



**Jefferson County Planning Commission
Hybrid Hearing Meeting
AGENDA**

July 9, 2025, 6:15 p.m.

**Hearing Room 1 / Virtual Hearing via WebEx Webinars
100 Jefferson County Pkwy
Golden, CO 80419**

Instructions for Public Comment/Public Testimony for Virtual Hearings via WebEx Webinars:

If a citizen wishes to make public comment or provide public testimony virtually during the hearing, they will be required to log into the meeting using a computer. (Note: Public Comment is not taken during the Pre-Meeting.)

When you log into the online event, please send a Chat message to the Host (staff), if you wish to provide general comments or comments related to a specific case on the agenda. Please provide your first and last name, address, and the topic of your comment or case number, and you will receive confirmation once you have been added to the list.

During the designated time for public comment or public testimony on a specific case, your name will be called in the order it was received. Your microphone will be unmuted once your name has been called. You will have three minutes to provide your testimony, or ten minutes if you represent a Registered Association.

If you plan on testifying at the hearing, please pre-register online or contact the case manager listed on the agenda so we can be sure your voice is heard. If you want to present documents, images or a presentation to the Planning Commission, please send the files to the case manager prior to the hearing (24 hours at the latest) so we can ensure these documents are able to be presented during the hearing.

Event links can be found below or here: <https://www.jeffco.us/meetings>

Pre-Meeting: Faye Griffin Room / Webex Webinars (5:30 p.m. – 6:00 p.m.)

Pre-Meeting Connection Details (No Public Comment is taken):

<https://jeffco.webex.com/jeffco/j.php?MTID=m03765b59f5501c12617cbb980afe83d5>

Access Information - Webinar Number: 2490 941 5389

Webinar Password: aZjdwMjd748 (29539653 from phones)

Audio Connection: (720) 650-7664 Access Code: 2490 941 5389

Agenda Items:

1. Director/Assistant Director of Planning and Zoning
2. Planning and/or Engineering Manager/Supervisor
3. Other Staff
4. Legal Counsel
5. Administrative Assistant
6. Case Review

Hearing: Hearing Room 1 / Webex Webinars (Approximately 6:15 p.m.)

Hearing Connection Details:

Join the WebEx webinar from here:

<https://jeffco.webex.com/jeffco/j.php?MTID=m81e72b22c16b6f99a1aae5f0529b35b2>

Access Information - Webinar Number: 2495 089 8538

Webinar Password: abMF5Pi6K9y (22635746 from phones)

Audio Connection: (720) 650-7664 Access Code: 2495 089 8538

Pages

1. Call to Order
2. Pledge of Allegiance
3. Discussion of Hybrid Meeting Procedures
4. Citizen Comments
A short period for members of the public to appear without being scheduled ahead of time to make comments on planning matters not before the Commission at this time.
5. Approval of Minutes
6. Consent Agenda
 - 6.1 **24-127376SU**
Special Use
Case Name: Lost Valley Ranch Special Use
Owner/Applicant: Goose Creek Land Corporation, a Colorado corporation
Location: 29555 Goose Creek Road, Sedalia
Section 16 & 21, Township 10 South, Range 71 West
Approximate Area: 480 Acres
Purpose: A Special Use within the Agricultural – Two (A-2) zone district to expand an existing guest ranch and associated ancillary uses
Case Manager: Alex Fowlkes
7. Regular Agenda

4

7.1 25-106293RZ

138

Rezoning

Case Name: Sean C Williams & Michelle L Williams Official Development Plan

Owners/Applicants: Sean C. Williams & Michelle L. Williams

Location: 14880 W 58th Ave, Golden
Section 12, Township 3 South, Range 70 West

Approximate Area: 1.02 Acres

Purpose: To Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that follows the Residential – One (R-1) zone district and allows a maximum of two lots for single family detached dwellings.

Case Manager: Jamie Hartig

7.2 24-113723RZ

206

Rezoning

Case Name: Prospector at Evergreen Official Development Plan

Owner/Applicant: Kim Haarberg

Location: 31033 American Pkwy, Evergreen
Section 32, Township 4 South, Range 71 West

Approximate Area: 1.13 Acres

Purpose: To rezone from Planned Development (PD) to a new PD to allow a vertical mixed-use development with ground level office use and a maximum of 24 residential dwelling units above

Case Manager: Alex Fowlkes

8. Adjournment

STAFF REPORT

Staff Report Summary

Case Number:
24-127376SU

Summary of Process

- The Staff evaluation of an application will be presented at the required Planning Commission and Board of County Commissioners' Hearings.
- The Planning Commission will review the evidence and will make a recommendation to the Board of County Commissioners.
- The final decision on the request will be made by the Board of County Commissioners.

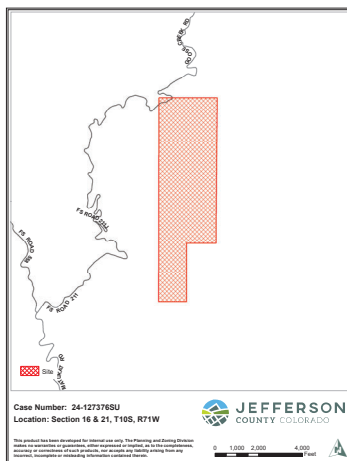
Case Summary

A Special Use to expand existing guest ranch usage

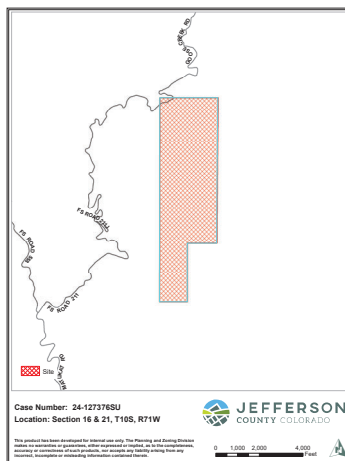
Purpose		Lost Valley Ranch		Alexander Fowlkes	10/31/24
Case Name		Case Manager		Formal Submittal Date	
Jun 6th, 2024	N/A	July 9, 2025	August 6, 2025	Site Development Plan	
Pre-Application Date	Community Meeting Date	PC Hearing Date	BCC Hearing Date	Next Process	
Jon Romero	Lost Valley Ranch Corporation				
Applicant/Representative, check if same as owner: <input checked="" type="checkbox"/>		Owner			
29555 Goose Creek Rd	Sedalia	80135	480 acres	16	10 71
Property Address	City	Zip	Area ≈	Section	Township Range
300034384	South Jeffco, Surrounded by Arapahoe National Forest				
Pin	General Location				

Land Use and Zoning

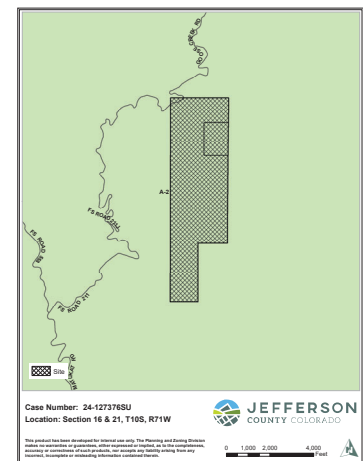
Vicinity



Detail



Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
Lodge/Guest Ranch	Agricultural-Two	1 DU per 35 Acres Destination Resorts	N/A
Plan Area: Conifer/285 Corridor Area		Number of citizens at Community Meetings: 0	
PC Recommendations:		Level of Community Interest: Low	
Key Issues: None			

Criteria for Rezoning:

- The compatibility with existing and allowable land uses in the surrounding area.
- The degree of conformance with applicable land use plans.
- The ability to mitigate negative impacts upon the surrounding area.
- The availability of infrastructure and services.
- The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.

✓	○	✗
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. SUBJECT REQUEST

The applicant is requesting to allow a Lodge/Guest Ranch as a Special Use in this Agricultural-Two (A-2) Zone District. The property is already developed as a Lodge/Guest Ranch allowed by a previous Special Use, and the applicant's intent is to expand the existing use. This existing use was approved in 1999 (99015250SUP1), with an occupancy of 200 people. The applicant is proposing a maximum occupancy of 250 people (Guests and Staff) and is introducing other standards aimed at preserving the rural mountain character of the area, including but not limited to alternative architectural standards, parking standards, and site design standards. Should this request be approved, the applicant would be allowed to expand the existing Lodge/Guest ranch usage pending the approval of a Site Development Plan. As this is a Special Use, all lot and building standards present in the A-2 zone district shall apply to any future development, unless specifically modified by the Special Use Document. Here, the proposed modifications introduce more restrictive standards.

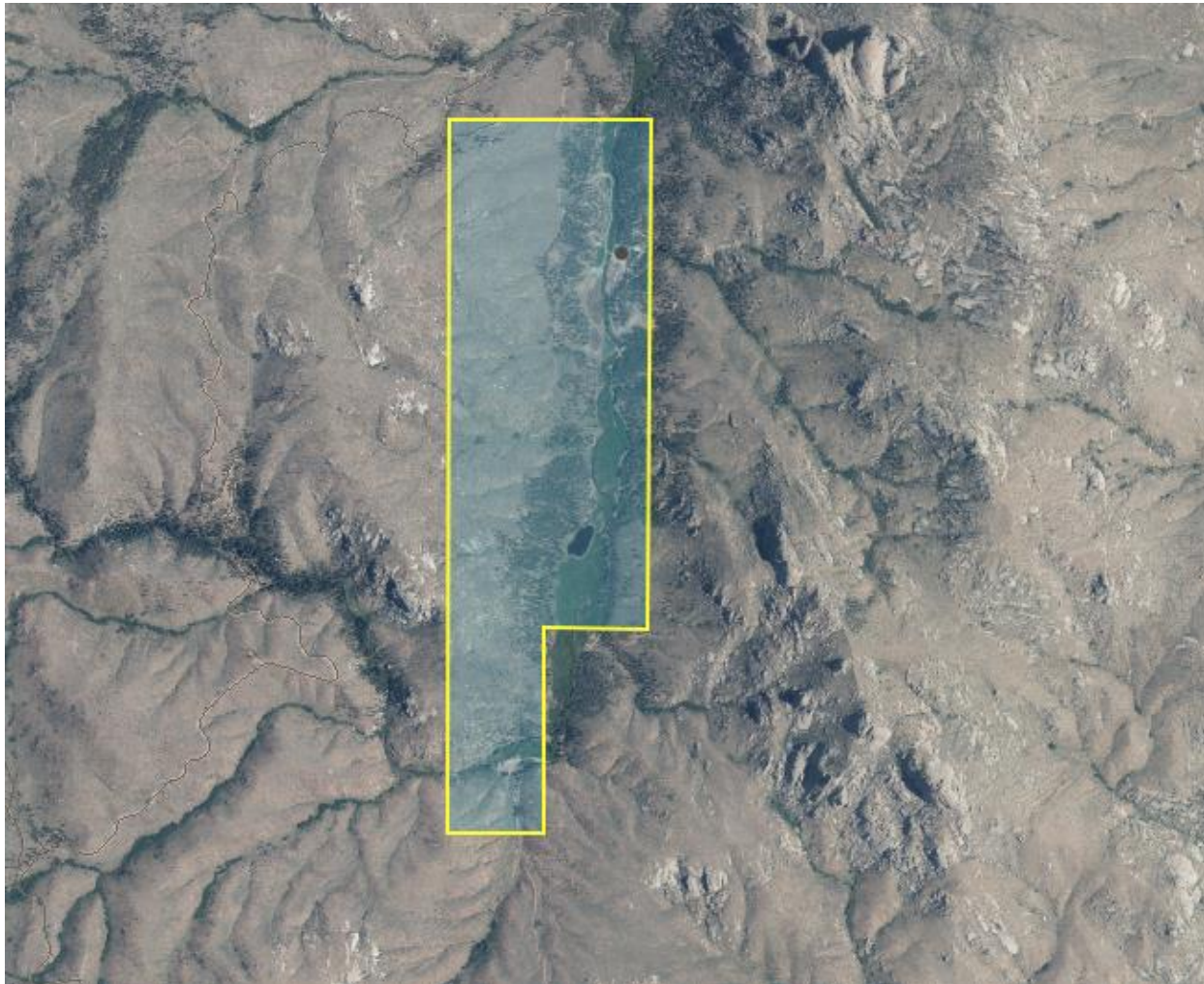


Figure 1 Subject Property Boundaries (Approximate)

2. CONTEXT

The subject property is approximately 480 acres, is located in the southern area of Jefferson County and is completely surrounded by the Arapahoe National Forest. This property is not platted and is developed with numerous guest and staff facilities, as well as structures that support the agricultural ranching use that is conducted on site. The property has historically been used as an agricultural ranch and has been used as a lodge/guest ranch for roughly 60 years. The property received a formal approval to operate as a guest

ranch by going through the Special Use process in 1999. The approved Special Use Document limited their occupancy to 200 people, and introduced other standards aimed at reducing impacts. The property is also within the portion of Jefferson County affected by the Hayman Fire in 2002, and Colorado State Forest Service (CSFS) has asked for a wildfire hazard mitigation plan to be provided at the time of SDP for their review.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Agricultural-Two (A-2)	National Forest
South:	Agricultural-Two (A-2)	National Forest
East:	Agricultural-Two (A-2)	National Forest
West:	Agricultural-Two (A-2)	National Forest

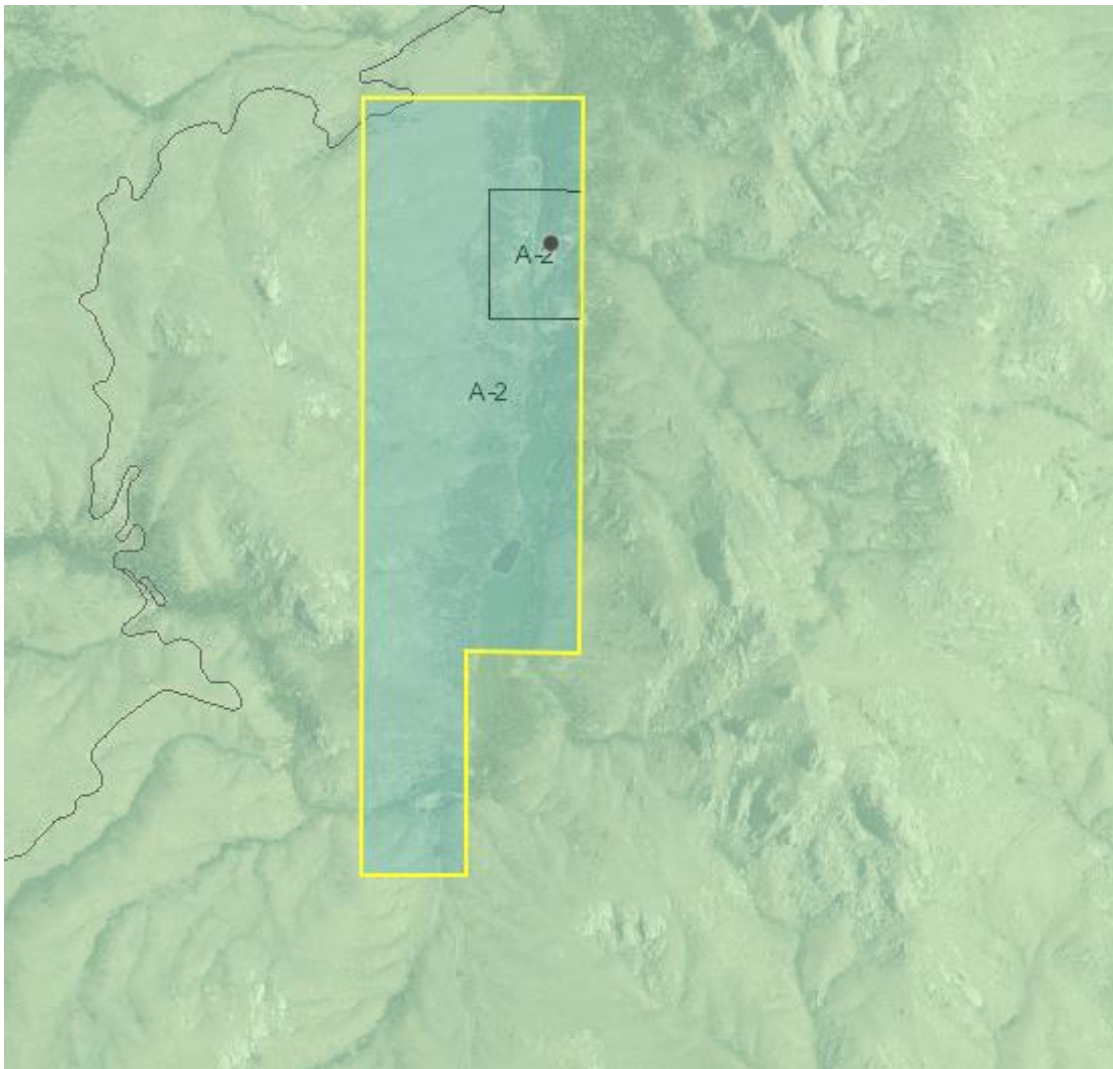


Figure 2 Surrounding Zone Districts

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Special Use
Zone District	Agricultural-Two (A-2)	Agricultural-Two (Unchanged)
Permitted Uses	Agricultural Uses Lodge/Guest Ranch	Agricultural Uses Lodge/Guest Ranch (Unchanged)
Setbacks	Front: 50 Ft Side: 30 Ft Rear: 50 Ft (Other Setbacks as noted in Section 33 of the ZR)	Unchanged
Building Height	Maximum Height – 35 ft	Unchanged
Maximum Occupancy	200 People (Guests and Staff)	250 People (Guests and Staff)
Parking	100 Spaces Required	Guest Parking – 1 Space per 4 Guests Staff Parking – 1 Space per 2 Staff

5. TRANSPORTATION

The proposed Special Use would allow for an expansion to the existing Lodge/Guest Ranch, and therefore increased traffic onto the nearby traffic system. The applicant was required to submit a Trip Generation Analysis comparing the potential traffic generated by this proposal to the traffic currently generated by the lodge/guest ranch. The applicant was not required to do a transportation study as the proposed development is expected to produce fewer than 1,000 average daily trips.

The Trip Generation Analysis shows there would be 130 average Daily trips compared to 100 trips generated under the existing zoning. During the AM peak hour, the project will average 8 trips in and 3 trips out, while the PM peak hour will average 5 trips in and 8 trips out. This is a relatively minor increase from what is currently allowed under the maximum occupancy of the guest ranch. Transportation & Engineering (T&E) has no concerns with this increase as the trips generated by the proposed Special Use will result in minimal impacts that can be absorbed by the surrounding transportation network.

6. CRITERIA FOR DECISIONS FOR SPECIAL USE APPLICATIONS

Section 6 of the Zoning Resolution states, *In reviewing Rezoning and Special Use applications, the Planning Commission and the Board of County Commissioners may consider the following criteria:*








- ✓ a. *The compatibility with existing and allowable land uses in the surrounding area.*
- ✓ b. *The degree of conformance with applicable land use plans.*
- ✓ c. *The ability to mitigate negative impacts upon the surrounding area.*
- ✓ d. *The availability of infrastructure and services.*
- ✓ e. *The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.*

a. The compatibility with existing and allowable land uses in the surrounding area.

Staff finds that the proposed Special Use is compatible with the national forest land in the surrounding area. The Lodge/Guest Ranch has existed for almost 60 years, and this expansion of the use is not expected to impact compatibility. The proposed standards are designed to enhance compatibility by requiring adequate buffers to the forest, maintaining trail connections, and preserving view corridors, etc. while maintaining the rural mountain character of the area.

b. The degree of conformance with applicable land use plans.

The Comprehensive Master Plan (CMP), an advisory document required by State statute, contains Goals and Policies that are used to guide land use decisions. The Area Plans section of the CMP contains supplementary policies and land use recommendations for evaluation.

	Summary	Conforms with CMP?   
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	

Staff concludes that the subject request is in general conformance with the applicable goals and policies of the Comprehensive Master Plan.

Land Use: The property is within the Conifer/285 Area Plan, with a land use recommendation of 1 dwelling unit (du) per 35 acres. However, the CMP states that large holdings in this area may be particularly suited to be Destination Resorts as defined under "Other Potential Uses within Residential Areas.

The proposed Lodge/Guest Ranch can be characterized as a destination resort.

Destination resorts provide lodging and recreational and leisure time activities for guests. The types of use that should be permitted include camps, campgrounds, cabins, lodges, equestrian centers, fishing, golf, hiking, picnic facilities, swimming, shuffleboard, tennis and similar activities.

Destination resorts may include limited retail or dining if it is directly associated with the resort, ancillary to the development, of a scale compatible with the development and the rural mountain environment and only caters to guests of the resort

The CMP does have additional criteria to address when a Destination Resort is proposed, and Staff has found the applicant to be meeting all the destination resort criteria, which are listed below:

Destination Resorts Additional Criteria (CMP p.23):

- *This use should only be allowed in the Mountain Area Plans.*
 - The subject property is in the Conifer / 285 Corridor Area Plan which is a Mountain Area Plan.
- *Buildings should utilize quality architectural design.*
 - The Conifer Area Plan has specific design guidelines to review (CMP-Conifer/285 Area Plan p. 33-47). The applicant added the Conifer Area Plan design guidelines to the Special Use Written Restrictions. The architectural standards in the Zoning Resolution will ensure that the new structures will have similar style and design to the other structures on the property, which is an emphasis of the written restrictions. Additionally, limits on the size of the building has been added, which is another emphasis of the architectural design guidelines
- *Lot size should be at least 10 acres or large enough to mitigate negative impacts.*
 - The Ranch property is approximately 480 acres in size with activities centralized / clustered to mitigate impacts to the surrounding forest service property.
- *Traffic should access the site from a collector road and should not go through residential streets.*
 - The proposal doesn't gain access from a collector road but does not go through any residential areas, so would not completely comply with this factor. However, the traffic memo shows that Goose Creek Road be adequate to serve the additional traffic. Additionally, language has been added to the Special Use Document stating that access roads shall not go through residential areas and that access shall be gained by way of remote roads that connect to State Highway-67. Staff agrees with the applicant's assessment that due to the remote location, hierarchy of roadway classifications can't be applied to this site as they do in less remote locations.
- *The site should contain 80% open area.*
 - The proposal includes language in the Special Use Document stating that "the site maintain at least 80% open area." This complies with the CMP and addresses this factor.
- *A buffer should be designated on all sides to mitigate impacts to surrounding properties.*
 - The proposal includes language in the Special Use Document stating that "A designated buffer of 100 ft of forestland shall be maintained on all sites of property in accordance with the Jefferson county CMP at the time of Special Use approval."
- *The visual resource corridors along roads should be preserved.*
 - The Proposal includes language that it will be required to "Site structures to maintain view corridors, Use changes in ground elevations, and frame or accentuate good vistas or view corridors with new buildings". These standards satisfy this factor.
- *Access to open space should be maintained or improved*
 - The proposal includes language in the Special Use Document stating that existing connections shall be maintained. This language complies with the CMP and addresses this factor.

Physical Constraints: The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat. The subject property does contain slopes in excess

of 30%, a floodplain, and wetlands. However, the applicant has added requirements in the SUD that severely limits or does not allow for development within floodplains, wetlands, and areas exceeding 30% slope. Additionally, the property is within the Wildland Urban Interface Overlay District, and wildfire mitigation will be required with any future phase of development per CSFS comments.

Community Resources: The proposal will not have major impacts to air, light, odor, or noise. The applicant has included Written Restrictions requiring the maintenance of any trail connections and has included architectural standards aimed at preserving the historical character of the lodge/guest ranch. A Cultural Resource report is going to be required with a future Site Development Plan and will be reviewed by the Jefferson County Historical Commission.

Infrastructure, Water and Services: Existing infrastructure and services are adequate and available to support the proposed Special Use. The subject property receives fire protection from Conifer Fire Protection District. Water and sanitation services are provided by a public water system and an individual septic system. These systems may need to be upgraded through the State prior to future development, but there are no concerns over the applicant's ability to do so. And lastly, The Jefferson County Sheriff's Office provides law enforcement to the area.

c. The ability to mitigate negative impacts upon the surrounding area.

Staff's initial concern was the potential for fire impacts to the surrounding national forest. However, the applicant has included standards that require a Wildfire Hazard Mitigation Plan to be prepared at the time of SDP, and it's recommendations be implemented. This Wildfire Hazard Mitigation plan will be reviewed by the Colorado State Forest Service and Conifer Fire Protection District. Furthermore, Staff has no other concerns over potential impacts as the proposed expansion is unlikely to affect the surrounding area given that it takes place nearly in the center of the 480-acre parcel.

d. The availability of infrastructure and services.

As discussed above, Staff has determined that adequate infrastructure and services are available to support this proposal. The property is served by Conifer Fire Protection District and Jefferson County Sheriff's Office for emergency services. The property is on a public water system (per LDR Section 21.A) with a Public Water System Identification number (CO0230041). The property has a septic system with an average daily flow of more than 2,000 gallons per day and is therefore permitted by CDPHE. This wastewater system may need to be upgraded to allow for additional occupancy, but the applicant is aware of this and has plans to do so through a subsequent SDP. For these reasons, Staff has no concerns over the availability of infrastructure and services.

e. The effect upon health, safety, and welfare of the residents and landowners in the surrounding area.

The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area. No unmitigated deleterious effects relating to the proposed Special Use have been identified.

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

The requirement for a community meeting was waived by the director of Planning and Zoning on July 2nd 2024, due to the lack of adjacent private properties in the area.

See the attached correspondence in the case packet with the director's determination

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Special Use application, Staff received no public comments.

10. AGENCY REFERRAL RESPONSES

This application was sent on one referral to 12 Jefferson County Departments & Divisions and 12 external agencies. No Referral agencies expressed concerns about this proposal, and there are no known outstanding issues with the referral agencies.

11. NOTIFICATION

Notification of the proposed development was provided in accordance with the Zoning Resolution. Postcards were mailed to all property owners within ¼ of a mile and all registered associations within 2 miles were sent e-mail notifications.

12. POST HEARING REVIEW

If the Special Use is approved, the post hearing review shall be in accordance with the Zoning Resolution as follows:

Special Use Document (SUD): The applicant shall have 28 days after Board of County Commissioner's approval to submit a 'clean' copy of the approved red-marked SUD, and to pay the recordation fees. The Case Manager will have 7 days to review the submitted document. If the revisions have been made in accordance with the approval conditions, the Case Manager will affirm and record the document(s), as appropriate. If the submitted documents are not in conformance with the approved red-marked SUD, the red-marked document shall be recorded by the Case Manager.

13. SUBSEQUENT PROCESSES

Site Development Plan: Should this Special Use be approved, the applicant will need to complete an SDP in order to develop the property further. The SDP process is an administrative process that includes a thorough review of architecture, lighting, landscaping, grading, erosion and sediment control, drainage, and other requirements of Zoning Resolution, Land Development Regulation, and any additional requirements of the Special Use Document.

Building: After an SDP is approved, the applicant will need to acquire Building Permits for any proposed additions or new structures. At which time, compliance with the approved SDP will be evaluated by staff.

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

Staff's analysis concludes that the proposed Special Use to allow a Lodge/Guest Ranch will be compatible with the existing and allowable uses in the area, is in general conformance with the CMP, will not create negative impacts to the surrounding area, will not negatively impact the health, safety, and welfare of residents or landowners in the surrounding area, and infrastructure and services are available to support the proposed use. This application meets all Special Use criteria specified in the Zoning Resolution. Staff has no unresolved issues related to this Special Use application. Based upon this and the findings below, staff recommends APPROVAL of the proposed Special Use.

FINDINGS:

Based on the analysis included in this report, staff concludes that the proposal satisfactorily addresses each of the criteria below which the Planning Commission may consider, as detailed in subsection 6 of this staff report.

- 1. The proposed Special Use to allow an expanded Lodge/Guest Ranch on the subject property is compatible with the existing Lodge/Guest Ranch use and the forest land in the surrounding area. The subject property is surrounded by the Arapahoe National Forest, and**

the size and scale of the proposed Lodge/Guest Ranch is in line with the existing rural mountain character of the area.

2. The proposal is in general conformance with the Comprehensive Master Plan (CMP). The subject property is within the Conifer/285 Area of the CMP with a residential land use recommendation. The CMP also recommends that Destination Resort uses may be located within areas recommended for residential uses as long as the Destination Resort criteria are met. The proposed Lodge/Guest Ranch is deemed a Destination Resort and the Destination Resort criteria are met. All other applicable CMP goals and policies are met.
3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered and staff has found no unmitigated impacts. A Wildfire Hazard Mitigation Plan is required at the time of SDP, which will mitigate any fire concerns staff may have, and the site is large enough that the proposal will not have any other impacts on the surrounding area.
4. The subject property is served by the Conifer Fire Protection District and the Jefferson County Sheriff's Office. Water and sewer services are provided by a public water system and state permitted septic system, and any upgrades to these systems will need to go through the state permitting process. Staff has no concerns over the applicant's ability to provide adequate infrastructure and services.
5. The proposed Special Use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

PLANNING COMMISSION ACTION:

The Planning Commission is charged with reviewing the request, staff report, and staff recommendation, receiving testimony and evidence on the application, and recommending approval or denial of the request to the Board of County Commissioners.

COMMENTS PREPARED BY:

Alexander Fowlkes

Alexander Fowlkes

Planner

June 16, 2025

PROPOSED SPECIAL USE

\\matkat\GIS\GISUsers\jgallows\Projects\2024\Lost Valley Ranch\20240926_SUP_20240926.dwg - Sherry MacWilliam - 7/22/2025

SPECIAL USE

LOST VALLEY RANCH

JEFFERSON COUNTY

29555 GOOSE CREEK ROAD, SEDALIA, CO 80135

LEGAL DESCRIPTION

THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 16 AND THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 10 SOUTH, RANGE 71, WEST OF THE 6TH P.M.

PROJECT CONTACTS

APPLICANT/PROPERTY OWNER

LOST VALLEY RANCH CORPORATION
29555 GOOSE CREEK RD.
SEDALIA, CO 80135

PLANNER

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220
ATTN: JON ROMERO

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220
ATTN: SHERRY MACWILLIAM

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220

SURVEYOR

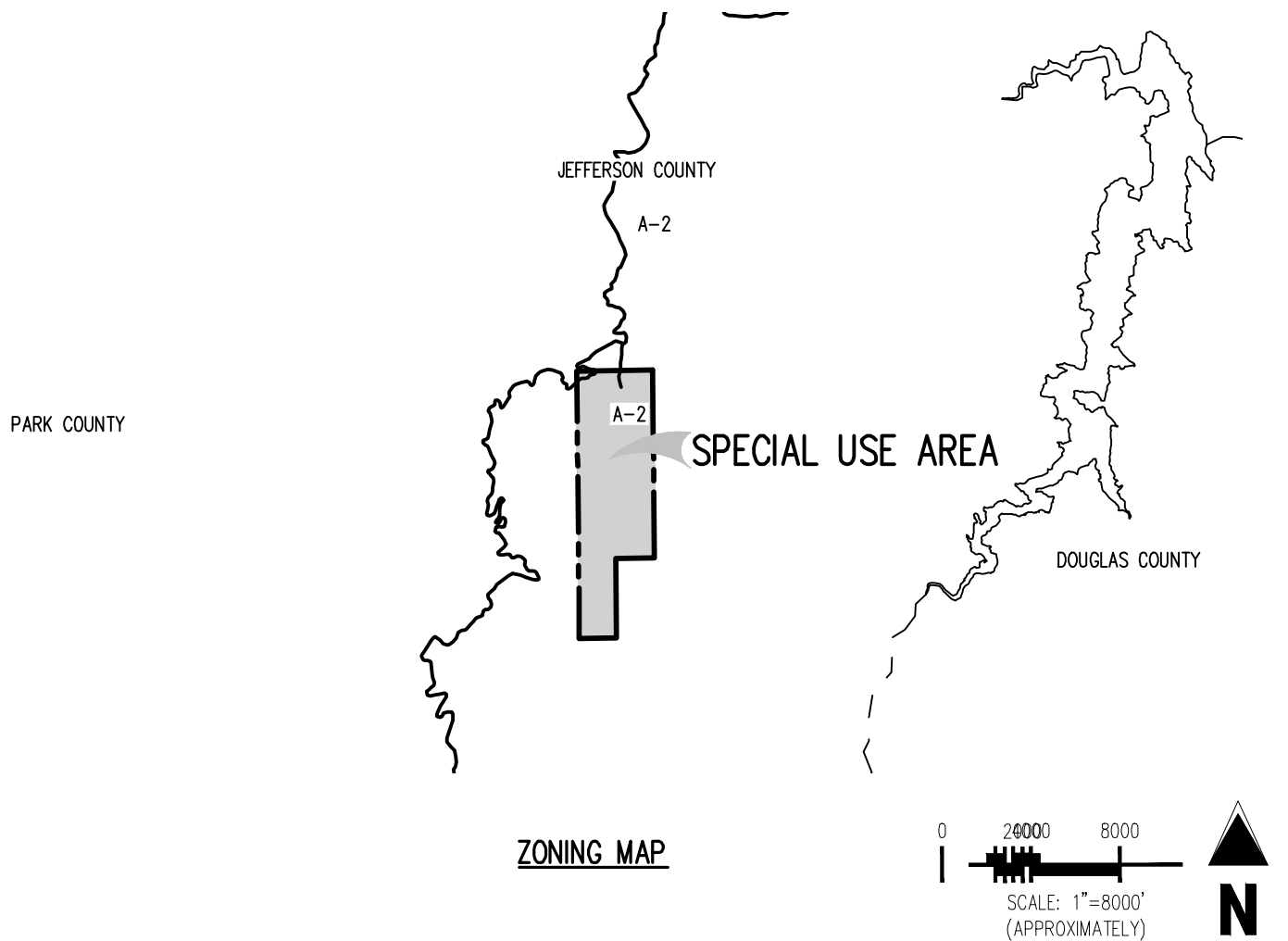
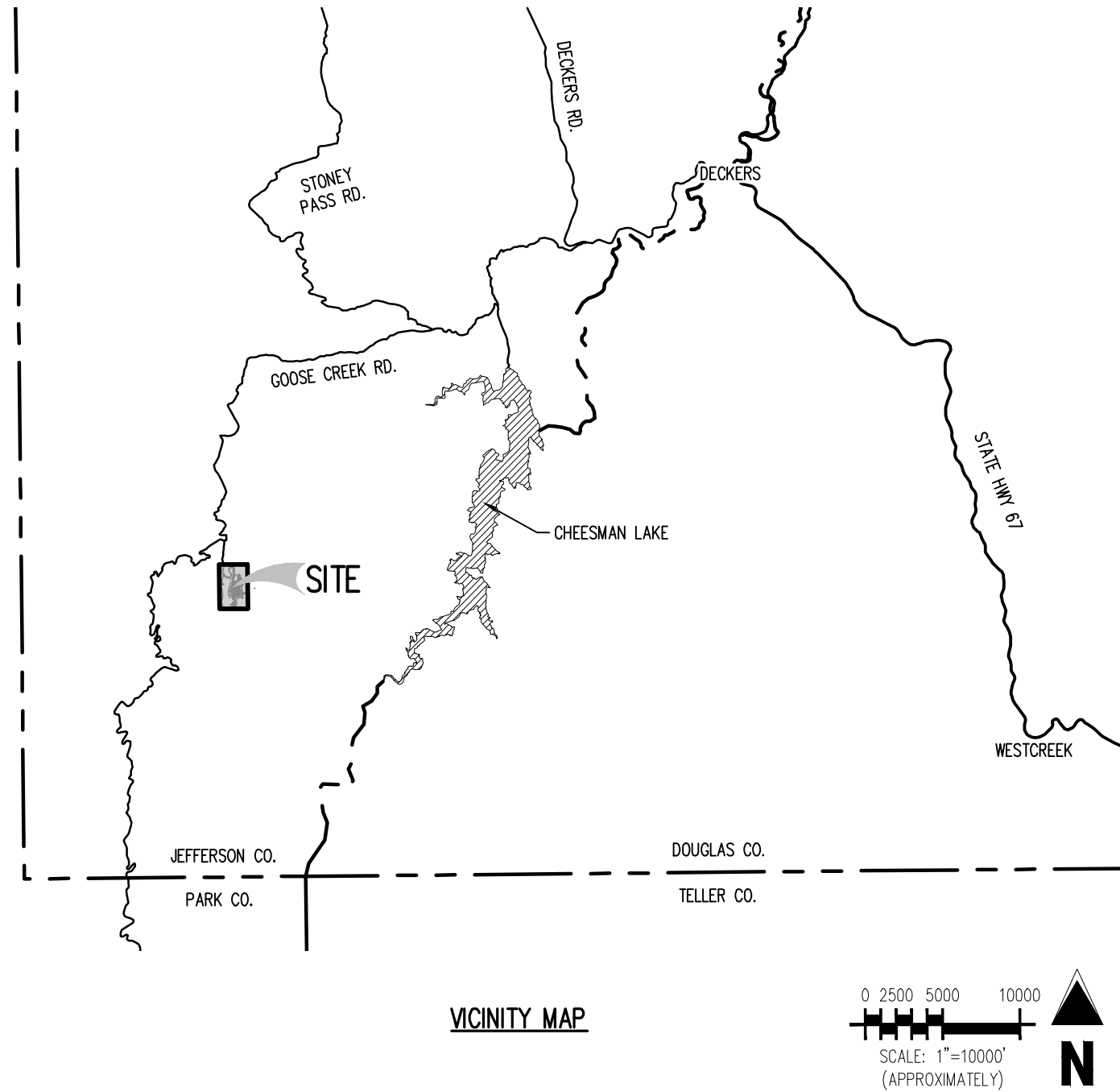
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220

WATER RESOURCES

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220

SITE DATA	
PARCEL ID #	01-162-00-001
SITE AREA	480 AC
EXISTING ZONING	A2/SUP
LAND USE	AGRICULTURAL/GUEST RANCH
APPLICABLE A-2 LOT & BUILDING STANDARDS	
MAX BUILDING HEIGHT	35'
SETBACKS	
FRONT	50'
LIVESTOCK	75'
PENS/RUNS	100'
ACCESSORY BUILDING	50'
SIDE	30'
STREET	50'
LIVESTOCK	75'
PENS/RUNS	100'
ACCESSORY BUILDING	50'
REAR	50'
DENSITY	250 OCCUPANTS (STAFF & GUESTS)
MAX BUILDING SIZE	SEE SHEET 2 FOR ARCHITECTURAL GUIDELINES

SHEET INDEX	
1	COVER SHEET
2	GUIDELINES
3	SITE PLAN



This Special Use Permit, titled Lost Valley Ranch, was approved the _____ day of _____ 2025, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

The owner of the property, at the time of approval was:

By: Jefferson County Planning and Zoning Director

Signature: _____
Date: _____

NOT FOR
CONSTRUCTION

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SPECIAL USE PLAN
LOST VALLEY RANCH
MATUKAT CONSTRUCTION LLC
29555 GOOSE CREEK RD.
SEDALIA, COLORADO 80135

#	Date	Issue / Description	Init.
1	10/09/2024	1st SUP Submittal	SRM
2	01/28/2025	2nd SUP Submittal	SRM
3	04/08/2025	3rd SUP Submittal	SRM
4	05/16/2025	4th SUP Submittal	SRM
5	06/03/2025	5th SUP Submittal	SRM
6	06/16/2025	6th SUP Submittal	SRM
7			
8			
9			
10			
11			
12			

Project No:	MTK000001
Drawn By:	SRM
Checked By:	JAR
Date:	09/26/2024

COVER SHEET

NOT FOR CONSTRUCTION

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SPECIAL USE PLAN
LOST VALLEY RANCH
MATUKAT CONSTRUCTION LLC

29555 GOOSE CREEK RD.
SEDALIA, COLORADO 80135

[illegible]

Project No:	MTK000001
Drawn By:	SRM
Checked By:	JAR
Date:	09/26/2024

GUIDELINES

A. TITLE AND NAMES

1. THESE SPECIAL USE STANDARDS WERE PREPARED BY:
GALLOWAY & COMPANY
1155 KELLY JOHNSON BLVD. SUITE 305
COLORADO SPRINGS, CO 80920
719-900-7220
2. THE TITLE OF THIS SPECIAL USE IS:
LOST VALLEY RANCH

B. STATEMENT OF INTENT & PURPOSE

1. THIS SPECIAL USE PLAN DEFINES THE STANDARDS THAT WILL APPLY TO LOST VALLEY RANCH TO CONTINUE PROVIDING LODGING SERVICES WHILE OPERATING AS A WORKING RANCH. ALL EXISTING AGRICULTURAL-2 ZONING USES AND STANDARDS WILL BE RETAINED UNLESS OTHERWISE NOTED HEREIN. GENERAL OPERATIONAL AND MAINTENANCE IMPROVEMENTS WITHIN THESE USE RESTRICTIONS ARE ALLOWED. SITE SPECIFIC IMPROVEMENTS WITHIN THESE USE STANDARDS SHALL BE DEFINED AND APPROVED THROUGH THE SEPARATE SITE DEVELOPMENT PLAN.

