JEFFERSON COUNTY, COLORADO PLANNING & ZONING DIVISION
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NOTIFICATION

Application Submittal

This letter is to inform you that a formal application has been submitted to Jefferson County for the development proposal described below. The applicant is required to provide this notification as a part of the processing requirements for this application. Documents related to this proposal are available for public review at the Planning and Zoning Web site (http://planning.jeffco.us). In order to view these documents on-line you must click on the Active Cases link and then follow the appropriate links based on the specific case information provided within this notification. In addition to this on-line content, the case file is available for public review between 7:30 AM and 5:30 PM in the Planning and Zoning Offices located in the Jefferson County Courts and Administration Building, 100 Jefferson County Parkway, Suite 3550, Golden, Colorado 80419.

Case #

13-110588GP

Address

Street	City	State	ZIP
15000 Pine Valley Road (pin 71-171-00-002)	Pine	CO	80470

Type of Request

Grading Permit:
To allow land disturbance for a private roads and driveways for a two future single family homes off Pine Valley Road.

Attachment: Vicinity Map to Locate Site

Contact Information

Applicant/ Representative	Phone	Email
Glen Douglass	303.421.4165	douglasseng@netzero.com

County Case Manager

Name	Phone	Email
Steve Krawczyk, P.E.	303.271.8736	skrawczy@jeffco.us

What is a Grading Permit?

The Grading Permit is a development process that allows land disturbance for activities such as grubbing, driveway construction, street/road construction, building site layout and the construction of drainage facilities The grading activities of the Grading Permit must be for uses that are permitted on the property, or for uses that are considered customarily incidental to the uses on the property. The regulatory requirements for a Grading Permit application are located in the Zoning Resolution. The Grading Permit is reviewed and acted upon by the Planning and Zoning Case Manager. The approval is predicated on compliance with the regulatory requirements of the Zoning Resolution. The Grading Permit consists of grading, erosion and sediment control plans, but may also include drainage reports and plans, and other technical reports, as required.

What Can I do?

Review the documents related to this application that are posted on the Planning and Zoning web site. Contact the Case Manager with questions and/or concerns. Provide constructive written comments to the Case Manager expressing concerns about how the application is not meeting the intent of the applicable County regulations. Provide suggestions to the Case Manager that would aid in reducing impacts to the surrounding community.

Next Steps

The proposed application is now in a review period identified as the "Referral Process". The referral process is an iterative review that continues while the applicant is addressing comments received from referral agencies and from County Staff. It is anticipated that an application will be sent out on two referrals before it is ready for what is called "Determination", however, the number of referrals may be more or less based on the complexity of the case and the applicant's ability to address the referral comments. Once the application is ready for "Determination", the Planning and Zoning Case Manager will approve or deny the application. No further notifications will be mailed to surrounding property owners.