Tuesday, July 19, 2016 3:04 PM, R Kevin Brown <[rkevinbrown@icloud.com](mailto:rkevinbrown@icloud.com)> wrote:

Jim feel free to share this info with any and everybody you know I think the one way to defeat this is to show up at both public hearings

R Kevin Brown  
720-987-6864

Begin forwarded message:

**From:** Justin Montgomery <[jmontgom@co.jefferson.co.us](mailto:jmontgom@co.jefferson.co.us)>  
**Date:** July 19, 2016 at 3:00:26 PM MDT  
**To:** 'R Kevin Brown' <[rkevinbrown@icloud.com](mailto:rkevinbrown@icloud.com)>

**Subject: RE: Elk creek development**

No, might be able to get them scheduled for August and September, but I will let you know once those dates are set.

-----Original Message-----

From: R Kevin Brown [mailto:rkevinbrown@icloud.com]  
Sent: Tuesday, July 19, 2016 2:55 PM  
To: Justin Montgomery  
Subject: Re: Elk creek development

Have those been scheduled yet ?

R Kevin Brown m  
720-987-6864

Begin forwarded message:

**From:** Justin Montgomery <jmontgom@co.jefferson.co.us>  
**Date:** July 19, 2016 at 2:24:52 PM MDT  
**To:** 'R Kevin Brown' <rkevinbrown@icloud.com>  
**Subject: RE: Elk creek development**

Kevin,

They have to have the rezoning approved by the Board of County Commissioners. There will be two public hearings, one in front of the Planning Commission and then one in front of the BCC who will make the final decision. Attached is the visual impact analysis that they submitted. Follow this link or paste it into your browser to view all of the documents. Give me a call if it doesn't work for you.

<http://jeffco.us/amandaltol/index.cfm?fuseaction=DevAppProcessSearchByFolder&folderID=772104&permitNum=16105311> RZ&PZPermitCase=RZ

Thanks,

Justin

Justin Montgomery, AICP

Planner

Jefferson County, Colorado

Planning and Zoning Division

100 Jefferson County Parkway, Suite 3550

Golden, Colorado 80419

303.271.8792 (Office)

-----Original Message-----

From: R Kevin Brown [mailto:rkevinbrown@icloud.com]  
Sent: Tuesday, July 19, 2016 1:56 PM  
To: Justin Montgomery  
Subject: Re: Elk creek development

Absolutely please send along anything or tell me how to access the file in general I'm not opposed to the project as long as it's the right scope and scale but I would like to know what the processes for them to obtain approval to move forward as proposed because I think it's way too big

R Kevin Brown  
720-987-6864

On Jul 19, 2016, at 1:46 PM, Justin Montgomery <jmontgom@co.jefferson.co.us> wrote:

Hello,

Yes, I will make sure you are notified when the project is ready to go hearing. They have added some visual renderings to the case file that can be viewed online. Let me know if you would like to see them or need help accessing that file.

Best,

Justin

Justin Montgomery, AICP

Planner

Jefferson County, Colorado

Planning and Zoning Division

100 Jefferson County Parkway, Suite 3550

Golden, Colorado 80419

303.271.8792 (Office)

-----Original Message-----

From: R Kevin Brown [<mailto:rkevinbrown@icloud.com>]

Sent: Tuesday, July 19, 2016 1:43 PM

To: Justin Montgomery

Cc: R Kevin Brown

Subject: Elk creek development

Can I be added to an email list to find out how I can be kept informed about the retreat that's proposed at Schaeffers Crossing Also I would like to go on record as opposing anything that's oversized and too big for the area the services available as well as to big to fit the typography that's involved too

[http://jeffco.us/amandaltol/PublicDocs/Rezoning/16-105311RZ%2013034%20S%20Us%20Hwy%20285/4.%20Correspondence%20\(to%20-%20from%20applicant,%20citizens\)/3.%20Citizen%20Comments/RE\\_%20Emmaus%20Catholic%20Retreat%20-%20Bram%20comments.%20revised.pdf](http://jeffco.us/amandaltol/PublicDocs/Rezoning/16-105311RZ%2013034%20S%20Us%20Hwy%20285/4.%20Correspondence%20(to%20-%20from%20applicant,%20citizens)/3.%20Citizen%20Comments/RE_%20Emmaus%20Catholic%20Retreat%20-%20Bram%20comments.%20revised.pdf)

**From:** [R Kevin Brown](#)  
**To:** [Justin Montgomery](#)  
**Cc:** [R Kevin Brown](#)  
**Subject:** Elk creek development  
**Date:** Tuesday, July 19, 2016 1:43:38 PM  
**Attachments:** [RE\\_Emmaus Catholic Retreat -- Bram comments, revised.pdf](#)  
[ATT00001.txt](#)

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Can I be added to an email list to find out how I can be kept informed about the retreat that's proposed at Schaeffers Crossing

Also I would like to go on record as opposing anything that's oversized and too big for the area the services available as well as to big to fit the typography that's involved too