C. LAND USE

1. ALL A-2 ZONE PERMITTED USES ARE ALLOWED IN ADDITION TO THE SPECIAL USES DESCRIBED HEREIN.
2. SPECIAL USES ALLOWED
 - a. OPERATION OF A GUEST RANCH EXPERIENCE PROVIDING OUTDOOR RESORT STYLE OPPORTUNITIES AND ALL OTHER ANCILLARY USAGES INCLUDING:
 - MEETING FACILITIES
 - HEALTH AND SPA SERVICES
 - ENTERTAINMENT

D. LOT & BUILDING STANDARDS

1. ALL A-2 STANDARDS AT THE TIME OF APPROVAL SHALL APPLY WITH THE FOLLOWING MODIFICATIONS:
 - a. 250 OCCUPANT MAXIMUM (INCLUDES STAFF AND GUESTS)
 - b. IN ADDITION TO GUEST FACILITIES, STAFF HOUSING WILL BE ALLOWED WITHIN THE SPECIAL USE AREA WHERE ONLY LOST VALLEY RANCH EMPLOYEES MAY RESIDE FOR LIMITED YEAR-ROUND STAFF NEEDS.
 - c. THE FOLLOWING STANDARDS SHALL APPLY TO MAPPED HAZARD AREAS:
 - FLOOD PLAIN
 - i. NON-RESIDENTIAL BUILDINGS CAN BE PERMITTED WITHIN THE FLOOD PLAIN WHEN PROPER MITIGATION, BASE FLOOD ELEVATIONS, AND APPROVALS ARE FOLLOWED.
 - ii. RESIDENTIAL STRUCTURES SHALL BE LOCATED OUTSIDE OF THE FLOODPLAIN.
 - WETLANDS
 - i. NO NEW STRUCTURES ALLOWED IN THE WETLANDS.
 - SLOPES
 - i. NEW STRUCTURES WILL BE CONSIDERED ON PROPOSED SLOPES BETWEEN 30% AND 40% ONLY IF THE BUILDING PERMIT APPLICATION INCLUDES AN ENGINEERING STUDY INDICATING THAT ADEQUATE SLOPE STABILITY AND EFFECTIVE EROSION CONTROL MEASURES CAN BE ACHIEVED.
2. BUFFERS
 - a. A DESIGNATED 100' BUFFER OF FORESLAND SHALL BE MAINTAINED ON ALL SIDES OF THE PROPERTY.
 - b. BUFFERS MAY CONSIST OF LANDSCAPING, FENCES, AND LANDFORMS.
 - c. PARKING IS NOT ALLOWED IN BUFFERS.
3. THE MAXIMUM PROPOSED BUILDING SIZE TO INCLUDE RENOVATIONS TO EXISTING BUILDINGS IS AS FOLLOWS:
 - 1) GUEST ACCOMMODATIONS: 3,500 SF MAX PER BLDG
 - 2) STAFF HOUSING: 6,000 SF MAX PER BLDG
 - 3) GUEST SERVICES: 18,000 SF MAX PER BLDG

E. SITE DESIGN

1. PRESERVE VIEW CORRIDORS FOR EXISTING OR FUTURE ADJACENT DEVELOPMENT.
 - a. SITE STRUCTURES TO MAINTAIN VIEW CORRIDORS (E.G., OFFSETTING, CLUSTERING) AND REDUCE THE STRUCTURAL MASS.
 - b. USE CHANGES IN GROUND ELEVATIONS (I.E., LOCATE TALLER BUILDINGS ON LOWER LEVELS AND PARKING OR GREEN BELT AREAS ON HIGHER LEVELS).
 - c. FRAME OR ACCENTUATE GOOD VISTAS OR VIEW CORRIDORS WITH NEW BUILDINGS.
2. IN TRANSITION AREAS BETWEEN LOWER AND HIGHER DENSITY USES, ENSURE THAT MORE INTENSE USES ARE NOT VISUALLY OBTRUSIVE TO ADJACENT LOWER DENSITY USES.
 - a. SUBSTANTIALLY INCREASE SETBACKS.
 - b. BUFFER WITH VEGETATION AND BERMING.
 - c. USE SMALLER, CLUSTERED BUILDINGS.
 - d. PROVIDE A LARGE PERCENTAGE OF OPEN SPACE IN TRANSITION AREAS.
 - e. USE NATURAL FEATURES TO CREATE AN EDGE OR BOUNDARY (E.G., STREAMS).
3. PREVENT A SILHOUETTE OF STRUCTURES ON RIDGELINES.
 - a. MINIMUMS:
 - 1) RESTRICT HEIGHT OF STRUCTURE TO 90% OF ADJACENT TREE HEIGHT.
 - 2) SITE STRUCTURE SO THAT HEIGHT OF STRUCTURE DOES NOT EXCEED ELEVATION OF RIDGE (IN CROSS-SECTION).
4. THE SITE SHALL FOLLOW LIGHTING STANDARDS FOR MOUNTAINS IN THE ZONING RESOLUTION.
5. ENSURE THAT MEADOWS AND GRASSLANDS ARE NOT PARTIALLY DEVOIDED OR DAMAGED BY OVERGRAZING.
 - a. LIMIT PASTURE ANIMALS TO THE CARRYING OF THE PASTURE.

F. ARCHITECTURE

1. GIVEN THE UNIQUE, REMOTE LOCATION AND HISTORIC FEATURES OF THE GUEST-RANCH PROPERTY, THE FOLLOWING GUIDELINES ARE TO BE USED WHEN DESIGNING ARCHITECTURAL FEATURES ON THE SITE:
- a. CULTURAL: DESIGN MAINTAINS THE ORIGINAL CHARACTER AND COMPLEMENTS THE UNIQUE FEATURES OF LOS VILLEY RANCH. HISTORIC RESOURCES INFLUENCE THE ARCHITECTURE OF NEW STRUCTURES TO MAXIMIZE SITE HARMONY. THIS IS ACHIEVED BY USING COMPATIBLE MATERIALS, FORMS, COLORS, AND SCALE.
 - b. SCALE, FORM, & MASSING: STRUCTURES ARE TO BE IN PROPORTION TO THE SIZE OF THE EXISTING HISTORIC STRUCTURES AND THEIR RELATIONSHIP WITH THE LANDSCAPE. HEIGHTS, ROOFS, MATERIALS, COLORED LIGHT AND LENGTH ARE LIMITED BASED ON EXISTING CONDITIONS AND DESIGNS ARE ORIENTED TO FACILITATE DESIRED INTERACTION AND PRIVACY AMONG GUESTS. THERE IS ALSO A SMOOTH TRANSITION BETWEEN ADJACENT BUILDING HEIGHTS. BUILDINGS ARE CLUSTERED AND SCALED TO RESPECT TOPOGRAPHY, LOT SIZE, VIEWS, AND VEGETATION. MASSIVE BUILDING ELEMENTS, SUCH AS EXPOSED TIMBER AND NATURAL STONE WALLS, ARE UTILIZED TO EXPRESS HIERARCHY AND DEPTH AMONG CLUSTERED BUILDING GROUPS.
 - c. FACADE, OPENINGS, AND DETAIL: PEDESTRIAN AMENITIES AND SERVICES ARE DEVELOPED TO COMPLEMENT THE SURROUNDING CONDITIONS. THE TREATMENT OF EXTERIOR WALLS AND THE USE OF DOORS AND WINDOWS OPEN CREATIVE VISUAL VARIETY AND DIVERSITY TO ENHANCE THE EXPERIENCE. ARCHITECTURAL ELEMENTS, SUCH AS AWNINGS, CANOPIES, BALCONIES, PATIOS, AND TERRACES, HAVE BEEN UTILIZED TO RESPOND TO THE HISTORICAL, CONTEXT AND RICH LANDSCAPE IN AN ORGANIC WAY. HIGHLY PATTERNED FINISHES HAVE BEEN MINIMIZED AS WELL AS EXPOSED FOUNDATIONS.

G. SIGNAGE

1. ALL SIGNAGE WITHIN LOSS VALLEY RANCH IS TO BE LIMITED TO ENTRANCES & EXISTS FOR SITE IDENTIFICATION PURPOSES.
2. MINIMIZE THE SIZE AND NUMBER OF SIGNS TO AVOID VISUALLY CONFUSING ENTRANCES.
 - a. MINIMUM: LIMITED TO 1 SIGN PER PROJECT PER MAJOR ROAD FRONTAGE.
 - b. MAXIMUM: 6 FEET HIGH / 64 SQ FT
3. INTEGRATE SIGNS INTO OVERALL LANDSCAPE AND BUILDING DESIGN, CARRYING OUT A CONSISTENT GRAPHIC THEME.
 - a. USE GRAPHIC SYMBOLS AS MUCH AS POSSIBLE.
 - b. USE THE SAME QUALITY, MATERIAL, TREATMENT, FORM, AND SCALE AS IS DONE TO BUILDING ELEVATIONS.
 - c. INCORPORATE SIGNS WITHIN BERMS OR AS MONUMENT OR WALL DESIGNS.
4. MINIMIZE NEGATIVE VISUAL IMPACT OF SIGNS ON ADJACENT AREAS.
 - a. LIMIT THE NUMBER OF SIGNS.
 - b. USE COMPATIBLE MATERIALS.
 - c. SCREEN AND CONCEAL ILLUMINATION SOURCES.
 - d. MINIMUMS:
 - 1) LOCATE PERMANENT SIGNS NO CLOSER THAN 50 FEET, AND TEMPORARY SIGNS NO CLOSER THAN 30 FEET, FROM ADJACENT PROPERTY LINES.
 - 2) LIMIT SIZE OF SIGNS TO:
 - + 64 SQUARE FEET = PROJECT
 - + 64 SQUARE FEET = TEMPORARY

H. ENTRANCES

1. DELINEATE ENTRANCES WITH LIGHTING SOURCE TO ENSURE SAFETY AND EASE OF IDENTIFYING ENTRANCES AT NIGHT.

I. AIR, ODOR, LIGHT & NOISE

1. LIGHT

- a. MINIMIZE THE AMOUNT OF GENERAL LIGHTING TO PROTECT VISIBILITY OF STARS, TO PROMOTE A SENSE OF SECLUSION AND PRIVACY, TO PROTECT VISTAS AND TO EMPHASIZE NATURAL FEATURES AND FOCAL POINTS.
 - 1) SCREEN OFF-SITE AREAS FROM LIGHT SOURCES WITH TALLER VEGETATION.
 - 2) LOCATE LIGHTING ONLY IN ESSENTIAL AREAS.

2. NOISE

- 1) USE COMBINATIONS OF VEGETATION, TOPOGRAPHIC CHANGES, FENCING/BERMS AND A VERTICAL SEPARATION BETWEEN ROAD AND PEDESTRIAN AREAS TO HELP MITIGATE IMPACT.
- 2) USE BUFFER AREAS OF VEGETATION, BERMING, AND FENCING WITH A MINIMUM DISTANCE OF 100'
- 3) PROTECT OR PRESERVE AREAS VALUED FOR THE ABSENCE OF MAN-MADE NOISE.

J. PARKING

1. REQUIRED PARKING SHALL BE CALCULATED AS FOLLOWS:
 - 1) GUEST PARKING – 1 SPACE PER 4 GUESTS
 - 2) STAFF PARKING – 1 SPACE PER 2 STAFF
2. SCREEN PARKING LOTS WHEN VISIBLE FROM ADJACENT PUBLIC AREAS OR UNRELATED LAND USE AND ONSITE USERS.
 - a. BETWEEN PARKING LOTS AND PUBLIC AREAS USE:
 - 1) PERIMETER LANDSCAPING STRIP OF VEGETATION WITH SCREENING CHARACTERISTICS.
 - 2) GRADE CHANGE.
 - b. MINIMUMS:
 - 1) MINIMUM WIDTH OF LANDSCAPE STRIP SEPARATING PARKING CLUSTERS – 15'
 - 2) ON SIMILAR GRADES, BERMS OR UNDERSTORY VEGETATION SHOULD SCREEN TO A HEIGHT OF 42" FROM ADJACENT PUBLIC RIGHT OF WAY.
3. MINIMIZE PARKING AREAS (IMPERVIOUS SURFACES) AND THEIR EXPANSIVENESS.
 - a. ALTERNATIVES:
 - 1) PROVIDE FOR COMMON OR JOINT USE OF CENTRALLY LOCATED PARKING FACILITIES – COMPLEMENTARY TIMES.
 - 2) CREATE SMALL "CLUSTERS" OF PARKING
 - 3) ORIENT BUILDING TO SITE AMENITIES. SEPARATE PARKING FROM THESE AREAS WHERE POSSIBLE.

K. WILDLIFE & VEGETATION

1. LANDSCAPE WITH INDIGENOUS SPECIES, WHERE POSSIBLE.
2. THIN FORESTS TO ALLOW LIGHT AND WATER, ETC. TO FILTER DOWNWARD TO INCREASE FOREST WOOL AND RESTORE UNDER STORY VEGETATION (GROUND COVER) WHICH INCREASE VISUAL AND ENVIRONMENTAL QUALITY (EROSION AND SEDIMENT, RUNOFF, GROWTH, ETC.).
3. PREVENT HABITAT DEGRADATION WHERE CRITICAL WILDLIFE AREAS EXIST. ENHANCE AVAILABLE HABITAT.
 - a. LEAVING HABITAT IN NATURAL STATE.
 - b. MINIMIZE DISTURBANCE OF AREAS BY CLUSTERING.
 - c. USING RE-VEGETATION TO ESTABLISH HABITAT OR SHELTER.
4. MAINTAIN NATURAL VEGETATION ECOSYSTEMS ADJACENT TO AND WITHIN BODIES OF WATER, STREAMS, OTHER WATERCOURSES, AND WITHIN ASSOCIATED WETLANDS.
 - a. SITE STRUCTURE AWAY FROM MEADOWLAND.
5. MAINTAIN WILDLIFE MOVEMENT CORRIDORS OF A SIZE AND CHARACTER THAT ENSURE THEIR CONTINUED USE.
 - a. WILDLIFE MIGRATION ROUTES AND CRITICAL HABITAT SHOULD BE IDENTIFIED THROUGHOUT SITE DEVELOPMENT AND CONSIDERED IN FUTURE DEVELOPMENT.
 - b. AVOID FENCES AND STRUCTURES IN THESE LOCATIONS UNLESS FOR PROTECTION OF AGRICULTURAL PURPOSES.
6. PROTECT WILDLIFE AND THEIR HABITATS THAT MAY BE SIGNIFICANTLY AFFECTED BY DOMESTIC LIVESTOCK AND PETS BY APPROPRIATE CONSTRAINT OF THOSE DOMESTIC ANIMALS.
 - a. PENS AND RUNS FOR DOMESTIC LIVESTOCK SHALL BE LOCATED OUTSIDE OF WILDLIFE MIGRATION ROUTES AND CRITICAL HABITAT.

L. OPEN SPACE & RECREATION

1. OPEN SPACE
 - a. SITE SHALL MAINTAIN AT LEAST 80% OPEN SPACE AREA.
 - b. EXISTING CONNECTIONS TO ADJACENT US FOREST SERVICE PROPERTY SHALL BE MAINTAINED IN A MANNER THAT CREATES SAFE ACCESS TO PUBLIC TRAILS WHILE MAINTAINING PRIVATE GUEST SAFETY.
2. RECREATION
 - a. MAXIMIZE VISUAL ACCESS OF OPEN SPACE FROM STRUCTURES.
 - b. SITE OUTDOOR DINING AND PUBLIC SPACES ADJACENT TO NATURAL AMENITIES.
 - c. ORIENT PEDESTRIAN CIRCULATION AREAS TO SITE AMENITIES.
 - d. AVOID USING EXOTIC PLANT SPECIES UNLESS THEY BLEND WITH THE INTENDED CHARACTER OF THE OVERALL DESIGN; NO NATIVE SPECIES CAN BE USED AS A SUBSTITUTE; THEY ARE FOR SPECIAL EFFECT OR FOODS.
 - e. ESTABLISH VISUAL SEPARATION BETWEEN PASSIVE AND ACTIVE RECREATION AREAS.
 - 1) USE DISTANCE, VEGETATION AND TOPOGRAPHIC CHANGES TO SEPARATE AND SCREEN DIFFERENT RECREATIONAL USES (ACTIVE V. PASSIVE).

M. LANDSCAPING

1. NO NEW LANDSCAPING IS REQUIRED. INSTEAD, PRESERVE EXISTING LANDSCAPING TO THE GREATEST EXTENT POSSIBLE WHILE ADHERING TO THE WILDFIRE HAZARD MITIGATION PLAN.
 - a. WHEN LANDSCAPING IS INSTALLED TO DISTURBED AREAS OUTSIDE OF CODE REQUIREMENT, SEE DESIGN GUIDELINES FOR FIRE WISE PRINCIPLES.

N. CIRCULATION

1. MINIMIZE VISUAL SCARRING OF ROAD CUTS, OR DISRUPTION OF SCENIC AREAS (E.G., MEADOWS).
 - a. LOCATE ROADS/DRIVES IN AREAS OF HIGH LANDSCAPE SCREENING POTENTIAL.
2. SEPARATE VEHICLE/PEDESTRIAN/EQUESTRIAN/BIKE CIRCULATION. SCREEN VEHICLE AREAS FROM PEDESTRIAN AREAS.
3. SEPARATE HORSE TRAFFIC FROM VEHICULAR AND PEDESTRIAN TRAFFIC FOR AESTHETIC AND SAFETY REASONS.
 - a. CREATE BUFFERS THROUGH:
 - 1) VERTICAL SEPARATION, TOPO CHANGES;
 - 2) VEGETATION; AND/OR
 - 3) DISTANCE (PHYSICAL AND VISUAL SEPARATION).

SITE DESIGN

- ### SITE PLANNING & DESIGN
- #### I. CREEKSIDE ACTIVATION
- BANK STABILIZATION TECHNIQUES SHOULD BE EMPLOYED PER LOCAL REGULATIONS WHERE POSSIBLE TO ACHIEVE IMPROVED CREEK FUNCTION AND SAFE ENGAGEMENT AREAS FOR GUEST FACING OPERATIONS.
 - CREEKSIDE ENGAGEMENT ACTIVITIES WILL INCLUDE:
 - FISHING
 - WALKING
 - PASSIVE RECREATION
- #### 2. ARCHITECTURE
- ARCHITECTURAL IMPROVEMENTS ARE TO ADDRESS A COMMON MOUNTAIN THEME AND DESIGN THAT ARE ALIGNED WITH THE EXISTING DEVELOPMENT, SPECIAL USE REGULATIONS AND NOTED STANDARDS BELOW. THESE STANDARDS ARE TARGETED TO ADDRESS SPECIFIC BUILDING PROTOTYPES THAT SERVICE THE FUNCTION OF THE SITE, OPERATIONS AND GUEST FACING DEVELOPMENT STANDARDS. IN LIEU OF THE ARCHITECTURAL STANDARDS IN THE ZONING RESOLUTION, THE FOLLOWING STANDARDS SHALL APPLY:
- ##### I. DESIGN PRINCIPLES
- GUEST AMENITIES
 - DEEP-TONE WOOD FINISH WITH HORIZONTAL 'STACKED LOG' AESTHETIC
 - TIMBER STRUCTURE WITH EXPOSED WOOD BEAMS, ROOF DECKING, AND COLUMNS
 - GENEROUS WRAPPING PORCHES TO ENHANCE FRONT ENTRY EXPERIENCE
 - EXISTING RED SHINGLE HIP-STYLE ROOFS TO BE REPLICATED WITH RED METAL STANDING SEAM
 - VERTICAL 'PUNCHED' WINDOWS ON UPPER STORIES WITH WIDER OPENINGS ON THE PRIMARY LEVEL
 - EVERY OPENING HAS WOOD FRAME
 - PRIMARY DOOR ON EACH STRUCTURE PAINTED RED, ALL OTHER DOORS MATCH EXTERIOR WOOD TONE
 - EACH BUILDING SLIGHTLY ELEVATED OFF OF THE GROUND PLANE.
 - STAFF AMENITIES
 - BARN-INSPIRED
 - DEEP-TONE WOOD FINISH WITH VERTICAL 'SLAT' STYLE WOOD PANELING
 - TIMBER STRUCTURE WITH EXPOSED WOOD BEAMS, ROOF DECKING, AND COLUMNS
 - LIMITED PORCH AREAS, PRIMARILY USED FOR SEATING OR WEATHER-COVER
 - RED METAL STANDING SEAM GABLE-STYLE ROOFING
 - VERTICAL 'PUNCHED' WINDOWS USED SPARINGLY
 - EVERY OPENING HAS WOOD FRAME
 - ALL DOORS MATCH EXTERIOR WOOD TONE
 - EACH BUILDING LEVEL WITH THE GROUND PLANE.
 - GUEST HOUSING
 - SINGLE-STORY
 - MEDIUM-TONE WOOD FINISH WITH HORIZONTAL 'STACKED LOG' AESTHETIC
 - TIMBER STRUCTURE WITH EXPOSED WOOD BEAMS, ROOF DECKING, AND COLUMNS
 - CONCRETE MASONRY UNITS OR STONE USED WHERE THE BUILDING MEETS THE LAND
 - FRONT PORCHES WITH HANGING BENCH SEATING
 - EXISTING RED SHINGLE OVERLAPPING GABLE-STYLE ROOFS TO BE REPLICATED WITH RED METAL ROOFING
 - GABLE ROOF CENTERED OVER FRONT ENTRY
 - VERTICAL 'PUNCHED' WINDOWS WITH WOOD FRAMES. WINDOWS ARE ALSO OPERABLE
 - STONE CHIMNEY AND INSET INTO SLOPED LAND
 - 'X' SHAPE ON DOORS AND WORKED INTO GUARDRAILS
 - STAFF HOUSING
 - MULTI-STORY
 - MEDIUM-TONE WOOD FINISH WITH VERTICAL 'SLAT' STYLE WOOD PANELING
 - TIMBER STRUCTURE WITH EXPOSED WOOD BEAMS, ROOF DECKING, AND COLUMNS
 - CONCRETE MASONRY UNITS OR STONE USED WHERE THE BUILDING MEETS THE LAND
 - FRONT PORCHES WITH VARIOUS SEATING OPTIONS
 - RED METAL STANDING SEAM GABLE-STYLE ROOFING
 - HORIZONTAL 'PUNCHED' WINDOWS WITH WOOD FRAMES. WINDOWS ARE OPERABLE
 - ALL DOORS MATCH EXTERIOR WOOD TONE
 - STONE CHIMNEY AND INSET INTO SLOPED LAND
 - 'X' SHAPE ON DOORS AND WORKED INTO GUARDRAILS
 - ALL OTHER BUILDINGS
 - BARN-INSPIRED, SINGLE STORY
 - DEEP-TONE WOOD FINISH WITH VERTICAL 'SLAT' STYLE WOOD PANELING
 - TIMBER STRUCTURE WITH EXPOSED WOOD BEAMS, ROOF DECKING, AND COLUMNS
 - LIMITED AMENITIES, PRIMARILY USED TO DENOTE BUILDING ENTRY LOCATIONS OR CONCEAL EQUIPMENT
 - RED OR BROWN METAL STANDING SEAM SLOPED ROOFING (could add - EITHER SINGLE SLOPED OR DESIGNED TO MIMIC EXISTING BARN PROFILES OR DESIGNED TO MIMIC EXISTING AGRICULTURAL BUILDINGS ON THE SITE)
 - VERTICAL 'PUNCHED' WINDOWS USED SPARINGLY
 - EVERY OPENING HAS A WOOD FRAME
 - ALL DOORS MATCH EXTERIOR WOOD TONE, INCLUDING OVERHEAD DOORS
 - EACH BUILDING LEVEL WITH THE GROUND PLANE
- ### 3. MIDLAND URBAN INTERFACE
- A WILDFIRE HAZARD MITIGATION PLAN IS REQUIRED WITH SUBSEQUENT SITE DEVELOPMENT PLAN APPLICATION AND MUST BE APPROVED PRIOR TO PERMITTING IN ACCORDANCE WITH SECTION 39 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- #### I. FIRE WISE LANDSCAPING GUIDELINES
- LANDSCAPE DESIGN SHALL INCORPORATE FIRE WISE PRINCIPLES AS LAID OUT IN COLORADO STATE UNIVERSITY EXTENSION'S FACT SHEET 6.302 THROUGHOUT THE SITE TO THE GREATEST EXTENT POSSIBLE AS SITE CONSTRAINTS ALLOW.

NOT FOR CONSTRUCTION

THESE PLANS ARE AN INSTRUMENT OF SERVICE
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SPECIAL USE PLAN
LOST VALLEY RANCH
MATUKAT CONSTRUCTION LLC

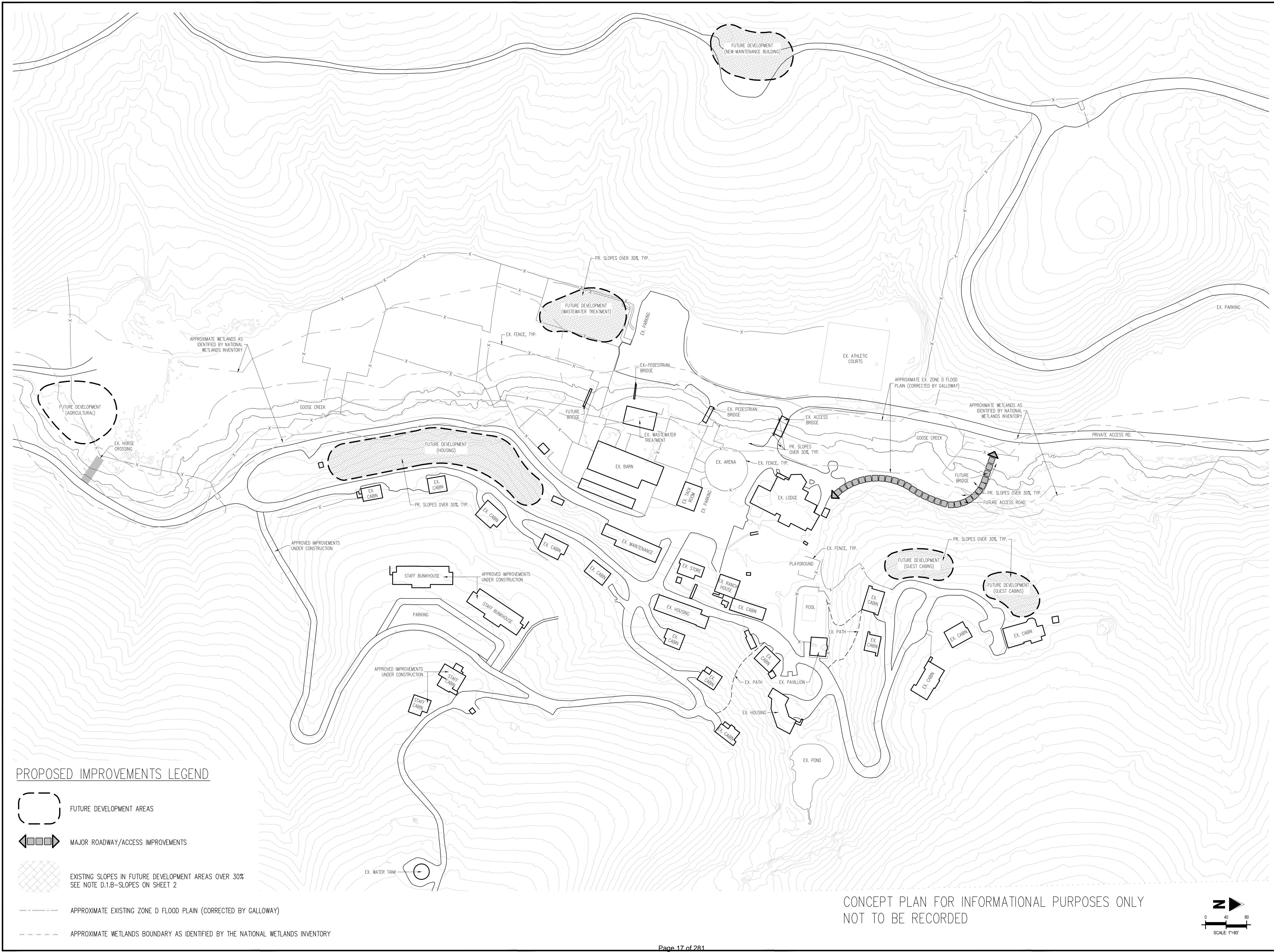
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SEDALIA, COLORADO 80135

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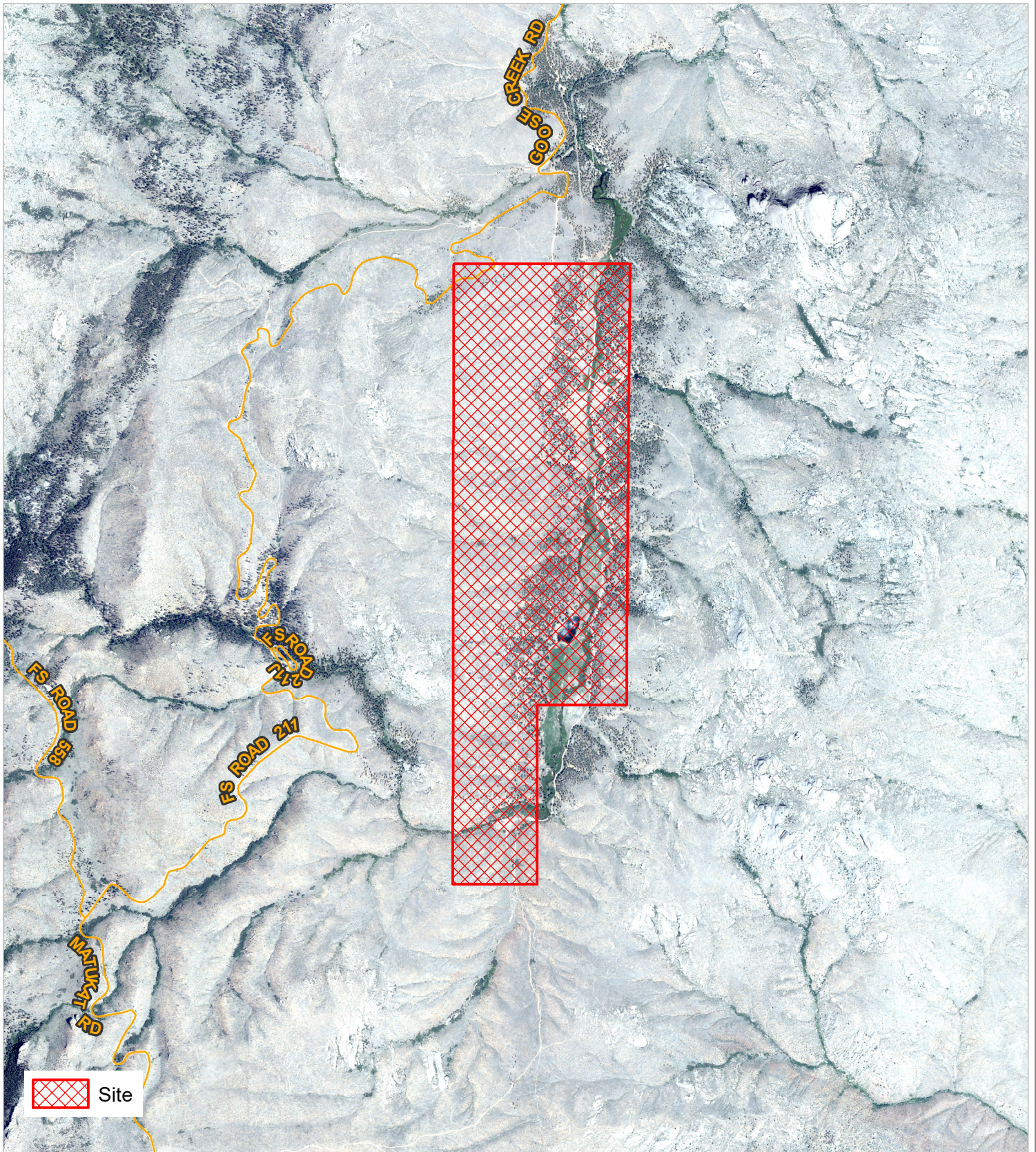
Project No:	MTK000001
Drawn By:	TJR
Checked By:	JAR
Date:	09/26/2024

CONCEPT PLAN

3



MAPS



Case Number: 24-127376SU

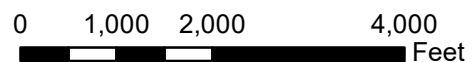
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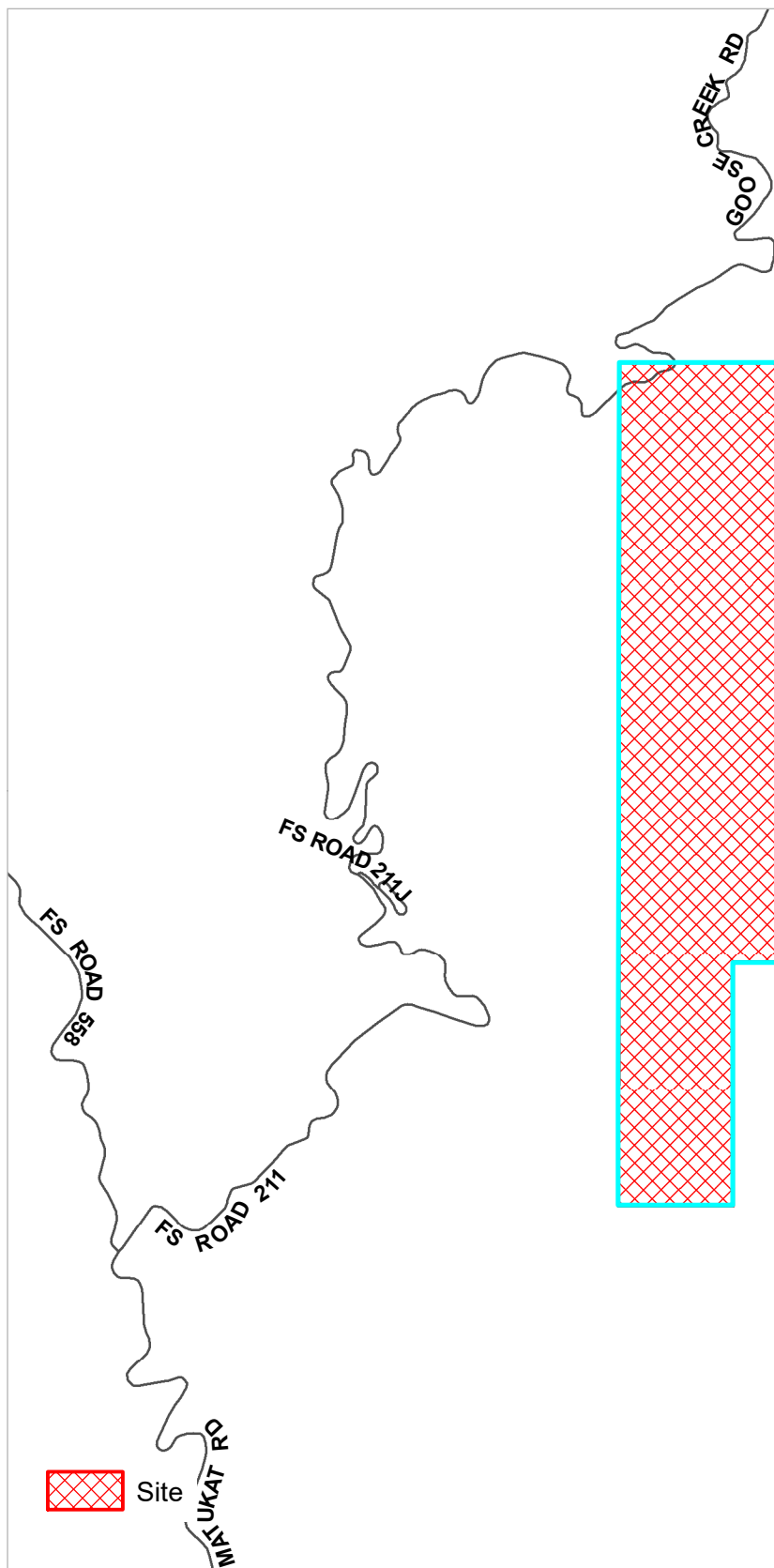


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Case Number: 24-127376SU

Location: Section 16 & 21, T10S, R71W



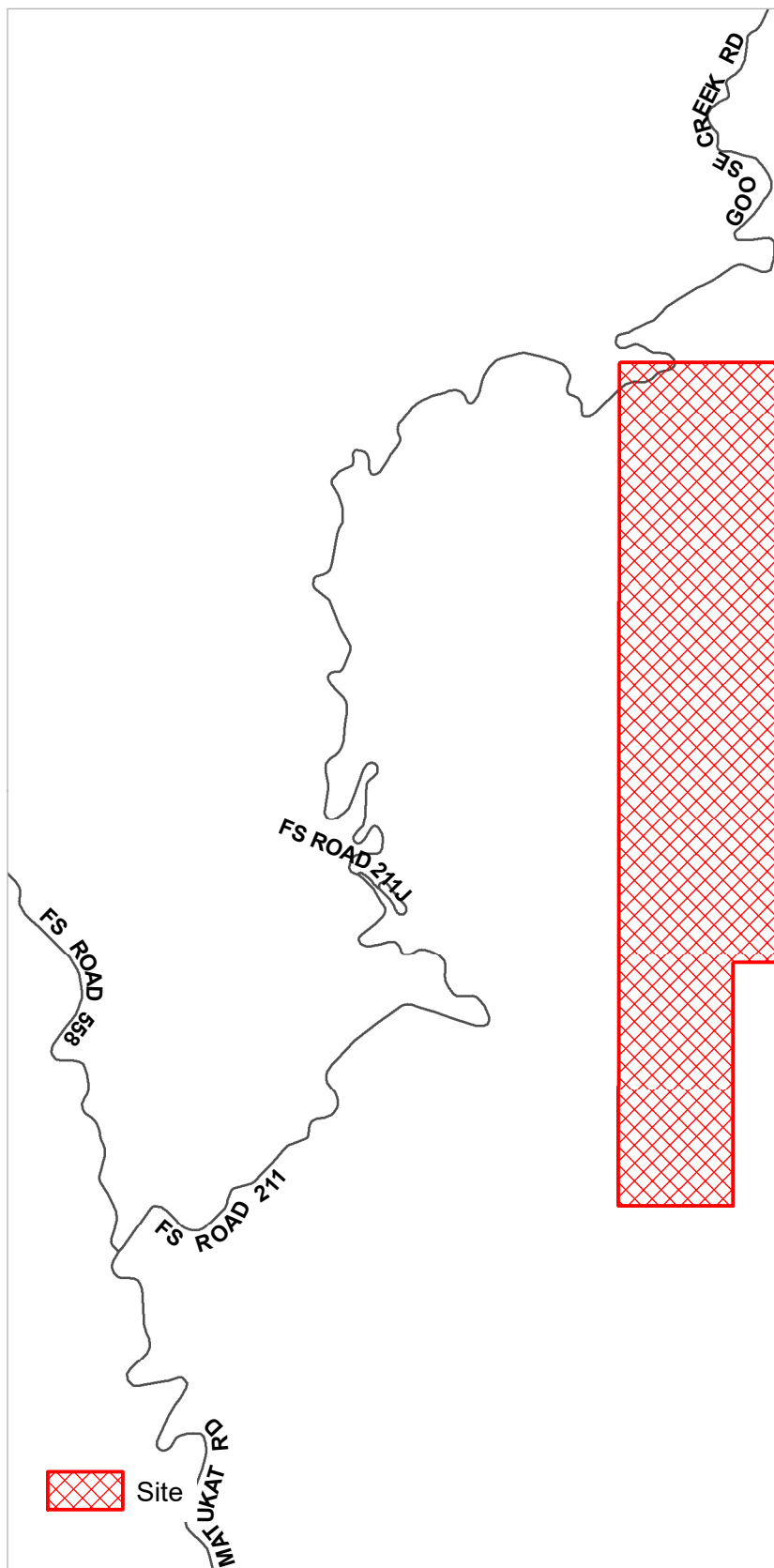
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0 1,000 2,000 4,000 Feet





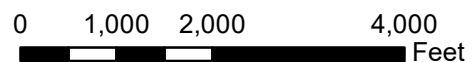
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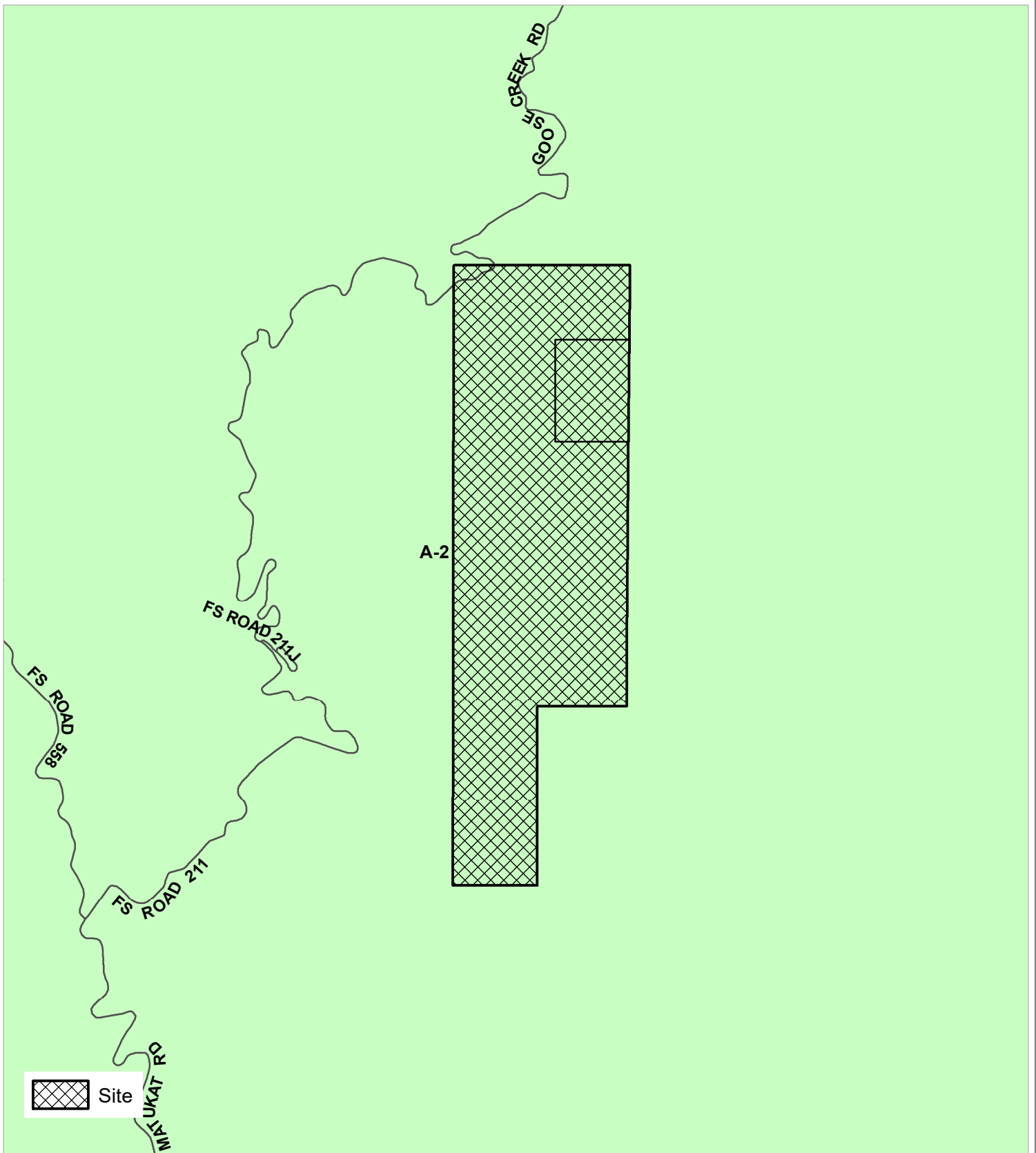
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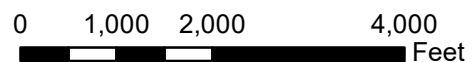
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Legal Description

Street Location of Property: 29555 Goose Creek Road

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

The Northwest Quarter and the Southwest Quarter of Section 16 and the West Half of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 21, all in Township 10 South, Range 71, West of the 6th P.M.

