

---

15153 WEST 32ND DRIVE, GOLDEN, COLORADO 80401 (303) 421 - 4165

June 28, 2013

Mr. Steve Krawczyk  
Jefferson County Planning & Zoning Division  
100 Jefferson County Parkway, Suite 3550  
Golden, Colorado 80419-3550

RE: Pine Estates Property (off CR 126 - Pine Valley Road)  
Grading Permit 08-19543GP for Proposed 35+ acre Building Sites ( 3 Lot Plan)  
**Minor Variation Request for Vertical Disturbance & Road Width Grading**

Dear Mr. Krawczyk:

We would request, on behalf of the owners, Pine Estates, LLC (Bud Moore and Mark McManis), a minor variation of the maximum 25' foot vertical disturbance criteria between the top of a cut slope and bottom of a fill slope. A minor variation is requested as portions of the road will result in cut and fill slopes that exceeds the previously approved Board of Adjustment variance granted in Case No. 09-100452VC that allowed cuts and fills up to 34.4 feet.

At the same time, we would request a minor variation to allow the previously approved Road Construction Plans to be modified or revised to widen the road template from the current 20 foot width to a 24 foot width as the future use of the proposed road may require the road to be 24 feet in width based on total number of lots served. Since the interim use is to serve only 3 parcels in the first phase, the additional width is considered excessive grading until such time the entire property is developed. Because it is difficult and impractical to widen a road after its already been constructed, we would request that the applicants be allowed to widen the main access road to 24 feet now or during the first phase of construction rather than wait until the development reaches the 24 foot template threshold based on number of lots being served.

Being able to construct the road to the final configuration now rather than when eventually required will make it more practical from a construction aspect and lessen the overall construction footprint as the cut and fill slopes and culverts will not have to be re-disturbed as would happen if the road had to be widened at some later date. Another benefit would be that already revegetated areas would not have to be disturbed again and starting the revegetation cycle again unnecessarily.

page 2  
June 28, 2013

The widening of the proposed road from 20 feet to 24 feet will require increasing some of the cut and fill slopes up to 46 feet where 35 feet was previously approved and shown on the original plans. In that regard, we would request a minor variation to allow the cuts and fill slopes up to 46 feet of vertical disturbance.

Based on the foregoing reasons and circumstances, we hope that the above conditions constitute enough reasons to warrant your consideration of these minor variation requests. If there are any questions or if further information is needed, please advise or call.

Sincerely Yours,

Glenn M. Douglass, P.E.

cc: Bud Moore, Pine Estates, LLC  
Mark McManis, Pine Estates, LLC