[http://jeffco.us/amandaItoI/PublicDocs/Rezoning/16-105311RZ%2013034%20S%20Us%20Hwy%20285/4.%20Correspondence%20\(to%20-%20from%20applicant,%20citizens\)/3.%20Citizen%20Comments/RE\\_%20Emmaus%20Catholic%20Retreat%20--%20Bram%20comments.%20revised.pdf](http://jeffco.us/amandaItoI/PublicDocs/Rezoning/16-105311RZ%2013034%20S%20Us%20Hwy%20285/4.%20Correspondence%20(to%20-%20from%20applicant,%20citizens)/3.%20Citizen%20Comments/RE_%20Emmaus%20Catholic%20Retreat%20--%20Bram%20comments.%20revised.pdf)

Respectfully,

*Randy Brame*

Sent from [Mail](#) for Windows 10

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**From:** [Justin Montgomery](#)  
**Sent:** Tuesday, May 17, 2016 11:14 AM  
**To:** '[Randy Brame](#)'  
**Subject:** RE: Emmaus Catholic Retreat -- Bram comments, revised

Thank you, Randy.

Please let me know if you have any other comments or questions about the project or process.

Best,  
Justin

**Justin Montgomery, Planner**  
Planning and Zoning Division  
100 Jefferson County Parkway, Suite 3550  
Golden, Colorado 80419  
303.271.8792 (Office)  
303.271.8744 (Fax)

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**From:** Randy Brame [<mailto:rabbit1371@comcast.net>]  
**Sent:** Monday, May 16, 2016 1:53 PM  
**To:** Alan Tiefenbach  
**Cc:** Justin Montgomery  
**Subject:** RE: Emmaus Catholic Retreat -- Bram comments, revised

Alan – thank you. Best wishes in the future.

Justin -- I am writing to ask you to disregard item 3 and 4 related to Wastewater Facility – in reading in more detail, the proposed alternative is to discharge to groundwater (leaching field) and not into Elk Creek or an unnamed tributary. Don't want you to waste any time on those two items. I apologize for the inconvenience.

Regards, Randy Brame

Sent from [Mail](#) for Windows 10

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**From:** [Alan Tiefenbach](#)  
**Sent:** Monday, May 16, 2016 1:00 PM  
**To:** '[Randy Brame](#)'  
**Cc:** [Justin Montgomery](#)  
**Subject:** RE: Emmaus Catholic Retreat -- Bram comments, revised

Thanks, I'll put this in the case file.

Please note I have resigned my position with Jefferson County. All correspondence regarding this rezoning should be directed to Justin Montgomery, Planner.

I have copied him on this email.

Alan Tiefenbach  
Planner  
Jefferson County Planning and Zoning  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419  
303-271-8738

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**From:** Randy Brame [<mailto:rabbit1371@comcast.net>]  
**Sent:** Sunday, May 15, 2016 4:13 PM  
**To:** Alan Tiefenbach  
**Subject:** RE: Emmaus Catholic Retreat -- Bram comments, revised

Alan – please discard my email from May 14th and replace with this May 15<sup>th</sup> email – I added an item to the PDF file. Here are the photos again and the Revised PDF –

Regards, Randy Brame

Sent from [Mail](#) for Windows 10

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**From:** [Randy Brame](#)  
**Sent:** Saturday, May 14, 2016 5:40 PM  
**To:** [Alan Tiefenbach](#)  
**Subject:** RE: Emmaus Catholic Retreat

Attached are my comments in PDF file. Also, attached are a couple of photos of wetlands in area of new proposed road. Thank you for opportunity to comment – please let me know if any questions.

Regards, Randy Brame

Sent from [Mail](#) for Windows 10

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**From:** Alan Tiefenbach  
**Sent:** Tuesday, May 10, 2016 12:24 PM  
**To:** 'Randy Brame'  
**Subject:** RE: Emmaus Catholic Retreat

All information regarding this, including water can be located at:

<http://jeffco.us/amandaltol/PublicDocs/Rezoning/16-105311R7%2013034%20S%20Us%20Hwy%20285/3.%20Review%20Process%20-%20Agency%20Comments/1st%20Referral/>

The present zoning is A2 (Agricultural) and they are rezoning to Planned Development (PD) to allow this use. This is an appropriate time to comment.

Alan Tiefenbach  
Planner  
Jefferson County Planning and Zoning  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419  
303-271-8738

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**From:** Randy Brame [<mailto:rabbit1371@comcast.net>]  
**Sent:** Friday, May 06, 2016 9:56 AM  
**To:** Alan Tiefenbach  
**Subject:** RE: Emmaus Catholic Retreat

Alan, thank you for your quick response and information. Really encouraged by preventive action taking when drilling the well, but have to admit that work was done within a few feet of Elk Creek.

Couple of questions –

- 1) Where can I find the document mentioned by Wastewater Engineer – Site Location Report? Is it at your office in Planning? Do I just go by to see it – it is too large to email to me?
- 2) Does the Engineering Company working for the Church have past experience doing work in the mountains and with rivers or only urban work in the County?
- 3) What is present zoning and what is the applicant doing to change it – to what? Is there a public comments/input process for this?