Section 16 Township 10 S. Range 71 W.

Section 21 Township 10 S. Range 71 W.

Calculated Acreage 480 Acres Checked by: Kendell Court

Address Assigned (or verified): 29555 Goose Creek Road

COMMUNITY MEETING SUMMARY

Alexander Fowlkes

From: Chris OKeefe
Sent: Tuesday, July 2, 2024 3:59 PM
To: Alexander Fowlkes
Subject: RE: Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

Thanks for reaching out about this one, Alex.

I agree that we should waive the CMT requirement. The SUP hearing will be posted and people will have a chance to learn about the project if they are interested.

Let me know if you need anything else from me.

Chris

Chris O'Keefe, AICP
(he, him, his)

Planning and Zoning Director

Jefferson County

o 303-271-8713

cokeefe@jeffco.us | Find us on the web: planning.jeffco.us

Help us shape the future of Jefferson County by visiting the Together Jeffco website!

Click the image below to visit our website: <https://togetherjeffco.com>



We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

From: Alexander Fowlkes <afowlkes@co.jefferson.co.us>
Sent: Tuesday, July 2, 2024 3:33 PM
To: Chris OKeefe <cokeefe@co.jefferson.co.us>
Subject: FW: Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

Hey Chris,

Here is that CMT Waiver request I mentioned earlier, let me know if you need anything else for this and thanks for the time!

Alex Fowlkes

Jefferson County Planning and Zoning
Planner

303-271-8719

afowlkes@jeffco.us | planning.jeffco.us

TOGETHER JEFFCO 2023

County Plans and Regulations Update

Help us shape the future of Jefferson County by visiting the Together Jeffco website and taking the online questionnaire! Click this image to visit our website: <https://togetherjeffco.com>. From there, you will find our Questionnaire on the main page!



We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

From: Russell Clark <rclark@co.jefferson.co.us>

Sent: Tuesday, June 25, 2024 11:28 AM

To: Chris OKeefe <cokeefe@co.jefferson.co.us>

Cc: Nick Nelson <nnelson@co.jefferson.co.us>; Alexander Fowlkes <afowlkes@co.jefferson.co.us>

Subject: Fwd: Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

I also support waiving the CMT for this case.

On to you for your determination.

From: Nick Nelson <nnelson@co.jefferson.co.us>

Sent: Tuesday, June 25, 2024 10:23:09 AM

To: Alexander Fowlkes <afowlkes@co.jefferson.co.us>; Russell Clark <rclark@co.jefferson.co.us>

Subject: RE: Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

Russ,

I support the waiver of the CMT for the Special Use application.

Nick Nelson

Development Review Planning Supervisor

Jefferson County

100 Jefferson County Parkway

Suite 3550

Golden, CO 80419

o 303.271.8727

nnelson@jeffco.us planning.jeffco.us

Help us shape the future of Jefferson County by visiting the Together Jeffco website!
Click the image below to visit our website: <https://togetherjeffco.com>



We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

From: Alexander Fowlkes <afowlkes@co.jefferson.co.us>

Sent: Tuesday, June 25, 2024 10:22 AM

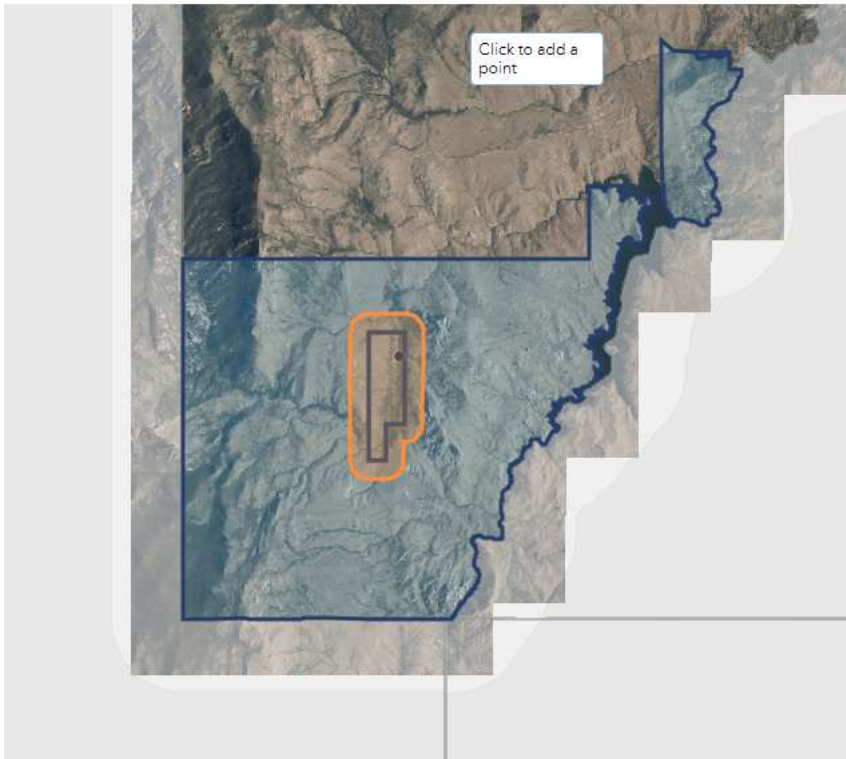
To: Russell Clark <rclark@co.jefferson.co.us>; Nick Nelson <nnelson@co.jefferson.co.us>

Subject: FW: Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

Hi Russ and Nick,

The applicants for an upcoming SU case at 29555 Goose Creek Rd have requested to waive the CMT requirement for their property. (See e-mail below)

Their main reasoning is that the only property that would receive notification is United States Forest Service as the property is surrounded entirely by national forest land



I agree with their justification, and would support the waiver request, please let me know if there's anything else needed before this goes to Chris for Determination

Alex Fowlkes

Jefferson County Planning and Zoning
Planner

303-271-8719

afowlkes@jeffco.us | planning.jeffco.us

TOGETHER JEFFCO 2023

County Plans and Regulations Update

Help us shape the future of Jefferson County by visiting the Together Jeffco website and taking the online questionnaire! Click this image to visit our website: <https://togetherjeffco.com>. From there, you will find our Questionnaire on the main page!



We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

From: Brynhildr Halsten <BrynhildrHalsten@GallowayUS.com>
Sent: Thursday, June 20, 2024 9:47 AM
To: Alexander Fowlkes <afowlkes@co.jefferson.co.us>
Subject: --{EXTERNAL}-- Lost Valley Ranch Special Use Permit Waiver of Community Meeting Request

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Hello Alex,

Hope you are having a nice week.

Please consider this the official waiver request for the Community Meeting requirement of the Special Use process. The justification for the request is below.

A waiver for the Community Meeting requirement of the Special Use Process is requested, as per the Jefferson County Assessor JMAP application, the surrounding property to be notified is owned by the United States Forest Service.

Please let me know if you need anything else regarding the waiver request. Do you anticipate the USFS will be an outside referral agency during the entitlement process?

On a separate note – have you received feedback from senior planning staff on the possibility of an Overall SDP accompanying the SUP to capture the proposed improvements in a single entitlement effort?

Sincerely,



Brynhildr Halsten PLA, ASLA (she/her)
DEVELOPMENT SERVICES COORDINATOR

1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920
O 719.900.7220
BrynhildrHalsten@GallowayUS.com

GallowayUS.com [gallowayus.com]

REFERRAL COMMENTS

MEMO

TO: Alexander Fowlkes
Jefferson County Planning and Zoning Division

FROM: Urszula Tyl
Jefferson County Environmental Health Services Division

DATE: November 20, 2024

SUBJECT: Case #24-127376 SU
29555 Goose Creek Road
Brynhildr Halsten

PROPOSAL SUMMARY

Special Use to expand existing guest ranch usage.

COMMENTS

Jefferson County Public Health (JCPH) provided comments on July 31, 2023, and May 30, 2024 for this property. We have reviewed the documents submitted by the applicant for this special use process and have the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed special use of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read the entire document for requirements and information. Please note additional documentation may be required. Failure to provide the required documentation may delay the planning process.**

SPECIAL USE (Private Well & OWTS)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	11/18/2024	Submit the Colorado Department of Public Health and Environment PWSID number for the non-community water supply to this facility.	Water
✓	11/18/2024	The applicant must submit written documentation from the Colorado Department of Public Health and Environment, Water Quality Division, stating that the existing onsite wastewater treatment system can sustain all the existing and proposed site improvements.	Wastewater
✓	11/15/2024	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment
		Provide a copy of CDPHE permit for the asbestos removal.	Environmental Site Assessment

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		Provide test results for the storage tanks along with location, substances and quantities of chemicals and/or wastes on the property maintenance shop.	Environmental Site Assessment
		Indicate what raw chemical or waste chemical storage is on the property. Provide further information on location, type and amount of product or wastes along with samples taken in the vicinity of the area.	Environmental Site Assessment

WATER SUPPLY (LDR 21)

Non-community Water Supply

The applicant submitted a copy of WQCD CDPS Permit Renewal application for COG588000-Domestic (wastewater treatment plants with chronic low flow: design flow ratio) discharge 100 to 1 dilution dated July 11, 2017. A Certificate of Discharge that was dated May 30, 2013 was also provided.

Water Dependability

JCPH advises all parties to note that the long-term dependability of any water supply in Colorado, be it surface water, ground water, or a combination of surface water and ground water, cannot be guaranteed. All ground water and surface water supplies are subject to fluctuations in precipitation. During periods of drought, it will be necessary to carefully manage all uses of water so that the basic water supply needs for human health can be met.

WASTEWATER (LDR 22)

OWTS Records

JCPH has no records for the existing OWTS for this property as the onsite wastewater treatment system is a State permitted system.

The applicant provided the following letter indicating that the proposed project will not propose a significant change in water demand:

Jefferson County Public Health
645 Parfet Street
Lakewood, CO 80215

To whom it may concern:

On a per person basis, (i.e. gallons per person per day) a value of 62 gpd has been estimated for Lost Valley Ranch. This compares to Jefferson County OWTs regulations Table A-1 which estimates daily wastewater flow for both hotels and multiple-family dwellings or apartments at 75 gpd. Based on its rated capacity of 15,000 gallons per day, the LVR WWTF can support the following number of persons depending on the assumed user characteristic:

Assumed User Characteristic	WWTF Capacity = 15,000 GPD
62 gallons per person per day	241 persons
75 gallons per person per day/room ²	200 person/rooms

Please do not hesitate to contact me with any questions or concerns.

J. H. H.

office: 719.402.0016
cell: 517.4496710



ENVIRONMENTAL SITE ASSESSMENT

Asbestos

645 Parfet Street, Lakewood, Colorado 80215

The Asbestos Company was called on 1-6-23. The affected building materials were tested for asbestos. The following building materials contain asbestos and must be abated: Wall texture and floor tiles. The asbestos abatement will be performed by a CO licensed GAC.



Because the amount of removal exceeds the CO trigger levels for residential dwelling (32 SF, 50 LF, or the equivalent to a 55 gallon drum) this project must be permitted through the CDPHE.

Per CO state law the removal of the ACM must be removed by a licensed GAC under a full containment with engineered controls. Per Regulations 8 all areas under full containment must be cleaned of all dusts and debris prior to building full containment. All areas of removal must be adequately wet before, during, and cleaned after removal.

A "Decon" constructed of multiple poly rooms, shower and water heater must be constructed at the entrance of the containment. This decon is used for the asbestos technicians to safely enter and exit the abatement area without cross contamination occurring. A "Load out" also must be constructed in order to safely remove asbestos debris from the abatement area. An enclosed sealed 30 yard waste receptacle will be placed in driveway.

A follow-up report dated January 17, 2023, was provided by Earth Energy Environment (E3):

Following is the project completion report for the work areas located at 29555 Goose Creek Road Sedalia, CO 80135. The purpose of this report is to document this remediation project was completed, and indoor asbestos amplification was not occurring in the work area.

The project remediation permit request was approved by CDPHE, the permit number had not been received from CDPHE at the time of the clearance.

The remediation work areas (Living Area) were visually inspected in order to confirm the scope of work was properly followed and completed. The containments were also visually inspected to verify breaches and/or defects were not present.

An Industrial Hygienist for Earth Energy Environment (E3) performed the remediation project completion inspection and testing procedures.

Phase Contrast Microscopy (PCM) samples were collected in accordance with the National Institute for Occupational Safety and Health (NIOSH) method 7400 using cassettes (standard 3 piece, 25 mm dia., 0.8 um MCE filter) purchased from Zefon International, Inc. Asbestos concentrations in the containment were calculated as airborne fibers per cubic centimeter of air (F/cc). Samples were read by an analyst working under Laboratory IHPAT Certification No. 221103 (Proficient).

A copy of the CDPHE permit for the asbestos removal was not provided. The applicant must provide a copy of the Permit issued by CDPHE for this project.

Underground Storage Tanks/Chemicals

The applicant indicated that they have the following tanks next to their maintenance shop: Unleaded (2x500 gal), Diesel (250 gal) and Off-Road Diesel (500 gal). They have been inspected for leaks; however the test report is not available for review. A copy of the test report must be provided to this department.

The property also has a maintenance shop and pool chemical storage area. No leaks were indicated, but no copies of permits, licenses or registration material were provided on these items and tanks for the property.

Other Hazardous Materials

The applicant checked yes on question Section A question six of the EQDS regarding raw chemical or waste chemical storage on the property. Further information was not provided on location, type and amount of product or wastes along with samples taken in the vicinity of the area.

Explosive Materials

The applicant indicated they store 0.22 ammo (1000 rounds) in a gun safe in the office. There are also shotgun shells (2000 rounds) at the trap range.

HAZARDOUS WASTE

Any toxic, hazardous and or waste materials utilized and or generated on this site must be transported, handled, stored and disposed of in compliance with all local, state and federal regulations. On site disposal of any such materials is prohibited. Sufficient control measures to prevent any spillage from impacting the area must be in place.

Hazardous materials or industrial waste that is generated from this operation cannot be disposed of into the onsite wastewater treatment system. Onsite disposal is prohibited. Any waste of this type must be recycled or disposed of at the proper waste disposal site, in accordance with local, state, and federal regulations.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate commercial areas must comply with the following maximum noise levels 25 feet from the property lines:

- 60dB(A) from 7:00 a.m. to 7:00 p.m.
- 55dB(A) at all other times.

REGULATED FACILITIES

Certain commercial uses may be subject to plan reviews, inspections, licensing and/or permitting by this Department, or referred to State agencies. Regulated uses include the following: Food Service Establishments, Swimming Pools/Hot tubs, Gasoline Stations/Auto Repair/Auto Body.

Gas Station/Auto Repair

Gasoline stations are regulated by the Division of Oil and Public Safety of the Colorado Department of Labor and Employment, 303.318.8525.

- All requirements of this agency must be complied with including incorporating a spill and overspill prevention system into the station design.
- A gasoline station requires an Air Pollutant Emissions Notice to be submitted to the Colorado Department of Public Health and Environment, Air Pollution Control Division for review and approval.
- Any waste materials generated from repair operations must be properly contained and stored on the site prior to transporting to an approved recycling or disposal facility. On site disposal of any such materials is prohibited. Sufficient control measures to prevent any spillage from negatively impacting the area must be in place. The applicant must contact the CDPHE, Hazardous Materials and Waste Management Division at 303.692.3320 regarding a spill management plan.

Retail Food

The proposed retail food service establishment will be subject to a plan review, yearly licensing and routine inspections by this Department. Please email health_eh_rf_plan_review@jeffco.us for specific requirements. "Retail food establishment" means a retail operation that stores, prepares,

or packages food for human consumption or serves or otherwise provides food for human consumption to consumers directly or indirectly through a delivery service, whether such food is consumed on or off the premises or whether there is a charge for such food. Colorado Revised Statutes 25-4-1602(14).

Pools

If the proposed swimming pool, water-park, wading pool, hot tub or other recreational water attractions are to be considered "public pools" as defined in Section 1.3 of the State of Colorado Swimming Pool and Mineral Bath Regulations, they will be subject to a plan review, yearly inspection fee and routine inspections by this Department. Please contact health_eh_pool_planreview@jeffco.us for specific requirements.

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

ADDRESSING

MEMO

To: Alexander Fowlkes
FROM: Christine Derby
SUBJECT: 24-127376SU 29555 Goose Creek Road
DATE: November 25, 2024

Addressing offers the following comments on this proposal:

1. The purpose of this Special Use request is to expand existing guest ranch usage.
2. Access is from FS Road 211.
3. There is a valid existing address, 29555 Goose Creek Road, in the addressing database. The address will not change with this Special Use request but may change with future development.

Please let me know if you have any questions.

Alexander Fowlkes

From: bradley.sheehan@state.co.us
Sent: Tuesday, November 5, 2024 11:49 AM
To: Alexander Fowlkes
Subject: --{EXTERNAL}-- Re: 24-127376SU - ELECTRONIC REFERRAL - EXTERNAL - Special Use

Categories: Referral comment

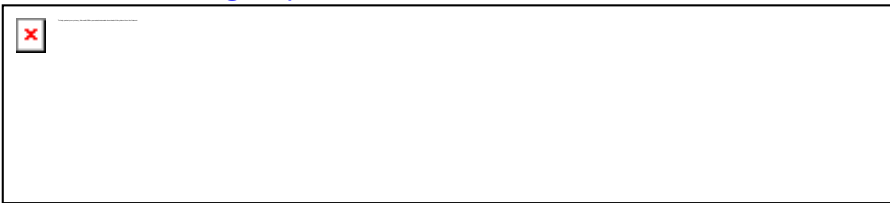
This Message Is From an External Sender

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Report Suspicious

CDOT has reviewed the development proposal and we have no comments or concerns.

On Thu, Oct 31, 2024 at 9:13 AM TEMPMAILER via CDOT_R1_AccessPermitting_GroupE
<cdot_r1access_groupe@state.co.us> wrote:



ELECTRONIC REFERRAL

This e-mail is to inform you that the application referenced below is now beginning the 1st Referral. Please review and provide comments on the referral documents found in the [Case Folder](#) in the **Current Referral Documents** sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 24-127376 SU

Case Type: Special Use

Case Name: 29555 Goose Creek Road

Address: 29555 Goose Creek RD

Description: Special Use to expand existing guest ranch usage

Case Manager: Alexander Fowlkes

Case Manager Contact Information: afowlkes@co.jefferson.co.us 303-271-8719

Comments Due: **21-NOV-24**

If you have any questions related to the processing of this application, please contact the Case Manager.



Jefferson County encrypted email system

If you received this disclaimer all email between Jefferson County and your organization is TLS encrypted.

Jefferson County Colorado

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You received this message because you are subscribed to the Google Groups "CDOT_R1_AccessPermitting_GroupE" group.

To unsubscribe from this group and stop receiving emails from it, send an email to cdot_r1access_groupe+unsubscribe@state.co.us.

To view this discussion visit

https://groups.google.com/a/state.co.us/d/msgid/cdot_r1access_groupe/348b46f9-b062-4493-86bf-24ead2a97f50%40RWPAEXC06.co.jeffco.us.

For more options, visit <https://groups.google.com/a/state.co.us/d/optout>.

--



www.codot.gov [codot.gov] www.cotrip.org [cotrip.org]

Please note that CDOT Region 1 Permits is now at 2829 W. Howard Pl., Denver, CO 80204, 2nd floor

Brad Sheehan P.E.
Colorado Department of Transportation
Access Engineer Region 1
2829 W. Howard Pl.,
Denver, CO 80204
2nd floor
720-284-8249

Alexander Fowlkes

From: Hiett,Hillary <Hillary.Hiett@colostate.edu>
Sent: Wednesday, November 20, 2024 11:44 AM
To: Alexander Fowlkes
Subject: --{EXTERNAL}-- Re: 24-127376SU - ELECTRONIC REFERRAL - EXTERNAL - Special Use
Attachments: Outlook-1ewabgqm

Categories: Referral comment

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This message came from outside your organization.

Report Suspicious

Hello Alexander,

Regarding this case (**24-127376SU**) CSFS has the following response:

 X **The Colorado State Forest Service does not need to receive any further referrals on this case.** No site visit or forest management plan is necessary for the proposed action on this property. Either we have no concerns, or our concerns for the proposed action on this property would be addressed with the defensible space requirements of a County building permit. See additional comments below.

 A Wildfire Mitigation Plan (Forest Management Plan) is **NOT** necessary for the proposed action on this property. However, the **Colorado State Forest Service will need to further review this case and/or visit the site to develop specific recommendations to address wildfire hazard mitigation and/or forest health needs for the property.** A \$200 review fee must be submitted for CSFS costs associated with this further review.

 A Wildfire Mitigation Plan (Forest Management Plan), **prepared by an individual meeting Jefferson County standards, is recommended for this case.** A \$300 review fee must be submitted for CSFS costs associated with the review of the Plan. Please give the applicant a copy of the Jefferson County Planning & Zoning Department's **Wildfire Mitigation Plan** requirements, and have them contact the Colorado State Forest Service - Golden Field Office at 303-279-9757 to discuss plan needs.

Hillary Hiett
Forester
Colorado State Forest Service
1504 Quaker Street, Golden, CO 80401
303-279-9757 ext 307
Hillary.hiett@colostate.edu
csfs.colostate.edu [csfs.colostate.edu]



The mission of the Colorado State Forest Service is to

achieve stewardship of Colorado's diverse forest environments
for the benefit of present and future generations.

From: TEMPMAILER@JEFFCO.US <TEMPMAILER@JEFFCO.US>

Sent: Thursday, October 31, 2024 9:13 AM

To: White,John <John.White@colostate.edu>; SUBMITTALS@MHFD.ORG; LISA.HEAGLEY@USDA.GOV;
NATHANAEL.BERRY@USDA.GOV; PLANREFERRALREQUEST@DOUGLAS.CO.US; CUSP@CUSP.WS;
REID.DEWALT@STATE.CO.US; CDOT_R1ACCESS_GROUPE@STATE.CO.US; TIM_CONNORS@NPS.GOV;
HEATHER_EGGLESTON@NPS.GOV; LINDA_MOERY@NPS.GOV; JBECK@BLM.GOV; KIEL.G.DOWNING@USACE.ARMY.MIL;
OAHF@STATE.CO.US; NFFPD@HOTMAIL.COM; RRUSH@ELKCREEKFIRE.ORG

Cc: AFOWLKES@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US

Subject: 24-127376SU - ELECTRONIC REFERRAL - EXTERNAL - Special Use

**** Caution: EXTERNAL Sender ****



ELECTRONIC REFERRAL

This e-mail is to inform you that the application referenced below is now beginning the 1st Referral. Please review and provide comments on the referral documents found in the [Case Folder \[jeffcogov.sharepoint.com\]](#) in the **Current Referral Documents** sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 24-127376 SU

Case Type: Special Use

Case Name: 29555 Goose Creek Road

Address: 29555 Goose Creek RD

Description: Special Use to expand existing guest ranch usage

Case Manager: Alexander Fowlkes

Case Manager Contact Information: afowlkes@co.jefferson.co.us 303-271-8719

Comments Due: **21-NOV-24**

If you have any questions related to the processing of this application, please contact the Case Manager.

Memorandum

To: Alex Fowlkes
Planner

From: Patrick O'Connell
Engineering Geologist

Date: December 5, 2024

Re: 29555 Goose Creek Road, Case No. 23-127376SU

I have reviewed the submitted documents for the subject project. I have the following comments:

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the SU process.
2. The property is located within the Mountain Ground Water Overlay District; however, the facility has a public water system (per LDR Section 21.A) with a Public Water System Identification number (CO0230041).

NOTIFICATION SUMMARY

+

PUBLIC / HOA COMMENTS

Case Number 24-127376SU

As a requirement of the Jefferson County Zoning Resolution, the following Level 1 notification was provided for this proposal.

1. Notification of this proposed development was mailed to property owners within a 1/4 mile radius of the site and Registered Associations located within a two mile radius of the site.

These radii are shown on the maps below. The initial notification was mailed at the time of the first referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission and the Board of County Commissioners.

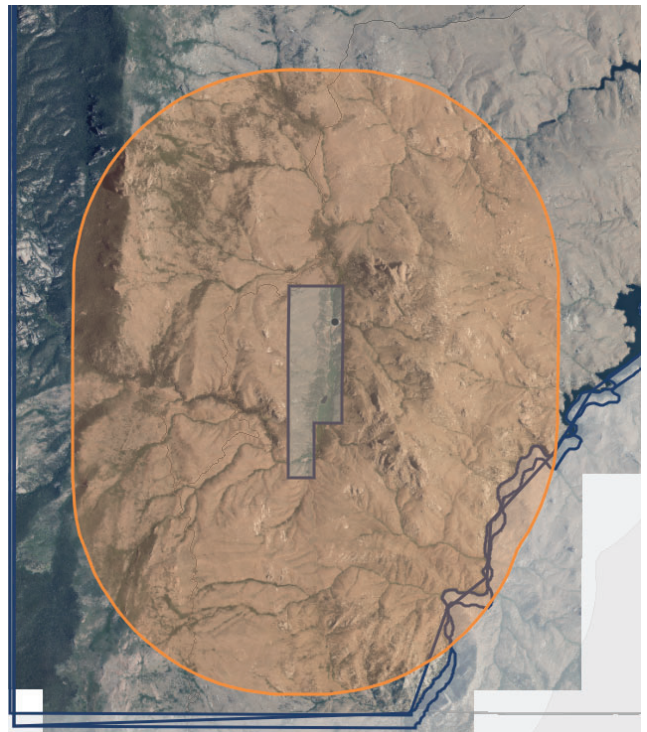
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.
3. Notification of the hearings before the Planning Commission and the Board of County Commissioners was published in the West Jeffco Hub.

Lists of the specific property owners and registered associations that received notification are attached to this summary.

Property Owners



Registered Associations



Case Type: Special Use

Case Number: 24-127376SU

Where: 29555 Goose Creek Road

Case Manager: Alex Fowlkes, 303-271-8719, afowlkes@jeffco.us

Purpose: Special Use to expand existing guest ranch usage

A formal application has been submitted to Jefferson County for the development proposal described above. The applicant is required to provide this notification as a part of the processing requirements for this application.

Documents for this case can be accessed through the Planning & Zoning Website.

<http://jeffco.us/planning-and-zoning/active-cases/>

through the QR code on this card, or by contacting the case manager.



Case Type: Special Use

Case Number: 24-127376SU

Where: 29555 Goose Creek Road

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through the QR code on this card, or by contacting the case manager.



From the Jefferson County Assessor's Office
Home Owners Associations within 2 miles of 01-162-00-001

Subject Properties

Owner	AIN/Parcel	PIN/Sched	Mail Addre	Property Address
LOST VALLEY RANCH CORPORATION	01-162-00-	300034384	29555	GOOSE CREEK RD , SEDALIA, CO 80135

3 HOA within 2 miles of subject properties

HOA Name	Amanda RS Contact	Address Lin	Address Lin	Phone 1	Phone 2	Email Addr	License	Comments HOA	Hearing De	Board 1	Board 2	Board 3	Board 4	Board 5	Website	Area	
CONIFER AREA COUNCIL	757457	PETER BAR	19009 PLEA	CONIFER	C	303697552		telebark@i	AOI	ALL BOARD	Shirley Joh		Kay Thelen	Suzy Nelson	Angela Bas	www.conif	S JEFFCO
JEFFERSON COUNTY HORSE COUNCIL	757337					303817481		franevers@	AOI	ANY BOARD	Don McDoi	Barb Suggs	Andrea Ras	Andrea Ras	Terry Liekh	jeffcohorse	ALL AREAS
PLAN JEFFCO	984263	C/O MICHE	24396	COD GOLDEN, C	303526134	720839433		mpoolet@j		MICHELLE I	John Litz	Peter Mora	Michelle Pc	Peter Mora	John Litz, B	www.planj	

Owner	Mail Address	Mail Loc	Mail Zip
LOST VALLEY RANCH CORPORATION	29555 GOOSE CREEK RD	SEDALIA, CO	80135
UNITED STATES OF AMERICA	6014 USPO & COURTHOUSE	OMAHA, NE	68102

CURRENT ZONING

Section 33 - Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

1. The Agricultural Zone Districts are intended to provide for limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects. (orig.3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific agricultural zone district. (orig.3-26-13)
3. The Agricultural Zone Districts are divided as follows: (orig.3-26-13)
 - a. Agricultural-One (A-1)
 - b. Agricultural-Two (A-2)
 - c. Agricultural-Thirty-Five (A-35)
4. A revision in March, 1972, increased the minimum land area for the Agricultural-One district to 5 acres. (orig.3-26-13)
5. A revision in March, 1972, increased the minimum land area for the Agricultural-Two district to 10 acres. (orig.3-26-13)

B. Permitted Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Single Family Dwelling, Barn, Stable, Silo, Corral, Pens, and Runs.	X	X	X
General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. See general requirements below.	X	X	X
Poultry hatcheries and farms, fish hatcheries and dairy farms.	X	X	X
Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.	X	X	X
Forestry farming, including the raising of trees for any purpose.	X	X	X
Fur farm and raising of rabbits, chinchillas and other similar animals.	X	X	X
Public Park, Class I public recreation facilities, Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.	X	X	X
Veterinary hospital	X	X	X
Cemetery, mausoleum, mortuary and related uses.	X	X	X
Beekeeping operations	X	X	X
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X
Water supply reservoir and irrigation canal	X	X	X

C. Accessory Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Accessory structures including private garage, and storage sheds	X	X	X
Roadside stand for operation during not more than 6 months in each year for the sale of farm products raised or produced on the premises, provided such stands are located no less than 30 feet distance from any street, highway, or right-of-way line.	X	X	X
Private building and kennels for housing dogs, cats or similar domestic pets. On legal non-conforming lots or parcels smaller than the minimum lot size, the maximum total number of dogs, cats and similar domesticated pets which may be kept shall be 3. Litters of puppies or kittens may be kept until weaned.	X	X	X
Temporary storage of defensible space equipment and debris associated fuel break and forest management thinning in accordance with defensible space, fuel break and forest management programs as specified in this Zoning Resolution and Land Development Regulation.	X	X	X
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X	X
Accessory uses per the Accessory Use Section of the Zoning Resolution.	X	X	X

D. Special Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Sewage treatment plant	X	X	X
Religious Assemblies and related uses, rectory, parish house and schools.	X	X	X
Radio, television and microwave transmission and relay towers and equipment; meteorological data collection towers and equipment; low power, micro-cell and repeater telecommunications facilities, including antenna and towers.	X	X	X
Cable television reception station	X	X	X
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X
State licensed daycare center or preschool or nursery.	X	X	X
Arborist or tree service	X	X	X
Natural resource transportation and conveyance systems	X	X	X
Public Kennel or cattery	X	X	X
Public riding academy or stable	X	X	X
Camps, campgrounds, picnic grounds, and lodges or other similar facilities. Specific conditions and limitations for use, including maximum periods of visitor occupancy and types or maximum numbers of occupied vehicles or sites, will be established as terms of the Special Use approval.	X	X	X
Oil and gas drilling and production, where located within a subdivision platted and recorded in the records of the Clerk and Recorder. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of the Zoning Resolution, except as modified in the resolution approving the Special Use.	X	X	X
Class I, II, III Commercial Recreational Facilities. Class II public recreational facilities on sites which do not meet the current minimum lot size requirement. Class III public recreational facilities.	X	X	X

Uses	A-1	A-2	A-35
Limited sawmill operation use in support of defensible space, associated, fuel break, forest insect and disease control, and forest management programs as required under the Zoning Resolution and Land Development Regulations.	X	X	X
Trap, skeet or rifle range		X	X
Recycling transfer station, Type I or Type II: the facility shall only accept trees and slash generated from local efforts associated with regulatory/ voluntary defensible space, fuel break and forest management plans, and Pine Beetle control programs.		X	X
Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution.		X	X

E. Lot and Building Standards (orig. 3-26-13; am. 7-17-18)

Districts	Front Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.
	Side Setback		
	Primary Structure/All Garages		All Other Accessory Structures
	Side	Side to Street	
A-1, A-2, A-35	30 ft.	50 ft.	Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.
	Rear Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		50 ft.

¹ Applied to all pens, runs, and structures utilized for fur farms, poultry farms, kennels and catteries.

Districts	Building Height	Lot Size (see a & b below)
A-1	35 ft.	5 Acre (217,800 s.f.)
A-2	35 ft.	10 Acre (435,600 s.f.)
A-35	35 ft.	35 Acre (1,524,600 s.f.)

1. Lot Standards

- The minimum lot area for any use permitted in this district shall be the lot size stated above unless the lot falls within the provisions set forth in the Non-Conforming Lot Size provision below. (orig.3-26-13; am. 7-17-18)
- The minimum lot area for a lot developed through the rural cluster process shall be as set forth in the Land Development Regulation. (orig.3-26-13)

F. Fences

- Maximum Fence Height: 7 feet. (orig.3-26-13)
- Fences over 42 inches in height are allowed within the front setback. (orig. 7-17-18)

3. Electric fences are permitted provided the electrical fence device is in compliance with Colorado State Department of Agriculture specifications. No electric fence is allowed as boundary or perimeter fence on lot lines abutting residential zone districts. (orig.3-26-13)
4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig.3-26-13)

G. General Requirements

1. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)
2. No structure may be erected placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig.3-26-13)

H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and 50 feet of the side and rear lot lines. (orig.3-26-13)
2. Stallions shall be kept in a pen, corral or run area enclosed by a 6 foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig.3-26-13)
3. On legal non-conforming lots or parcels smaller than the minimum lot size, the following is the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, buffalo, and other large domesticated animals: (orig.3-26-13; am. 7-17-18)
 - a. The minimum square footage of open lot area, available to animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre. (orig.3-26-13; am. 7-17-18)
 - b. Offspring of animals on the property may be kept until weaned. (orig.3-26-13)

I. Non-conforming Lot Size

1. Planning and Zoning shall only permit the use of any unplatted Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned tract or parcel that is less than 5 acres, 10 acres, or 35 acres respectively, provided that all of the following provisions are met. (orig. 9-6-77; am. 11-6-79; am. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-3-15; reloc. & am. 7-17-18)
 - a. The parcel, tract or lot existed in its current configuration prior to March 6, 1972. (orig. 9-6-77; am. 6-16-80; reloc. & am. 7-17-18)
 - b. The property is 1 acre in size or greater. (orig. 6-16-80; reloc. 7-17-18)
 - c. Use of the property shall conform with current use regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. & am. 7-17-18)
 - d. Any new construction or structural alteration shall conform with current setback and height regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. 7-17-18)
 - e. Requirements of Public Health for water and sanitation shall be complied with prior to the Building Permit being issued. (orig. 9-6-77; am. 12-17-02; am. 4-20-10; reloc. 7-17-18)

2. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted without County approval provided that the provisions of paragraphs I.1.a through I.1.e above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
3. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted with County approval prior to time said lot was zoned, provided that the provisions of paragraphs I.1.b. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
4. Planning and Zoning shall only permit the use of any zoned lot which was platted with County approval subsequent to the date it was zoned provided that the provisions of paragraphs I.1.c. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)

ADDITIONAL CASE DOCUMENTS

Development Permit Application

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- ☐ Rezoning from _____ to _____
- ☒ **Special Use Item No.** 99015250SUP1 **of the** A-2 **Zone District**
to permit Maximum Occupancy of 250 (guest & staff) where 200 is currently identified in the approved Special Use
- | | | |
|---|--|---|
| <input type="checkbox"/> Exemption from Platting | <input type="checkbox"/> Legalization of Property Division | <input type="checkbox"/> Minor Division of Land |
| <input type="checkbox"/> Minor Modification or Revision | <input type="checkbox"/> Rezoning/Special Use | <input type="checkbox"/> Rural Cluster |
| <input type="checkbox"/> Location and Extent | <input type="checkbox"/> Site Development Plan Approval | <input type="checkbox"/> Subdivision Platting |
| <input type="checkbox"/> Superlot | <input type="checkbox"/> Superlot Process | <input type="checkbox"/> Vested Rights |

Explanation of Application Request

Galloway & Company on behalf of Lost Valley Ranch Cooperation, requests approval of a new Special Use to increase maximum occupancy from 200 people to 250 people (guests and staff combined), constructing new structures, relocating existing facilities and creating new and improved circulation patterns. The goal is to create a cohesive plan to guide and illustrate the future development of Lost Valley Ranch.

Documents Submitted

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Architectural Elevations | <input type="checkbox"/> Historical, Archaeological & Paleontological Report | <input type="checkbox"/> Proof of Ownership | <input type="checkbox"/> Wastewater Report |
| <input type="checkbox"/> Drainage Report | <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Radiation Report | <input type="checkbox"/> Water Supply Report |
| <input type="checkbox"/> Exemption Survey | <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Reduction of the Plat | <input type="checkbox"/> Wildlife, Vegetation & Landscaping Report |
| <input type="checkbox"/> Fire Protection Report | <input type="checkbox"/> Parking Plan | <input type="checkbox"/> Sensory Impact Report | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Proof of Access | <input type="checkbox"/> Soils Report | |
| | | <input type="checkbox"/> Utility Report | |

Instructions for Submittal

1. Rezoning and Site Development Plan applications and supporting documents must be submitted electronically to our [online portal](https://www.jeffco.us/4445) [https://www.jeffco.us/4445]. All other applications and documents on this form should be emailed to pzpermits@jeffco.us.
2. Incomplete applications will not be accepted and will delay processing.
3. A [Pre-Application](#) is encouraged prior to the formal submittal of a Development Permit Application.

Special Districts

Water	Post Office	CORE
		Electricity
		North Fork
Sewage	Parks & Rec	Fire

Jefferson County Staff Use Only

Case Number	Date Filed	Current Zoning	Proposed Zoning/SU
Planner	Street Address	Acres	Map Sheet
Previous Cases	Community Plan		

Development Permit Application

Case Number: _____

Project Team Contact Information

Lost Valley Ranch Corporation	juddb@lostvalleyranch.com	303-647-2311
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
29555 Goose Creek Road,		Sedalia
<i>Address</i>		<i>City</i>
		80135
		<i>Zip</i>
Property Owner 2	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>		<i>City</i>
		<i>Zip</i>
Developer / Subdivider	<i>Email (required)</i>	<i>Phone Number</i>
Same as Property Owner 1 Above		
<i>Address</i>		<i>City</i>
		<i>Zip</i>
Matukat Construction	bharrison@matukatcontruction.com	719-396-4011
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
5245 Centennial Blvd Suite 206		Colorado Springs
<i>Address</i>		<i>City</i>
		80919
		<i>Zip</i>
Scott Brown	scottbrown@gallowayus.com	
Engineer	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>		<i>City</i>
		<i>Zip</i>

Property Description

29555 Goose Creek Road,		Sedalia	80135
<i>Address of Subject Property and/or Parcel ID Number</i>		<i>City</i>	<i>Zip</i>
Goose Creek Road	480	01-16,21	
<i>Access Via</i>	<i>Acreage</i>	<i>Map Sheet</i>	

Legal Description:

Additional Information (to support or clarify this application):

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

- ☐ Owner is an individual. Indicate name exactly as it appears on the deed.
- ☒ Owner is a corporation, partnership, limited partnership, or other business entity. Name principals and/or managers on a separate page. Include the articles of organization, partnership agreement, resolution of managers, etc., as applicable to establish legal signatures.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Owner Affidavit

I/We _____, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize County staff to visit the site as necessary for proper review of this application.

If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.

Name

Address

Phone

Email

Signature

Name

Address

Phone

Email

Signature

County of Jefferson]
State of Colorado] SS

Sworn to and subscribed before me this ____ day of _____, _____.
(day) (month) (year)

By _____
(name printed)

Witness my hand and official seal.

Notary Public _____

My Commission expires _____.
(date)

Development Permit Application

Case Number: _____

Authorized Representative

I/We further permit Galloway & Company to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Galloway & Company

Representative Name

1155 Kelly Johnson Blvd Suite 305

Address

7199007220

Phone

brynhildrhalsten@gallowayus.com

Email

Owner's Signature

Date



5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

10/1/24

Letter of Intent

To: Alex Fowlkes
Jefferson County Planning and Zoning
Planner
303-271-8719
afowlkes@jeffco.us

From: Galloway & Company, Inc

Re: **Lost Valley Ranch – Special Use**

Owner
/Applicant: **Lost Valley Ranch Cooperation**
29555 Goose Creek Rd
Sedalia, CO 80135
ben@matukat.com
719-698-4244

Consultant: **Galloway & Company Inc.**
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
Brynhildr Halsten
brynhildrhalsten@gallowayus.com
719.900.7220

County File: **TBD**



Site Details:

Parcel ID: 01-162-00-001

Address: 29555 Goose Creek Rd

Acreage: ± 480

Current Zoning: A-2

Current Use: Guest Ranch Resort (Special Use Case No. 99015250SUP1 approved in 2000)

Request:

Galloway on behalf of Lost Valley Ranch Cooperation, requests approval of a new Special Use to increase maximum occupancy from 200 people to 250 people (guests and staff combined), constructing new structures, relocating existing facilities and creating new and improved circulation patterns. The goal is to create a cohesive plan to guide and illustrate the future development of Lost Valley Ranch.

Location

The subject property is comprised of approximately 480 acres, at 29555 Goose Creek Rd. in a remote location valued by guests for the seclusion and natural setting. The property is surrounded by Pike-San Isabel National Forest Land. Per jMap the property is currently zoned as Agriculture-Two (A-2). Lost Valley Ranch currently operates as a Guest Ranch under the Special Use Permit Case No. 99015250SUP1 approved in 2000. The current Guest Ranch operations include the following services for guests and resident staff: lodging, food service, recreational activities & facilities, meeting facilities, health spa services & facilities and entertainment.

