

August 22, 2013

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



**Re: Application for Rezoning: Filliben Property**

Dear Mr. McLean:

Baseline Corporation is pleased to be representing Rod and Janet Filliben in the process to rezone their property from the Agricultural-Two (A-2) to Agricultural-One (A-1) zone district. This rezoning will allow for the future subdivision of the 15.2 acre site into three approximately 5 acre lots. In total, only two new lots are proposed.

The minimum lot size allowed in the A-2 zone district is ten acres. Rezoning to A-1 allows a minimum lot size of five acres. Rezoning to A-1 also removes several allowed uses by right (trap, skeet or rifle range; recycling transfer station; and dangerous and wild animal ranching, training, sales, and exhibitions). Lot and building setbacks and standards are identical between the two zones.

*Property Information*

The property is located at 6933 Starlight Drive, directly north of North Turkey Creek Road. Please see the attached vicinity map.

Parcel Number: 50-282-00-006

A copy of the deed is included with this submittal. The parcel was originally created in 1968. A legal description is attached to the application.

A single family residence and barn are currently on the property. The property's owners live in the home.

*Access*

The current residence on the property is accessed via an existing easement across the land to the south. Other easements exist providing access to adjacent homes. All existing access easements will remain; any subdivision will be planned around these accesses.

Access to the two new lots will be off of Starlight Drive.

**Corporate Headquarters**  
*Downtown Golden*  
700 12th Street, Suite 220  
Golden, Colorado 80401  
Ph 303.940.9966  
Fax 303.940.9959

**High Plains**  
*Downtown Greeley*  
710 11th Avenue, Suite 105  
Greeley, Colorado 80631  
Ph 970.353.7600  
Fax 970.353.7601

**Rocky Mountains**  
*Ski Village*  
1815 Central Park Drive, #370  
Steamboat Springs, Colorado 80477  
Ph 970.879.1825  
Fax 866.242.9106

### *Water*

The property's owners own two permitted water wells located on the subject property. A Water Supply Information Application was submitted to Jefferson County on July 3, 2013. A copy is included with this application. Please note that since the submittal of the water information that the Division of Water Resources has processed a change in

### *Sewer*

The property is not located within any sanitation district. Sewage disposal at the existing residence is by an Individual Sewage Disposal System (I.S.D.S.). The new lots will also use future I.S.D.S. systems. A detailed I.S.D.S. analysis of the existing and proposed systems will be completed with the anticipated Preliminary and Final Plat application.

### *Fire District*

The subject site is located within the Inter-Canyon Fire Protection District (ICFPD). A verbal confirmation that the site is located within the ICFPD was obtained from the department's administrative staff. A written confirmation was requested from the district and it will be submitted when it is received. Randy Rudloff, Fire Marshall was present at the pre-application meeting.

### *Future Platting*

It is planned that an additional two lots will be created out of the 15.2 acre parcel. A Preliminary and Final Plat application is planned to be submitted soon. A conceptual lot layout has been drafted and is included.

Included with this application are the following:

- Vicinity Map
- Conceptual Lot Layout
- Development Permit Application
- Warranty Deed (Reception No. F0620391)
- Copy of legal description in Word format
- Copy of Water Supply Report Submitted on July 3, 2013
- Well Name Change record for well permit #10209
- Letter requesting temporary waiver of Wastewater Collection Report
- Proof of Fire Protection

Thank you in advance for your time to process this application. We look forward to working with you and other staff.

If you have any questions or are in need of additional information please contact me at 303.202.5010 ext. 218 or [ethan@baselinecorp.com](mailto:ethan@baselinecorp.com).

Sincerely,



Ethan Watel  
Senior Planner