Best regards, Randy

Sent from [Mail](#) for Windows 10

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**From:** Alan Tiefenbach  
**Sent:** Friday, April 29, 2016 7:46 AM  
**To:** 'Randy Brame'  
**Subject:** RE: Emmaus Catholic Retreat

Per their Engineer:

“The stakes/flagging he is referring to are the surveyed proposed road centerline. The stakes are on both sides of the creek, but not in the creek. No construction work has been done on the road. We have drilled one water supply well. The well was permitted through the State Engineer’s Office, Colorado Division of Water Resources, permit no. 79330-F. Out of an abundance of caution, we also obtained a discharge permit through CDPHE, permit no. COG603302, in the event that any well development water entered the creek. We successfully kept all well development water out of the creek.

From Wastewater engineer:

The purpose of the Regulation 22 Site Location project is to provide neighbors the opportunity to question and comment on the proposed facility just as this person has done. The Site Location Report is a public document. The minimum that should be done is to direct the person to the County for review of the submitted document.”

Hopefully this answers all your questions.

Alan Tiefenbach  
Planner  
Jefferson County Planning and Zoning  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419  
303-271-8738

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**From:** Randy Brame [<mailto:rabbit1371@comcast.net>]  
**Sent:** Tuesday, April 26, 2016 11:22 AM  
**To:** Alan Tiefenbach  
**Subject:** Emmaus Catholic Retreat

Hi Alan – I would appreciate some information on the above project. I stopped by Planning yesterday and was told that you are the Case Manager for the above project. I am a neighbor down stream with land also with Elk Creek flowing through it.

Around three weeks ago, there was excavation and flags staked in the ground where work has already been done which appears to be right on top or over Elk Creek (see photo, Emmaus 4-24-16) – excavation, flags, one across Elk Creek. There was no Permit posted by Jefferson County for this work nor any sign from Water Quality. A few days ago, a sign was posted by Water Quality (see attached photo—Emmaus 4-14-16 A).

I have contacted CO Water Quality and they have authorized no work to date.

So, the questions I have:

What work has been done and why is it so close to Elk Creek? Was this work authorized/permitted?  
Why is there a water treatment plant being proposed?  
What are the requirements for this plant/any building, etc. to ensure that it has a year around

neutral affect on Elk Creek as well as during any future construction? Elk Creek is a cold water, trout inhabited, natural creek with pure water source from the Mt Evans wilderness area.  
Have building and land disturbance permits been issued by Water Quality Control and Jeffco Planning?

Thanks for your help and information --

Best regards,  
Randy Brame  
720-236-9444

Sent from [Mail](#) for Windows 10

**From:** [wood3069@comcast.net](mailto:wood3069@comcast.net)  
**To:** [Justin.Montgomery](mailto:Justin.Montgomery)  
**Subject:** Fwd: Planned Elk Creek Development - Catholic Conference & Retreat Center  
**Date:** Saturday, August 06, 2016 3:26:16 PM

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Justin -

I am a downstream resident located in Sphinx Park (15772 Johnson Drive) and would like to be kept informed of the development of this property. My extended family owns several parcels in the area of Sphinx Park and along Elk Creek Road. We have been a family of residents for over 5 generations in this area.

My primary concerns are water quality (run off, sediment, etc during construction and during future use) mostly because our drinking water is primarily derived from wells near Elk Creek, as well as the likely increase in traffic on Elk Creek Road (no doubt that visitors to the retreat will find themselves driving up and down Elk Creek Road at all hours of the night and on weekends ... the road is very narrow and dangerous currently and many of the shoulders lack guard rails or similar protections from folks who are not familiar with the area. The County may be required to invest significantly in upgrading sections of this road and installing and maintaining storm water devices (culverts and rip rap) or water quality controls and best management practices on Elk Creek (water calming devices, stilling basins, engineered wetlands, sediment retention ponds, etc) some of which should be supported and paid for by the developer as a condition of permitting this project.

I would also like to see the developer be required to pay for future improvements on Highway 285 and the intersection at Elk Creek Road / Schaffer's Crossing ... in my opinion, this intersection and some sections of the highway leading to it are not suitable to handle a 500% increase in traffic - particularly on weekends. (For example, the 285 exit ramps leading to and from the resort can only handle about 6 to 8 vehicles coming off the road at one time, which will likely lead to a backup extending into traffic during peak weekend times for folks heading to and from the resort.)

Thanks for your efforts to provide outreach and communications to the neighborhood on this project.

Tom Wood  
303 721 8412  
(E-Mail: [Wood3069@comcast.net](mailto:Wood3069@comcast.net))

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**From:** "Caitlyn Bryan" <[caitlync@q.com](mailto:caitlync@q.com)>  
**To:** "Caitlyn Bryan" <[caitlync@q.com](mailto:caitlync@q.com)>  
**Sent:** Saturday, August 6, 2016 10:19:39 AM  
**Subject:** Fwd: Planned Elk Creek Development - Catholic Conference & Retreat Center

Hello SPIA Members & Friends,

We have been discussing this planned complex on our side of Schaffer's Crossing for the past year. The general consensus seems to be that the beautiful Elk Creek meadow property (247 acres) was inevitably going to be developed by someone - and that the proposed Catholic Retreat/Conference Complex was probably the lesser of evils.

That being said, it is a huge facility, and there are some local people who would like to try and get it stopped, or at least scaled back in size and capacity. I am forwarding the below series of messages between Jeffco Planning & Zoning and two local residents with questions and answers, as well as contact info for the Jeffco Project Manager and links to Jeffco's website with both the Application and Approval Process documents. If this is something you have concerns about, this email is a great reference.