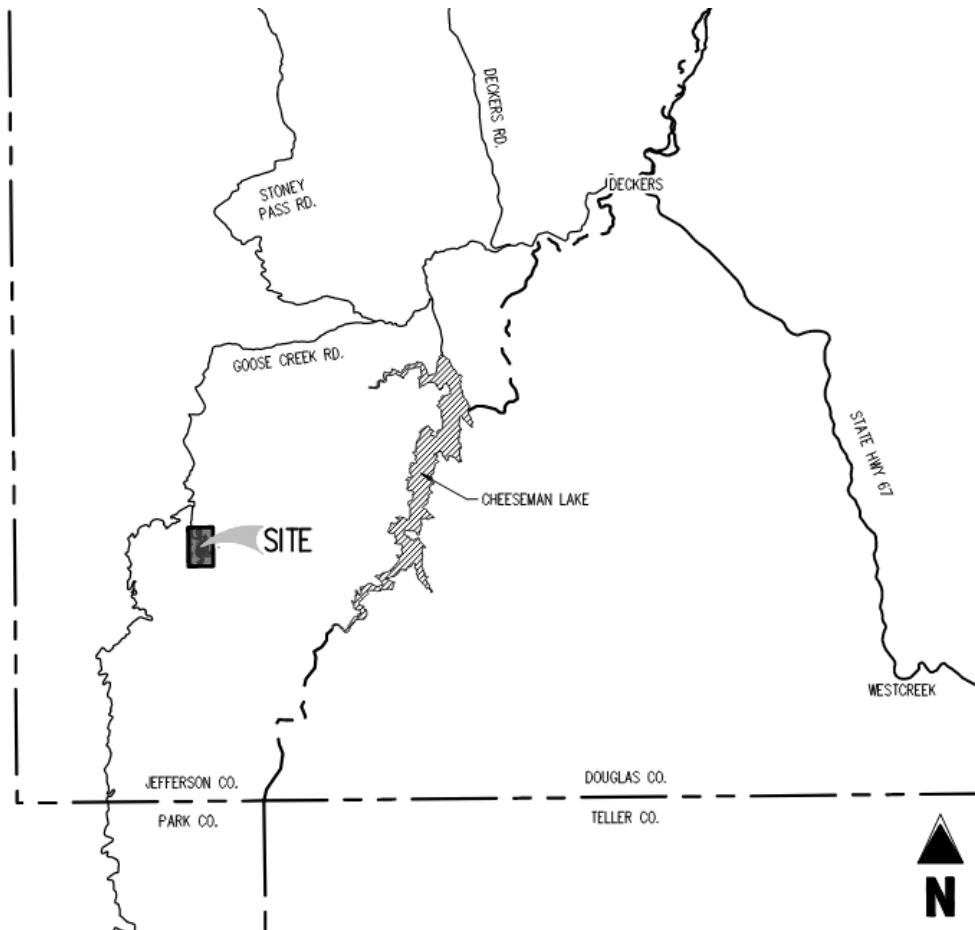


Figure 1 - Site Location

Project Description & Context:

Lost Valley Ranch (Ranch) has seen great success both locally and nationally. The Ranch has identified a need to carry out improvements expanding and enhancing the guest experience with additional accommodations, circulation, recreational opportunities, and facilities. Through a pragmatic and phased development approach, the Ranch proposes to increase the maximum occupancy from 200 people to 250 people (guests and staff combined), constructing new structures, relocating or remodeling existing facilities and creating new and improved circulation patterns. The goal is to create a cohesive plan to guide and illustrate the future development of the Ranch for years to come.

Operations: The Ranch offers guest experiences and lodging in spring, summer and fall. Staff are on site throughout the year. Activities typically begin at 7:45 am. Dinner begins at 6:15 pm.

Access & Parking: Vehicles enter the site via one point of access along Goose Creek Road. The Ranch provides unique lodging and a planned destination experience. The parking provided is proposed to align with the special use and needs of guests and staff. Where possible parking will be located near guest and staff cabins for accessibility. Where feasible access drives on site are proposed to meet the characteristics described in the Special Use guidelines.

Zoning:

The site is zoned A-2 with no applicable Overlay Zoning. The surrounding parcels are also zoned A-2.

Traffic:

A Traffic Memorandum prepared by Galloway is included with this submittal.

Utilities:

Water and wastewater will be provided by on site well and waste water treatment facility. The site is within the service area of CORE Electric Cooperative for electricity supply.

Wetlands & Floodplain:

According to the National Wetland Inventory, there are wetlands on the property. Per FEMA FIRM Panel 08059C0650F dated 2/5/2014, the site includes a Zone D Floodplain. The wetlands and floodplain on site shall be further analyzed with the Overall Site Development Plan submittal.

Wildlife:

In general, the site provides moderate to high quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not identified as suitable habitat for any Federally-listed threatened and endangered species.

Wildfire:

The primary wildland fuel type is dense forest. The Colorado State Forest Service identified a high wildfire hazard potential and listed a high risk. The site will be developed per the recommendations and analysis of the Wildfire Hazard Mitigation Plan as part of the overall Site Development Plan process. North Metro Fire has provided a Will Serve letter for the site.

Districts Serving the Property:

The following districts will serve the property:

- CORE Electric Cooperative
- North Metro Fire Protection District

Project Justification:

**County Criteria for Decisions for Rezoning and Special Use Applications
Zoning Resolution – Amended 5-21-19**

1. The compatibility with existing and allowable land uses in the surrounding area. (orig. 7-103; am. 5-21-19)

The subject property is comprised of approximately 480 acres, at 29555 Goose Creek Rd. in a remote location valued by guests for the seclusion and natural setting. The property is surrounded by Pike-San Isabel National Forest Land. The working ranch and resort style guest facilities of the Ranch complement the surrounding forestland. Guests and staff alike value the mountain setting. Structures/operations compatible with the rugged natural landscape.

2. The degree of conformance with applicable land use plans. (orig. 7-1-03; am. 5-21-19)

The project is located within the Confer/285 Corridor Area Plan within a National Forest Service Enclave. Destination Resorts are identified as a suitable use for large holdings such as the 480+ acres held by Lost Valley Ranch. The Ranch falls under the Destination Resort use by providing lodging and recreational and leisure time activities for guests that include cabins, lodges, equestrian activities, picnic facilities, limited retail and dining etc.

The proposed Special Use addresses the following policies from the Comprehensive Plan.

Criteria for all uses (CMP p.21):

- The massing and scale of the building should be compatible with the area.

Existing and proposed buildings will be scaled and massed to complement the surrounding mountain landscape with materials and dimensions that contribute to the rustic aesthetic that enhances the guest experience.

- The building height should not exceed 35 feet.

Proposed building heights will meet the A-2 zone district standards.

- Mountain Site Design should be followed

The mountain aesthetic is a critical part of the Ranch's identity and value to guests. The design of the site and buildings will embrace Mountain Site Design elements and will be further defined during the overall Site Development Plan.

- New buildings should be located on slopes of less than 30%.

To promote additional design flexibility for proposed facilities, the Special Use establishes that no new buildings will be allowed within areas with slopes over 40%. Areas with slopes over 40% have been identified on the Special Use.

- Signage should be comparable to surrounding uses.

Proposed signage will complement existing signage on site and reference the aesthetic of the surrounding area. Signage will be further developed with the overall Site Development Plan and future sign permits.

- The use should address impacts and other applicable goals and policies in this Plan.

Project compliance with the Criteria for Destination Resorts (CMP p. 23) are discussed below. The Jefferson County Special Use Criteria are also discussed in this Cover Letter.

Destination Resorts Additional Criteria (CMP p.23):

- This use should only be allowed in the Mountain Area Plans.

The Ranch is in the Conifer / 285 Corridor Area Plan which is a Mountain Area Plan.

- Buildings should utilize quality architectural design.

As discussed previously, buildings are a critical component of the guest experience at the Ranch. Over the many years of operation, the Ranch has developed a consistent mountain resort aesthetic that ownership, staff and guest value.

- Lot size should be at least 10 acres or large enough to mitigate negative impacts.

The Ranch is approximately 480 acres in size with activities centralized / Clustered to mitigate impacts to the surrounding forest service property.

- Traffic should access the site from a collector road and should not go through residential streets.

The Ranch is located in a remote area and obtains access from Goose Creek Road. There are no collector roads in the surrounding area and the current circulation to access the Ranch does not pass through specifically residential streets. A Traffic Memorandum discussing vehicle circulation is included with this submittal.

- The site should contain 80% open area.

The Ranch property is comprised of approximately 480 acres. Much of the property is open areas to provide guests with a secluded mountain ranch experience. Existing and proposed structures/facilities are not anticipated to exceed 20% of the site.

- A buffer should be designated on all sides to mitigate impacts to surrounding properties.

Existing buffering in the form of healthy forestland creates sufficient buffer to the surrounding US Forest Service property.

- The visual resource corridors along roads should be preserved.

The visual experience traveling to, and arriving at the Ranch, is a crucial part of the Ranch experience for guests. The Special Use intends to maintain and enhance the visual resource corridors along the roads associated with the Ranch.

- Access to open space should be maintained or improved.

The Ranch is integrated into a natural mountain setting. Access to open space and nature is provided by an existing trail / road network through the site that is anticipated to be enhanced through the overall Site Development Plan.

3. The ability to mitigate negative impacts upon the surrounding area. (orig. 5-21-19)

Operations, activities and structures are primarily located along Goose Creek Road. Facilities are clustered together, minimizing impacts on surrounding area. Much of the property remains largely conserved as forest to enhance the guest experience.

4. The availability of infrastructure and services. (orig. 5-21-19)

Water and wastewater will be provided by an on-site well and wastewater treatment facility. The site is within the service area of and currently served by CORE Electric Cooperative for electricity supply. North Metro Fire has provided a will serve letter included with this submittal.

The applicant has met with, and discussed project scope, with North Metro Fire. As the project progresses additional dialogue and engagement with infrastructure services will occur.

5. The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area. (orig. 7-1-03)

The site is surrounded by Pike San Isabel National Forest. The Applicant has met with the US Forest Service to share the project. The proposed increase in maximum occupancy is not anticipated to have effects on the health, safety, and welfare of the Pike San Isabel National Forest. As the Ranch has operated a destination ranch for years, the effects of the use itself are not anticipated to change. The increase in intensity of use from 200 to 250 maximum occupancy (including guests and staff) is anticipated to be minimal. Services and infrastructure to support this increase have been documented and submitted as part of the Special Use.

Conclusion

The proposed Special Use is harmonious and consistent with the surrounding land use, Jefferson County Code Review Criteria, and the Jefferson County Comprehensive Plan.

Sincerely,
GALLOWAY
Brynhildr Halsten, PLA
brynhildrhalsten@gallowayus.com
7199007220

Environmental Health Services Division 645 Parfet Street, Lakewood, CO 80215
(303) 232-6301 FAX (303) 271-5760 jeffco.us/public-health

Environmental Questionnaire and Disclosure

USE THIS PACKET TO PROVIDE INFORMATION REGARDING THE PAST AND CURRENT ENVIRONMENTAL CONDITIONS ON YOUR PROPERTY AS PART OF THE LAND DEVELOPMENT PROCESS.

PURPOSE

To identify recognized environmental conditions that pose a threat to human health and/or the environment. To prevent the County from acquiring contaminated land and/or environmental liability.

BACKGROUND

Jefferson County Public Health requires an Environmental Question and Disclosure Statement for all Zoning Resolution and Land Development Regulation cases or any action that has the potential to transfer or dedicate land to the County.

This form is the initial step in that process. In it you will be asked to provide specific and detailed information concerning any past or current activities that may have resulted in negative environmental impacts. It will often require some research by you to determine what these activities may have been. It also requires you to submit citations, surveys, analyses and test results, remediation reports and other documents that may have been generated relating to these activities. To avoid delays, please be sure that your submittal is thorough and accurate.

After evaluating this information and other resources that the Department has available, the Department will make recommendations regarding the need (if any) for further environmental assessments, which may include the preparation of a Phase I Environmental Site Assessment. Subsequent assessments and possibly even remediation may also be required if environmental contamination is found.

INSTRUCTIONS

See page 1 for instructions to completing this form. This form has five (5) pages. Attach additional pages if necessary to completely respond to the questions.

FEE: There is no fee for processing this document.

PROCESSING TIME

Please allow 7-10 business days for review of this form. Incomplete or missing documents will delay this process.

The contact person shown on this application must be able to answer questions concerning information reported on this form or on any attached documents. Please provide a phone number where they can be reached during normal working hours (M-F 8:00am – 5:00pm).

DEPARTMENT CONTACT: Tracy Volkman (303) 271-5763
tvolkman@jeffco.us

REVISED 5/14/2018

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page
1 of 5
FORM 6000

NAME OF PROJECT: Lost Valley Ranch

CONTACT PERSON: Judd Baker PH 303-647-2311

PROPERTY LOCATION: 29555 Goose Creek Road, Sedalia, CO

On this property, do any of the following conditions exist, or have any of the following conditions existed at any time in the past?

SECTION	CONDITION	NO	YES
A	Placement of earthen fill from an outside source, operation of a solid waste disposal site or landfill, whether private or commercial, legal or illegal	X	
B	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite		X
C	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	X	
D	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage		X
E	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	X	
F	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	X	
G	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs		X
H	Radiation hazards such as radiation from uranium mine and mill tailings, nuclear reactors, and/or the processing, handling, disposal and/or deposition of radioactive materials.	X	

If you answered "NO" to ALL of the above, please sign below in the presence of a NOTARY PUBLIC and return this page only to the Department.

If you answered "YES" to ANY of the above, please complete Parts I and II on page 2 AND complete any SECTION on pages 3-5 to which you responded "YES" above. Then sign below in the presence of a NOTARY PUBLIC and return the entire packet (pages 1-5) to the Department.

As the present owner of the Property or as an officer or a general partner of the present owner of the Property (or duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the Property. I have made a diligent inquiry into the former uses of the property; and hereby certify to and for the benefit of Jefferson County that to the best of my knowledge and belief the information disclosed on or attached to this form is true and correct.

NAME: William E. Haslam Jr  DATE: 9/29/24

State of Colorado)
County of El Paso) ss.

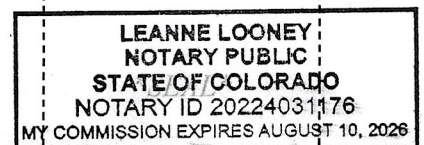
The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged

before me this 29th day of September, 2024, by Leanne R. Looney Leanne R. Looney

WITNESS my hand and official seal.

Leanne R. Looney
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 10, 2026



PART I - NOTICES, COMPLAINTS AND REPORTS

Page
2 of 5
FORM 6000

- **Attach** copies of all written governmental environmental reports, citations or complaints regarding this property that are in your possession or control.
- **Attach** copies of all non-governmental environmental reports regarding this property in your possession or control, except to the extent limited by confidentiality restrictions. For each such report so labeled confidential, state the name of the person or entity who rendered such report and the date thereof.

PART II - CURRENT/FORMER USES OF THE PROPERTY FOR THE PREVIOUS 60 YEARS

Name of current and former owner(s) – attach additional pages if necessary:

Lost Valley Ranch Corporation

Description of current use(s) of the Property (provide name(s) of current occupant(s) and date(s) of occupancy) – attach additional pages if necessary:

Reference Exhibit A included with this questionnaire

Date of completion of original construction and any substantial renovations (including tenant improvements) – attach additional pages if necessary:

Reference Exhibit A included with this questionnaire

Description of previous use(s) of the Property– attach additional pages if necessary:

Not applicable

Description of uses of adjacent properties – attach additional pages if necessary:

US Forest Service Land

**CONTINUE ONLY IF YOU ANSWERED “YES” TO ANY QUESTION IN THE TABLE
ON Pg 1**

A

If you answered YES to Section A (Waste Disposal) on Page 1, complete the following (attach additional pages for your response, if needed):

Page
3 of 5
FORM 6000

1. Has any fill material been placed on the site? NO ☐ YES ☐

If YES, describe the fill (source, characteristics and chemicals lists and material safety data sheets for those chemicals, if contained in the fill material).

2. Have any liquid wastes (other than waste water described in part F) and solid wastes been generated at the Property or currently located on the Property.

NO ☐ YES ☐

If YES, describe those liquid and solid wastes and the manner in which they were generated at the Property are how they have been disposed.

3. Has the Property ever been used for disposal of any liquid or solid waste?

NO ☐ YES ☐

If YES, describe the location of all disposal sites, the type of wastes disposed of at each site, the results of any soil or groundwater samples taken in the vicinity of each site and the manner in which each site not presently in use was closed.

4. Have landfills, evaporation or storage pits, ponds, lagoons or surface impoundments ever been located on the Property?

NO ☐ YES ☐

If YES, describe the location of all units, the type of wastes placed in each, the results of any soil or groundwater samples taken in the vicinity of each and the manner in which each not presently in use was closed.

5. Have wastewater treatment facilities, such as acid neutralization units, been located on (or are currently located on) the Property?

NO ☐ YES ☐

If YES, describe the location of all facilities, the type of wastes treated in each facility, the results of any soil or groundwater samples taken in the vicinity of each facility and the manner in which each facility not presently in use was closed.

6. Are there raw chemical or waste chemical storage areas on the Property?

NO ☐ YES ☒

If YES, describe the location of all such areas, the type of products or wastes stored in each area, the amount of products or wastes stored in each area, the results of any soil or groundwater samples taken in the vicinity of each area and the manner in which each area not presently in use was closed.

7. Attach copies of any waste disposal permits or licenses pertaining to operations on the Property.

B

If you answered YES to Section B on Page 1 (Asbestos), please complete the following (attach additional pages for your response if necessary):

Page
4 of 5
FORM 6000

1. Is there or has there been asbestos in any of the construction materials contained in the building(s)? NO ☐ YES ☒

If YES, has it been removed?

NO ☐ YES ☒

If YES, when and by whom? January/February 2023, The Asbestos Company

2. Was a survey conducted to assess the type, amount, location and condition of asbestos?

NO ☐ YES ☒

If YES, attach a copy of any survey report.

3. Have asbestos air samples been taken?

NO ☐ YES ☒

If YES, attach a copy of the results

C

If you answered YES to Section C on Page 1 (electrical equipment or transformers), please complete the following (attach additional pages for your response if necessary):

1. Have polychlorinated biphenyls ("PCBs") been used in electrical transformers, capacitors or other equipment at the Property? NO ☐ YES ☐

If YES, describe the use and quantity of PCBs used on the Property.

D

If you answered YES to Section D on Page 1 (above or underground storage tanks), please complete the following (attach additional pages for your response if necessary):

1. Are there (or have there been) any above-ground or underground gasoline, diesel, fuel oil, waste or other chemical storage tanks on the Property? NO ☐ YES ☒

If YES, describe location of tanks, substances stored and capacity of tank(s).

2. Have the tanks been inspected or tested for leakage? NO ☐ YES ☒

If YES, provide the most recent test and results

3. Are the tanks registered? NO ☐ YES ☐

If YES, provide registration numbers.

4. Are any other wastes or chemicals stored on the Property in drums or other containers?

NO ☐ YES ☒

If YES, describe the location, substances, quantities stored and types of containers.

5. Have there been any spills, leaks or other releases of wastes or chemicals on the Property? NO ☒ YES ☐

If YES, describe the location of the substances and quantities released, any cleanup measures taken and the results of any soil or groundwater samples performed to detect the presence of the chemicals spilled, leaked or released on the Property.

6. Attach copies of any permits, licenses, and registration materials pertaining to the use, storage, handling or disposal of wastes, chemicals and underground storage tanks on the Property.

E

If you answered YES to Section E on Page 1 (herbicides and pesticides), please complete the following (attach additional pages for your response if necessary):

Page
5 of 5
FORM 6000

1. Have pesticides, herbicides or other agricultural chemicals been applied to the Property?

NO ☐YES ☐

If YES, describe the locations where such pesticides, herbicides or chemicals were applied, the type of pesticides, herbicides or chemicals applied in each area and the results of any soil or groundwater analyses performed to detect pesticides, herbicides or chemicals used at the site.

2. Have pesticides, herbicides or other agricultural chemicals been stored, mixed, formulated, rinsed or disposed of on the Property?

NO ☐YES ☐

If YES, describe the locations where such pesticides, herbicides or chemicals were stored, mixed, formulated, rinsed or disposed of, the type of pesticides, herbicides or chemicals stored, mixed, formulated or disposed of at each location; and the results of any soil or groundwater analyses performed to detect pesticides, herbicides or chemicals stored, mixed, formulated, rinsed or disposed of at the site.

3. Has creosote been used on the property or have creosote coated materials such as railroad ties and telephone poles been stored on the property?

NO ☐YES ☐

If YES, describe the locations where creosote has been used or creosote-containing materials have been stored, and the results of any soil or groundwater analyses performed to detect the present of creosote.

F

If you answered YES to Section F on Page 1 (hazardous or dangerous materials), please complete the following (attach additional pages for your response if necessary):

1. Are any hazardous chemicals or dangerous released at the Property?

NO ☐YES ☐

If YES, provide copies of all toxic chemical release forms, inventory forms and material safety data sheets for those chemicals.

G

If you answered YES to Section G on Page 1 (hazardous ordinance and explosives), please complete the following (attach additional pages for your response if necessary):

1. Are there or have there been explosives, dynamite blasting caps, unexploded ordinance (bullets and bombs) stored or used on the property?

NO ☐YES ☒

If YES, provide information regarding the type, amount, location and use of such agents.

We store .22 ammo (1000 rounds) in a gun safe in the office. We also keep shotgun shells (2000 rounds) at our trap range

H

If you answered YES to Section H on Page 1 (radiation hazards), please complete the following (attach additional pages for your response if necessary):

2. Are there or have there been radiation hazards such as uranium mill tailings, nuclear reactors, processing, handling, disposal and/or deposition of radioactive materials on the property?

NO ☐YES ☐

If YES, provide information regarding the type, amount, location and use of these radiation materials and an evaluation of the public health impact related to the radiation hazards associated with these materials.

EXHIBIT A

 Help

Land

Land Use	State Tax Class	Size	Unit Type	Land Contributor	Contributor Category
Commercial, Acreage 2	2120	5	Acre	070 Local or Residential All public available Lake influence Level to slight slope Mountains Region Septic Very Good View	Traffic Utilities Water Topography Location Utilities View
Grazing Land Class VI - 20	4147	465	Acre	070 Local or Residential	Traffic
Meadow Hay Class VA	4137	10	Acre		

 Help

Improvements

	Impr#	Property Type	Design	Construction Class	Quality	Year Built	Adj Year	Remd Year	Cmp%	Gross Area	State Tax Class
Select	1-1	135 Campground/Cabins	537 Lodge	D: Wood or Steel Studs Frame	Average	1961	1980		100%	4,826	2215
Select	1-2	135 Campground/Cabins	530 Cafeteria	D: Wood or Steel Studs Frame	Average	1961	1980		100%	4,591	2215
Select	2-1	135 Campground/Cabins	321 Dormitory	D: Wood or Steel Studs Frame	Average	1968	1980		100%	3,068	1212
Select	3-1	131 Dormitories	321 Dormitory	D: Wood or Steel Studs Frame	Average	1978	1978		100%	2,136	1212

	Impr#	Property Type	Design	Construction Class	Quality	Year Built	Adj Year	Remd Year	Cmp%	Gross Area	State Tax Class
Select	4-1	131 Dormitories	321 Dormitory	D: Wood or Steel Studs Frame	Average	1953	1967		100%	2,250	1212
Select	5-1	134 Boarding Rooms	537 Lodge	D: Wood or Steel Studs Frame	Average	1968	1970		100%	735	2215
Select	5-2	134 Boarding Rooms	537 Lodge	D: Wood or Steel Studs Frame	Average	1968	1970		100%	367	1212
Select	6-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1885	1950		100%	1,886	1212
Select	7-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1975	1975		100%	312	2215
Select	8-1	135 Campground/Cabins	537 Lodge	D: Wood or Steel Studs Frame	Average	1953	1970		100%	1,020	2215
Select	9-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1999	1999		100%	2,031	2215
Select	10-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1972	1972		100%	1,280	2215
Select	11-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1971	1971		100%	796	2215
Select	12-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1972	1972		100%	960	2215
Select	13-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1971	1971		100%	796	2215
Select	14-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1963	1963		100%	600	2215

	Impr#	Property Type	Design	Construction Class	Quality	Year Built	Adj Year	Remd Year	Cmp%	Gross Area	State Tax Class
Select	15-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1963	1963		100%	600	2215
Select	16-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1951		100%	796	2215
Select	17-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1967		100%	697	2215
Select	18-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1967		100%	697	2215
Select	19-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1967		100%	697	2215
Select	20-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1951		100%	520	2215
Select	21-1	135 Campground/Cabins	538 Cottage, Guest	D: Wood or Steel Studs Frame	Average	1951	1965		100%	795	2215

Impr#	Sub-Areas	Area-SQFT	Impr#	Structural Elements by Unit	# Units	Impr#	Structural Elements by SQFT	Description	Area-SQFT
2-1	Attached Garage	468	2-1	Marshall Swift Quality Rank	2	2-1	Exterior Wall	Concrete Block	3,068
2-1	Carport	292	2-1	Stories	2	2-1	HVAC Systems	Forced Air Unit	3,068
2-1	Gross Building Area	3068	2-1	Story Height	8	2-1	Rentable Area %	Net Rentable Area % (AG)	3,068
						2-1	Exterior Wall	Wood Siding	3,068

Extra Features**Help**

Description	State Tax Class	Quality	Year Built	SQFT/Units	Quantity
Canopy Detached, Commercial	2220	Average	1959	992	1
Canopy Detached, Commercial	2220	Average	1959	992	1
Swimming Pool, Outdoor	2220	Average	1959	1,906	1
Swimming Pool, Outdoor	2220	Average	1959	1,906	1
Tennis Courts	2220	Average	1974	2	1
Tennis Courts	2220	Average	1974	2	1
Utility Building, Steel	2220	Fair	1980	2,652	1
Utility Building, Steel	2220	Fair	1980	7,727	1
Utility Building, Steel	2220	Average	1970	100	1
Utility Building, Steel	2220	Average	1975	131	1
Yard Impr - Paving, Concrete	2220	Average	1959	1,826	1
Yard Impr - Paving, Concrete	2220	Average	1967	204	1
Yard Impr - Paving, Concrete	2220	Average	1959	1,826	1
Yard Impr - Paving, Concrete	2220	Average	1967	204	1

©2024 Assessor Property Records Search – Jefferson County, CO



The Asbestos Company LLC

(720)919-2727
omero@theasbestosco.com

Client: Lost Valley Ranch
Property: 29555 Goose Creek Road
Sedalia, CO 80135

Operator: OMERO

Estimator: Omero Mendez
Position: Estimator
Company: The Asbestos Company
Business: 475 W 115 Ave Unit 4B
Northglenn, CO 80234

Business: (720) 919-2727
E-mail: Omero@theasbestosco.com

Type of Estimate: Water Damage
Date Entered: 1/6/2023 Date Assigned: 1/6/2023
Date Est. Completed: 1/6/2023 Date Job Completed:

Price List: CODE8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: LVR-2023-01-06-1501

The Asbestos Company was called on 1-6-23. The affected building materials were tested for asbestos. The following building materials contain asbestos and must be abated: Wall texture and floor tiles. The asbestos abatement will be performed by a CO licensed GAC.

Because the amount of removal exceeds the CO trigger levels for residential dwelling (32 SF, 50 LF, or the equivalent to a 55 gallon drum) this project must be permitted through the CDPHE.

Per CO state law the removal of the ACM must be removed by a licensed GAC under a full containment with engineered controls. Per Regulations 8 all areas under full containment must be cleaned of all dusts and debris prior to building full containment. All areas of removal must be adequately wet before, during, and cleaned after removal.

A "Decon" constructed of multiple poly rooms, shower and water heater must be constructed at the entrance of the containment. This decon is used for the asbestos technicians to safely enter and exit the abatement area without cross contamination occurring. A "Load out" also must be constructed in order to safely remove asbestos debris from the abatement area. An enclosed sealed 30 yard waste receptacle will be placed in driveway.

The following work will be performed:

-Hallway: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation from insulated walls, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Room1: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Room2: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring,



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omero@theasbestosco.com

Cleaning of asbestos fibers from structure behind areas of removal.

Room3: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Room4: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Room5: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Room6: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Laundry room: Cleaning of entire room, Building of full containment, establishing negative air pressure, tear out baseboards, tear out ACM drywall in walls and ceiling, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Bathroom: Cleaning of entire room, Building of full containment, establishing negative air pressure, all door frames and casing will be removed and disposed of, detach toilet, detach sink and faucet, tear out vanity, tear out shower surround, tear out baseboards, tear out all walls, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

-Bathroom2: Cleaning of entire room, Building of full containment, establishing negative air pressure, all door frames and casing will be removed and disposed of, detach toilet, detach sink and faucet, tear out vanity, tear out shower surround, tear out baseboards, tear out all walls, tear out insulation behind areas of removal, tear out flooring, Cleaning of asbestos fibers from structure behind areas of removal.

After asbestos abatement is completed the containment must have an aggressive air quality test (Clearance) and deemed safe before containment is removed. This will be performed by a 3rd party contractor separate from the abatement contractor.

All work will be completed in accordance to CO Regulations 8.



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LVR-2023-01-06-1501

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	400.00	0.00	400.00
Any and all demolition of ACM that is over the "Trigger Levels" require a permit to abate asbestos. Per Colorado state law and Regulations 8 code III.G.					
2. Hazardous Waste/Mold Cleaning- Supervisory/Admin- per hour	96.00 HR	0.00	112.06	0.00	10,757.76
Per CO Reg-8 Section III.B.1.a: A GAC must employ at least one state-certified Supervisor who must be on-site at all times when asbestos abatement work is proceeding. We are estimating (5) days to complete this project					
3. Equipment setup, take down, and monitoring (hourly charge)	7.00 HR	0.00	63.85	0.00	446.95
Hourly rate to set up, take down and monitor Manometer, Shower, Negative air machines, and Airless sprayers.					
4. Containment Barrier/Airlock/Decon. Chamber	200.00 SF	0.00	1.25	0.72	250.72
All openings between the work area and clean areas including, but not limited to, windows, doorways, elevator openings, corridor entrances, drains, ducts, grills, grates, diffusers and skylights shall be sealed with a minimum of one layer of 6-mil polyethylene sheeting. Per Colorado state law and Regulations 8 code III.I.					
5. View port	3.00 EA	0.00	7.00	0.00	21.00
A 12" by 12" view port must be installed on all asbestos containments per Colorado state law and Regulations 8 code III.N.2.					
6. Remote monitoring (Manometer)	10.00 DA	0.00	55.00	0.00	550.00
At all times the differential of the work area to the clean area shall be, at a minimum, -0.02 inches of water. A manometer or pressure gauge shall be set up on the outside of the containment area so that the pressure differential between the work area and the clean area may be determined. At all times the differential of the work area to the clean area shall be recorded using a strip chart recorder or its equivalent. Per Colorado state law and Regulations 8 code III.J.3.					
7. Add for personal protective equipment - Heavy duty	96.00 EA	0.00	18.41	79.53	1,846.89
Asbestos technicians must wear PPE when abating asbestos. This consists of 1 cotton suit, 1 tyvek suit, Rubber boots, Rubber gloves. This is required per OSHA.					
8. Respirator - Full face - multi- purpose resp. (per day)	48.00 DA	0.00	7.61	0.00	365.28
All asbestos technicians that are inside containment must wear an OSHA approved respirator.					
9. Respirator cartridge - HEPA only (per pair)	48.00 EA	0.00	12.19	26.33	611.45
A minimum of a P-100 HEPA filter must be used when abating asbestos, when addressing asbestos in combination with Trauma, sewage, Cat 3 losses a carbon filter will be used. This is required per OSHA.					
10. Smoke Tubes	1.00 EA	0.00	30.00	0.55	30.55
Per Colorado state law, OSHA, and Regulations 8 code III.J.4. Air Flow Direction: At all times airflow direction shall be from the exterior of the containment barriers into the interior of the containment barriers. In addition, smoke tubes shall be readily available on the outside of the containment barriers at all times so that airflow direction may be determined.					
Smoke sticks are also used to ensure a proper fit of respirators before entering the containment.					
11. Temporary safety shower	1.00 EA	0.00	90.61	0.00	90.61

LVR-2023-01-06-1501

1/6/2023

Page: 3



The Asbestos Company LLC

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omero@theasbestosco.com

CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
A portable shower shall be used to permit the employees to clean themselves after exposure to asbestos. Each showerhead shall be supplied with hot and cold water adjustable at the tap, and a drain equipped with a filtration system to filter asbestos from the shower waste water to a fiber size of five (5) microns prior to discharging the waste water into a sanitary sewer. The shower room shall contain one or more showers to accommodate Workers. The shower enclosure shall be constructed to ensure against leakage of any kind and shall be kept clean of all debris and ACWM The at all times. Per Colorado state law and <u>Regulations 8 code III.K.1.b.</u>					
12. Temporary water heater - (Bid Item)	11.00 DA	0.00	40.00	0.00	440.00
A portable shower shall be used to permit the employees to clean themselves after exposure to asbestos. Each showerhead shall be supplied with hot and cold water adjustable at the tap. Per Colorado state law and <u>Regulations 8 code III.K.1.b.</u>					
13. Water filtration system	11.00 DA	0.00	40.00	8.12	448.12
A drain equipped with a filtration system to filter asbestos from the shower waste water to a fiber size of five (5) microns prior to discharging the waste water into a sanitary sewer. Per Colorado state law and <u>Regulations 8 code III.K.1.b.</u>					
14. Add for HEPA filter (for negative air exhaust fan)	5.00 EA	0.00	194.48	39.38	1,011.78
Filters are changed after every HMR project.					
15. Add for HEPA filter (for canister/backpack vacuums)	5.00 EA	0.00	72.49	11.93	374.38
Filters are changed after every HMR project.					
16. Equipment decontamination charge - HVY, per piece of equip	6.00 EA	0.00	79.48	1.17	478.05
All contents that are not part of the structure must be removed from the containment before asbestos abatement begins. Per Colorado state law and Regulations 8 code I.B.49. All tools and equipment used during asbestos abatement must be cleaned of asbestos fibers and sealed with 6 mil poly to prevent any asbestos fibers release and cross contamination after abatement.					
17. Containment Barrier/Airlock/Decon. Chamber	630.00 SF	0.00	1.48	4.25	936.65
Lining of the box truck with 6-mil plastic for transportation of hazardous material to disposal site. This is required per CDPHE and CDOT.					
18. Asbestos debris	90.00 SY	0.00	75.00	68.08	6,818.08
Per Colorado state law and Regulations 8 code: <u>III.R. WASTE HANDLING</u> This subsection <u>III.R</u> applies to asbestos abatement projects in areas of public access and non-public access areas where any amount of asbestos-containing material has been removed. <u>III.R.1. Disposal Containers</u> Disposal containers shall be leak-tight and waterproof when sealed. Disposable bags shall be at least six-(6) mil polyethylene. <u>III.R.2. Handling Waste Material</u> Each person handling asbestos-containing waste material (ACWM) shall: <u>III.R.2.a.</u> Seal all asbestos-containing waste material in leak-tight containers while wet and label the containers in accordance with subsection <u>III.R.2.b</u> (Labeling), below. Appropriate containers and procedures shall be used to prevent all breakage, rupture or leakage during loading, shipping, transportation and storage of asbestos-containing waste material. <u>III.R.2.b.</u> Affix warning labels to all ACWM or to their containers, with either of the following warnings: Danger Contains Asbestos Fibers Avoid Creating Dust Cancer and Lung Disease Hazard Or Caution Contains Asbestos Avoid Opening or Breaking Container Breathing Asbestos is Hazardous To Your Health.					
19. Asbestos test fee - Final Air Clearance and Proejct Design	1.00 EA	0.00	700.00	0.00	700.00
Once the area has passed a final visual inspection and no dust or debris has been found, the certified Air Monitoring Specialist shall collect air samples using aggressive sampling as described in 40 C.F.R. Part 763, Appendix A to Subpart E (EPA 1995), to monitor air for clearance after each abatement project; except that fans and leaf blowers shall not be directed toward any known friable ACM remaining in the work area. Per Colorado state law and <u>Regulations 8 code III.P.</u>					



The Asbestos Company LLC

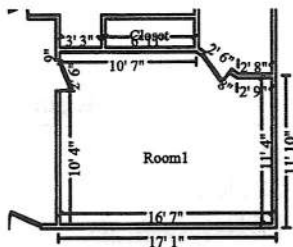
(720)919-2727

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CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: General				240.06	26,578.27

Main Level



Room 1

Height: 8'

468.28 SF Walls	213.40 SF Ceiling
681.68 SF Walls & Ceiling	213.40 SF Floor
23.71 SY Flooring	58.54 LF Floor Perimeter
58.54 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
20. Neg. air fan/Air scrub.-XLrg (per 24 hr period)-No monit.	10.00 DA	0.00	140.00	0.00	1,400.00

Negative pressure air filtration units shall be operated continuously from the time of barrier construction through the time that acceptable final clearance air monitoring results are obtained in accordance with subsection III.P (Clearing Abatement Projects). Per colorado state law and Regulations 8 code III.J.1.a.

21. Ducting - lay-flat - Large	25.00 LF	0.00	0.45	0.51	11.76
22. Clean more than the walls and ceiling	895.07 SF	0.00	0.75	0.40	671.70

Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.

23. Tear off asbestos drywall (no haul off)	681.68 SF	1.87	0.00	9.51	1,284.25
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Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.

24. Tear out and bag wet insulation - Category 3 water	447.54 SF	1.81	0.00	1.21	811.26
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Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).

25. Clean stud wall - Heavy	681.68 SF	0.00	2.27	0.61	1,548.02
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water.

All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

26. HEPA Vacuuming - Detailed - (PER SF)	213.40 SF	0.00	1.06	0.00	226.20
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Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming:

All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.

All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

27. Clean more than the walls and ceiling	895.07 SF	0.00	0.75	0.40	671.70
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LVR-2023-01-06-1501

1/6/2023

Page: 5



The Asbestos Company LLC

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CONTINUED - Room1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water.

All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

Totals: Room1				12.64	6,624.89
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Bathroom

Height: 8'

234.04 SF Walls	52.01 SF Ceiling
286.06 SF Walls & Ceiling	52.01 SF Floor
5.78 SY Flooring	29.26 LF Floor Perimeter
29.26 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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28. Clean more than the walls and ceiling	338.07 SF	0.00	0.75	0.15	253.70
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Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.

29. Tear off asbestos drywall (no haul off)	286.06 SF	1.87	0.00	3.99	538.92
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Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.

30. Tear out and bag wet insulation - Category 3 water	110.52 SF	1.81	0.00	0.30	200.34
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Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).

31. Clean stud wall - Heavy	286.06 SF	0.00	2.27	0.26	649.62
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water.

All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

32. HEPA Vacuuming - Detailed - (PER SF)	52.01 SF	0.00	1.06	0.00	55.13
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Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming:

All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.

All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

33. Clean more than the walls and ceiling	338.07 SF	0.00	0.75	0.15	253.70
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water.

All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.



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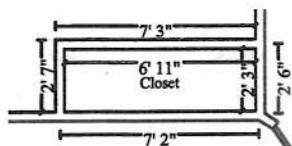
omero@theasbestosco.com

CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: Bathroom				4.85	1,951.41

Closet

Height: 8'



146.67 SF Walls	15.56 SF Ceiling
162.23 SF Walls & Ceiling	15.56 SF Floor
1.73 SY Flooring	18.33 LF Floor Perimeter
18.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
34. Clean more than the walls and ceiling	177.79 SF	0.00	0.75	0.08	133.42

Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.

35. Tear off asbestos drywall (no haul off)	162.23 SF	1.87	0.00	2.26	305.63
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Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.

36. Tear out and bag wet insulation - Category 3 water	15.56 SF	1.81	0.00	0.04	28.20
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Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).

37. Clean stud wall - Heavy	162.23 SF	0.00	2.27	0.15	368.41
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

38. HEPA Vacuuming - Detailed - (PER SF)	15.56 SF	0.00	1.06	0.00	16.49
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Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.

All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

39. Clean more than the walls and ceiling	177.79 SF	0.00	0.75	0.08	133.42
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Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.

