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April 08, 2013

Planning and Zoning
100 Jefferson County Parkway #3550
Golden, CO 80419
ATTN: Aaron McLean

RE: Golden Saddle Estates Rezoning – Cover Letter
Case # 12-104576PA

OWNERS:
Anthony and Jacqueline Lombardi
17311 W 54th Place
Golden CO, 80403

DEVELOPER / REPRESENTATIVE:
NTM, LLC
Matt Cavanaugh
9468 W. 58th Ave.
Arvada, Co 80002
303.472.4633
mattc@remingtonhomes.net

ENGINEER:
KT Engineering, LLC
Ken Toland
PO BOX 740087
Arvada, CO 80006
303.981-4363
Ken@kteng.net

Dear Mr. McLean,

The purpose of this submittal is to supply proposed project information to Jefferson County and other jurisdictional agencies in hopes of rezone the property to allow for up to thirty (30) detached single-family lots with an overall density of 2.5 dwelling units per acre.

The parcel is zoned Planned Development (PD), title Golden Saddle Club Estates Official Development Plan (ODP). However, the conditions of rezoning case Z86-66 were never met and the ODP document was never recorded, yet the County zoning maps were changed to reflect the PD zoning.

The property is approximately 12 acres in size and is located on the southeast corner of West 58th Avenue and Blanca Street. The existing land features consists mostly of pasture land while there are some riparian areas and small clusters of trees adjacent to the major drainageway "Ramstetter Creek" that flows from west to east near the property's northern boundary. Two residential dwellings exist north of the creek.

Please feel free to call me should you need any other information or have any questions.

Regards,

Ken Toland, PE
President
KT Engineering, LLC