Just a note: SPIA, as an organization, will not be participating in this process. Rather, this is an action to be taken up by individual residents and property owners as a means to address their questions and concerns about the project.

Best,  
Caitlyn Bryan  
SPIA President

On Tuesday, July 19, 2016 3:04 PM, R Kevin Brown <[rkevinbrown@icloud.com](mailto:rkevinbrown@icloud.com)> wrote:

Jim feel free to share this info with any and everybody you know I think the one way to defeat this is to show up at both public hearings

R Kevin Brown  
720-987-6864

Begin forwarded message:

**From:** Justin Montgomery <[jmontgom@co.jefferson.co.us](mailto:jmontgom@co.jefferson.co.us)>  
**Date:** July 19, 2016 at 3:00:26 PM MDT  
**To:** 'R Kevin Brown' <[rkevinbrown@icloud.com](mailto:rkevinbrown@icloud.com)>  
**Subject:** RE: Elk creek development

No, might be able to get them scheduled for August and September, but I will let you know once those dates are set.

-----Original Message-----

**From:** R Kevin Brown [<mailto:rkevinbrown@icloud.com>]  
**Sent:** Tuesday, July 19, 2016 2:55 PM  
**To:** Justin Montgomery  
**Subject:** Re: Elk creek development

Have those been scheduled yet ?

R Kevin Brown m  
720-987-6864

Begin forwarded message:

**From:** Justin Montgomery <[jmontgom@co.jefferson.co.us](mailto:jmontgom@co.jefferson.co.us)>  
**Date:** July 19, 2016 at 2:24:52 PM MDT  
**To:** 'R Kevin Brown' <[rkevinbrown@icloud.com](mailto:rkevinbrown@icloud.com)>  
**Subject:** RE: Elk creek development

Kevin,

They have to have the rezoning approved by the Board of County Commissioners. There will be two public hearings, one in front of the Planning Commission and then one in front of the BCC who will make the final decision. Attached is the visual impact analysis that they submitted. Follow this link or paste it into your browser to view all of the documents. Give me a call if it doesn't work for you.

<http://jeffco.us/amandaltol/index.cfm?fuseaction=DevAppProcessSearchByFolder&folderID=772104&permitNum=16105311> RZ&PZPermitCase=RZ

Thanks,

Justin  
Justin Montgomery, AICP  
Planner  
Jefferson County, Colorado  
Planning and Zoning Division  
100 Jefferson County Parkway, Suite 3550  
Golden, Colorado 80419  
303.271.8792 (Office)

-----Original Message-----

**From:** R Kevin Brown [<mailto:rkevinbrown@icloud.com>]  
**Sent:** Tuesday, July 19, 2016 1:56 PM  
**To:** Justin Montgomery  
**Subject:** Re: Elk creek development

Absolutely please send along anything or tell me how to access the file in general I'm not opposed to the project as long as it's the right scope and scale but I would like to know what the processes for them to obtain approval to move forward as proposed because I think it's way too big

R Kevin Brown  
720-987-6864

On Jul 19, 2016, at 1:46 PM, Justin Montgomery <[jmontgom@co.jefferson.co.us](mailto:jmontgom@co.jefferson.co.us)> wrote:

Hello,

Yes, I will make sure you are notified when the project is ready to go hearing. They have added some

visual renderings to the case file that can be viewed online. Let me know if you would like to see them or need help accessing that file.

Best,

Justin

Justin Montgomery, AICP

Planner

Jefferson County, Colorado

Planning and Zoning Division

100 Jefferson County Parkway, Suite 3550

Golden, Colorado 80419

303.271.8792 (Office)

-----Original Message-----

From: R Kevin Brown [<mailto:rkevinbrown@icloud.com>]

Sent: Tuesday, July 19, 2016 1:43 PM

To: Justin Montgomery

Cc: R Kevin Brown

Subject: Elk creek development

Can I be added to an email list to find out how I can be kept informed about the retreat that's proposed at Schaeffers Crossing Also I would like to go on record as opposing anything that's oversized and too big for the area the services available as well as to big to fit the typography that's involved too

[http://jeffco.us/amandaltol/PublicDocs/Rezoning/16-105311RZ%2013034%20S%20Us%20Hwy%20285/4.%20Correspondence%20\(to%20-%20from%20applicant,%20citizens\)/3.%20Citizen%20Comments/RE\\_%20Emmaus%20Catholic%20Retreat%20-%20Bram%20comments.%20revised.pdf](http://jeffco.us/amandaltol/PublicDocs/Rezoning/16-105311RZ%2013034%20S%20Us%20Hwy%20285/4.%20Correspondence%20(to%20-%20from%20applicant,%20citizens)/3.%20Citizen%20Comments/RE_%20Emmaus%20Catholic%20Retreat%20-%20Bram%20comments.%20revised.pdf)

**From:** [sternpj@colorado.edu](mailto:sternpj@colorado.edu)  
**To:** [Justin Montgomery](#)  
**Subject:** Re: Emmaus  
**Date:** Friday, August 05, 2016 7:47:16 PM

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Many thanks. Would be nice to see rendering with 50% reduction of trees. Regardless, the main lodges location on a ridge line should be a no go. Has the planning department considered a restrictive conservation easement on the bulk of the property for passive use only? Boulder County did on about 95% of the Camp St Malo property (now about 99%) and it was the final compromise that leveled the playing field. It would be a good thing for Jefferson County and the neighbors if you did that too.