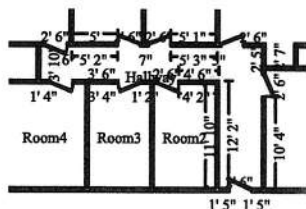
Totals: Closet				2.61	985.57
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The Asbestos Company LLC

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Hallway

Height: 8'

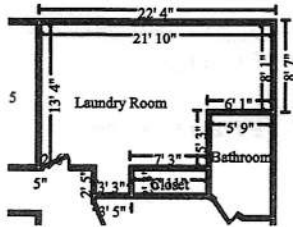
656.00 SF Walls	156.18 SF Ceiling
812.18 SF Walls & Ceiling	156.18 SF Floor
17.35 SY Flooring	82.00 LF Floor Perimeter
82.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
40. Clean more than the walls and ceiling	968.35 SF	0.00	0.75	0.44	726.70
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
41. Tear off asbestos drywall (no haul off)	812.18 SF	1.87	0.00	11.33	1,530.11
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
42. Tear out and bag wet insulation - Category 3 water	156.18 SF	1.81	0.00	0.42	283.11
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
43. Clean stud wall - Heavy	812.18 SF	0.00	2.27	0.73	1,844.38
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
44. HEPA Vacuuming - Detailed - (PER SF)	156.18 SF	0.00	1.06	0.00	165.55
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum. All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
45. Clean more than the walls and ceiling	968.35 SF	0.00	0.75	0.44	726.70
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Hallway				13.36	5,276.55

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Laundry Room

Height: 8'

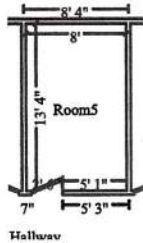
604.00 SF Walls	267.57 SF Ceiling
871.57 SF Walls & Ceiling	267.57 SF Floor
29.73 SY Flooring	75.50 LF Floor Perimeter
75.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
46. Clean more than the walls and ceiling	1,139.14 SF	0.00	0.75	0.51	854.87
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
47. Tear off asbestos drywall (no haul off)	871.57 SF	1.87	0.00	12.16	1,642.00
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
48. Tear out and bag wet insulation - Category 3 water	569.57 SF	1.81	0.00	1.54	1,032.46
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
49. Clean stud wall - Heavy	871.57 SF	0.00	2.27	0.78	1,979.24
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
50. HEPA Vacuuming - Detailed - (PER SF)	267.57 SF	0.00	1.06	0.00	283.62
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.					
All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
51. Clean more than the walls and ceiling	1,139.14 SF	0.00	0.75	0.51	854.87
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Laundry Room				15.50	6,647.06



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Room 5

Height: 8'

341.33 SF Walls	106.67 SF Ceiling
448.00 SF Walls & Ceiling	106.67 SF Floor
11.85 SY Flooring	42.67 LF Floor Perimeter
42.67 LF Ceil. Perimeter	

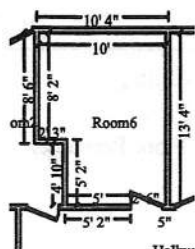
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
52. Clean more than the walls and ceiling	554.67 SF	0.00	0.75	0.25	416.25
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
53. Tear off asbestos drywall (no haul off)	448.00 SF	1.87	0.00	6.25	844.01
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
54. Tear out and bag wet insulation - Category 3 water	192.00 SF	1.81	0.00	0.52	348.04
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
55. Clean stud wall - Heavy	448.00 SF	0.00	2.27	0.40	1,017.36
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
56. HEPA Vacuuming - Detailed - (PER SF)	106.67 SF	0.00	1.06	0.00	113.07
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum. All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
57. Clean more than the walls and ceiling	554.67 SF	0.00	0.75	0.25	416.25
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Room 5				7.67	3,154.98



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Room6

Height: 8'

373.33 SF Walls	121.67 SF Ceiling
495.01 SF Walls & Ceiling	121.67 SF Floor
13.52 SY Flooring	46.67 LF Floor Perimeter
46.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
58. Clean more than the walls and ceiling	616.68 SF	0.00	0.75	0.28	462.79
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
59. Tear off asbestos drywall (no haul off)	495.01 SF	1.87	0.00	6.91	932.58
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
60. Tear out and bag wet insulation - Category 3 water	215.01 SF	1.81	0.00	0.58	389.75
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
61. Clean stud wall - Heavy	495.01 SF	0.00	2.27	0.45	1,124.12
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
62. HEPA Vacuuming - Detailed - (PER SF)	121.67 SF	0.00	1.06	0.00	128.97
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.					
All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
63. Clean more than the walls and ceiling	616.68 SF	0.00	0.75	0.28	462.79
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Room6				8.50	3,501.00



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Room2

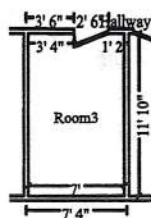
Height: 8'

300.92 SF Walls	82.65 SF Ceiling
383.57 SF Walls & Ceiling	82.65 SF Floor
9.18 SY Flooring	37.61 LF Floor Perimeter
37.61 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
64. Clean more than the walls and ceiling	466.22 SF	0.00	0.75	0.21	349.88
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
65. Tear off asbestos drywall (no haul off)	383.57 SF	1.87	0.00	5.35	722.63
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
66. Tear out and bag wet insulation - Category 3 water	157.88 SF	1.81	0.00	0.43	286.19
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
67. Clean stud wall - Heavy	383.57 SF	0.00	2.27	0.35	871.05
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
68. HEPA Vacuuming - Detailed - (PER SF)	82.65 SF	0.00	1.06	0.00	87.61
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum. All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
69. Clean more than the walls and ceiling	466.22 SF	0.00	0.75	0.21	349.88
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Room2				6.55	2,667.24

The Asbestos Company LLC

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Room3

Height: 8'

300.92 SF Walls	82.65 SF Ceiling
383.57 SF Walls & Ceiling	82.65 SF Floor
9.18 SY Flooring	37.61 LF Floor Perimeter
37.61 LF Ceil. Perimeter	

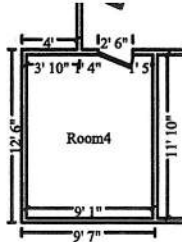
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
70. Clean more than the walls and ceiling	466.22 SF	0.00	0.75	0.21	349.88
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
71. Tear off asbestos drywall (no haul off)	383.57 SF	1.87	0.00	5.35	722.63
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
72. Tear out and bag wet insulation - Category 3 water	157.88 SF	1.81	0.00	0.43	286.19
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
73. Clean stud wall - Heavy	383.57 SF	0.00	2.27	0.35	871.05
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
74. HEPA Vacuuming - Detailed - (PER SF)	82.65 SF	0.00	1.06	0.00	87.61
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.					
All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
75. Clean more than the walls and ceiling	466.22 SF	0.00	0.75	0.21	349.88
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Room3				6.55	2,667.24



The Asbestos Company LLC

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Room4

Height: 8'

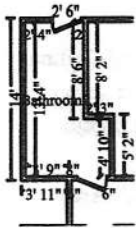
334.25 SF Walls	107.25 SF Ceiling
441.50 SF Walls & Ceiling	107.25 SF Floor
11.92 SY Flooring	41.78 LF Floor Perimeter
41.78 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
76. Clean more than the walls and ceiling	548.75 SF	0.00	0.75	0.25	411.81
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
77. Tear off asbestos drywall (no haul off)	441.50 SF	1.87	0.00	6.16	831.77
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
78. Tear out and bag wet insulation - Category 3 water	274.38 SF	1.81	0.00	0.74	497.37
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
79. Clean stud wall - Heavy	441.50 SF	0.00	2.27	0.40	1,002.61
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
80. HEPA Vacuuming - Detailed - (PER SF)	107.25 SF	0.00	1.06	0.00	113.69
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.					
All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
81. Clean more than the walls and ceiling	548.75 SF	0.00	0.75	0.25	411.81
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Room4				7.80	3,269.06

The Asbestos Company LLC

(720)919-2727

omero@theasbestosco.com



Bathroom2

Height: 8'

329.33 SF Walls	77.58 SF Ceiling
406.91 SF Walls & Ceiling	77.58 SF Floor
8.62 SY Flooring	41.17 LF Floor Perimeter
41.17 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
82. Clean more than the walls and ceiling	484.49 SF	0.00	0.75	0.22	363.59
Pre-cleaning of surfaces contaminated with visible dust or debris shall be conducted prior to the commencement of any abatement project. The following procedures shall be conducted in the order in which they appear: III.L.1. HEPA vacuum or wet wipe all surfaces contaminated with visible dust or debris. All movable objects shall be cleaned of dust and debris by HEPA vacuum or wet wiped before removal from the work area. Per Colorado state law and Regulations 8 code III.L.					
83. Tear off asbestos drywall (no haul off)	406.91 SF	1.87	0.00	5.68	766.60
Removal of affected sheetrock. Removal of asbestos containing sheetrock per Colorado state law and Regulations 8 code III.O.					
84. Tear out and bag wet insulation - Category 3 water	242.24 SF	1.81	0.00	0.65	439.10
Insulation must be removed due to it being contaminated by asbestos fibers. Insulation must be "Adequately wet" before bagging and disposing as asbestos containing waste (ACW). Refer to Regulations 8 III.O.1.b.(i).					
85. Clean stud wall - Heavy	406.91 SF	0.00	2.27	0.37	924.06
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
86. HEPA Vacuuming - Detailed - (PER SF)	77.58 SF	0.00	1.06	0.00	82.23
Per Colorado state law and Regulations 8 code III.O.1.a.(ii). HEPA Vacuuming: All vacuuming of contaminated surfaces shall be done with a HEPA filter equipped vacuum.					
All areas must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
87. Clean more than the walls and ceiling	484.49 SF	0.00	0.75	0.22	363.59
Per Colorado state law and Regulations 8 code III.O.1.a.(iii). Wet Wiping: Wet wiping of contaminated surfaces prior to disassembly of containment barriers shall be done using rags and a bucket of clean or amended water. All framing/studs must be cleaned of all debris and asbestos fibers before calling for an asbestos clearance.					
Totals: Bathroom2				7.14	2,939.17
Total: Main Level				93.17	39,684.17
Line Item Totals: LVR-2023-01-06-1501				333.23	66,262.44



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Grand Total Areas:

4,089.08 SF Walls	1,283.18 SF Ceiling	5,372.26 SF Walls and Ceiling
1,283.18 SF Floor	142.58 SY Flooring	511.13 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	511.13 LF Ceil. Perimeter
1,283.18 Floor Area	1,396.42 Total Area	4,089.08 Interior Wall Area
1,455.00 Exterior Wall Area	161.67 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



The Asbestos Company LLC

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Summary

Line Item Total	65,929.21
Material Sales Tax	333.23
Replacement Cost Value	<u>\$66,262.44</u>
Net Claim	<u>\$66,262.44</u>

Omero Mendez
Estimator



The Asbestos Company LLC

(720)919-2727
omero@theasbestosco.com

Recap of Taxes

	Material Sales Tax (4.5%)	Manuf. Home Tax (4.5%)	Storage Rental Tax (4.5%)	Local Food Tax (1.6%)
Line Items	333.23	0.00	0.00	0.00
Total	333.23	0.00	0.00	0.00



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Recap by Room

Estimate: LVR-2023-01-06-1501

General	26,338.21	39.95%
Area: Main Level		
Room1	6,612.25	10.03%
Bathroom	1,946.56	2.95%
Closet	982.96	1.49%
Hallway	5,263.19	7.98%
Laundry Room	6,631.56	10.06%
Room5	3,147.31	4.77%
Room6	3,492.50	5.30%
Room2	2,660.69	4.04%
Room3	2,660.69	4.04%
Room4	3,261.26	4.95%
Bathroom2	2,932.03	4.45%
Area Subtotal: Main Level	39,591.00	60.05%
Subtotal of Areas	65,929.21	100.00%
Total	65,929.21	100.00%



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Recap by Category

Items	Total	%
GENERAL DEMOLITION	14,641.33	22.10%
PERMITS AND FEES	400.00	0.60%
HAZARDOUS MATERIAL REMEDIATION	49,439.68	74.61%
TEMPORARY REPAIRS	440.00	0.66%
WATER EXTRACTION & REMEDIATION	1,008.20	1.52%
Subtotal	65,929.21	99.50%
Material Sales Tax	333.23	0.50%
Total	66,262.44	100.00%

Terms & Conditions from Emergency Work Authorization Agreement

Assignment of Insurance Benefits: To the extent applicable, Owner hereby assigns any and all insurance rights, benefits, proceeds, and any causes of action under any applicable insurance policies to The Asbestos Company LLC, for services rendered or to be rendered by The Asbestos Company LLC. By executing this document, Owner intends for all rights, benefits, and proceeds for services rendered by The Asbestos Company, LLC to be assigned solely and exclusively to The Asbestos Company, LLC. In this regard, Owner waives any privacy rights relating to Owner's insurance policies and authorizes Owner's insurers to communicate directly with The Asbestos Company, LLC. Owner makes this assignment in consideration for The Asbestos Company, LLC's agreement to perform labor, services, supply materials, and perform its obligations under this contract. Owner hereby unequivocally directs any applicable insurance carrier(s) to release any and all information requested by The Asbestos Company, LLC, its representative, and/or its attorney for the purpose of obtaining actual benefits to be paid by Owner's insurance carrier(s) for services rendered or to be rendered.

Scope of Work & Pricing: an Xactimate invoice will be written to detail the specific scope of work and final contract price after the work is performed. The authorized scope of work shall comply with the standards adopted or promulgated by the Institute of Inspection Cleaning and Restoration Certification ("IICRC").

Work Quality: All work involving restoration and / or repairs is for the damaged work only and for like kind & quality craftsmanship and does not cover unaffected areas and does not cover restoring existing deficiencies. This presumes original walls, floors and framing are plumb, square, and straight. Construction does not result in "Perfect Finishes" such as is found in manufacturing under a controlled environment. Our work will conform to existing qualities and will be governed by references published by the National Association of Home Builders, "Residential Construction Performance Guidelines". All construction debris will be removed from project and areas left in a broom clean and / or shop vac quality cleaned condition.

Contract Time: Time is of the essence to this agreement and The Asbestos Company will diligently pursue substantial completion of the work but will not be held liable for delays due to deliveries, weather, owner or insurance carrier, scheduling of trade issues or any other conditions beyond contractor's control. Owner agrees to hold The Asbestos Company harmless for any additional delays to work. Owner further agrees not to cause delays to project for any reason and to provide clear and continuous access to the work site from 7:00am to 5:30pm. The Asbestos Company may at their option, place a "LOCK BOX" at the facilities. Substantial completion is the date when the property can be occupied for its intended use, not when the work is 100% satisfactory. Customer agrees to sign Certificate of Satisfaction / Certificate of Complete ("COC") upon project completion.

Invoice & Payment Method: If the insurance company does not pay The Asbestos Company directly, Owner agrees to make payment to The Asbestos Company for the Work, whether or not such Work is covered by insurance. The Asbestos Company may invoice work for parts or work complete. Owner shall pay The Asbestos Company the amount of each invoice no later than ten (10) days following Owner's receipt of the invoice. Interest shall accrue on payments not received within such time at the lesser of (i) the maximum lawful interest rate or (ii) one and one-half percent (1 1/2%) per month and may be compounded monthly. Any remaining balance of the Contract Price after the above payments are made shall be paid no later than ten (10) days following completion of the Work. At the completion of Final Walk Through, owner must pay The Asbestos Company for all



The Asbestos Company LLC

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omero@theasbestosco.com

sums less correction items on list. Items addressed after Final Walk Through will be placed on a warranty list and will not be subject to subtractions from final payments subject to limited warranty below.

Hold Harmless: Contract excludes any loss caused by or consisting of any mold or microbial growth whether or not caused by The Asbestos Company or their subcontractors or suppliers. Owner further agrees to hold The Asbestos Company harmless from all claims for personal, professional, or property damage related to mold, microbial growth, fungi, mildew. Except as provided herein, there are no other expressed or implied warranties of any kind, and Owner waives any such warranty.

Certain Owner Obligations: Owner agrees to allow The Asbestos Company to communicate with insurance or mortgage company in order to facilitate the processing and payment of the claim. Owner agrees to quickly facilitate the signing of any proof of loss and / or mortgage company inspections and/or endorsements to claim payments. Owner waives any right of recovery or subrogation against The Asbestos Company to the extent of Owner's insurance coverage. Owner shall provide and maintain Property, Building, Personal Property, Builders Risk, "All Risk" and Premises Liability Insurance Covering the Work, including all materials and supplies on site but not yet installed.

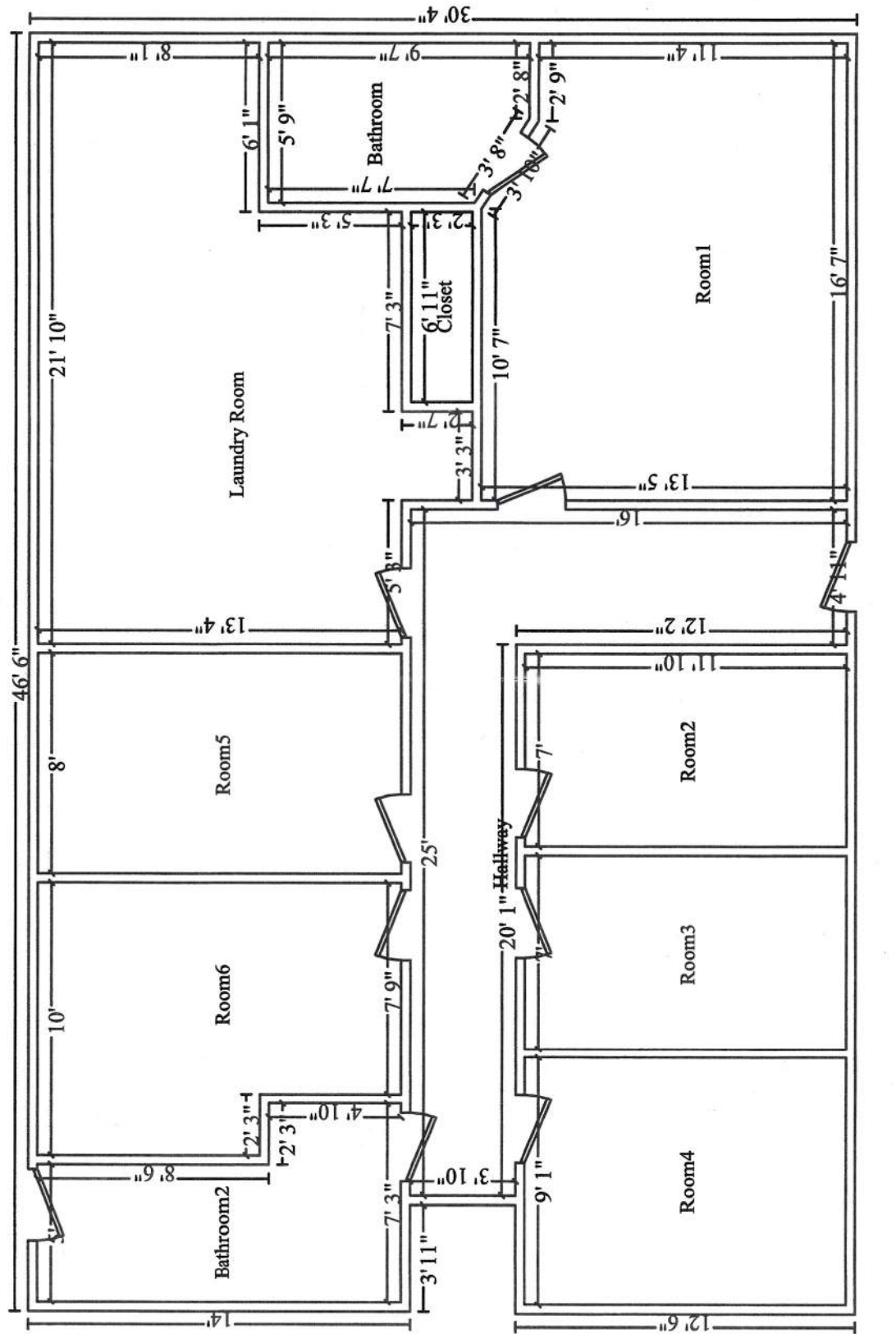
Hazardous or Other Conditions: The Asbestos Company may halt the work upon any findings of hazardous substances or unsafe conditions. The Asbestos Company will notify owner upon the discovery of any such items. Owner must notify The Asbestos Company of any known hazardous items at the site including; asbestos, chemicals, lead, or other and owner shall indemnify and hold harmless The Asbestos Company from and against any and all claims arising from or related to the Conditions, and The Asbestos Company shall be entitled to payment from Owner for all costs, expense and damages, including reasonable attorney's fees and expenses, it incurs as a result of the Conditions. If such conditions cause delay to project for more than one (1) week, The Asbestos Company may terminate this agreement. While The Asbestos Company performs work related to and including the removal of mold and mold spores, owner agrees to hold The Asbestos Company harmless from any and all claims for physical, personal, and/or mental damages related to or consisting of mold or microbial growth of any sort or manner.

Subcontractors: Owner authorizes The Asbestos Company to retain subcontractors, as independent contractors, to carry out portions of the Scope of Work at The Asbestos Company's absolute discretion. To the extent required by law, The Asbestos Company shall ensure that the Scope of Work is carried out by subcontractors licensed to perform the applicable Scope of Work including, but not limited to: plumbing, electrical, and asbestos remediation.

Default: If Owner defaults in any of its obligations hereunder, The Asbestos Company may, at its option, in addition to other remedies provided in this Contract or pursuant to applicable law or principles of equity, pursue one or more of the following remedies; suspend some or all of the Work until all defaults have been cured, upon three (3) days written notice to Owner, terminate some or all of The Asbestos Company's obligations under this Contract, and/or recover all amounts due under this Contract plus all expenses and reasonable attorney's fees and expenses incurred by The Asbestos Company as a result of Owner's breach or The Asbestos Company's enforcement of this Contract. In the event this Contract or The Asbestos Company's obligations are terminated by The Asbestos Company pursuant to the terms of this Contract, The Asbestos Company shall be paid for all Work performed through the date of termination in the amount that will compensate The Asbestos Company for all costs incurred, plus thirty percent of those costs. The Asbestos Company retains the right to file a Mechanics Lien for services rendered and hereby notifies owner that The Asbestos Company will file said lien to protect The Asbestos Company's interest in the subject property. In such event, owner shall pay all interest charges and filing fees for the lien.

Dispute Resolution: Any Controversy or claim arising out of or relating to this Contract or work performed pursuant thereto shall be resolved by in the District Court of Denver County, Colorado. OWNER HEREBY WAIVES A RIGHT TO A JURY TRIAL, AND CONSENTS TO A TRIAL TO THE COURT. The prevailing party, in any action stemming from Owner's failure to issue payment to The Asbestos Company for the Work performed, shall be entitled to reasonable attorneys' fees and costs incurred in such litigation. Owner and The Asbestos Company further waive any claims for consequential or punitive damages against each other.

Entire Agreement: This Contract, including the Attachments hereto or supplemental documents referencing the Scope of Work and/or Xactimate Invoice, will comprise the complete agreement of the parties and no representations or agreements have been made by either party except as expressly stated in this Contract. All modifications to this Contract shall be in writing and signed by both parties hereto. If any provision of this Contract becomes or is determined to be illegal or unenforceable for any reason, the remainder of the Contract shall remain in full force and effect.



January 17, 2023

Omero Mendez
CEO
The Asbestos Company LLC

Subject: Asbestos Air Clearance Report
29555 Goose Creek Road Sedalia, CO 80135

To Whom It May Concern:

Following is the project completion report for the work areas located at 29555 Goose Creek Road Sedalia, CO 80135. The purpose of this report is to document this remediation project was completed, and indoor asbestos amplification was not occurring in the work area.

The project remediation permit request was approved by CDPHE, the permit number had not been received from CDPHE at the time of the clearance.

The remediation work areas (**Living Area**) were visually inspected in order to confirm the scope of work was properly followed and completed. The containments were also visually inspected to verify breaches and/or defects were not present.

An Industrial Hygienist for Earth Energy Environment (E3) performed the remediation project completion inspection and testing procedures.

Phase Contrast Microscopy (PCM) samples were collected in accordance with the National Institute for Occupational Safety and Health (NIOSH) method 7400 using cassettes (standard 3 piece, 25 mm dia., 0.8 um MCE filter) purchased from Zefon International, Inc. Asbestos concentrations in the containment were calculated as airborne fibers per cubic centimeter of air (F/cc). **Samples were read by an analyst working under Laboratory IHPAT Certification No. 221103 (Proficient).**

Visual Inspection, Air Clearance, and Sample Analyses Performed by:



Eli Willden
CDPHE Certifications **No. 20139** and Colorado Consulting Firm **No. ACF-21719**
(303) 902-5851
ELI@E3C-USA.COM

Visual inspection confirmed that no asbestos-containing debris was observed in the work areas. Table 1 provides a summary of the sample numbers, sample volumes, and calculated concentrations. The National Emission Standards for Hazardous Air Pollutants (NESHAP) clearance standard is 0.01 F/cc.

TABLE 1: PCM CLEARANCE - AIR SAMPLING RESULTS.

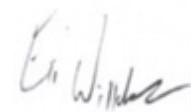
Date	Unit/ Area	Sample #	Sample Description	Sample Volume	*Fibers/cc
January 17, 2023	Air Clearance at: 29555 Goose Creek Road Sedalia, CO 80135 (Living Area)	CL-101722-1	Inside Containment	1355	0.003
		CL-011722-2		1340	0.001
		CL-011722-3		1330	0.002
		CL-011722-4		1325	0.002
		CL-011722-5		1315	0.002
		BLK-1	Blanks	-	BRL
		BLK-2		-	BRL

*BRL denotes "Below Reporting Limits". The PCM Colorado Department of Public Health and Environment (CDPHE) clearance standard is 0.01 F/cc.

The PCM clearance air sample results were all below the NESHAP clearance standard of 0.01 F/cc. Based on the information presented above, **E3 concludes that the containment area has passed the air clearance testing as of January 17th at 4:30pm.** the containment may be removed, and the work area may be reoccupied after build back.

Thank you for allowing E3 the opportunity to provide environmental services to you. If you have questions or require additional information, please contact me at (303) 902-5851

EARTH ENERGY ENVIRONMENT (E3)



Eli Willden
CDPHE Certifications No. 20139
Colorado Consulting Firm No. ACF-21719

Services For:

Omero Mendez
CEO
The Asbestos Company LLC

INVOICE NUMBER	JAN.17.2023 - Goose Creek (Clear)
INVOICE DATE	January 17, 2022
PROPOSAL NUMBER	Verbal
CLAIM NUMBER	N/A
TERMS	Upon Receipt

Item	Work Description	Rate	Total	AMOUNT
1.0	Services at 29555 Goose Creek Road Sedalia, CO 80135			\$750
	January 17, 2023			
	- PCM Air Clearance	FIXED	\$750.00	
			PAY THIS AMOUNT	\$750

DIRECT ALL INQUIRIES TO:
ELI@E3C-USA.com

MAKE ALL CHECKS PAYABLE TO:
Earth Energy Environment

ATTN: ACCOUNTS RECEIVABLE
PO BOX #348
FREDERICK, CO 80530

THANK YOU FOR YOUR BUSINESS!



North Fork Fire Protection District

PO Box 183

Buffalo Creek, CO 80425-0183

Phone: 303-838-2270

Fax: 303-838-0412

September 25, 2024

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

**RE: 29555 GOOSE CREEK ROAD, SEDALIA – PROOF OF FIRE PROTECTION FOR
SPECIAL USE CASE**

To Whom It May Concern,

Lost Valley Ranch is in the process with Jefferson County for approval on a Special Use case to allow their maximum occupancy to increase from 200 people to 250 people. On behalf of the North Fork Fire Protection District, I have the following comments:

1. The property is within the boundaries of the North Fork Fire Protection District. The North Fork Fire Protection District will provide emergency services to this property to the best of their ability.
2. North Fork Fire Protection District does not have any objection to the special use and occupancy increase.
3. North Fork Fire understands that a wildfire mitigation plan will be deferred to be complete in conjunction with the site development plan.
4. These comments are based on currently available information. If plans or conditions change in the future, there may be additional requirements.

Please contact me by email at rrush@elkcreekfire.org if I can be of further assistance.

Sincerely,

Rachel Rush
Fire Marshal
Elk Creek Fire Protection District
Under Contract with North Fork Fire Protection District

**CERTIFICATION OF NOTIFICATION
OF MINERAL ESTATE OWNER**

The applicant must check one of the three following statements, sign and date the form, and attach a list of mineral owners and lessees to whom notice was sent (if applicable).

I/We, Brynhildr Halsten of Galloway & Company on behalf of Lost Valley Ranch
_____, (the "Applicant" or
authorized representative of the Applicant),

by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 29555 Goose Creek Rd, Sedalia, CO

Legal Description (attach as applicable): _____

Case Number 2024 112050 000 00 PA

_____ I /We have searched the records of the Jefferson County Tax Assessor and the Jefferson County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

X I/We certify that, not less than thirty (30) days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

_____ The mineral estate has been severed from the surface estate, and each mineral estate owner and lessee has waived the right to notice as per CRS 24-65.5-103(5).

I hereby further certify that I am the Applicant, or I am authorized by the Applicant to make the representations contained herein and to act as the Applicant's agent for purposes of this Certification of Notification and bind the Applicant to these representations by my signature below.

BRYNHILDR HALSTEN
Applicant or Authorized Representative

2024/09/26
Date

1356 396

APR 11 1961

Filed for record the

day of

A. D. 19

at

o'clock

M.

Reception No.

848458

ROBERT W. NEWTON

RECORDER

This Deed, Made this 4th day of April in the year of our Lord

one thousand nine hundred and sixty-one between RICHARD M. PATTERSON and PHYLLIS PATTERSON of the County of Jefferson and State of Colorado, of the first part, and GOOSE CREEK LAND CORP., a Colorado corporation of the County of El Paso and State of Colorado, of the second part:

Witnesseth, That the said parties of the first part, for and in consideration of the sum of one dollar and other good and valuable considerations to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, its heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Jefferson and State of Colorado, to-wit:

The Northwest Quarter and the Southwest Quarter of Section 16 and the West Half of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 21, all in Township 10 South, Range 71, West of the 6th P.M.; together with all water and water rights and ditch and ditch rights used with and appurtenant to the above property; and also together with all oil, gas, coal and minerals and rights thereto in, on and under the above property, excepting State of Colorado mineral reservations of record reserved in Patent from State of Colorado, and together with all grazing rights and special use permits held by Grantors in the Pike National Forest.

Together With all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and To Hold The said premises above bargained and described, with the appurtenances, unto the said party of the second part, its heirs and assigns forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever except 1961 taxes, due and payable in 1962, and subsequent taxes, and note secured by Trust Deed recorded in Book 1054 at Page 278 of the records of Jefferson County, Colorado, which Grantee assumes and agrees to pay.

and the above bargained premises, in the quiet and peaceable possession of the said party of the second part its heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will Warrant and Forever Defend.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

RICHARD M. PATTERSON

PHYLLIS PATTERSON

STATE OF COLORADO,

County of EL PASO

acknowledged before me this 4th day of

The foregoing instrument was April, 19 61.

by Richard M. Patterson and Phyllis Patterson.

Witness my hand and official seal.

My commission expires Feb 25 1962

Notary Public

*If acting in representative or official capacity, insert name and capacity.

To: Alex Fowlkes
Jefferson County Planning and Zoning
Planner

From: Daniela Gonzalez, Galloway
Cooper Riddell-Brosig, Galloway

Date: September 23, 2024

Re: **Lost Valley Ranch – Sedalia, CO
Traffic Analysis**



INTRODUCTION

This memorandum provides the results of a traffic analysis performed in support of an approximately 480-acre lot for the proposed site improvements of a ranch resort in Sedalia, Colorado. The proposed site development is located off Goose Creek Rd in Pike-San Isabel National Forest. The site location is shown in Figure 1.

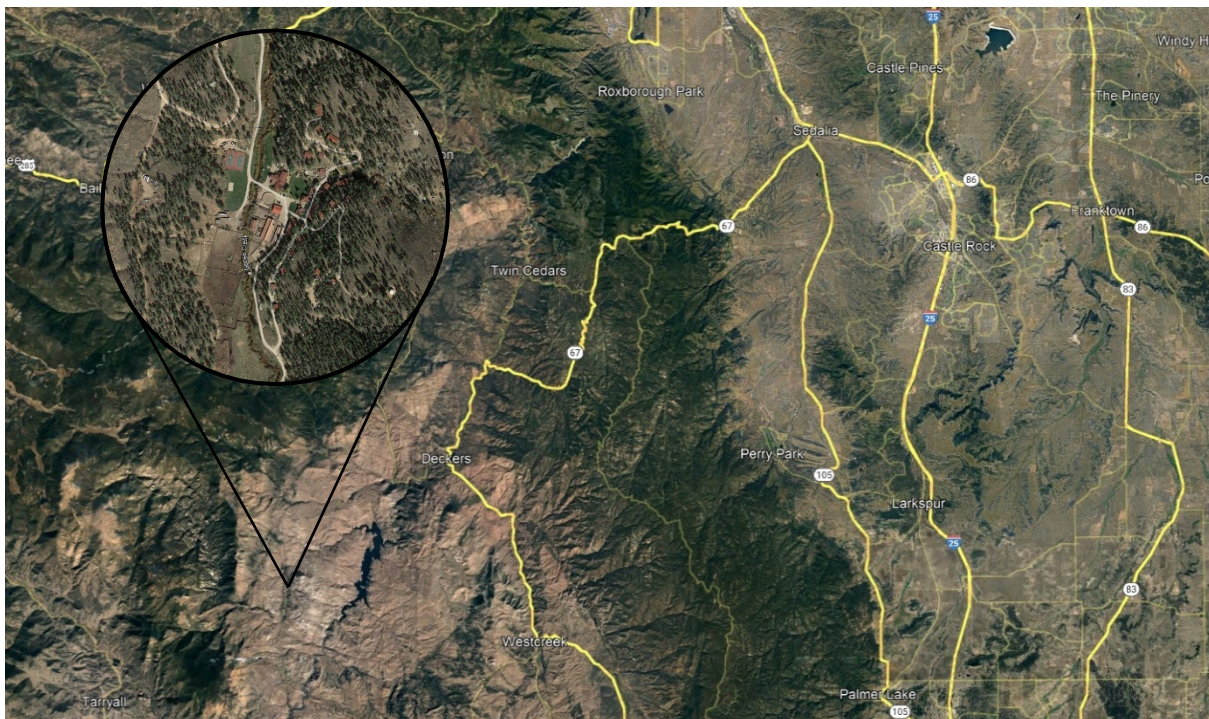


Figure 1 – Lost Valley Ranch Site Location

BACKGROUND

Lost Valley Ranch is currently operational and has 13 one-bedroom cabins, 6 two-bedroom cabins, 5 three-bedroom cabins, accommodation buildings, and many recreational activity areas.

The Applicant, Lost Valley Ranch, proposes to develop additional cabins and housing within the subject site. A full-sized copy of the site plan is provided as Attachment I. The purpose of this analysis is to evaluate the traffic generated by the additional lodging and how it may affect the roadways in the vicinity of the site.

EXISTING CONDITIONS

The proposed site addition/improvement is part of an approximately 480-acre site in Sedalia, CO, with the Jefferson County parcel ID 01-162-00-0001. The site is zoned Agricultural-Two (A-2) and is currently developed with a campground use. Provided below is a description of the existing roadways in the vicinity of the subject site:

Goose Creek Rd: Goose Creek Rd is a dirt road that connects the site to Wigwam Creek Rd to the northeast and turns into Matukat Rd to the southwest.

Wigwam Creek Rd: Wigwam Creek Rd is a dirt road that connects Goose Creek Rd to Deckers Rd. The intersection of Deckers Rd/Wigwam Creek Rd operates under stop control.

Matukat Rd: Matukat Rd is a dirt road that connects Goose Creek Rd to Tarryall Rd. The intersection of Tarryall Rd/Matukat Rd is uncontrolled.

Deckers Rd: Deckers Rd is a two-lane paved road that runs from Buffalo Creek, CO to Deckers, CO. This road connects Wigwam Creek Rd to SH -67. The intersection of Deckers Rd/SH-67 operates under stop control.

Tarryall Rd: Tarryall Rd is a two-lane paved road that connects Matukat Rd to US-24. The intersection of Tarryall Rd/US-24 Rd operates under stop control.

PROPOSED DEVELOPMENT AND TRIP GENERATION

The Applicant is proposing the development of new guest cabins and housing. Trip generation estimates for the weekday AM and PM peak hours, as well as the weekday average daily traffic (ADT), were derived from the standard Institute of Transportation Engineers (ITE) Trip Generation Manual rates/equations, as published in the 11th edition. ITE provides multiple land use codes (LUCs) for lodging/camping type uses. LUC 416: Campground/Recreational Vehicle Park was selected as the most appropriate LUC for the proposed project. It was assumed that 8 cabins would be constructed.

In accordance with these ITE assumptions the proposed use would generate, at build out and full occupancy:

- 3 additional AM weekday peak hour (2 in/1 out),
- 3 additional PM weekday peak hour (1 in/2 out), and
- 30 additional average daily trips.

These additional trips can be seen in Table 1 along with the assumed existing trips.

Table 1

Lost Valley Ranch - Sedalia, CO

Site Trip Generation ⁽¹⁾

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips
				In	Out	Total	In	Out	Total	
<u>Existing</u>										
Campground/Recreational Vehicle Park	416	24	Occupied Campsites	6	2	8	4	6	10	100
<u>Proposed Additions</u>										
Campground/Recreational Vehicle Park	416	8	Occupied Campsites	2	1	3	1	2	3	30
Total Site Trips				8	3	11	5	8	13	130

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

TRIP DISTRIBUTION

There are multiple routes that can be taken to get to and from the site location depending on where the visitors are travelling from. The routes to and from major highways include:

- Goose Creek Rd <-> Wigwam Creek Rd <-> Deckers Rd <-> SH-67
- Goose Creek Rd <-> Wigwam Creek Rd <-> Deckers Rd <-> Pine Valley Rd <-> US-285
- Goose Creek Rd <-> Matukat Rd <-> Tarryall Rd <-> US-24

With the limited number of peak hour and daily trips that the site improvements would introduce to the roadways, it is not expected to cause any adverse effects to the traffic operations in the vicinity of the site.

CONCLUSIONS

The conclusions of this analysis are as follows:

1. The Applicant, Lost Valley Ranch, proposes to construct new cabins and housing within the subject site. A Campground use was assumed to predict the trip generation volumes.
2. The proposed use would generate 3 additional weekday AM peak hour trips, 3 additional weekday PM peak hour trips, and 30 additional average daily trips. This along with the assumed existing trips to the site will generate a total of 11 weekday AM trips, 13 weekday PM trips, and 130 average daily trips to the site of Lost Valley Ranch.
3. Based on the trip generation, the proposed cabins and housing use would not negatively impact the roadways in the vicinity of Lost Valley Ranch. The traffic impacts associated with the proposed use would be adequately accommodated by the constructed road network without the need for additional improvements.

We trust that the information contained herein satisfies the request of Jefferson County. If you have any questions or need further information, please contact Daniela Gonzalez at DanielaGonzalez@GallowayUS.com or 303-770-8884.

Attachment I

Site Plan

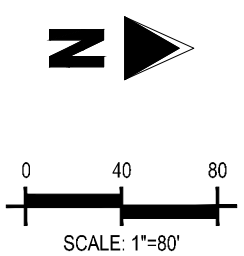


PROPOSED IMPROVEMENTS LEGEND

- FUTURE DEVELOPMENT AREAS
- MAJOR ROADWAY/ACCESS IMPROVEMENTS

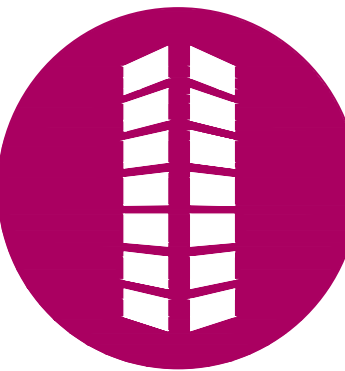
SITE KEY

- ① WASTEWATER TREATMENT FACILITY (TO BE RELOCATED – FUTURE)
- ② MAINTENANCE BUILDING (TO BE RELOCATED – FUTURE TEEN SPACE)
- ③ HORSE ARENA/RODEO (FUTURE EXPANSION)
- ④ ROADWAY ACCESS IMPROVEMENTS (FUTURE)
- ⑤ LODGE (FUTURE EXPANSION)



NOT FOR
CONSTRUCTION

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SPECIAL USE PLAN
LOST VALLEY RANCH
MATUKAT CONSTRUCTION LLC

29555 GOOSE CREEK RD.
SEDALIA, COLORADO 80135

#	Date	Issue / Description	Init.
1			
2			
3			
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13			
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15			
16			
17			
18			
19			
20			

Project No:	MTK000001
Drawn By:	TJR
Checked By:	JAR
Date:	08/05/2024

SITE PLAN

From: Berry, Nathanael - FS, CO <Nathanael.Berry@usda.gov>
Sent: Wednesday, September 25, 2024 12:58 PM
To: Brynhildr Halsten
Subject: RE: [External Email]Lost Valley Ranch 29555 Goose Creek Road

Brynhildr,

Thanks for discussing your project with Lost Valley Ranch. The Forest Service supports working on the Site Development Plan and the Wildfire Hazard Mitigation Plan concurrently. Presently, we cannot comment on the specifics of the project until we see the Site Development Plan and the Wildfire Hazard Mitigation Plan.

We are happy to assist Lost Valley Ranch as a partner and adjacent landowner.

Regards,
Nathan



A handwritten signature in blue ink that reads 'Nathanael Berry'.

Nathanael Berry
Realty Specialist

Forest Service
Pike National Forest,
South Platte Ranger District

c: 720-602-8438 (preferred)

p: 303-275-5645

f: 303-275-5642

Nathanael.Berry@usda.gov

30403 Kings Valley Drive, Suite 2-115
Conifer, CO 80433

www.fs.fed.us



Caring for the land and serving people

From: Brynhildr Halsten <BrynhildrHalsten@GallowayUS.com>
Sent: Monday, September 23, 2024 10:08 AM
To: Berry, Nathanael - FS, CO <Nathanael.Berry@usda.gov>
Subject: RE: [External Email]Lost Valley Ranch 29555 Goose Creek Road

Thank you. Yes. Will send a Teams invite for 1230

Sincerely,



Brynhildr Halsten PLA, ASLA (she/her)
DEVELOPMENT SERVICES PROJECT MANAGER

1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920
O 719.900.7220
BrynhildrHalsten@GallowayUS.com

GallowayUS.com

From: Berry, Nathanael - FS, CO <Nathanael.Berry@usda.gov>
Sent: Monday, September 23, 2024 10:03 AM
To: Brynhildr Halsten <BrynhildrHalsten@GallowayUS.com>
Subject: RE: [External Email]Lost Valley Ranch 29555 Goose Creek Road

Brynhildr,

Do you have availability on Wednesday? I'm free for a phone or Teams meeting after 1100.

Regards,
Nathan



A handwritten signature in blue ink that reads "Nathanael Berry".

Nathanael Berry
Realty Specialist

Forest Service
Pike National Forest,
South Platte Ranger District

c: 720-602-8438 (preferred)
p: 303-275-5645
f: 303-275-5642

Nathanael.Berry@usda.gov

30403 Kings Valley Drive, Suite 2-115
Conifer, CO 80433

www.fs.fed.us



Caring for the land and serving people

From: Brynhildr Halsten <BrynhildrHalsten@GallowayUS.com>
Sent: Thursday, September 19, 2024 10:27 AM
To: Berry, Nathanael - FS, CO <Nathanael.Berry@usda.gov>
Subject: [External Email]Lost Valley Ranch 29555 Goose Creek Road

You don't often get email from brynhildrhalsten@gallowayus.com. [Learn why this is important](#)

[External Email]

If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;
Use caution before clicking links or opening attachments.
Please send any concerns or suspicious messages to: Spam.Abuse@usda.gov

Hello Mr. Berry,

Following up on the voicemail. Would you be available for a quick call or meeting regarding Lost Valley Ranch? The privately owned parcel / working ranch / resort ranch is located just north east of the Goose Creek Campground in the Pike San Isabel National Forest.

Per discussions with Jefferson County, they would prefer that Galloway and Lost Valley Ranch notify the Forest Service of the project and confirm the Forest Service has no issue with the preparation of the Wildfire Hazard Mitigation Plan for the property during the Site Development Process rather than the Special Use.

Sincerely,



Brynhildr Halsten PLA, ASLA (she/her)
DEVELOPMENT SERVICES PROJECT MANAGER

1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920

☎ 719.900.7220

BrynhildrHalsten@GallowayUS.com

GallowayUS.com

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March 18, 2024

Jefferson County Public Health
645 Parfet Street
Lakewood, CO 80215

RE: Lost Valley Ranch Wastewater Treatment Capacity - Bunkhouses #1 and #2

To whom it may concern:

Lost Valley Ranch (LVR) has a centralized wastewater treatment facility (WWTF) that operates under Colorado Department of Public Health and Environment (CDPHE) discharge permit certification COG588122. The permitted hydraulic capacity of the existing facility is 15,000 gallons per day (gpd). LVR submits monthly discharge monitoring reports (DMRs) to CDPHE that document loading into its WWTF. Between 2022-2023, maximum month hydraulic loading into the facility has averaged less than 10,000 gpd.

