April 9, 2013,

Jefferson County Planning and Zoning
Sean Madden, Civil Planning Engineering
100 Jefferson County Pkwy #3550
Golden, Colorado 80419

RE: Willow Brook Place SDP, Case No 13-102518SD
Job No. 2701.E0

Dear Sean,

Vision Land, on behalf of Anthem Memory Care LLC, regarding the Willow Brook Place SDP is requesting a waiver of Chapter 23.A.1.b of the Jefferson County Land Development Regulation (LDR) requiring the installation of a street light at all street intersections with any arterial.

The area of concern is at the right-in, right-out only access from South Kipling Parkway at the northeast corner of the property. The property is currently served by an access point at this same location and projected traffic at this location is expected to be at Level of Service (LOS) 'B' until 2033 per the submitted traffic study. There is are existing to the street lights at the intersection of Progress Avenue and S. Kipling Parkway three hundred fifty (350) feet to the north of property access, which is also a fully signalized intersection. There is also an existing street light approximately four hundred (400) feet to the south of the access where S. Jellison Street accesses S. Kipling Parkway on the east. It is also important to note that South Kipling Parkway is divided by a fully landscaped median which prevents access to the property from the northbound lanes.

Due to the proximity of existing street lights and the limited traffic movement available at the access we believe that an additional street light at this location would be unwarranted and request a waiver from the criteria.

Respectfully submitted,

Andrew J. Marner, P.E.
Project Manager

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