Anyway, thanks again.

-phil

On Aug 5, 2016, at 10:11 AM, Justin Montgomery <[jmontgom@co.jefferson.co.us](mailto:jmontgom@co.jefferson.co.us)> wrote:

Hi Phil,

Please see the attached.

Thank you,

Justin

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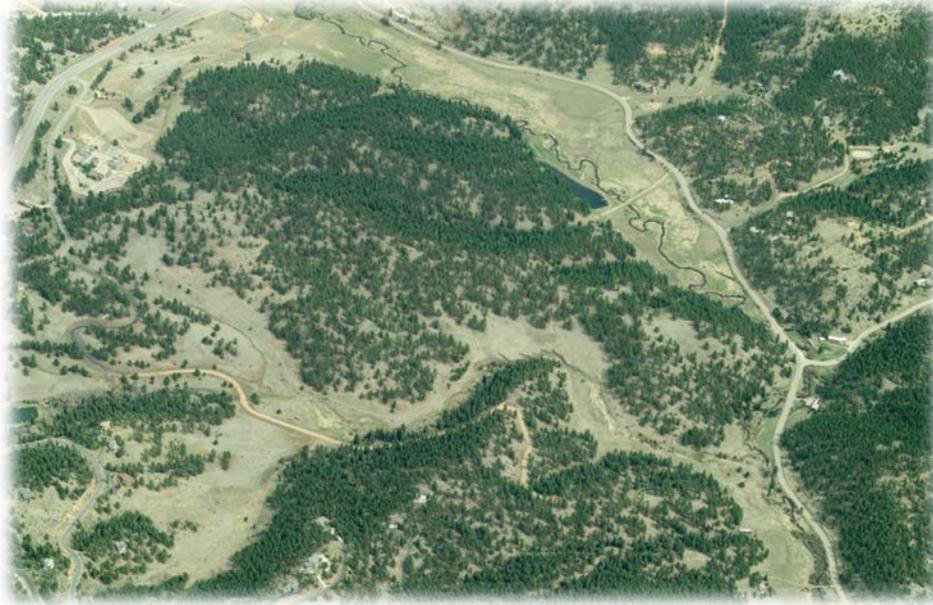
**From:** Philip Mary Stern [<mailto:Phil.Stern@colorado.edu>]  
**Sent:** Friday, August 05, 2016 10:07 AM  
**To:** Justin Montgomery  
**Subject:** Emmaus

Justin,

We spoke several weeks ago about St Malo/Emmaus. I have since been in touch with Michael Six at the Archdiocese. It looks like there will be no tour on August 21 because of "legal" and "planning" issues. I'm disappointed that our group won't, most likely, be allowed on the property. But, Michael says there is graphic rendering of the proposed structures in location in one of the documents from, he thinks, June or July that was submitted to Jeffco. I seem unable to find that document on your website, probably due to lack of endurance on my part. Can you give me the url or document reference? Thanks so much.