On a per person basis, (i.e. gallons per person per day) a value of 62 gpd has been estimated for Lost Valley Ranch. This compares to Jefferson County OWTS regulations Table A-1 which estimates daily wastewater flow for both hotels and multiple-family dwellings or apartments at 75 gpd. Based on its rated capacity of 15,000 gallons per day, the LVR WWTF can support the following number of persons depending on the assumed user characteristic:

Assumed User Characteristic	WWTF Capacity = 15,000 GPD
62 gallons per person per day	241 persons
75 gallons per person per day/room ²	200 person/rooms

The remaining capacity in the LVR WWTF was confirmed in an email from the CDPHE Engineering Section dated October 23, 2023. In this email it is noted that the maximum monthly average daily flows in 2022 and 2023 were 9,935 gpd and 9,106 gpd, respectively. Ultimately, it is the responsibility of the owner to ensure compliance with its permit. It is understood that proposed 'Bunkhouse #1' and 'Bunkhouse #2' will not increase the maximum allowed population on the property, and the proposed project does not forecast a significant change in water demand. Therefore, the remaining capacity in the LVR WWTF, can reasonably be expected to support the proposed project.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

James Starnes, PE
Project Manager

James.Starnes@respec.com

office: 719.402.0016

cell: 517.4496710





Colorado Department
of Public Health
and Environment

**CERTIFICATION TO DISCHARGE UNDER CDPS GENERAL PERMIT COG588000
DOMESTIC WASTEWATER TREATMENT FACILITIES DISCHARGING
TO RECEIVING WATERS WITH
A CHRONIC LOW FLOW: DESIGN FLOW RATIO OF 100:1 OR GREATER
AND NOT DISCHARGING TO WATERS THAT ARE DESIGNATED
AS THREATENED AND ENDANGERED HABITAT**

Certification Number: **COG588122**

This Certification to Discharge specifically authorizes:

Lost Valley Ranch Corp

to discharge from the facility identified as

Lost Valley Ranch

to: Goose Creek

Eligibility Category: **Mechanical Facilities With Design Flows Of Less Than Or Equal To 0.25 MGD**

Facility Address:	29555 Goose Creek Rd, Sedalia, CO, 80135 Jefferson County
Facility Latitude/Longitude:	39.22663 Latitude - -105.29631 Longitude
Permitted Features:	
Permitted Feature 001A External Outfall	39.181133 Latitude -105.342739 Longitude following the chlorination and the sand filter and prior to entering the receiving waters
Permitted Feature 300I Influent Sampling Location	39.181197 Latitude -105.342569 Longitude - at a representative location prior to chemical, physical, or biological treatment

Permit Limitations and Monitoring Requirements apply consistent with the Permit Part I.B and Part I.C.

The specific requirements that apply to this facility are outlined below.

Mechanical Facilities With Design Flows Of Less Than Or Equal To 0.25 MGD

Permitted Feature ID: 300I

Permitted Feature Type: Influent Structure

Limit Set: 1

ICIS Code	Parameter	Influent Monitoring			Monitoring Frequency	Sample Type
		30-Day Avg.	7-Day Avg.	Daily Max.		
50050G	Flow, MGD	Report		Report	Continuous ¹	Recorder ¹
00180P	Facility Capacity (% of Hydraulic Capacity) ²	Report			Monthly	Calculated ²
00310G	BOD ₅ , mg/l	Report	Report		Monthly	Composite
00310G	BOD ₅ , lbs/day	Report	Report		Monthly	Calculated
00180Q	Facility Capacity (% of Organic Capacity) ²	Report			Monthly	Calculated ²
00530G	Total Suspended Solids, mg/l	Report	Report		Monthly	Composite

* TDS measurements only required when the discharge is in the Colorado River Basin. Samples are to be of the raw water supply. If more than one source is being utilized, a composite sample proportioned to flow shall be prepared from individual grab samples.

- 1 The monitoring frequency and sample type for effluent flow is specified in the certification and is fully enforceable under this permit. Mechanical type treatment facilities are required to have either influent or effluent flow measuring and recording devices. If only one device is applicable, then that device will be used to report both influent and effluent flow. However, where these devices are not in place at the time of certification, the permittee has one year from the end of the calendar month that certification was given to install the required equipment. Where such equipment is in place, the frequency and type of flow monitoring will be "Continuous" and "Recorder", respectively. Where such equipment is not in place, the frequency and type of flow monitoring, during the interim period, will be specified in the certification. For certain facilities, the use of a metered pumping rate or potable water use or may be allowed. In these cases, the monitoring frequency and sample type will be determined and specified in the certification.
- 2 The % capacity is to be reported against the listed capacities for the hydraulic capacity and for the organic capacities as noted in the Site Approval and as listed in the certification. The percentage should be calculated using the 30-day average values divided by the corresponding capacity, times 100.

Permitted Feature ID: 001A
 Permitted Feature Type: External Outfall
 Limit Set: 1

ICIS Code	Parameter	Discharge Limitation			Sampling	
		30-day Avg.	7-day Avg.	Daily Max	Frequency	Type
50050	Flow, MGD	0.015 ¹		Report	Continuous ³	Recorder ³
00310	BOD ₅ , mg/l ²	30 ²	45 ²		Monthly	Composite
81010	BOD ₅ , percent removal	85% (min)			Monthly	Calculated
00530	Total Suspended Solids, mg/l	30	45		Monthly	Composite
81011	TSS, percent removal	85% (min)			Monthly	Calculated
50060	Total Residual Chlorine, mg/l			0.5	Weekly	Grab
00400	pH, s.u.			6.0-9.0	Weekly	Grab
84066	Oil and Grease, mg/l			Report	Weekly	Visual
03582	Oil and Grease, mg/l			10	Contingent	Grab
51040	<i>E. coli</i> , no/100 ml	2,000		4,000	Monthly	Grab
00610	Total Ammonia, mg/l as N	50		50	Monthly	Composite

- 1 The 30-day average effluent limitation for flow is identified in the certification, is based on the hydraulic capacity of the facility as outlined in the most recent site approval, and is enforceable under this permit.
- 2 Limitations for 5-day Carbonaceous Biochemical Oxygen Demand (CBOD₅) of 25 mg/l (30-day average) and 40 mg/l (maximum 7-day average) may be substituted for the limits for BOD₅ as identified in the certification.
- 3 The monitoring frequency and sample type for effluent flow is specified in the certification and is fully enforceable under this permit. Mechanical type treatment facilities are required to have either influent or effluent flow measuring and recording devices. If only one device is applicable, then that device will be used to report both influent and effluent flow. However, where these devices are not in place at the time of certification, the permittee has one year from the end of the calendar month that certification was given to install the required equipment. Where such equipment is in place, the frequency and type of flow monitoring will be "Continuous" and "Recorder", respectively. Where such equipment is not in place, the frequency and type of flow monitoring, during the interim period, will be specified in the certification. For certain facilities, the use of a metered pumping rate or potable water use or may be allowed. In these cases, the monitoring frequency and sample type will be determined and specified in the certification.

Compliance Schedule Item

Code	Event	Description	Due Date
43699	Facility Evaluation Plan	Investigate and submit conclusive information to the Division on the correct Site Approval of the current hydraulic and organic loading for the WWTF. Document either that Site Approval has been previously obtained from the Engineering Section of the Division for the current permitted hydraulic and organic loading, or that the WWTF has been exempted from the need of Site Approval by the Engineering Section of the Division.	01/01/14
06599	Hire Consultant/ Professional Engineer	Submit a letter of notification to the Division that a Colorado licensed engineering consultant has been obtained and is working on obtaining appropriate Site Approval for the WWTF from the Engineering Section of the Division. <u>Unless the correct site approval has been provided to the Division as requested in compliance schedule item (43699) #1 above.</u>	07/01/2014
CS019	Complete Site Approval	Submit a letter of notification to the Division that appropriate Site Approval for the WWTF has been obtained from the Engineering Section of the Division. <u>Unless the correct site approval has been provided to the Division as requested in compliance schedule item (43699) #1 above.</u>	07/01/2015

Certification issued 5/30/2013 Effective 6/1/2013 Certification Expires: 5/31/2018

This certification under the permit requires that specific actions be performed at designated times. The certification holder is legally obligated to comply with all terms and conditions of the permit.

Signed,



Eric Oppelt
 Assessment Based Permits Unit
 Water Quality Control Division



COLORADO
**Department of Public
Health & Environment**

Dedicated to protecting and improving the health and environment of the people of Colorado

Tony Warnock, Permittee Contact
Lost Valley Ranch Corp
29555 Goose Creek Rd
Sedalia, CO 80135

TO: Lost Valley Ranch Corp
FROM: WQCD Permits Section 303-692-3517
DATE: 7/11/2017

RE: WQCD CDPS Permit Renewal application for COG588000-Domestic (wastewater treatment plants with chronic low flow: design flow ratio) discharge 100 to 1 dilution
Certification number COG588122

The Water Quality Control Division received an application from Lost Valley Ranch Corp for COG588122 permit renewal on 12:00:00 AM. The application requests discharge authorization for Lost Valley Ranch located at 29555 Goose Creek Rd Sedalia Facility SIC 7032.

The application has been reviewed and is considered complete for the purposes of filing. The Division has not verified all of the information contained in your application and has relied upon your signed certification to determine that the information is true, accurate, and complete. No permit has been issued at this time.

In the event that the Division does not issue a renewal permit in advance of the permit expiration date, the expired permit shall be administratively extended and continue in force to the effective date of the new permit.

This is official notice that your permit is eligible for administrative extension and shall become administratively extended on the date following your permit expiration (5/31/2018). The permits duration may be extended only through administrative extensions and not through interim modifications.

The application will undergo a technical review once it is assigned to a permit writer. At that time the Division will contact you to inform you that permit renewal process has started and may request additional information in order to further evaluate the technical information included in your application and evaluate the discharge.

We have the following contacts on file, if any of this information changes from the date your application was submitted until we issue your permit, please send a revised application/change of contacts form

Permittee Contact the person authorized to sign and certify the permit application. This person receives all permit correspondences *[Including invoice; is contacted for any questions relating to the facility; and receives DMRs as appropriate]* and is the person responsible for ensuring compliance with the permit

Tony Warnock, Permittee Contact
Lost Valley Ranch Corp
29555 Goose Creek Rd
Sedalia, CO 80135
Phone number: 719-647-2311
Email: tonyw@lostvalleyranch.com

Facility Contact *(contacted for general inquiries regarding the facility):*

Tony Warnock, Facility Contact
Lost Valley Ranch Corp
29555 Goose Creek Rd
Sedalia, CO 80135
Phone number: 719-647-2311



Email: tonyw@lostvalleyranch.com

Billing Contact (*receives the invoice pertaining to the permit certification*):

Tony Warnock, Billing Contact
Lost Valley Ranch Corp
29555 Goose Creek Rd
Sedalia, CO 80135
Phone number: 719-647-2311
Email: tonyw@lostvalleyranch.com

DMR Contact:

Tony Warnock, DMR Contact
Lost Valley Ranch Corp
29555 Goose Creek Rd
Sedalia, CO 80135
Phone number: 719-647-2311
Email: tonyw@lostvalleyranch.com

If you have any questions, feel free to contact the Permits Section and refer to the permit number COG588122. We have detailed email and telephone contact information available on the Division website at the "[Division Contacts](#)". You may also contact us by calling the permits line at 303-692-3517.





PHASE I DRAINAGE REPORT

LOST VALLEY RANCH
29555 Goose Creek Road
Sedalia, Colorado

PREPARED FOR:
Matukat Construction
4775 Centennial Blvd. Suite 130
Colorado Springs, CO 80919

PREPARED BY:
Galloway & Company, Inc.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
ATTN: Matthew Pepin, PE

DATE:
August 16, 2024

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Appendices:

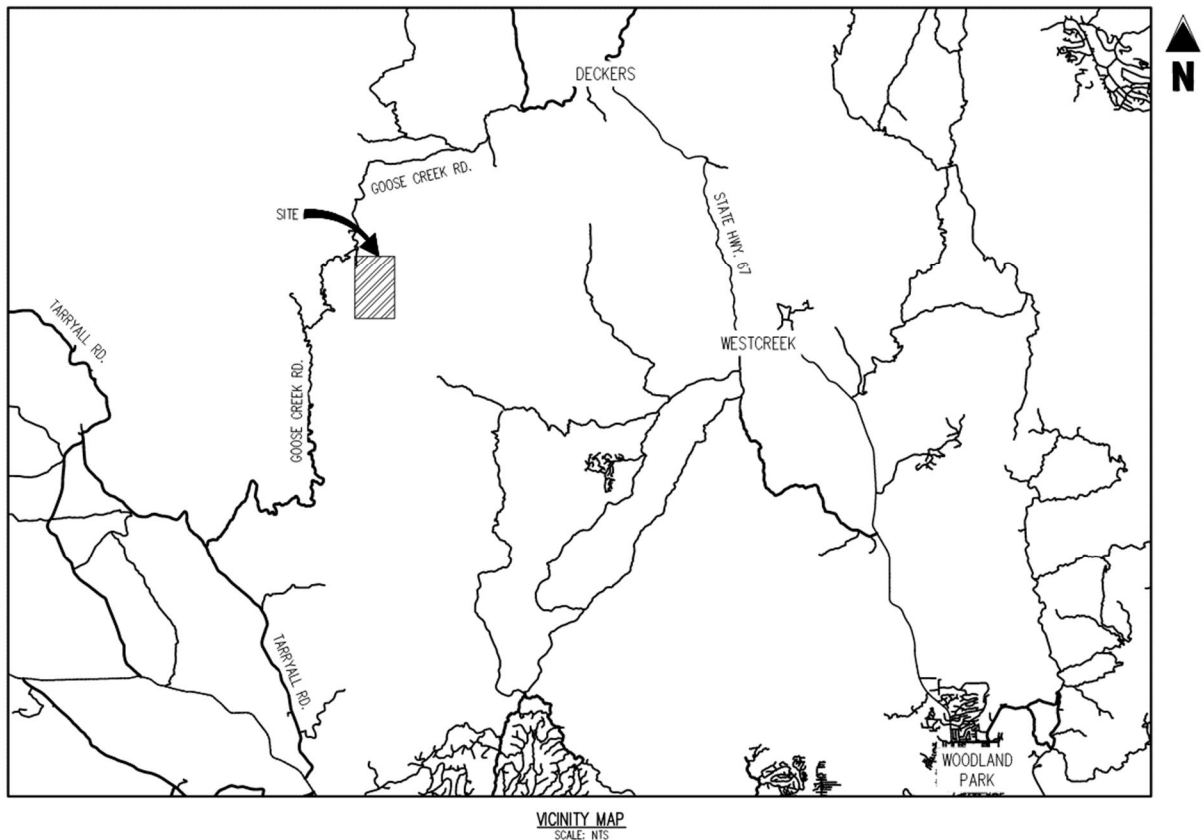
- A. Exhibits and Figures
- B. Hydrologic Computations
- C. Drainage Map

I. GENERAL LOCATION AND DESCRIPTION

LOCATION

Lost Valley Ranch - referred to herein as the 'site', 'project site' or 'LVR' - is generally located 19.3 miles south of US Highway 285 and 9.4 miles east of State Highway 67 (SH 67). The project site is bordered by Pike National Forest. The project site is part of the Northwest and Southwest of Section 16 and the Northwest and northwest corner of Southwest of Section 21, T. 10 N., R. 71 W. of the 6th P.M., Jefferson County, State of Colorado. The property is bisected by Goose Creek drainageway. See figure below for property Vicinity Map and Appendix A.

Figure 1. Vicinity Map



DESCRIPTION OF PROPERTY

The project site covers ±480 acres. The site is partially developed and functions as an operating dude ranch. This includes access roads, private buildings and cabins, lodge, maintenance buildings, and an existing detention facility. The site has native grasses and vegetation similar to the mountain terrain surrounding the site.

The Goose Creek runs through the Pike-San Isabel National Forest and continues through the Site. The Goose Creek study reach is approximately 5 miles upstream of the creek's confluence with Cheeseman Lake.

There are no major irrigation facilities located on site.

The site will be adding additional buildings to the development and provide access roads and bridge crossings.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM number 08059C0650F), effective February 5, 2014, the site lies outside of the 100- and 500-year floodplain and is located in Zone D. A copy of the FIRM map is included for reference in Appendix A.

II. DRAINAGE BASINS AND SUB-BASINS

MAJOR BASIN DESCRIPTION

There is no existing drainage study for the drainage area where the site is located. The site is within the tributary area of Goose Creek, which passes through the site. Based on ariel photos of the tributary area, the ground cover of the basin consists of native grasses, mountain rock cover, and loose gravel and sands. The majority of the work on the site is located in the valley of the drainage basin where the terrain becomes flatter compared to the majority of the basin. The majority of the flows are carried through natural drainage ways until eventually outfalling into Goose Creek.

SUB-BASIN DESCRIPTION

The site conveys drainage through the site via overland flow and through roadside swales. The majority of the site is sized for smaller storm events for conveyance and greater storms will overtop the swales and flow naturally to Goose Creek. An existing drainage facility is located in the north east corner of the developed portion of the site. There are no existing drainage studies or construction drawings for the design of this pond. It lies within the drainage way of a portion of a basin that would convey flow through the site. The pond acts as a flood control and has a controlled release from an overflow spillway.

III. DRAINAGE FACILITY DESIGN

GENERAL CONCEPT

The site will be adding new buildings and access roads within the basins as shown on the provided basin map. These newly installed buildings will provide water quality treatment via grass buffers from the roof drains. After having treatment, drainage conveyance to Goose Creek will be achieved by either storm sewer or via above ground means such as swales. The overall drainage pattern of the site will not change.

There is no anticipated onsite detention that will be required. The total increase of imperviousness for the site in totality will be 3.6% from 3.3%.

Additional analysis of Goose Creek will occur for the effects of the placement of the newly constructed bridges. These bridges will be sized to pass a 10-year storm event with 1' of freeboard per Jefferson County Transportation Standards. This hydraulic analysis will include determination of the 100-year floodplain and 10-year floodplain. Any scour armoring of the Creek will be determined once a full analysis is completed. In order to begin any work within Goose Creek limits, a Floodplain Development Permit will be required and approved by Jefferson County.

There is an anticipated wastewater treatment facility located on-site that will be located in Goose Creek floodplain. The finished floor elevation of the facility will be three feet above the 100-year floodplain in that area as this is considered a critical facility per Jefferson County Zoning regulations.

IV. CONCLUSIONS

SUMMARY OF CONCEPTS

With the continued development of Lost Valley Ranch which includes newly constructed buildings, access roads, and bridges, existing drainage patterns shall remain. All new buildings will provide water quality before runoff is directed to Goose Creek. Runoff will be conveyed via proposed storm sewer pipe or swales. Any work within Goose Creek for bridge structures will undergo hydraulic analysis to confirm no adverse impacts to the Creek and determine limits of the 100-year floodplain

COMPLIANCE WITH STANDARDS

The design presented in this Phase I Drainage Report for Lost Valley Ranch has been prepared in accordance with the design standards and guidelines presented in STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA, Jefferson County, Colorado, Revised December 17, 2019.

VARIANCES

No variance(s) requested at this time.

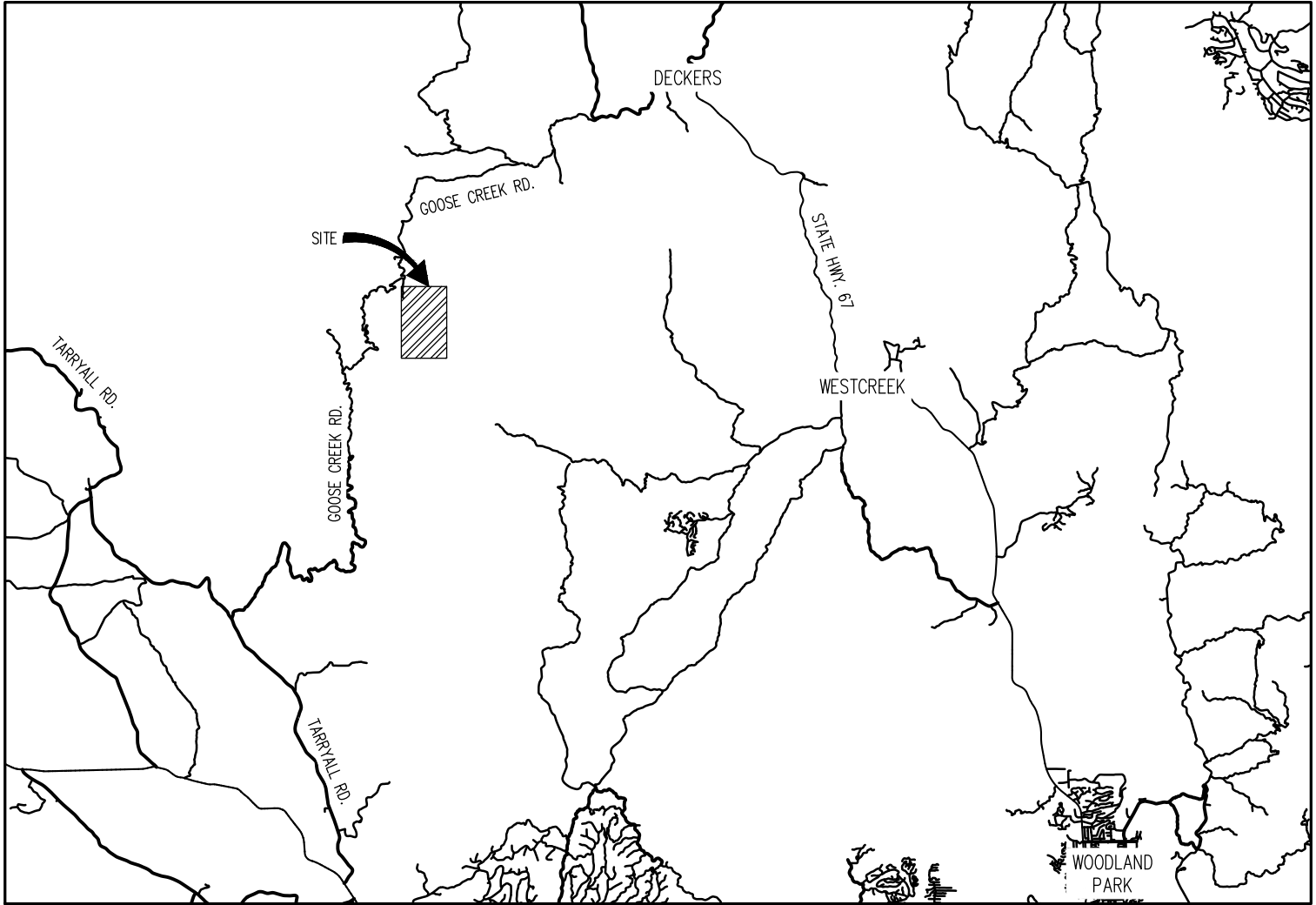
V. REFERENCES

1. Storm Drainage Design & Technical Criteria, Jefferson County Colorado Planning and Zoning Division, December 17, 2019 (with current revisions).
2. Urban Storm Drainage Criteria Manual, Urban Drainage and Flood Control District, January 2016 (with current revisions).
3. Flood Insurance Rate Map – Jefferson County, Colorado and Incorporated Areas Community Panel No. 08059C0650F, Effective February 5, 2014.

VI. Appendices

APPENDIX A

Exhibits and Figures

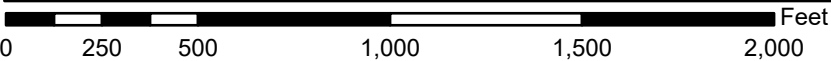


VICINITY MAP
SCALE: NTS

National Flood Hazard Layer FIRMette



105°20'52"W 39°11'9"N



105°20'15"W 39°10'41"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/13/2024 at 3:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



NOAA Atlas 14, Volume 8, Version 2
Location name: Sedalia, Colorado, USA*
Latitude: 39.182°, Longitude: -105.342°
Elevation: 7530 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aeriels](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.69 (2.17-3.37)	3.17 (2.54-3.96)	4.10 (3.29-5.16)	5.03 (4.01-6.37)	6.54 (5.11-8.94)	7.87 (5.94-10.9)	9.37 (6.78-13.4)	11.1 (7.61-16.3)	13.5 (8.88-20.6)	15.6 (9.85-23.8)
10-min	1.97 (1.59-2.47)	2.32 (1.87-2.90)	3.00 (2.41-3.78)	3.68 (2.93-4.66)	4.79 (3.74-6.55)	5.77 (4.36-7.97)	6.86 (4.97-9.78)	8.09 (5.57-11.9)	9.89 (6.50-15.1)	11.4 (7.21-17.4)
15-min	1.60 (1.29-2.00)	1.88 (1.52-2.36)	2.44 (1.96-3.07)	3.00 (2.39-3.79)	3.89 (3.04-5.32)	4.69 (3.54-6.48)	5.58 (4.04-7.95)	6.58 (4.53-9.69)	8.04 (5.29-12.2)	9.26 (5.86-14.2)
30-min	1.07 (0.866-1.34)	1.26 (1.01-1.58)	1.62 (1.30-2.04)	1.99 (1.58-2.52)	2.58 (2.02-3.53)	3.11 (2.35-4.30)	3.71 (2.68-5.28)	4.37 (3.01-6.44)	5.35 (3.52-8.15)	6.17 (3.90-9.44)
60-min	0.658 (0.530-0.823)	0.770 (0.620-0.965)	0.992 (0.796-1.25)	1.21 (0.966-1.53)	1.57 (1.23-2.14)	1.89 (1.42-2.60)	2.24 (1.62-3.19)	2.64 (1.82-3.88)	3.22 (2.12-4.90)	3.70 (2.34-5.67)
2-hr	0.389 (0.317-0.481)	0.455 (0.371-0.564)	0.585 (0.475-0.728)	0.714 (0.576-0.893)	0.923 (0.729-1.24)	1.11 (0.845-1.51)	1.31 (0.961-1.84)	1.54 (1.08-2.24)	1.88 (1.25-2.82)	2.16 (1.38-3.26)
3-hr	0.283 (0.232-0.347)	0.330 (0.271-0.406)	0.423 (0.345-0.522)	0.513 (0.416-0.637)	0.659 (0.523-0.880)	0.787 (0.604-1.06)	0.930 (0.684-1.30)	1.09 (0.763-1.57)	1.32 (0.885-1.97)	1.52 (0.977-2.27)
6-hr	0.170 (0.141-0.206)	0.196 (0.162-0.238)	0.246 (0.203-0.300)	0.295 (0.242-0.361)	0.372 (0.298-0.488)	0.440 (0.341-0.584)	0.514 (0.382-0.705)	0.597 (0.423-0.847)	0.718 (0.485-1.05)	0.818 (0.533-1.21)
12-hr	0.104 (0.088-0.125)	0.119 (0.099-0.142)	0.145 (0.121-0.175)	0.171 (0.142-0.207)	0.211 (0.170-0.272)	0.245 (0.192-0.321)	0.284 (0.213-0.382)	0.326 (0.233-0.455)	0.387 (0.264-0.558)	0.438 (0.288-0.636)
24-hr	0.063 (0.054-0.075)	0.072 (0.061-0.085)	0.088 (0.074-0.104)	0.102 (0.086-0.122)	0.124 (0.101-0.157)	0.143 (0.113-0.184)	0.163 (0.124-0.216)	0.185 (0.133-0.253)	0.216 (0.149-0.306)	0.241 (0.161-0.346)
2-day	0.037 (0.032-0.043)	0.043 (0.037-0.050)	0.053 (0.045-0.062)	0.062 (0.052-0.073)	0.074 (0.061-0.092)	0.085 (0.068-0.107)	0.096 (0.073-0.125)	0.108 (0.078-0.145)	0.124 (0.086-0.172)	0.137 (0.092-0.193)
3-day	0.027 (0.024-0.032)	0.031 (0.027-0.037)	0.039 (0.033-0.045)	0.045 (0.038-0.053)	0.054 (0.045-0.067)	0.062 (0.050-0.077)	0.070 (0.054-0.090)	0.078 (0.057-0.104)	0.090 (0.063-0.124)	0.099 (0.067-0.138)
4-day	0.022 (0.019-0.026)	0.025 (0.022-0.029)	0.031 (0.027-0.036)	0.036 (0.031-0.042)	0.043 (0.036-0.053)	0.049 (0.040-0.061)	0.056 (0.043-0.071)	0.062 (0.046-0.083)	0.072 (0.050-0.098)	0.079 (0.054-0.110)
7-day	0.015 (0.013-0.017)	0.017 (0.015-0.020)	0.021 (0.018-0.024)	0.024 (0.021-0.028)	0.029 (0.024-0.035)	0.033 (0.027-0.040)	0.037 (0.029-0.047)	0.041 (0.030-0.054)	0.047 (0.033-0.064)	0.052 (0.035-0.071)
10-day	0.012 (0.011-0.014)	0.014 (0.012-0.016)	0.017 (0.015-0.019)	0.019 (0.017-0.022)	0.023 (0.019-0.027)	0.026 (0.021-0.031)	0.029 (0.022-0.036)	0.032 (0.024-0.041)	0.036 (0.026-0.049)	0.040 (0.027-0.054)
20-day	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.012)	0.012 (0.011-0.014)	0.014 (0.012-0.017)	0.016 (0.013-0.019)	0.018 (0.014-0.022)	0.019 (0.015-0.025)	0.022 (0.016-0.029)	0.024 (0.017-0.032)
30-day	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.011 (0.009-0.013)	0.012 (0.010-0.015)	0.013 (0.011-0.017)	0.015 (0.011-0.019)	0.017 (0.012-0.022)	0.018 (0.012-0.024)
45-day	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.009 (0.007-0.010)	0.010 (0.008-0.011)	0.010 (0.008-0.013)	0.011 (0.009-0.014)	0.012 (0.009-0.016)	0.013 (0.009-0.018)
60-day	0.004 (0.004-0.005)	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.007-0.011)	0.009 (0.007-0.012)	0.010 (0.007-0.013)	0.011 (0.008-0.014)

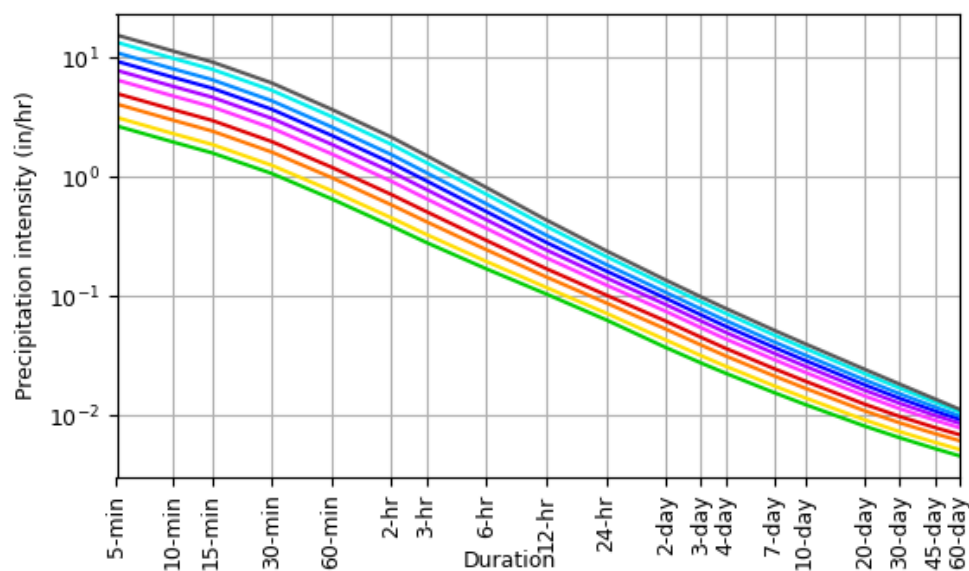
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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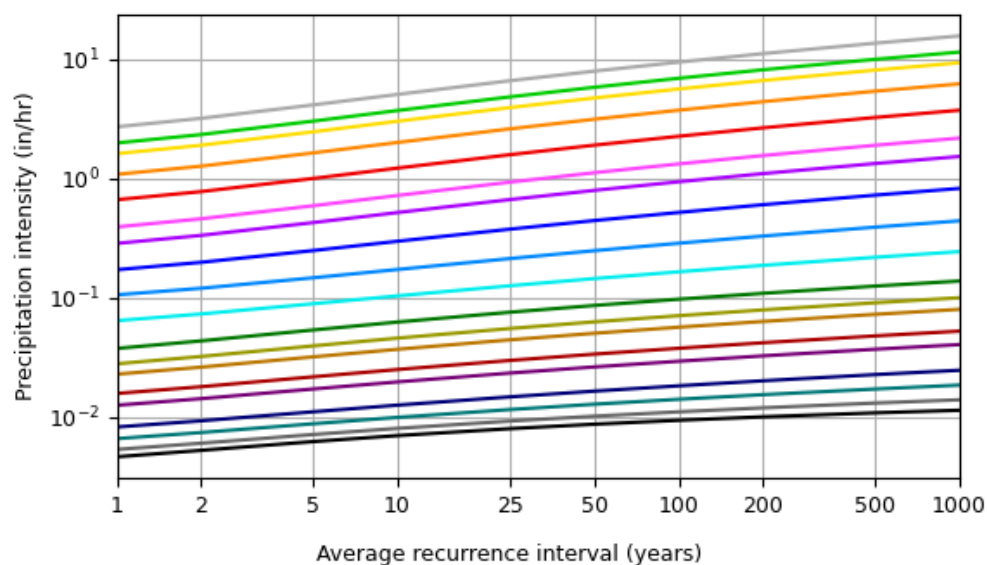
PF graphical

PDS-based intensity-duration-frequency (IDF) curves

Latitude: 39.1820°, Longitude: -105.3420°



Average recurrence interval (years)
1
2
5
10
25
50
100
200
500
1000

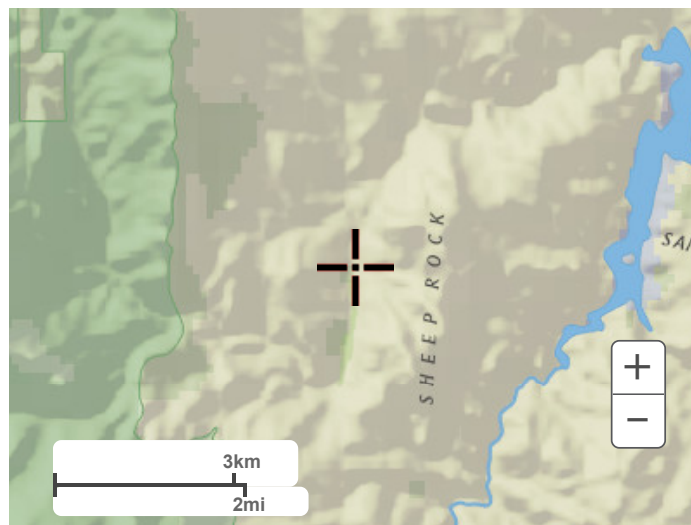


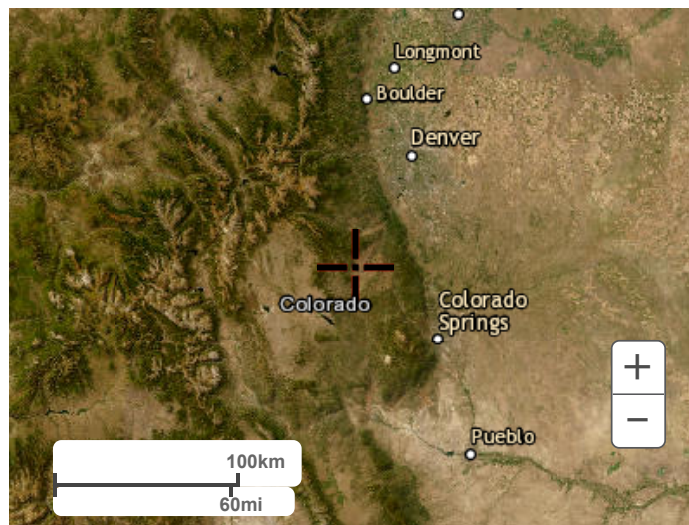
Duration
5-min
10-min
15-min
30-min
60-min
2-hr
3-hr
6-hr
12-hr
24-hr
2-day
3-day
4-day
7-day
10-day
20-day
30-day
45-day
60-day

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**Large scale terrain****Large scale map****Large scale aerial**



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Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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APPENDIX B

Hydrologic Computations

COMPOSITE % IMPERVIOUS CALCULATIONS

Subdivision: _____
Location: User Defined

Project Name: Lost Valley Ranch
Project No.: MTK01
Calculated By: DH
Checked By: MJP
Date: 8/13/24

Basin ID	Total Area (ac)	Gravel			Lawns			Roofs & Concrete			Basins Total Weighted % Imp.
		% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	
Existing											
H1	480.00	60	8.19	1.00	2	470.12	2.00	90	1.69	0.30	3.3
Proposed											
PH1	480.00	60	9.01	1.10	2	468.26	2.00	90	2.73	0.50	3.6

COMPOSITE % IMPERVIOUS CALCULATIONS

Subdivision:

Location:

CO, Douglas County - Zone 1

Project Name:

Project No.:

Calculated By:

Checked By:

Date:

Lost Valley Ranch

DSH

MJP

8/14/24

Basin ID	Total Area (ac)	Gravel			Lawns			Detention Pond			Roofs			Basins Total Weighted % Imp.
		% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	% Imp.	Area (ac)	Weighted % Imp.	
B1	42.71	60	0.00	0.0	5	42.71	5.0	100.0	0.2	0.5	95	0.00	0.00	5.5
B2	21.10	60	0.34	1.0	5	21.10	5.0	100.0	0.0	0.0	95	0.00	0.00	6.0
B3	5.88	60	0.53	5.4	5	5.88	5.0	100.0	0.0	0.0	95	0.00	0.00	10.4
B4	15.00	60	1.02	4.1	5	15.00	5.0	100.0	0.0	0.0	95	1.15	7.30	16.4
B5	6.59	60	0.72	6.5	5	6.59	5.0	100.0	0.0	0.0	95	0.65	9.40	20.9
B6	19.51	60	0.00	0.0	5	19.51	5.0	100.0	0.0	0.0	95	0.00	0.00	5.0
B7	5.48	60	0.60	6.6	5	5.48	5.0	100.0	0.0	0.0	95	0.15	2.70	14.3
B8	10.21	60	0.48	2.8	5	10.21	5.0	100.0	0.0	0.0	95	0.00	0.00	7.8

STANDARD FORM SF-2
TIME OF CONCENTRATION

Subdivision: _____
Location: CO, Douglas County - Zone 1

Project Name: Lost Valley Ranch
Project No.: _____
Calculated By: DSH
Checked By: MJP
Date: 8/14/24

SUB-BASIN						INITIAL/OVERLAND (Sheet Flow)			Shallow Concentrated Flows					Tc CHECK			FINAL
DATA						(T _i)			(T _t)					(URBANIZED BASINS)			
BASIN ID	D.A. (AC)	Hydrologic Soils Group	Impervious (%)	C ₁₀₀	C ₅	L (FT)	S (%)	T _i (MIN)	L (FT)	S (%)	C _v	VEL. (FPS)	T _t (MIN)	COMP. T _c (MIN)	TOTAL LENGTH (FT)	Urbanized T _c (MIN)	
B1	42.71	B	5.5	0.45	0.04	1400	33.0	22.7	200	9.0	7.0	2.1	1.6	24.2	1600.0	18.9	18.9
B2	21.10	B	6.0	0.45	0.04	1270	33.0	21.6	490	15.0	7.0	2.7	3.0	24.6	1760.0	19.8	19.8
B3	5.88	B	10.4	0.47	0.07	650	33.0	15.0	250	27.0	7.0	3.6	1.1	16.2	900.0	15.0	15.0
B4	15.00	B	16.4	0.50	0.12	1650	33.0	22.7	530	10.0	7.0	2.2	4.0	26.7	2180.0	22.1	22.1
B5	6.59	B	20.9	0.52	0.16	600	19.0	15.8						15.8	600.0	13.3	13.3
B6	19.51	B	5.0	0.45	0.03	320	33.0	10.9	410	13.0	7.0	2.5	2.7	13.6	730.0	14.1	13.6
B7	5.48	B	14.3	0.49	0.10	800	33.0	16.2						16.2	800.0	14.4	14.4
B8	10.21	B	7.8	0.46	0.05	410	33.0	12.1	670	20.0	7.0	3.1	3.6	15.7	1080.0	16.0	15.7

NOTES:

$T_i = (0.395 * (1.1 - C_s) * (L)^{0.5}) / ((S)^{0.33})$, S in ft/ft

$T_t = L / 60V$ (Velocity From Fig. 501)

Velocity $V = C_v * S^{0.5}$, S in ft/ft

Tc Check = $10 + L / 180$

For Urbanized basins a minimum T_c of 5.0 minutes is required.

