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

RE: Golden Saddles Estates - Poof of Access

To the Jefferson County Planning and Zoning Division:

Two access locations will be utilized to serve the proposed Golden Saddle Estates development. Both access locations will be in accordance with the access standards of section 2 of the Jefferson County Zoning Resolution. No variances or minor variations are requested. Below is a summary of the access points.

West 58th Avenue

1. Right of Access
   - The western access for the site will be from West 58th Avenue, a dedicated public ROW via Blanca Street. Blanca is a private road located directly adjacent to the western boundary of the site. A 30-foot non-exclusive drainage, utility, and private access drive easement has been dedicated over Blanca Street providing the proposed development with the right to access.
   - The proposed western connection from the site to Blanca Street will consist of a private road with dedicated access easement. Individual lots will also have access via private roads.
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2. Right of Access Width
   - Access width will be 28-foot flowline to flowline in accordance with the Jefferson County Roadway Design and Construction Manual standard for private streets.

3. Physical Location of Access
   - Access will be located a sufficient distant from existing drives. No additional constraints exist.

4. Physical Standards of Access
   - The design of the proposed access will comply with the standards of the Jefferson County Roadway Design and Construction Manual.

West 58th Court

5. Right of Access
   - The eastern access for the site will be from West 58th Court, a dedicated public ROW via a proposed private street to be constructed with this development. A 40-foot access and utility easement has been dedicated for the benefit of this property which provides the proposed development with the right to access.
   - The proposed eastern connection from the site to West 58th Court will consist of private road with dedicated access easements. Individual lots will also have accesses via these private roads.
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6. Right of Access Width
   - Access width will be 28-foot flowline to flowline in accordance with the Jefferson County Roadway Design and Construction Manual standard for private streets.

7. Physical Location of Access
   - Access will located a sufficient distant from existing drives. No additional constraints exist.

8. Physical Standards of Access
   - The design of the proposed access will comply with the standards of the Jefferson County Roadway Design and Construction Manual.

Sincerely,
Ken Toland, PE
Project Manager