-phil

<Visual Impact Analysis\_06.17.16.pdf>

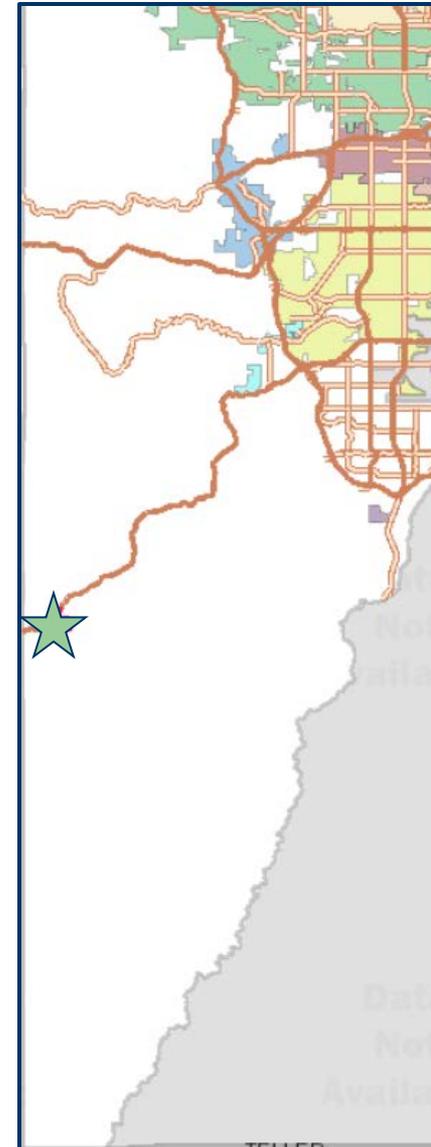
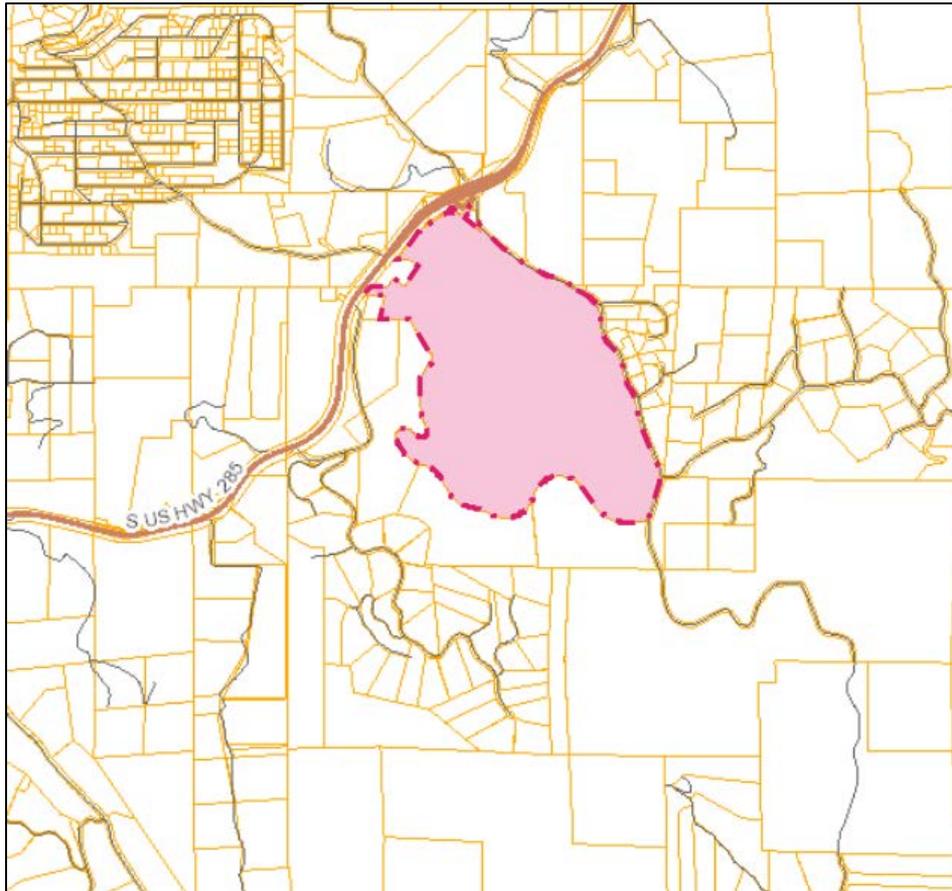


## **Case No. 16-105311RZ**

### **Emmaus Catholic Retreat & Conference Center ODP**

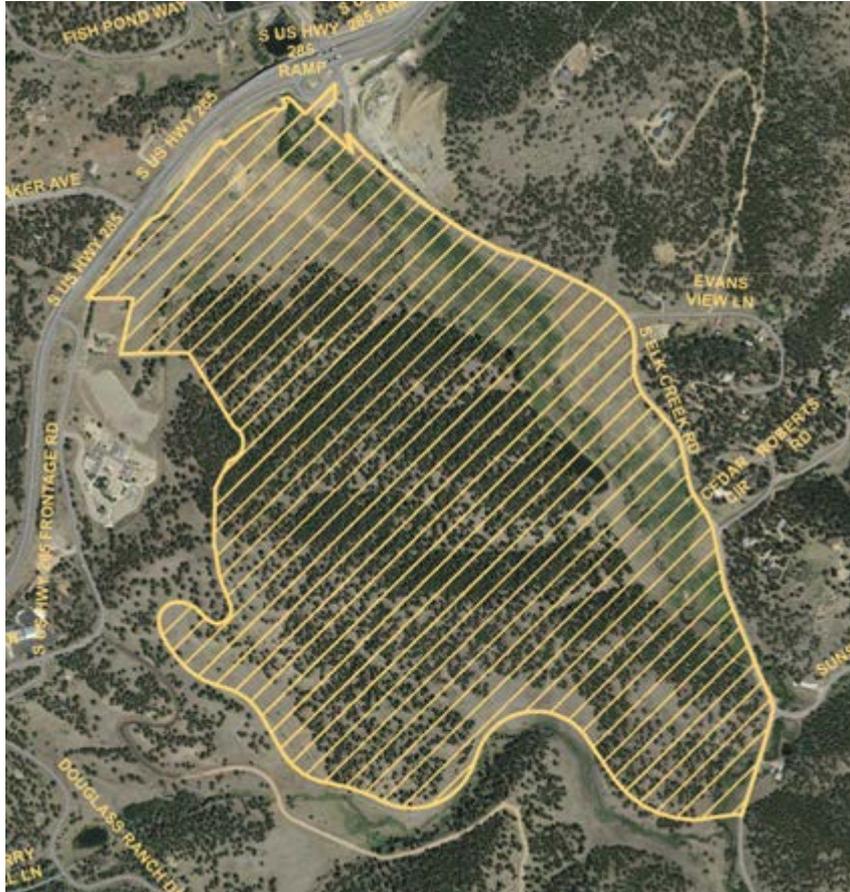


# Subject property





## Subject property



- 13034 South US Hwy 285
- Currently Zoned A-2
- 247.1 acres
- FEMA floodplain and wetland areas along Elk Creek