For non-urbanized basins a minimum T_c of 10.0 minutes is required

STANDARD FORM SF-3
STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

Subdivision: _____
Location: CO, Douglas County - Zone 1
Design Storm: 5-Year _____

Project Name: Lost Valley Ranch
Project No.: _____
Calculated By: DSH
Checked By: MJP
Date: 8/14/24

STREET	Design Point	DIRECT RUNOFF							TOTAL RUNOFF				STREET		PIPE			TRAVEL TIME			REMARKS
		Basin ID	Area (Ac)	Runoff Coeff.	Tc (min)	C*A (Ac)	I (in/hr)	Q (cfs)	Tc (min)	C*A (Ac)	I (in/hr)	Q (cfs)	Slope (%)	Street Flow (cfs)	Design Flow (cfs)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	Tt (min)	
	1	B1	42.71	0.04	18.9	1.71	2.90	5.0													
	2	B2	21.10	0.04	19.8	0.84	2.83	2.4													
	3	B3	5.88	0.07	15.0	0.41	3.25	1.3													
	4	B4	15.00	0.12	22.1	1.80	2.67	4.8													
	5	B5	6.59	0.16	13.3	1.05	3.43	3.6													
	6	B6	19.51	0.03	13.6	0.59	3.39	2.0													
	7	B7	5.48	0.10	14.4	0.55	3.30	1.8													
	8	B8	10.21	0.05	15.7	0.51	3.18	1.6													

STANDARD FORM SF-3
STORM DRAINAGE SYSTEM DESIGN
(RATIONAL METHOD PROCEDURE)

Subdivision: _____
Location: CO, Douglas County - Zone 1
Design Storm: 100-Year

Project Name: Lost Valley Ranch
Project No.: _____
Calculated By: DSH
Checked By: MJP
Date: 8/14/24

STREET	Design Point	DIRECT RUNOFF							TOTAL RUNOFF				STREET		PIPE			TRAVEL TIME			REMARKS
		Basin ID	Area (Ac)	Runoff Coeff.	Tc (min)	C*A (Ac)	I (in/hr)	Q (cfs)	Tc (min)	C*A (Ac)	I (in/hr)	Q (cfs)	Slope (%)	Street Flow (cfs)	Design Flow (cfs)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	Tt (min)	
	1	B1	42.71	0.45	18.9	19.22	5.27	101.3													
	2	B2	21.10	0.45	19.8	9.50	5.14	48.8													
	3	B3	5.88	0.47	15.0	2.76	5.90	16.3													
	4	B4	15.00	0.50	22.1	7.50	4.85	36.4													
	5	B5	6.59	0.52	13.3	3.42	6.23	21.3													
	6	B6	19.51	0.45	13.6	8.78	6.17	54.2													
	7	B7	5.48	0.49	14.4	2.68	6.01	16.1													
	8	B8	10.21	0.46	15.7	4.70	5.77	27.1													



APPENDIX C

Drainage Map

NOT FOR CONSTRUCTION

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SPECIAL USE PERMIT
LOST VALLEY RANCH
MATUKAT CONSTRUCTION LLC
29555 GOOSE CREEK RD.
SEDALIA, COLORADO 80135

[illegible]

Project No:	MTK000000
Drawn By:	TJR
Checked By:	JAR
Date:	08/05/2024

SITE PLAN - SOUTH

L1.0
Sheet X of X



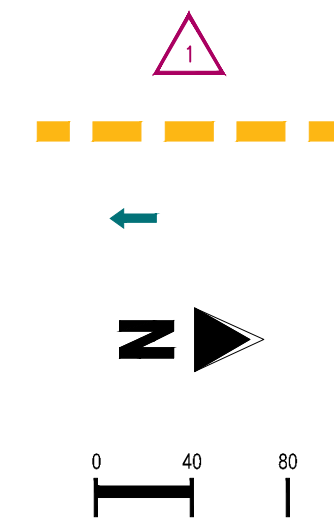
Diagram illustrating the structure of a circular data structure (likely a pie chart or a circular table) for Basin A1. The structure is divided into four quadrants:

- Top Quadrant:** Labeled **A1**.
- Bottom-Left Quadrant:** Labeled **2.50**, representing **BASIN AREA (ACRES)**.
- Bottom-Right Quadrant:** Divided into two sub-quadrants:
 - Top-Right Sub-Quadrant:** Labeled **0.05**, representing the **5-YR RUNOFF COEFFICIENT**.
 - Bottom-Right Sub-Quadrant:** Labeled **0.35**, representing the **100-YR RUNOFF COEFFICIENT**.

DESIGN POINT

SUB-BASIN BOUNDARY (I.E. RATIONAL METHOD)

DRAINAGE ARROW



BASIN SUMMARY TABLE						
Tributary Sub-basin	Area (acres)	C _s	C ₁₀₀	t _e (min)	Q _s (cfs)	Q ₁₀₀ (cfs)
B1	42.71	0.04	0.45	18.89	5.0	101.3
B2	21.10	0.04	0.45	19.78	2.4	48.8
B3	5.88	0.07	0.47	15.00	1.3	16.3
B4	15.00	0.12	0.50	22.11	4.8	36.4
B5	6.59	0.16	0.52	13.33	3.6	21.3
B6	19.51	0.03	0.45	13.64	2.0	54.2
B7	5.48	0.10	0.49	14.44	1.8	16.1
B8	10.21	0.05	0.46	15.72	1.6	27.1

Design Point	Q ₁ (cfs)	Q _{1.00} (cfs)
B1	5.0	101.3
B2	2.4	48.8
B3	1.3	16.3
B4	4.8	36.4
B5	3.6	21.3
B6	2.0	54.2
B7	1.8	16.1
B8	1.6	27.1

- ① RELOCATE MAINTENANCE BUILDING (NEW)
- ② SPA & FITNESS CENTER (FUTURE)
- ③ WASTEWATER TREATMENT FACILITY (NEW)
- ④ TEEN SPACE, CHILDCARE SPACE, & CONFERENCE ROOM (NEW)
- ⑤ RELOCATE TRADING POST (FUTURE)
- ⑥ UPDATE LAWN AT LODGE (NEW)
- ⑦ LODGE (NEW)
- ⑧ DETENTION POND (FUTURE)
- ⑨ ADA CABIN (NEW)
- ⑩ ROADWAY ACCESS IMPROVEMENTS
- ⑪ LODGE SERVICE ROAD (FUTURE)
- ⑫ NEW/IMPROVED GUEST CABINS
- ⑬ PARKING (NEW)
- ⑭ HORSE ARENA/RODEO (NEW)
- ⑮ NEW FOUNTAIN/ICE CREAM SHOP
- ⑯ GOOSE CREEK RESTORATION

NEW BUILDING IMPROVEMENTS

FUTURE BUILDING IMPROVEMENTS

NEW LAND USE IMPROVEMENTS

FUTURE LAND USE IMPROVEMENTS

MAJOR ROADWAY/ACCESS IMPROVEMENTS

CASE SUMMARY

CASE SUMMARY
Regular Agenda

PC Hearing Date: July 9, 2025

BCC Hearing Date: July 22, 2025

25-106293RZ Rezoning

Owner/Applicants: Sean C. Williams & Michelle L. Williams

Location: 14880 W 58th Ave, Golden
Section 12, Township 3 South, Range 70 West

Approximate Area: 1.02 Acres

Purpose: To Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that follows the Residential – One (R-1) zone district and allows a maximum of two lots for single family detached dwellings.

Case Manager: Jamie Hartig

Issues: None

Recommendations: Staff recommends Approval

Interested Parties: Neighbors

Level of Community Interest: Moderate

General Location: Southwest of the intersection of Indiana Street and W 58th Ave

Case Manager Information: Phone: 303-271-8767 e-mail: jhartig@jeffco.us

STAFF REPORT

Staff Report Summary

Summary of Process

- The Staff evaluation of an application will be presented at the required Planning Commission and Board of County Commissioners' Hearings.
- The Planning Commission will review the evidence and will make a recommendation to the Board of County Commissioners.
- The final decision on the request will be made by the Board of County Commissioners.

Case Number:

25-106293RZ

Case Summary

to Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that follows the Residential-One (R-1) zone district and allows a maximum of two lots for single family detached dwellings

Purpose

14480 W 58th Ave

Jamie Hartig

06/09/2025

Case Name

Case Manager

Formal Submittal Date

01/23/2025

02/18/2025

07/09/2025

07/22/2025

Building Permit



Pre-Application → Community Meeting → PC Hearing → BCC Hearing → Next Process

Sean C. Williams & Michelle L. Williams

Applicant/Representative, check if same as owner: ☒

Owner

14480 W 58th Ave

Golden

80403

1.02 acres

12

3

70

Property Address

City

Zip

Area ≈

Section

Township

Range

300507659

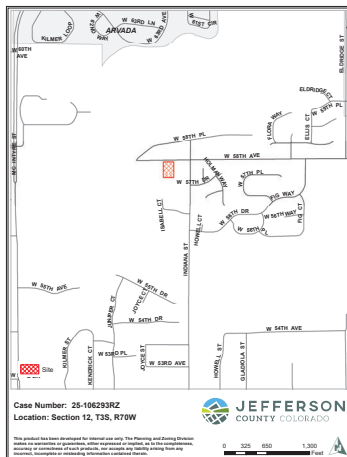
Southwest of the intersection of Indiana Street and W 58th Ave

Pin

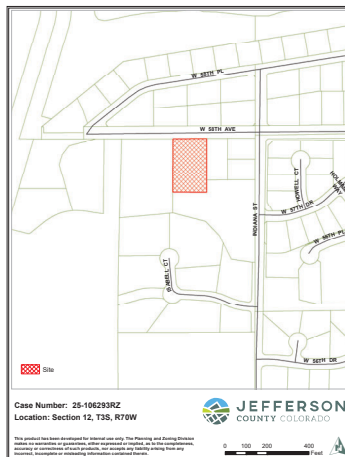
General Location

Land Use and Zoning

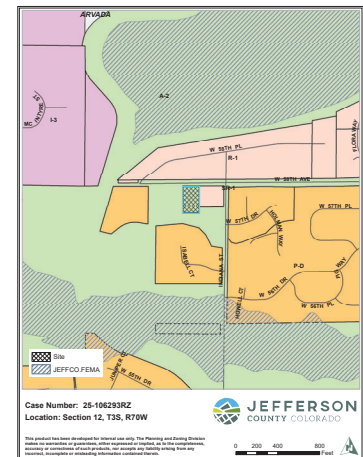
Vicinity



Detail



Surrounding Zoning



Existing Land Use:

Vacant

Existing Zoning:

A-2

CMP Recommended Land Use:

2 dwelling units per acre

Requested Zoning: PD, R-1 underlying standards

Plan Area: North Plains



PC Recommendations:

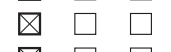
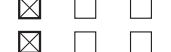
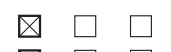
Number of citizens at Community Meetings: 2

Level of Community Interest: Moderate

Key Issues: None

Criteria for Rezoning:

- The compatibility with existing and allowable land uses in the surrounding area.
- The degree of conformance with applicable land use plans.
- The ability to mitigate negative impacts upon the surrounding area.
- The availability of infrastructure and services.
- The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.



1. SUBJECT REQUEST



Figure 1: Location of subject property.

The applicant is requesting to rezone from Agricultural-Two (A-2) to Planned Development (PD) with underlying Residential-One (R-1) standards and a maximum of two lots. The existing lot size does not conform with A-2 zone district standards of ten acres and the applicants wish to rezone in order to allow lot and building standards of the R-1 zone district. Rezoning to PD, with underlying R-1 standards would bring the existing lot size into zoning conformance. The written restrictions have a limit of the maximum number of dwelling units on this property to two, one on each of the allowed lots, to better conform with the Comprehensive Master Plan land use recommendation.

2. CONTEXT

The subject property is in the North Plains Area of Jefferson County, near the intersection of Indiana Street and W 58th Avenue. The property is a metes and bounds property. The property has been zoned as A-2 since May 5, 1946, and records indicate it has been in its current configuration since at least 1970, which makes it a legal non-conforming agricultural lot at 1.02 acres in size. It is currently a vacant parcel with no structures on the land.

The property is 1.02-acres, which does not meet the 10-acre minimum lot size requirement for A-2. The current setbacks required for an A-2 lot are 50-feet for the front setback, 30-feet for the sides, and 50-feet for the rear for a primary structure such as a single family home. The current lot dimensions are approximately 255-feet front to rear and 155-feet side to side.

The property is within a residential area with a variety of lot sizes. Most properties to the north and east of the property are smaller following the R-1 zoning, while to the west and south there are more A-2 properties which also do not meet the minimum ten acre lot size.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Residential-One (R-1)	Single-Family Residential
South:	Agricultural-Two (A-2)	Single-Family Residential
East:	Residential-One (R-1)	Single-Family Residential
West:	Agricultural-Two (A-2)	Single-Family Residential



Figure 2: Zoning map of subject property and surrounding area.

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning
Minimum Lot Size	10-acres	12,500 square feet
Front Setback	50 feet	20 feet
Side Setback	30 feet or 50 feet adjacent to street	5 feet or 20 feet adjacent to local/collector street
Rear Setback	50 feet	5 feet

5. TRANSPORTATION

The proposed Rezoning is not anticipated to have a substantial increase in traffic. Due to this, Staff determined that a traffic memorandum was not necessary. The potential trips generated by this Rezoning would have negligible impact on the surrounding transportation network.

6. CRITERIA FOR DECISIONS FOR PLANNED DEVELOPMENT REZONING APPLICATIONS

Section 6 of the Zoning Resolution states, *In reviewing Rezoning and Special Use applications, the Planning Commission and the Board of County Commissioners may consider the following criteria:*








- ✓ a. *The compatibility with existing and allowable land uses in the surrounding area.*
 - ✓ b. *The degree of conformance with applicable land use plans.*
 - ✓ c. *The ability to mitigate negative impacts upon the surrounding area.*
 - ✓ d. *The availability of infrastructure and services.*
 - ✓ e. *The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.*
-

a. The compatibility with existing and allowable land uses in the surrounding area.

The proposed zoning is compatible with the existing and allowable land uses in the area as the use will remain residential in nature. The proposed Planned Development based on R-1 zoning with a maximum of two lots will be in keeping with the character and densities of the surrounding area. If Rezoning is approved, the impacts to the surrounding community are expected to be minimal.

b. The degree of conformance with applicable land use plans.

The Comprehensive Master Plan (CMP), an advisory document required by State statute, contains Goals and Policies that are used to guide land use decisions. The Area Plans section of the CMP contains supplementary policies and land use recommendations for evaluation.

	Summary	Conforms with CMP?   
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	

Staff concludes that the subject request is in general conformance with the applicable goals and policies of the Comprehensive Master Plan (CMP).

Land Use: The subject property is in the North Plains Area Plan. The land use recommendation is residential uses of 2 dwelling units per one acre. The applicant is proposing to Rezone to PD, with underlying Residential-One (R-1) standards, which requires a 12,500 square foot minimum lot size. The written restrictions in the Official Development Plan (ODP) limit the maximum number of dwelling units to 2, since the existing lot size of 1.02 acres (approximately 44,431 square feet) could allow three residential lots under the R-1 zone district. The R-1 zone district would minimally exceed the CMP recommendation of 2 units per acre, but with the Written Restrictions the PD caps the density at two lots to meet the land use recommendation.

Physical Constraints: The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat. There were no physical constraints identified on this property. This proposal is in general conformance with the Physical Constraints goals and policies of the CMP.

Community Resources: The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open

space, and trails. No specific community resources have been identified that would be negatively impacted by the proposed Rezoning. This property is not located in a visual corridor and no historic resources were identified. Therefore, the request is consistent with the Community Resources goals and policies of the CMP.

Infrastructure, Water and Services: Existing infrastructure and services are available and adequate to support the zoning changes proposed by this Rezoning.

- If this request is approved, traffic to the site is anticipated to be minimal, with fewer permitted uses for the property.
- The property is within the Arvada Fire Protection District service area boundary and the Jefferson County Sheriff's Office provides law enforcement to the area.
- Water and wastewater services are provided by North Table Mountain Water and Sanitation District and will require the applicant to design and pay for connecting to the main sewer line along W 58th Ave prior to construction.

The applicable agencies have reviewed the proposed zoning and there are no outstanding concerns. Therefore, the request is consistent with the Infrastructure, Water and Services goals and policies of the CMP.

c. The ability to mitigate negative impacts upon the surrounding area.

Staff has not identified any negative impacts of the Rezoning to the surrounding area. The proposed uses will not result in significant light, air, odor, or noise impacts to the subject or surrounding properties. Visual impacts will be negligible to surrounding properties.

d. The availability of infrastructure and services.

The existing infrastructure and services are available and adequate to support the proposed Rezoning, as stated above.

e. The effect upon health, safety, and welfare of the residents and landowners in the surrounding area.

The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area. No unmitigated deleterious effects relating to the proposed Rezoning have been identified.

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

The applicant hosted a virtual community meeting on February 18, 2025. Two members of the community attended the meeting. Those in attendance stated concerns with high density proposals but did not oppose the Rezoning at the time of the Community Meeting.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff received one official public comment in opposition of the Rezoning. Two zoning complaints were also received in opposition of the Rezoning request through the Citizen Portal. Those residents were informed that a zoning complaint is not the appropriate manner to submit written testimony for a Rezoning case and told how to do so.

10. AGENCY REFERRAL RESPONSES

This application was sent on referral to the following agencies:

Jefferson County Agencies

- Addressing
- Cartography
- Geologist
- Long Range Planning
- Open Space
- Planning Engineering
- Public Health
- Road and Bridge
- Transportation and Engineering

External Referral Agencies

- Farmers Reservoir and Irrigation
- DRCOG
- Colorado Division of Water Resources
- Fairmount Fire Protection
- Farmers High Line Canal and Reservoir Co
- Apex Park and recreation District
- North Table Water and Sanitation District
- XCEL Energy
- City of Arvada
- City of Golden
- City of Wheat Ridge

The request was sent on one referral. There are no known outstanding issues with the referral agencies.

11. NOTIFICATION

Notification of the proposed development was sent and posted in accordance with the Zoning Resolution. Please see the attached Notification Summary for more information.

12. SUBSEQUENT PROCESSES

If the Rezoning is approved a Preliminary and Final Plat is required to subdivide the property into two lots. However, the applicants have stated they do not intend to subdivide at this time. A Building Permit and Land Disturbance Application are required to build a single-family house on the existing property.

SUMMARY OF STAFF ANALYSIS and RECOMMENDATION

Staff's analysis concludes that the proposed Rezoning is in conformance with specific land use goals and policies outlined within the CMP and therefore meets the land use recommendations of the CMP. All potential negative impacts to the surrounding area have been considered and none were identified, and infrastructure and services are available to support the proposed use. Staff has no unresolved issues related to this Rezoning application. Based upon this and the findings below, staff recommends APPROVAL of the proposed Rezoning.

FINDINGS:

Based on the analysis included in this report, staff concludes that the proposal satisfactorily addresses each of the criteria below which the Planning Commission may consider, as detailed in subsection 6 in this staff report.

1. The proposed PD zone district, with underlying R-1 standards, is compatible with the existing and allowable residential land uses in the surrounding area. The Rezoning would allow residential uses with lot sizes that are comparable to the surrounding area.
2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations of two residential dwellings per acre. All other applicable sections of the Plan goals and policies are met.
3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered and no negative impacts were identified.
4. The subject property is served by Arvada Fire Protection District and the Jefferson County Sheriff's Office. Water and wastewater services are provided by North Table Mountain Water and Sanitation District. Infrastructure and services are available and adequate to serve the proposed land uses.
5. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

PLANNING COMMISSION ACTION:

The Planning Commission is charged with reviewing the request and staff report, receiving testimony and evidence on the application, and recommending approval or denial of the request to the Board of County Commissioners.

COMMENTS PREPARED BY:

Jamie Hartig

Jamie Hartig
Planner III
June 30, 2025

PROPOSED ZONING

Sean C Williams & Michelle L Williams Official Development Plan

Rezoning Case # 25-106293RZ

A. Intent

The purpose of rezoning the subject property is to rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for additional residential development.

B. Written Restrictions

All of the uses and standards of the Residential-One (R-1) Zone District and other applicable sections of the Zoning Resolution shall apply to the property as shown on the graphic attached as Exhibit A and the legal description attached as Exhibit B with the following modifications:

1. Maximum number of lots: 2

Approved for Recording:

The Official Development Plan, titled Sean C. Williams & Michelle L Williams Official Development Plan, was approved the _____ day of _____ 202____; by the Board of County Commissioners, of the County of Jefferson, state of Colorado and is Approved for recording.

The owners of the property, at the time of approval are Sean C. Williams & Michelle L Williams.

By: Jefferson County Planning & Zoning Director

Signature_____

Date:_____

To: Jefferson County Planning & Zoning

Section 30 - Residential District

(orig. 3-26-13)

A. Intent and Purpose

1. The Residential Districts are intended to provide areas for residential development and includes single-family dwellings, two-family dwellings, duplexes, townhomes and multi-family dwellings, where allowed. (orig. 3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific residential zone district. (3-26-13)
3. The Residential Zone Districts are divided as follows: (orig. 3-26-13)
 - a. Residential-One (R-1)
 - b. Restricted Residential (RR)
 - (1) Restricted Residential Quarter Acre (RR-1/4)
 - (2) Restricted Residential One Half Acre (RR-1/2)
 - (3) Restricted Residential One Acre (RR-1)
 - (4) Restricted Residential Two Acre (RR-2)
 - (5) Restricted Residential Five Acre (RR-5)
 - (6) Restricted Residential Ten Acre (RR-10)
 - c. Residential-One A (R-1A)
 - d. Residential-One B (R-1B)
 - e. Residential-One C (R-1C)
 - f. Residential-Two (R-2)
 - g. Residential-Three (R-3)
 - h. Residential-Three A (R-3A)
 - i. Residential-Four (R-4)

B. Permitted Uses (orig.3-26-13; am. 7-17-18)

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Single-family dwelling	X	X	X	X	X	X	X		
Two-family dwelling or duplex						X	X	X	
Multi-family dwelling or townhome							X	X	
Multi-family dwelling (20 dwelling units to 50 dwelling units per acre).									X
Religious Assemblies and related uses, parish house and/or parsonage.							X	X	X
Private nonprofit museum							X	X	X
Parochial or private schools. Not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults.							X	X	X
Colleges; not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults.									X

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
State licensed daycare or large day –care home or preschool or nursery.							X	X	X
Group Home for up to 8 aged persons not located within 750 ft of another such group home; state licensed group home for up to 8 developmentally disabled persons not located within 750 ft of another such group home; state licensed group home for up to 8 mentally ill persons not located within 750 ft of another such group home or group home for the aged or developmentally disabled persons.	X	X	X	X	X	X	X	X	X
Public park, Class I public recreation facilities.	X	X	X	X	X	X	X	X	X
Class II public recreation facility							X	X	X
Homes for the aged and nursing homes							X	X	X
Hospital, nursing homes and clinics but not including institutions exclusively for the mentally disturbed, or for contagious or infectious diseases.									X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X	X	X	X	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X	X	X	X	X	X	X

C. Accessory Uses (orig.3-26-13; am. 7-17-18)

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Private garage, mini structure, storage shed	X	X	X	X	X	X	X	X	X
Private greenhouse and nursery, noncommercial conservatory for plants and flowers.	X								
Private poultry house and pigeon coop with no more than 400 square feet of floor area; private rabbit and chinchilla hut with no more than 100 square feet of floor area.	X								
Private building or kennel for housing dogs, cats and similar domestic pets. ¹	X	X	X	X	X	X	X	X	
Private stable and/or barn for keeping horses, cattle, sheep, goats or other similar domesticated animals. See general requirements below.	X								
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupation Section of the Zoning Resolution have been met.	X	X	X	X	X	X	X		

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Accessory Uses per the Accessory Use Section of the Zoning Resolution.	X	X	X	X	X	X	X	X	X
Commercial service activities, which are accessory to the main use of the building ²									X

¹ But not including horses, cattle, sheep, goats, chickens, ducks, geese or other fowl. The maximum total number of dogs, cats and similar domestic pets which may be kept shall be 3. Offspring of domestic pets may be kept until weaned.

² May be conducted, provided said use is contained within the main building. Cafeterias, offices, studios and personal services such as beauty parlors, barber shops, laundry pick-up stations and pharmacies may be conducted. However, the sum total of commercial uses may not exceed more than 10 percent of the floor area of any single building or structure. The entrance to any such accessory business will be from inside the building. Such accessory use is one which:

- Is subordinate to and serves the principal building or principal use.
- Is subordinate in area, extent, or purpose to the principal building or principal use served.
- Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served.
- Is located on the same lot as the principal building or principal use served.

D. Special Uses (3-26-13)

The following uses shall be permitted only upon review by the Planning Commission and approval by Board of County Commissioners: (orig. 3-26-13; am. 7-17-18)

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Religious Assemblies and related uses, parish house and/or parsonage.	X	X	X	X		X			
Private nonprofit museum	X	X	X	X		X			
Cable Television reception station	X	X	X	X	X	X	X	X	X
Water supply reservoir and irrigation canal	X	X	X	X	X	X	X	X	
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X	X	X	X	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X	X	X	X	X	X	X

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Group home for the aged, group home for the developmentally disabled, group home for the mentally ill persons, licensed or certified by the state if applicable, in which 9 or more residents who are not legally related live and cook together as a single housekeeper unit, where such home is not located within 750 ft of another similar type home, licensed or certified by the state if applicable.	X		X	X	X	X	X	X	X
State licensed daycare center or preschool or nursery	X	X	X	X	X	X			
Parochial or private schools. Not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults. Exceptions listed above shall not preclude home occupations authorized by the Board of Adjustment or the Home Occupations Section of this Zoning Resolution.	X	X	X	X	X	X			
Home for social rehabilitation or adjustment for up to 10 residents plus staff, not located within 750 ft. of another similar facility.							X		
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X	X		X	X	X	X
Class I or II commercial recreational facility. Class II public recreational facility.	X	X	X	X		X	X	X	X

E. Lot and Building Standards (orig. 3-26-13; am. 7-17-18; am. 5-10-22)

Districts	Front Setback		
	Primary Structure/ Garages (attached or detached)	Adjacent to Arterial	All Other Accessory Structures
R-1	20 ft.	30 ft.	Housing Livestock – 100 ft. All Other Accessory Structure – 50 ft.
R-1A	20 ft.	30 ft.	50 ft.
R-1B	20 ft.	30 ft.	50 ft.
R-1C	12 ft. (living space) 20 ft. (garage)	18 ft. (living space) 30 ft. (garage)	30 ft.
R-2	20 ft.	30 ft.	20 ft.

Districts	Front Setback		
	Primary Structure/ Garages (attached or detached)	Adjacent to Arterial	All Other Accessory Structures
R-3	20 ft.	30 ft.	50 ft.
R-3A	20 ft.	30 ft.	50 ft.
R-4	40 ft.	40 ft.	40 ft.
RR-1/4	20 ft.	20 ft.	20 ft.
RR-1/2	30 ft.	30 ft.	30 ft.
RR-1	30 ft.	30 ft.	30 ft.
RR-2	30 ft.	30 ft.	30 ft.
RR-5	50 ft.	50 ft.	50 ft.
RR-10	75 ft.	75 ft.	75 ft.

Districts	Side Setback ¹		
	All Structures	Adjacent to local/collector	Adjacent to arterial
R-1	5 ft. min (15 ft. total) ² Housing Livestock – 15 ft.	20 ft.	30 ft
R-1A	5 ft. min (15 ft. total) ²	20 ft.	30 ft.
R-1B	5 ft.	20 ft.	30 ft.
R-1C	5 ft.	15 ft.	20 ft.
R-2	5 ft. min (15 ft. total) ²	20 ft.	30 ft.
R-3	5 ft. ³	20 ft	30 ft.
R-3A	5 ft. ³	20 ft.	30 ft.
R-4	30 ft.	30 ft.	30ft.
RR-1/4	10 ft.	20 ft.	20 ft.
RR-1/2	20 ft.	30 ft.	30 ft.
RR-1	30 ft.	30 ft.	30 ft.
RR-2	30 ft.	30 ft.	30 ft.
RR-5	50 ft.	50 ft.	50 ft.
RR-10	50 ft.	75 ft.	75 ft.

¹For a two-family dwelling, no side setback shall be required where there is a common wall shared between buildings on adjacent lots.

² Each side setback must be a minimum of 5 feet, and both side setbacks added together must equal 15 feet or more.

³ The minimum side setback for a single-family dwelling, two-family dwelling, duplex, townhome, or multi-family dwelling with 1 story, shall be 5 feet on each side. The minimum side setback for any other main building shall be 10 feet on each side.

Districts	Rear Setback					
	Single-Family	Two-Family or Duplex	Townhome	Multi-Family	Other Main Building	Detached Garage or Other Accessory Structure
R-1	5 ft.	n/a	n/a	n/a	5 ft.	5 ft.
R-1A	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
R-1B	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
R-1C	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
R-2	5 ft.	5 ft.	n/a	n/a	5 ft.	5 ft.
R-3	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.	5 ft.
R-3A	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
R-4	n/a	n/a	n/a	30 ft.	30 ft.	30 ft.
RR-1/4	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
RR-1/2	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
RR-1	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
RR-2	30 ft.	n/a	n/a	n/a	30 ft.	30 ft.
RR-5	50 ft.	n/a	n/a	n/a	50 ft.	50 ft.
RR-10	50 ft.	n/a	n/a	n/a	50 ft.	50 ft.

Districts	Building Separation		Building Height		
	Between Townhome or Multi-family Groups	From Building on Adjacent Lot	Primary Structure	Multi-Family Structure	All Other Accessory Structure ¹
R-1	n/a	n/a	35 ft.	n/a	25 ft.
R-1A	n/a	15 ft.	35 ft.	n/a	25 ft.
R-1B	n/a	n/a	35 ft.	n/a	25 ft.
R-1C	n/a	n/a	30 ft.	n/a	25 ft.
R-2	n/a	15 ft.	35 ft.	n/a	25 ft.
R-3	25 ft.	n/a	35 ft.	45 ft.	25 ft.
R-3A	25 ft.	n/a	35 ft.	45 ft.	25 ft.
R-4	30 ft. ²	n/a	80 ft.	80 ft.	25 ft.
RR-1/4	n/a	n/a	35 ft.	n/a	25 ft.
RR-1/2	n/a	n/a	35ft	n/a	25 ft.
RR-1	n/a	n/a	35 ft.	n/a	25 ft.
RR-2	n/a	n/a	35 ft.	n/a	25 ft.
RR-5	n/a	n/a	35 ft.	n/a	25 ft.
RR-10	n/a	n/a	35 ft.	n/a	25 ft.

¹ No such building shall exceed the lesser of the height indicated or the height of the primary structure.

Districts	Lot Size				
	Single-Family Dwelling	Two-Family Dwelling	Duplex	Townhome	Multi-Family
R-1	12,500 s.f.	n/a	n/a	n/a	n/a
R-1A	9,000 s.f.	n/a	n/a	n/a	n/a
R-1B	7,500 s.f.	n/a	n/a	n/a	n/a
R-1C	4,500 s.f.	n/a	n/a	n/a	n/a
R-2	9,000 s.f.	12,500 s.f. min. develop area and 5,000 s.f. min lot area per unit	12,500 s.f.	n/a	n/a

Districts	Lot Size				
	Single-Family Dwelling	Two-Family Dwelling	Duplex	Townhome	Multi-Family
R-3	7,500 s.f.	3,000 s.f. min. develop area and 1,500 s.f. min lot area per unit	9,000 s.f.	12,500 s.f. min. develop area and 2,000 s.f. min lot area per unit	12,500 s.f. min. develop area and 2,000 s.f. min lot area per unit
R-3A	n/a	4,000 s.f. min. develop area and 2,000 s.f. Min lot area per unit	12,500 s.f.	4,000 s.f. min. develop area and 2,000 s.f. Min lot area per unit	12,500 s.f. min. develop area and 3,000 s.f. min lot area per unit
R-4	n/a	n/a	n/a	n/a	1 acre min develop area and 850 s.f. Min lot area per unit
RR-1/4	¼ acre (10,890 s.f.)	n/a	n/a	n/a	n/a
RR-1/2	½ acre (27,180 s.f.)	n/a	n/a	n/a	n/a
RR-1	1 acre (43,560 s.f.)	n/a	n/a	n/a	n/a
RR-2	2 acres (87,120 s.f.)	n/a	n/a	n/a	n/a
RR-5	5 acres (217,800 s.f.)	n/a	n/a	n/a	n/a
RR-10	10 acres (435,600 s.f.)	n/a	n/a	n/a	n/a

F. Fences

1. Maximum fence height: 6 feet. (orig. 3-26-13)
2. No fence more than 42 inches in height of any type shall be permitted within the front setback line and the front lot line. (orig. 3-26-13)
3. No barbed wired or electric fence shall be permitted in this zone district. (orig. 3-26-13)
4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig. 3-26-13)

G. General Requirements

1. Corner lots must comply with the vision clearance triangle requirements. (orig. 3-26-13; am.7-17-18)
2. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig. 3-26-13)

H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and shall conform to the side and rear setback requirements of a dwelling. (orig. 3-26-13)
2. Stallions and bulls shall be kept in a pen, corral or run area enclosed by a 6-foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig. 3-26-13)
3. Where allowed the keeping of horses, cattle, sheep, goats, or other similar domesticated animals shall be kept in a fenced area. The total number of animals, listed above, is limited as follows. (orig. 3-26-13)

The minimum square footage of open lot area available to the animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre; except that offspring of animals on the property may be kept until weaned. (orig. 3-26-13; am. 7-17-18)

MAPS

Legal DescriptionStreet Location of Property: 14880 West 58th Avenue

Is there an existing structure at this address?

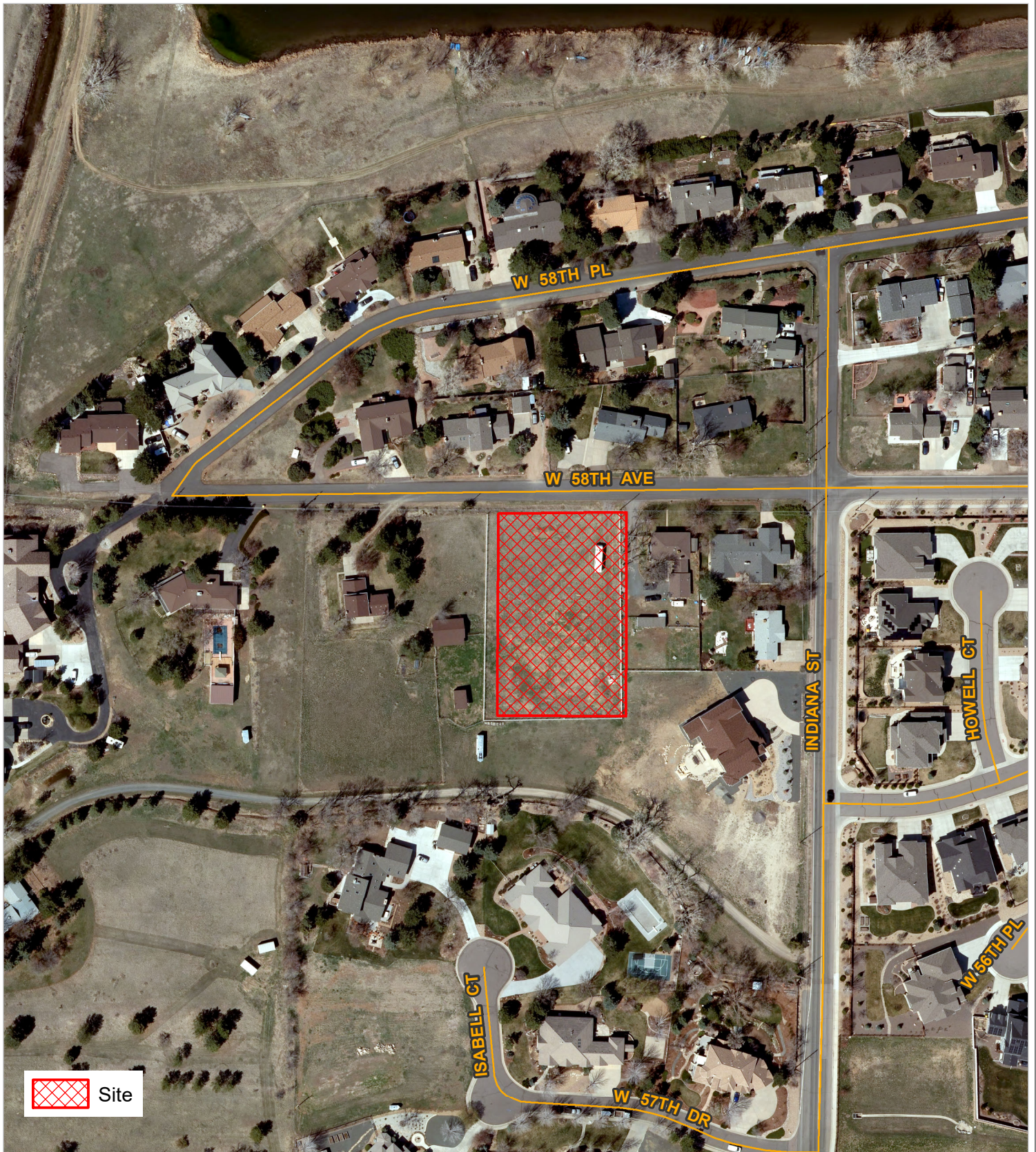
Yes _____ No X

Type the legal description and address below.

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST 58TH AVENUE, AS SHOWN ON THE PLAT OF CAR-O-MOR HEIGHTS, JEFFERSON COUNTY RECORDS, WHICH POINT IS NORTH 89°48' WEST A DISTANCE OF 230 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND IS THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1257 AT PAGE 560, JEFFERSON COUNTY RECORDS;
THENCE CONTINUING NORTH 89°48' WEST, ALONG SAID NORTH LINE, 167.5 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2125 AT PAGE 231, JEFFERSON COUNTY RECORDS;
THENCE SOUTH 01°30' WEST ALONG THE EAST LINE OF SAID TRACT IN BOOK 2125 AT PAGE 231, A DISTANCE OF 260.0 FEET;
THENCE SOUTH 89°48' EAST, 175 FEET, MORE OR LESS, TO THE WEST LINE EXTENDED SOUTH OF SAID TRACT IN BOOK 1257 AT PAGE 560;
THENCE NORTHERLY ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED SOUTH, A DISTANCE OF 260 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,
COUNTY OF JEFFERSON, STATE OF COLORADO.