## Subject Request

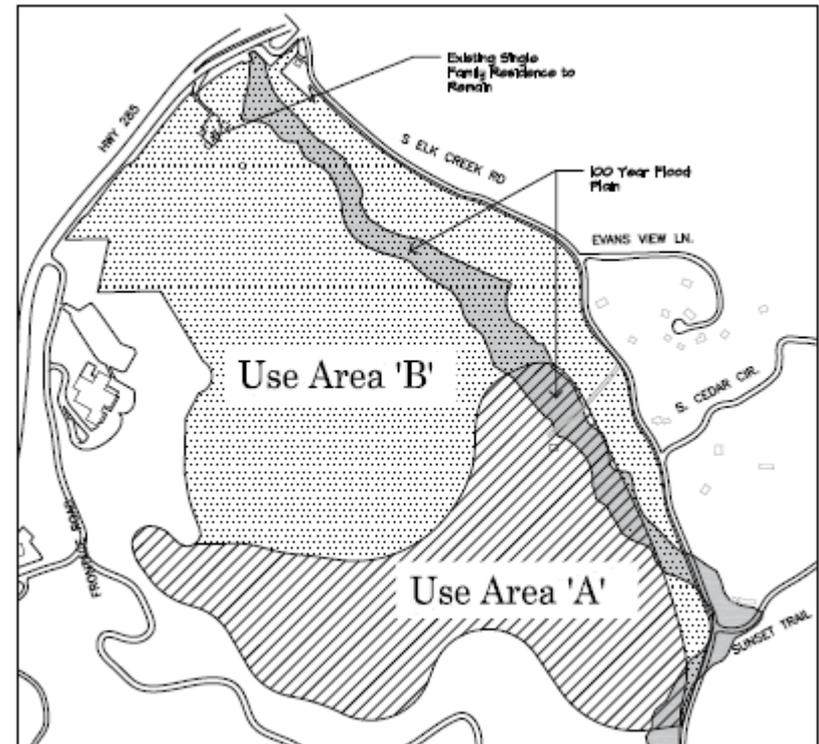
Rezone from Agriculture-Two (A-2) to Planned Development (PD) to allow a religious retreat and conference center and A-2 uses.

### Use Area A:

- Adult Retreat Center
- Youth Retreat Center
- Chapel

### Use Area B:

- Camping areas
- Hermitages





## Staff's Analysis

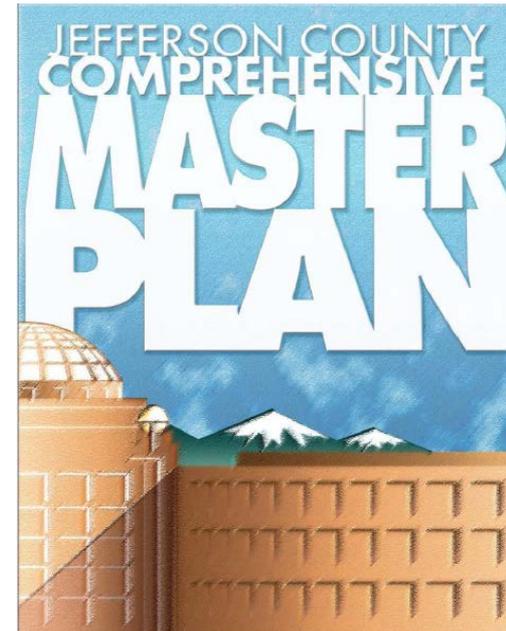
Land Use

Physical Constraints

Community Resources

Infrastructure, Water, and Services

Design Guidelines



Conifer/285 Corridor Area Plan



## Potential Uses within Residential Areas

- a) Massing and scale
- b) Building height
- c) Mountain Site Design
- d) Slopes of less than 30%
- e) Signage
- f) Other applicable goals and policies in this Plan.



## Destination Resorts Additional Criteria

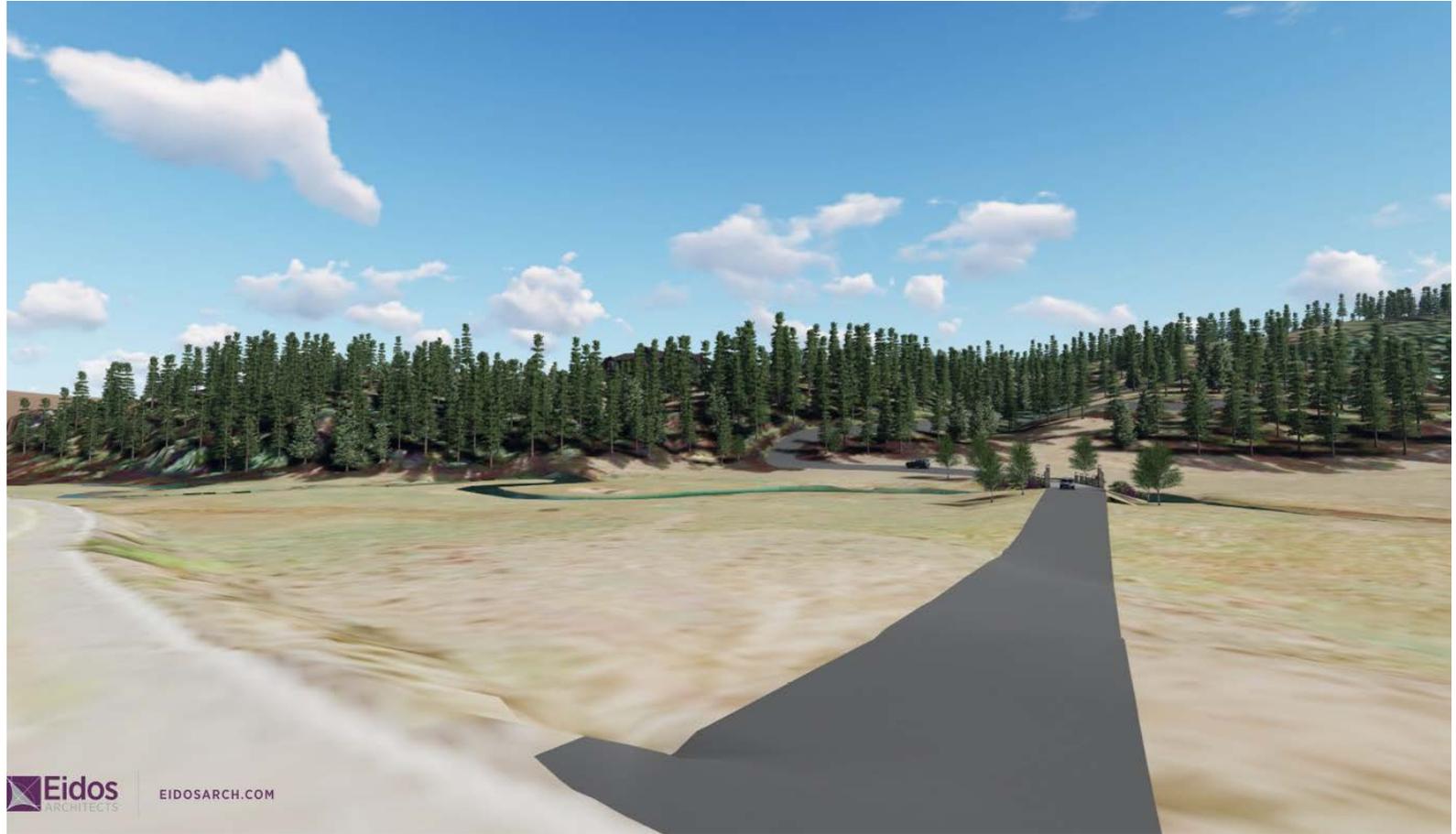
- a) Mountain Area Plans
- b) Quality architectural design
- c) Lot size
- d) Traffic from a collector road
- e) 80% open area
- f) A buffer on all sides
- g) Visual resource corridors preserved
- h) Access to open space

## Event Center Additional Criteria

- a) No outdoor amplification and outdoor events only during daylight hours
- b) Minimal lighting



## Visual Impact Analysis

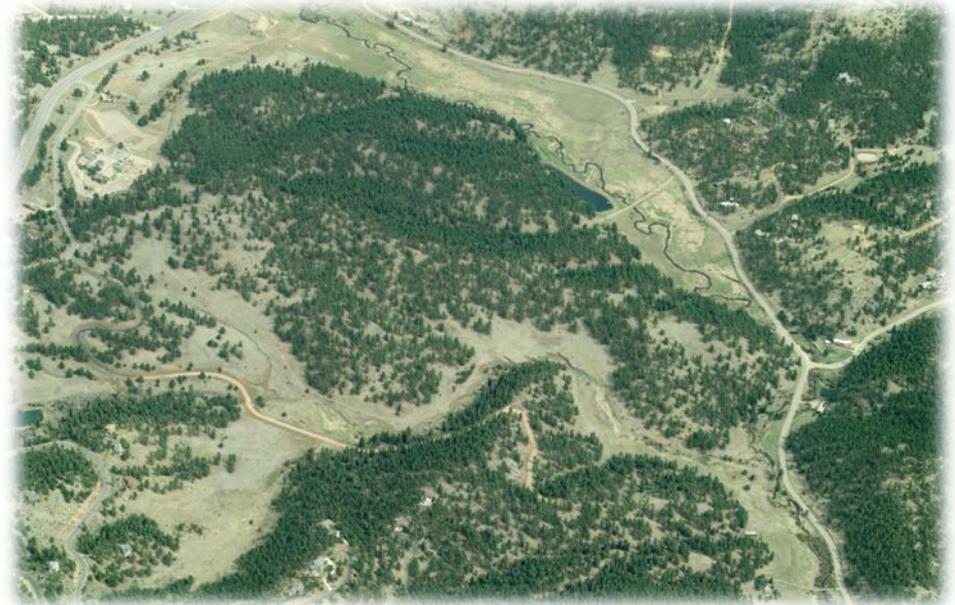


View from proposed main access



## Community Concerns

- Traffic
- Water
- Wastewater
- Lighting
- Size of Structures
- Location of Structures
- Fire
- Wetlands/Floodplain





## Staff Recommendation:

### APPROVAL of Case No. 16-105311RZ

- General conformance with the Comprehensive Master Plan and Conifer/285 Corridor Area Plan.
- The proposed land use is compatible with existing and allowable land uses in the surrounding area – meeting the criteria of a Destination Resort and Event Center.
- 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.