Section 12 Township 5 3 S. Range 70 W.Calculated Acreage 1.02 Acres Checked by: Kendell CourtAddress Assigned (or verified): 14880 West 58th Avenue



Case Number: 25-106293RZ
Location: Section 12, T3S, R70W

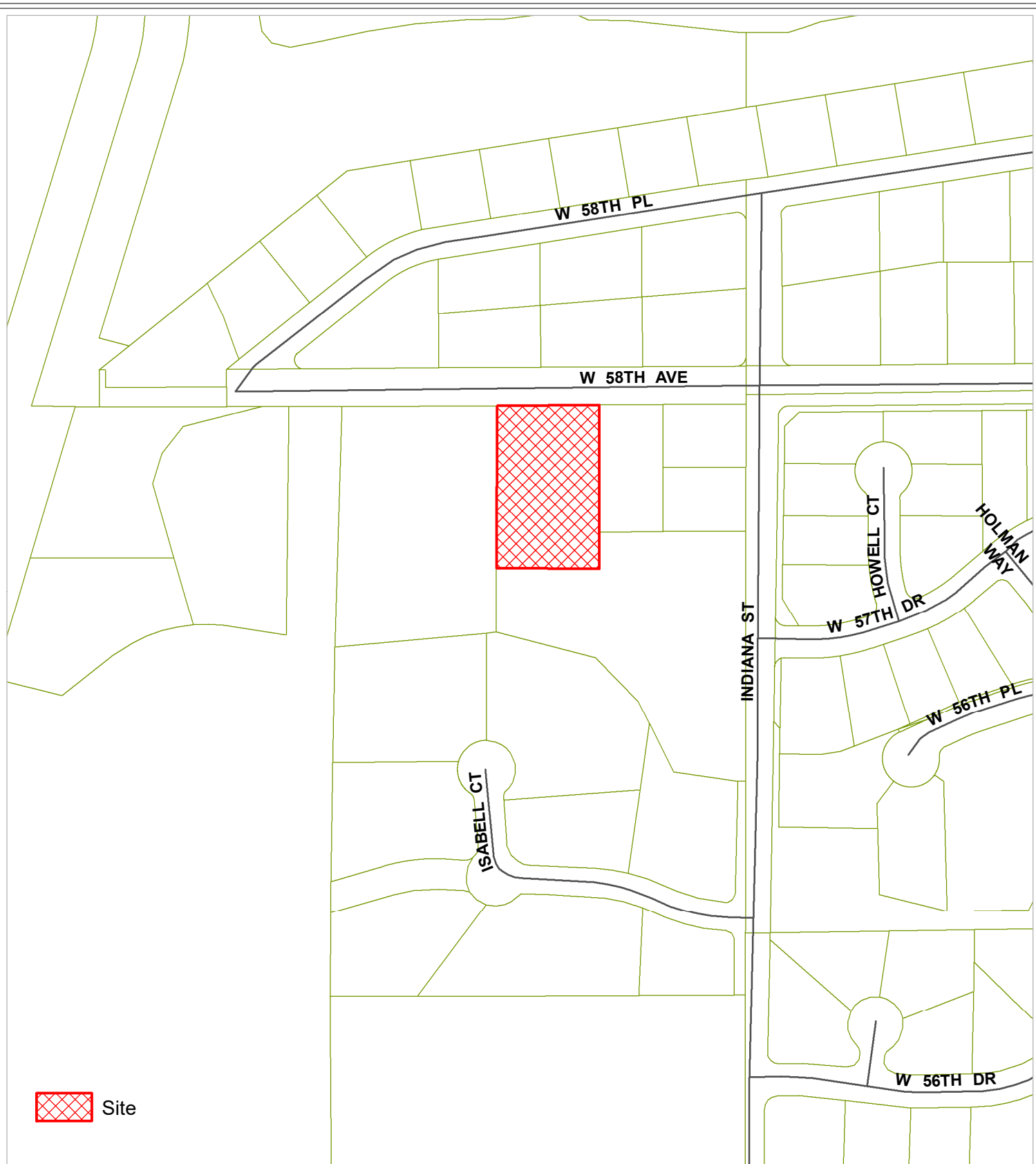


JEFFERSON
 COUNTY COLORADO

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0 100 200 400 Feet



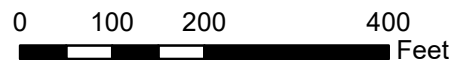


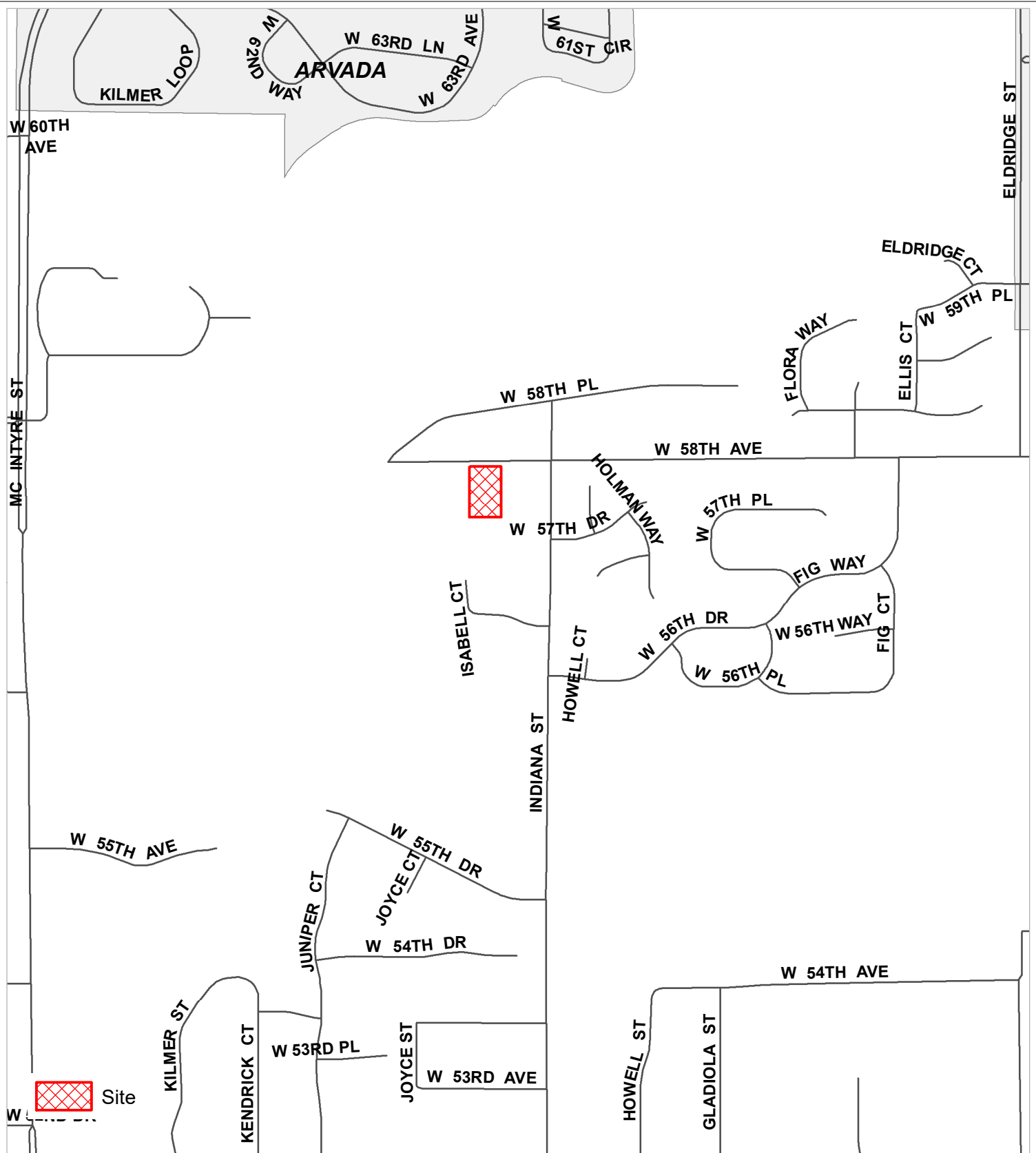
Case Number: 25-106293RZ
Location: Section 12, T3S, R70W



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Case Number: 25-106293RZ
Location: Section 12, T3S, R70W



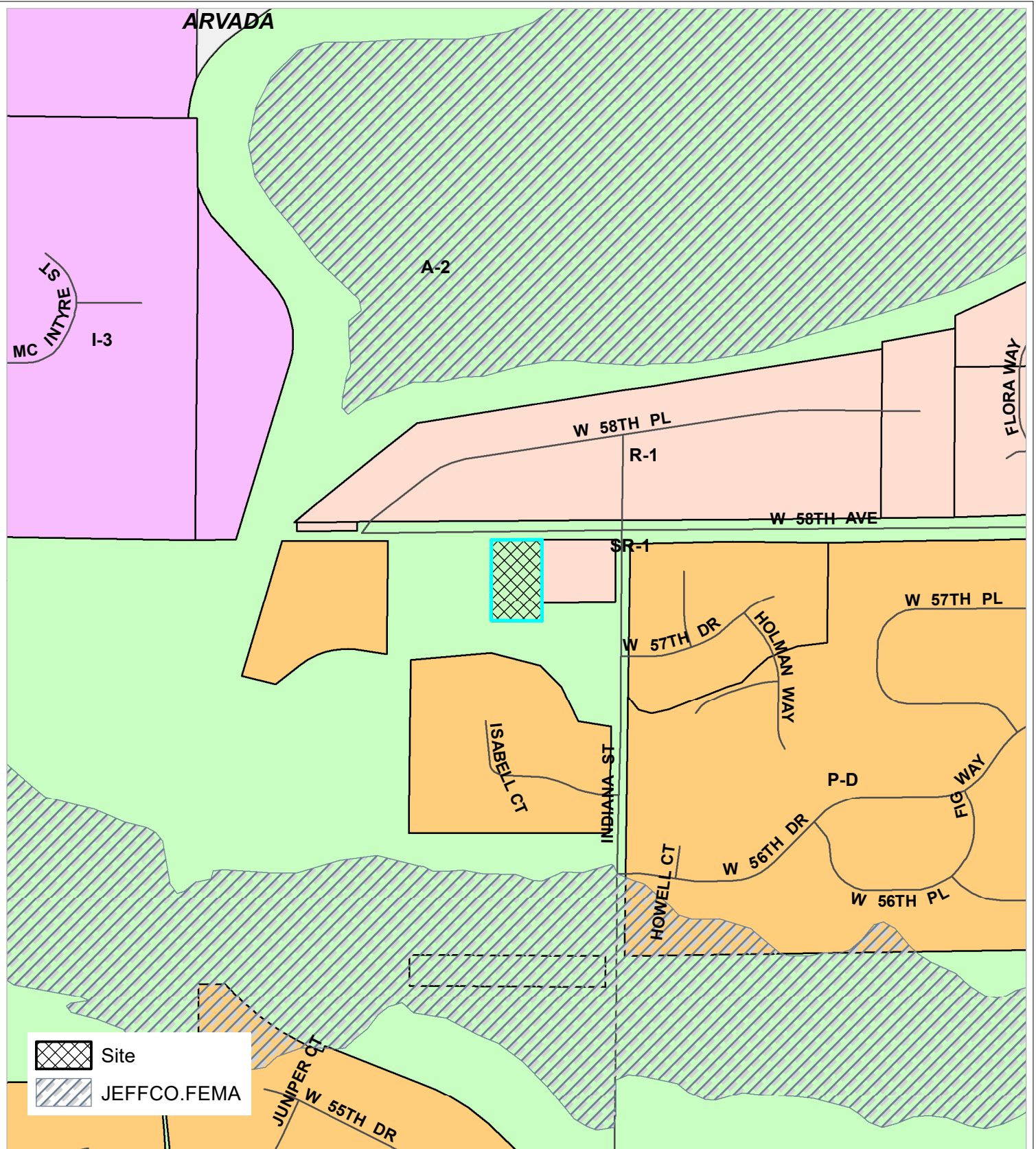
JEFFERSON
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Page 164 of 281

0 325 650 1,300 Feet





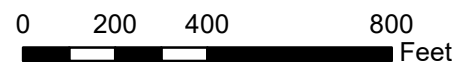
Case Number: 25-106293RZ

Location: Section 12, T3S, R70W



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COMMUNITY MEETING SUMMARY

COMMUNITY MEETING SUMMARY

Case Number

25-101935CMT

Meeting Date

2.18.2025

Approx. # of Citizens

2

Signed in
Meeting Location

Teams (Virtual)

Subject Property

14880 W 58th Ave

Property Owner

Michille and Sean Williams

Applicant/Representative

Self

Summary of the Applicant's Presentation

Presentation is in the case folder.

Staff gave presentation, applicants explained what they are trying to do with the property. the draft official development plan was displayed on screen.

Applicant explained that they are rezoning to R-1 to better align with the surrounding neighborhood in that there are only a few A-2 zoned lots in the area, that they are trying to have more space to build because the A-2 setbacks are too much for the size of their lot.

Information Presented/Format of the Meeting

Staff shared the draft ODP supplied by the applicant and the applicant gave a verbal presentation on the intent of the rezoning.

Overall Impression/Tone of Meeting

The applicants thoroughly covered their application and respectfully answered all community questions. The tone was generally civil.

Main Points/Issues Raised by Citizens/Applicant's Response

one neighbor asked about the applicants previous attempt to go through a county process and how this application was different - the applicant explained that they tried to go to the Board of Adjustment to get a variance for reduced setbacks and that they ultimately denied their application due to a lack of hardship. they explained that it was actually the board of adjustment that suggested they go through a rezoning process.

neighbor asked why they had their lot up for sale recently and how it tied into this request

-the applicant responded that after their variance was denied they thought they might just sell the lot and move on, they had listed it for a lower price and got offers, recently they raised the price to see if anybody would make an offer.

neighbor asked if the plans were still to build a house and garage

-applicant responded that there are no plans set in stone, just trying to get through this process but would like to build a single family home

neighbor heard talk about building a quad or duplex- is that still the plan?

-applicants provided that it was never the plan to build a duplex/multi-family home and that it is not allowed in either zoning (A-2 or R-1) staff confirmed that it would not be allowed. the neighbor would be concerned with a quad/duplex/multi-family housing

there was some discussion on maximum lot size, and Comprehensive Plan recommendations

REFERRAL COMMENTS

ADDRESSING

MEMO

To: Jamie Hartig
FROM: Christine Derby
SUBJECT: 25-106293RZ 14880 West 58th Avenue
DATE: April 21, 2025

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to request Rezoning from Agricultural-Two (A-2) to Planned Development (PD), with Residential-One (R-1) standards.
2. Access is off West 58th Avenue.
3. There is a valid existing address, 14880 West 58th Avenue, in the addressing database. This address will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.



April 25, 2025

Jamie Hartig
Case Manager
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80403

Dear Jamie,

The Arvada Fire Protection District (AFPD) has reviewed referral 25-106293RZ, located at 14880 W 58th Ave. for compliance with the 2018 International Fire Code (IFC) as adopted by Jefferson County; and the 2018 IFC as adopted and amended by the Arvada Fire Protection District. The AFPD has no comments specific to the rezoning of this property. When the site is developed to have a structure constructed the following comments may apply and will be dependent on the location of the structure on the site in relation to fire apparatus access and water supplies, therefore the comments below are general in nature.

General

1. This parcel is currently within the jurisdictional boundaries of the Arvada Fire Protection District (AFPD). The fire protection services for this parcel are provided primarily by AFPD Fire Station #60 located at 4755 Isabelle St.
2. Should any buildings or structures be built on the lots in the future, additional fire code requirements may apply. These may include, but are not limited to, fire apparatus access roads, fire hydrants, and/or fire sprinkler systems. AFPD shall receive a site plan to review for code compliance with the adopted fire code at the time of future submittals.
3. A new statewide Wildland Urban Interface (WUI) fire code will be in effect in the fall of 2025 and this project may be required to comply with the new regulations.

Utilities

1. The minimum fire-flow as determined by the AFPD shall be provided by the fixed-water distribution system. Fire-flow is calculated using the total floor area of all floors within the exterior walls of the largest building and the construction type. Reduction in required fire-flow is allowed with installation of an approved fire sprinkler system and as approved by the AFPD.
2. Provide a layout of proposed and/or existing fire hydrants for review to ensure compliance with the adopted fire codes.

Fire Apparatus Access Roads

1. The minimum width of the fire apparatus access roads shall be a clear and unobstructed 24 feet for building heights less than 30 feet. For building heights that exceed 30 feet in height, a 26-foot fire apparatus access road will be required.
2. Fire apparatus access roads shall be provided with an approved all-weather surface (concrete or asphalt). Access roads shall be capable of supporting an imposed load of 85,000 pounds.
3. The fire apparatus access roads shall provide a minimum inside turning radius and an outside turning radius sufficient to allow navigation of AFPD apparatus and allow effective fire suppression operations. A turning analysis of the site shall be provided and indicate that access throughout the site will accommodate AFPD



ARVADA FIRE

Tower 56. Specifications for Tower 56 must be shown on the analysis plan sheet. The developer or representative shall contact the AFPD Fire Marshal's Office for apparatus dimensions for use in the turning analysis.

4. A residential fire sprinkler system may be required to be installed if the entire perimeter of the structure cannot be accessed within 150 feet of the fire apparatus access road (W. 58th Ave).

Sincerely,

Steven Parker, EFO, FM
Fire Marshal
Arvada Fire Protection District
Direct: 303-403-0477
E-Mail: steven.parker@arvadafireco.gov

Memorandum

To: Jamie Hartig
Planner

From: Patrick O'Connell
Engineering Geologist

Date: April 30, 2025

Re: 14880 W 58th Ave, Case No. 25-106293RZ

I reviewed the submitted documents for this rezoning. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.

From: AUTOMAILER@JEFFCO.US
Sent: Thursday, April 24, 2025 11:05 AM
To: Jamie Hartig
Cc: Ross Klopf
Subject: 25 106293 RZ - Agency Response

Follow Up Flag: Follow up
Flag Status: Flagged

Case Number: 25 106293 RZ

Case Type: Rezoning

Case Name: 14880 W 58Th AVE

Review: Engineer (Development Review)

Results: Complete

Review Comments: No issues with the rezoning case. The completion of the subdivision plat process in accordance with the Land Development Regulation will be required to be completed prior to lot sale and/or construction of the second home on the property.

Scheduled End Date: 28-APR-25

Reviewer: Ross Klopf

Description: Rezoning from Agricultural-Two (A-2) to Planed Development (PD), with Residential-One (R-1) underlying standards.

From: Planning Shared Mailbox <planningshared@cityofgolden.net>
Sent: Monday, April 21, 2025 1:03 PM
To: Jamie Hartig
Cc: Planning Shared Mailbox
Subject: --{EXTERNAL}-- RE: 25-106293RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi Jamie,

Thank you for the opportunity to review, Golden Planning has no comments.

Thank you,

Stefi

From: AUTOMAILER@JEFFCO.US <AUTOMAILER@JEFFCO.US>
Sent: Monday, April 7, 2025 5:01 PM
To: RSMETANA@ARVADA.ORG; Planning Shared Mailbox <planningshared@cityofgolden.net>;
REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ASUMMERS@DRCOG.ORG;
GCHIAPELLA@DRCOG.ORG; WENDY@NTMWATER.ORG; BART@NTMWATER.ORG;
IOANA.COMANICIU@STATE.CO.US; FHL.GM.MIKE@GMAIL.COM; ZONING@CI.WHEATRIDGE.CO.US;
JEFFG@APEXPRD.ORG; STEVEN.PARKER@ARVADAFIRECO.GOV; SCOTT.PLUMER@ARVADAFIRECO.GOV
Cc: JHARTIG@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US
Subject: 25-106293RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning



ELECTRONIC REFERRAL

This e-mail is to inform you that the application referenced below is now beginning the 1st Referral. Please review and provide comments on the referral documents found in the **Case Folder** [jeffcogov.sharepoint.com] in the **Current Referral Documents** sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 25-106293 RZ
Case Type: Rezoning
Case Name: 14880 W 58Th AVE
Address: 14880 58Th AVE
Description: Rezoning from Agricultural-Two (A-2) to Planed Development (PD), with Residential-One (R-1) underlying standards.
Case Manager: Jamie Hartig
Case Manager Contact Information: jhartig@co.jefferson.co.us 303-271-8767
Comments Due: 28-APR-25

If you have any questions related to the processing of this application, please contact the Case Manager.



Jefferson County encrypted email system

If you received this disclaimer all email between Jefferson County and your organization is TLS encrypted.

Jefferson County Colorado

LONG RANGE REVIEW MEMO

Date: April 29, 2025
 To: Jamie Hartig
 From: Sara Kohles
 Case number: 25-106293RZ
 Address/AIN: 14880 W 58th Ave
 Purpose: To rezone from A-2 to a PD following R-1 with a maximum of two dwelling units.

Applicable Comprehensive Master Plan Sections

<u>Land Use</u>	<u>Physical Constraints</u>	<u>Community Resources</u>	<u>Infrastructure, Water & Services</u>	<u>Area Plan</u>
<u>All Development</u>	<u>General</u>	<u>Historic Resources</u>	<u>Transportation</u>	<u>North Plains</u>
<u>Business and Industry</u>	<u>Geologic Hazards</u>	<u>Visual Resources</u>	<u>Water and Wastewater</u>	<u>Central Plains</u>
<u>Housing</u>	<u>Floodplains</u>	<u>Air, Light, Odor, and Noise</u>	<u>Water Storage</u>	<u>South Plains</u>
<u>Mixed-Use</u>	<u>Wildfire</u>	<u>Open Space</u>	<u>Other Utilities</u>	<u>North Mountains</u>
<u>Community Uses</u>	<u>Radiation</u>	<u>Recreation and Trails</u>	<u>Services</u>	<u>Central Mountains</u>
<u>Livestock</u>	<u>Landfills</u>	<u>Recreation and Tourism</u>	<u>Special Districts</u>	<u>Evergreen</u>
<u>Renewable & Alternative Energy</u>	<u>Mines</u>			<u>Indian Hills</u>
<u>Extractive Resources</u>	<u>Wildlife & Vegetation</u>			<u>Conifer/285</u>
<u>Solid Wastes and Hazardous Materials</u>				
<u>Activity Centers</u>				
<u>Site Design</u>				

Key Points:

- The proposal is in conformance with the applicable sections of the CMP.

- The applicant should keep themselves informed of upcoming regulation updates regarding the Wildland Urban Interface (WUI). More information is below.
- The County should get a response from Arvada Fire to confirm services to this property.

Land Use

- This property is located in the North Plains Area Plan and is recommended for 2 dwelling units per acre. The property is currently zoned A-2, but is only 1.02 acres, so would not meet the current 10-acre minimum lot size of A-2. The proposal is to rezone to a PD following the R-1 zone district with a maximum of 2 dwelling units. This proposal does meet the residential density recommendation of the CMP.
- Ensure compatibility of New Development with the surrounding existing and allowable land uses. (CMP p. 19). This proposal would be compatible with the surrounding area as the surrounding properties are zoned for residential uses.
- When there is a variety of surrounding densities and types, density should be carefully planned using transitional lot sizes or graduating density that also incorporates setbacks and buffers. An average of the surrounding densities should not be used solely as the basis for a specific density recommendation. (CMP p. 24). This proposal would allow for a transition between the existing R-1 to the north and east, to the A-2 to the west and south.

Physical Constraints

- There are no geologic hazards or floodplains on the property.
- There are no slopes over 30% on the property.
- There are no mapped wetlands on the property.
- This property is not in the current Wildland Urban Interface area as defined in the Zoning Resolution. In the updated Jefferson County Community Wildfire Protection Plan (CWPP), this property is within the WUI Boundary in the Interface perimeter. While no additional regulations apply to this property at this time, the County will be proposing updates the WUI regulations based on the new WUI Boundary map over the next year. There may be proposed regulations for this area. The applicant should be aware of the potential changes and keep informed about the process by signing up for Planning & Zoning Regulation Updates through [Notify Me](#).
- There is no significant wildlife habitat on the property.

Community Resources

- There are no historic resources identified on this property in the Historic Points and Districts layer. There are no structures over 50 years old on the property. If during the process any historic resources are discovered on the site, the applicant should contact the Jefferson County Historical Commission (JCHC) at jhcchair@jeffco.us.
- This property is not within any visually sensitive areas.
- The proposed uses will not have major impacts to air, light, odor and noise.
- No trails are proposed in this area.
- No open space will be impacted by the proposal.

Infrastructure, Water, & Services

- Comments from County engineers should be followed regarding transportation network studies and/or infrastructure improvements.
- No bicycle improvements are needed to W 58th Ave as shown in the Jefferson County Bicycle Plan.
- A letter from North Table Mountain Water and Sanitation District was provided stating that water and sewer is available and that this property is eligible for this service as long as certain provisions are met.
- A letter from Fairmount Fire Protection District was provided stating that this property is protected by the district. However, Fairmount Fire has since merged with Arvada Fire. The County should make sure to get a response from Arvada Fire to confirm services to this property.



January 13, 2025

Jefferson County Planning Department
Foothills Office Park
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

RE: 14880 W 58th Avenue, Jefferson County

Jefferson County:

The North Table Mountain Water and Sanitation District (NTM) reviewed the referral for the referenced property. NTM has the following comments:

- The sanitary sewer main in 58th Avenue must be extended to serve this property.
- The property owner/developer is responsible for designing and constructing the sewer main extension.
- The sewer main construction drawings, provided by the owner/developer, must be submitted to NTM and approved prior to construction.
- If the lot is subdivided, each lot must have a separate water and sewer tap and must have direct frontage on the water and sewer main. Service lines are not permitted to cross property lines.

If you have questions or need additional information, please do not hesitate to contact me.

Sincerely,

Wendy M Weiman, P.E.
Project Engineer
North Table Mountain Water and Sanitation District

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, April 16, 2025 2:39 PM
To: Jamie Hartig
Cc: Elizabeth Stoner
Subject: 25 106293 RZ - Agency Response

Follow Up Flag: Follow up
Flag Status: Flagged

Case Number: 25 106293 RZ

Case Type: Rezoning

Case Name: 14880 W 58Th AVE

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 28-APR-25

Reviewer: Elizabeth Stoner

Description: Rezoning from Agricultural-Two (A-2) to Planed Development (PD), with Residential-One (R-1) underlying standards.

Sean C Williams & Michelle L Williams Official Development Plan

Spell these out.

Rezoning Case # ~~TBD~~

25-106293RZ

A. Intent

The purpose of rezoning the property at 14880 W 58th Ave Golden CO 80403 is to rezone from ~~A2~~ to R1 to allow for use of more square footage of the property for residential development.

B. Written Restrictions

All of the uses and standards of the Residential One Section ~~30 page 4~~ of the Zoning Resolution shall apply to the property as shown on the graphic attached as Exhibit A and the legal description attached as Exhibit B with the following modifications:

1. Maximum number of ~~dwelling units~~: 2

lots

Approved for Recording:

The Official development Plan, titled Sean C. Williams & Michelle L Williams Official Development Plan, was approved the _____ day of _____ 202____; by the Board of County Commissioners, of the County of Jefferson, state of Colorado and is Approved for recording.

The owners of the property, at the time of approval are Sean C. Williams & Michelle L Williams.

By: Jefferson County Planning & Zoning Director

Signature_____

Date:_____

To: Jefferson County Planning & Zoning



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

April 14, 2025

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

Attn: Jamie Hartig

Re: 14880 58Th Ave, Case # 25-106293RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **14880 58Th Ave Rezone**.

Please be advised that Public Service Company has existing natural gas and overhead electric distribution facilities along West 58th Avenue. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

MEMO

TO: Jamie Hartig
Jefferson County Planning and Zoning Division

FROM: Urszula Tyl
Jefferson County Environmental Health Services Division

DATE: April 18, 2025

SUBJECT: Case #25-106293 RZ
Sean Williams
14880 W 58th Ave

The applicant has met the public health requirements for the proposed rezoning of this property.

PROPOSAL SUMMARY

Rezoning from Agricultural-Two (A-2) to Planed Development (PD), with Residential-One (R-1) underlying standards.

COMMENTS

Jefferson County Public Health has provided comments for the pre-application process on January 14, 2025. We reviewed the documents submitted by the applicant for this rezoning process and have the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read the entire document for requirements and information. Please note additional documentation may be required.**

REZONING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	1/14/2025	Submit a will serve letter from the Water and Sanitation District indicating public water and sewer can be provided to the proposed development in accordance with the Land Development Regulation (LDR) 21 and 22.	Water/Wastewater
✓	4/18/25	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30.	Environmental Site Assessment

WATER AND SANITATION (LDR 21 & 22)

The North Table Mountain Water and Sanitation District provided a letter dated September 20, 2024, stating public water and sewer services are available to the proposed development.

ENVIRONMENTAL ASSESSMENT (LDR 30)

JCPH has reviewed the Environmental Questionnaire and Disclosure Statement. The applicant checked "No" on all categories of environmental concern on the cover sheet. From this information, it does not appear that any recognized environmental conditions exist which would negatively impact the property.

Should stained or discolored soil or contaminated groundwater be encountered during construction and excavation of this area, the contractor must cease operations and contact a professional engineer licensed in Colorado or equivalent expert to further evaluate the soil and/or groundwater conditions, the nature and extent of the contamination, and determine the proper remediation and disposal of the contaminated material. The contractor must contact the CDPHE, Hazardous Materials and Waste Management Division at 303.692.3320

AIR

Land development activities that are less than 25 contiguous acres and less than 6 months in duration are exempt from permitting and do not need to report air emissions to the Air Pollution Control Division. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

Please be advised that a vehicle tracking pad or equivalent should be placed at egress points to prevent off property transport of materials during construction.

RADON

As of January 2019, to address the health hazard associated with radiation from radon gas, all new residential construction in Jefferson County must have a radon mitigation system installed in accordance with the Land Development Regulation Section 27 and the International Residential Code, Appendix F.

LANDSCAPING

Landscaping plans should include appropriate water conservation measures. The use of native plant species and/or xeriscaping is strongly encouraged to minimize water quality impacts in the area.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that maximum residential noise levels must comply with the following 25 feet from the property line:

- 55dB(A) between 7:00 a.m. and 7:00 p.m.
- 50dB(A) at all other times.

Colorado Revised Statute 25-12-103 classifies noise that exceeds the maximum permissible noise level as a public nuisance, which is a civil matter between the property owner and the complainant. Please note: JCPH and the Colorado Department of Public Health and Environment do not enforce noise complaint nuisances.

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by

Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all local, state, and federal regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.



NOTIFICATION SUMMARY

+

PUBLIC / HOA COMMENTS

Case Number 25-106293RZ

As a requirement of the Jefferson County Zoning Resolution, the following Level 1 notification was provided for this proposal.

1. Notification of this proposed development was mailed to property owners within a 500 ft  radius of the site and Registered Associations located within a one mi  radius of the site.

These radii are shown on the maps below. The initial notification was mailed at the time of the first referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission and the Board of County Commissioners.

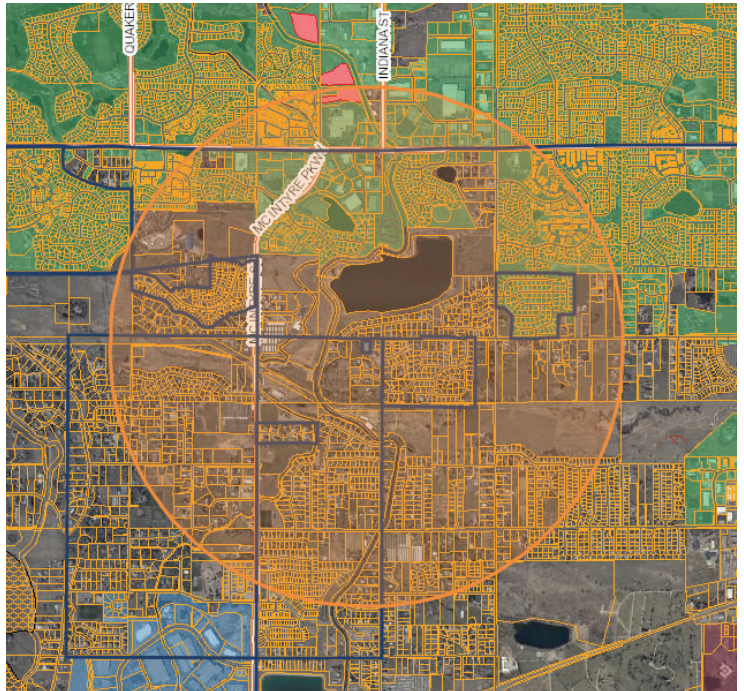
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.
3. Notification of the hearings before the Planning Commission and the Board of County Commissioners was published in the West Jeffco Hub.

Lists of the specific property owners and registered associations that received notification are attached to this summary.

Property Owners



Registered Associations



From: Judy Dain <jgdain@gmail.com>
Sent: Wednesday, April 30, 2025 1:45 PM
To: Jamie Hartig
Subject: --{EXTERNAL}-- 14880 W 58th AVE 25-106-293RZ

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi Jamie,

I received a notification for rezoning on a neighbor's property. I am opposed to allowing the rezoning. This owner has already tried for a setback variance and then rezoning to R-1 for this property, which were not granted. If R-1 zoning wasn't granted, why would PD with R-1 underlying be approved? The vacant land is listed for over a million dollars and I question what the motivation is for rezoning. The design they presented to the neighbors can easily be modified to fit a large home and large garage with the current zoning and setbacks. The property is in Fairmont/North Plains near the canal, and the last comprehensive plan I saw was to keep this area semi-rural feel, especially near the canals. The properties west and south, are also larger lots and are zoned R-2.

Thank you,

Judy Dain

14795 W 58th Pl, Arvada, CO 80004

CURRENT ZONING

Section 33 - Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

1. The Agricultural Zone Districts are intended to provide for limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects. (orig.3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific agricultural zone district. (orig.3-26-13)
3. The Agricultural Zone Districts are divided as follows: (orig.3-26-13)
 - a. Agricultural-One (A-1)
 - b. Agricultural-Two (A-2)
 - c. Agricultural-Thirty-Five (A-35)
4. A revision in March, 1972, increased the minimum land area for the Agricultural-One district to 5 acres. (orig.3-26-13)
5. A revision in March, 1972, increased the minimum land area for the Agricultural-Two district to 10 acres. (orig.3-26-13)

B. Permitted Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Single Family Dwelling, Barn, Stable, Silo, Corral, Pens, and Runs.	X	X	X
General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. See general requirements below.	X	X	X
Poultry hatcheries and farms, fish hatcheries and dairy farms.	X	X	X
Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.	X	X	X
Forestry farming, including the raising of trees for any purpose.	X	X	X
Fur farm and raising of rabbits, chinchillas and other similar animals.	X	X	X
Public Park, Class I public recreation facilities, Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.	X	X	X
Veterinary hospital	X	X	X
Cemetery, mausoleum, mortuary and related uses.	X	X	X
Beekeeping operations	X	X	X
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X
Water supply reservoir and irrigation canal	X	X	X

C. Accessory Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Accessory structures including private garage, and storage sheds	X	X	X
Roadside stand for operation during not more than 6 months in each year for the sale of farm products raised or produced on the premises, provided such stands are located no less than 30 feet distance from any street, highway, or right-of-way line.	X	X	X
Private building and kennels for housing dogs, cats or similar domestic pets. On legal non-conforming lots or parcels smaller than the minimum lot size, the maximum total number of dogs, cats and similar domesticated pets which may be kept shall be 3. Litters of puppies or kittens may be kept until weaned.	X	X	X
Temporary storage of defensible space equipment and debris associated fuel break and forest management thinning in accordance with defensible space, fuel break and forest management programs as specified in this Zoning Resolution and Land Development Regulation.	X	X	X
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X	X
Accessory uses per the Accessory Use Section of the Zoning Resolution.	X	X	X

D. Special Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Sewage treatment plant	X	X	X
Religious Assemblies and related uses, rectory, parish house and schools.	X	X	X
Radio, television and microwave transmission and relay towers and equipment; meteorological data collection towers and equipment; low power, micro-cell and repeater telecommunications facilities, including antenna and towers.	X	X	X
Cable television reception station	X	X	X
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X
State licensed daycare center or preschool or nursery.	X	X	X
Arborist or tree service	X	X	X
Natural resource transportation and conveyance systems	X	X	X
Public Kennel or cattery	X	X	X
Public riding academy or stable	X	X	X
Camps, campgrounds, picnic grounds, and lodges or other similar facilities. Specific conditions and limitations for use, including maximum periods of visitor occupancy and types or maximum numbers of occupied vehicles or sites, will be established as terms of the Special Use approval.	X	X	X
Oil and gas drilling and production, where located within a subdivision platted and recorded in the records of the Clerk and Recorder. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of the Zoning Resolution, except as modified in the resolution approving the Special Use.	X	X	X
Class I, II, III Commercial Recreational Facilities. Class II public recreational facilities on sites which do not meet the current minimum lot size requirement. Class III public recreational facilities.	X	X	X

Uses	A-1	A-2	A-35
Limited sawmill operation use in support of defensible space, associated, fuel break, forest insect and disease control, and forest management programs as required under the Zoning Resolution and Land Development Regulations.	X	X	X
Trap, skeet or rifle range		X	X
Recycling transfer station, Type I or Type II: the facility shall only accept trees and slash generated from local efforts associated with regulatory/ voluntary defensible space, fuel break and forest management plans, and Pine Beetle control programs.		X	X
Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution.		X	X

E. Lot and Building Standards (orig. 3-26-13; am. 7-17-18)

Districts	Front Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.
	Side Setback		
	Primary Structure/All Garages		All Other Accessory Structures
	Side	Side to Street	
A-1, A-2, A-35	30 ft.	50 ft.	Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.
	Rear Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		50 ft.

¹ Applied to all pens, runs, and structures utilized for fur farms, poultry farms, kennels and catteries.

Districts	Building Height	Lot Size (see a & b below)
A-1	35 ft.	5 Acre (217,800 s.f.)
A-2	35 ft.	10 Acre (435,600 s.f.)
A-35	35 ft.	35 Acre (1,524,600 s.f.)

1. Lot Standards

- The minimum lot area for any use permitted in this district shall be the lot size stated above unless the lot falls within the provisions set forth in the Non-Conforming Lot Size provision below. (orig.3-26-13; am. 7-17-18)
- The minimum lot area for a lot developed through the rural cluster process shall be as set forth in the Land Development Regulation. (orig.3-26-13)

F. Fences

- Maximum Fence Height: 7 feet. (orig.3-26-13)
- Fences over 42 inches in height are allowed within the front setback. (orig. 7-17-18)

3. Electric fences are permitted provided the electrical fence device is in compliance with Colorado State Department of Agriculture specifications. No electric fence is allowed as boundary or perimeter fence on lot lines abutting residential zone districts. (orig.3-26-13)
4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig.3-26-13)

G. General Requirements

1. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)
2. No structure may be erected placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig.3-26-13)

H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and 50 feet of the side and rear lot lines. (orig.3-26-13)
2. Stallions shall be kept in a pen, corral or run area enclosed by a 6 foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig.3-26-13)
3. On legal non-conforming lots or parcels smaller than the minimum lot size, the following is the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, buffalo, and other large domesticated animals: (orig.3-26-13; am. 7-17-18)
 - a. The minimum square footage of open lot area, available to animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre. (orig.3-26-13; am. 7-17-18)
 - b. Offspring of animals on the property may be kept until weaned. (orig.3-26-13)

I. Non-conforming Lot Size

1. Planning and Zoning shall only permit the use of any unplatted Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned tract or parcel that is less than 5 acres, 10 acres, or 35 acres respectively, provided that all of the following provisions are met. (orig. 9-6-77; am. 11-6-79; am. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-3-15; reloc. & am. 7-17-18)
 - a. The parcel, tract or lot existed in its current configuration prior to March 6, 1972. (orig. 9-6-77; am. 6-16-80; reloc. & am. 7-17-18)
 - b. The property is 1 acre in size or greater. (orig. 6-16-80; reloc. 7-17-18)
 - c. Use of the property shall conform with current use regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. & am. 7-17-18)
 - d. Any new construction or structural alteration shall conform with current setback and height regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. 7-17-18)
 - e. Requirements of Public Health for water and sanitation shall be complied with prior to the Building Permit being issued. (orig. 9-6-77; am. 12-17-02; am. 4-20-10; reloc. 7-17-18)

2. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted without County approval provided that the provisions of paragraphs I.1.a through I.1.e above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
3. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted with County approval prior to time said lot was zoned, provided that the provisions of paragraphs I.1.b. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
4. Planning and Zoning shall only permit the use of any zoned lot which was platted with County approval subsequent to the date it was zoned provided that the provisions of paragraphs I.1.c. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)

ADDITIONAL CASE DOCUMENTS

Development Permit Application

JEFFERSON COUNTY COLORADO Planning and Zoning

100 Jefferson County Parkway
Suite 3550
Golden CO, 80419
303-271-8700
planning.jeffco.us
pzpermits@jeffco.us

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- ☐ Rezoning from A2 to R1 Zone District
☐ Special Use Item No. _____ of the _____ to permit _____
- | | | |
|---|--|---|
| <input type="checkbox"/> Exemption from Platting | <input type="checkbox"/> Legalization of Property Division | <input type="checkbox"/> Minor Division of Land |
| <input type="checkbox"/> Minor Modification or Revision | <input checked="" type="checkbox"/> Rezoning/Special Use | <input type="checkbox"/> Rural Cluster |
| <input type="checkbox"/> Location and Extent | <input type="checkbox"/> Site Development Plan Approval | <input type="checkbox"/> Subdivision Platting |
| <input type="checkbox"/> Superlot | <input type="checkbox"/> Superlot Process | <input type="checkbox"/> Vested Rights |

Explanation of Application Request

Documents Submitted

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Architectural Elevations | <input type="checkbox"/> Historical, Archaeological & Paleontological Report | <input checked="" type="checkbox"/> Proof of Ownership | <input checked="" type="checkbox"/> Wastewater Report |
| <input type="checkbox"/> Drainage Report | <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Radiation Report | <input checked="" type="checkbox"/> Water Supply Report |
| <input type="checkbox"/> Exemption Survey | <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Reduction of the Plat | <input type="checkbox"/> Wildlife, Vegetation & Landscaping Report |
| <input checked="" type="checkbox"/> Fire Protection Report | <input type="checkbox"/> Parking Plan | <input type="checkbox"/> Sensory Impact Report | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Proof of Access | <input type="checkbox"/> Soils Report | |
| | | <input type="checkbox"/> Utility Report | |

Instructions for Submittal

1. Rezoning and Site Development Plan applications and supporting documents must be submitted electronically to our [online portal](https://www.jeffco.us/4445) [https://www.jeffco.us/4445]. All other applications and documents on this form should be emailed to pzpermits@jeffco.us.
2. Incomplete applications will not be accepted and will delay processing.
3. A Pre-Application is encouraged prior to the formal submittal of a Development Permit Application.

Special Districts

<u>North Table Mountain</u>	<u>Xcel Energy</u>
Water	Electricity
<u>North Table Mountain</u>	<u>Fairmount Fire</u>
Sewage	Fire
	<u>Parks & Rec</u>

Jefferson County Staff Use Only

Case Number	Date Filed	Current Zoning	Proposed Zoning/SU
Planner	Street Address	Acres	Map Sheet
Previous Cases	Community Plan		

Development Permit Application

Case Number: _____

Project Team Contact Information

Sean Williams **sWilliams528@yahoo.com** **303-929-6952**
Property Owner 1 **Email (required)** **Phone Number**

9685 W 89th Way Westminster CO 80021
Address **City** **Zip**

Michelle Williams **michelle@528mortgageservices.com** **303-905-6018**
Property Owner 2 **Email (required)** **Phone Number**

9685 W 89th Way Westminster CO 80021
Address **City** **Zip**

Developer / Subdivider **Email (required)** **Phone Number**

Address **City** **Zip**

Authorized Representative **Email (required)** **Phone Number**

Address **City** **Zip**

Engineer **Email (required)** **Phone Number**

Address **City** **Zip**

Property Description

14880 W 58th Ave Golden CO 80403
Address of Subject Property and/or Parcel ID Number **City** **Zip**

W 58th Ave **1.02**
Access Via **Acreage** **Map Sheet**

Legal Description:

See exhibit B

Additional Information (to support or clarify this application):

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

- ☒ Owner is an individual. Indicate name exactly as it appears on the deed.
☐ Owner is a corporation, partnership, limited partnership, or other business entity. Name principals and/or managers on a separate page. Include the articles of organization, partnership agreement, resolution of managers, etc., as applicable to establish legal signatures.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Owner Affidavit

I/We Sean + Michelle Williams being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize County staff to visit the site as necessary for proper review of this application.

If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.

Sean Williams
Name
9685 W 89th way
Address Westminster CO 80021
303 929 6952 swilliams5280@yahoo.com
Phone Email
[Signature]
Signature

Michelle Williams
Name
9685 W 89th way Westminster CO
Address 80021
303-905-6018 michelle@5280
Phone Email montage services com
Michelle Williams
Signature

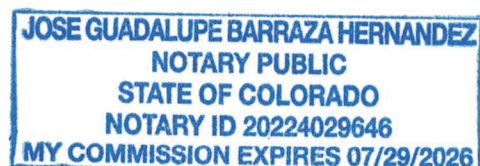
County of Jefferson]
State of Colorado] SS

Sworn to and subscribed before me this 26th day of March, 2025.
(day) (month) (year)

By Sean and Michelle Williams
(name printed)

Witness my hand and official seal.

Notary Public [Signature]
My Commission expires 07-29-2026
(date)



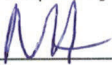
Development Permit Application

Case Number: _____

Authorized Representative

I/We further permit _____ to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.



Representative Name

Address

Phone

Email

Owner's Signature

Date

To: Jefferson County Planning & Zoning

Re: 14880 W 58th Ave Golden CO 80403

Parcel #30-124-00-039

Existing Zoning: A2

Owners: Sean C Williams & Michelle L Williams

9685 W 89th Way Westminster CO 80021

Phone: Sean (303) 929-6952 Michelle (303) 905-6018

Email: Sean swilliams5280@yahoo.com

Michelle michelle@5280mortgageservices.com

We are applying to rezone our property at 14880 W 58th Ave Golden CO 80403 from A2 to R1. We purchased this property in May 2022 to build our forever home to include a single family residence, detached accessory building and swimming pool. With the current setback requirements of an A2 zoned property, we can only build on approximately 47% of our land. R1 zoning would also make our property more conforming to the area as the majority of the properties in the area are zoned residential or planned development. We do not have any intention of doing activities that the A2 zoning allows like owning livestock, using motorized vehicles or discharging firearms. Our property is ten times smaller than the minimum lot size required for A2 zoning since 1972 making it exceptionally shallow and narrow creating a hardship that greatly limits what can be built on the site. We have included the site plan for review of our proposed plan.

Additionally, access to the site will be from W 58th Ave. Water and sewer will be connected to the sewer line west of our property and piped into the property via the northwest corner. This will be done by the city. We have also included letters from the fire and water providers confirming they will service the property.

Thank you for your time and consideration.



Sean C Williams

03/26/2025

Date



Michelle L Williams

03/26/2025

Date



R \$18.00
D \$0.00

2024057381

09/30/2024 11:20:46 AM 2 Page(s)

JEFFERSON COUNTY, Colorado

Doc Fee: \$0.00

Escrow No.: KATHY-054-KBE

GENERAL WARRANTY DEED

This Deed, made September 14, 2024

Between 14880 W 58Th Ave, LLC, a Colorado Limited Liability Company of the County Jefferson, State of Colorado, grantor(s) and Sean C. Williams and Michelle L. Williams, as Joint Tenants whose legal address is

9685 W 89th way Westminster CO 80021
County of Jefferson, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of TEN DOLLARS AND NO/100'S (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Jefferson, State of Colorado described as follows:

SEE ATTACHED LEGAL DESCRIPTION

also known by street and number as 14880 W 58Th Ave, Golden, CO 80403-1205

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

14880 W 58Th Ave, LLC, a Colorado Limited Liability Company

By: Sean C Williams, Member

STATE OF COLORADO
COUNTY OF Jefferson

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me this 25 day of September 2024 by Sean C. Williams as Member of 14880 W 58Th Ave, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

CANDACE KAY GARDNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234037724
MY COMMISSION EXPIRES 10/04/2027

Candace Kay Gardner
Notary Public
My Commission expires: 10/4/2027

Warranty Deed - General

Exhibit B

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST 58TH AVENUE, AS SHOWN ON THE PLAT OF CAR-O-MOR HEIGHTS, JEFFERSON COUNTY RECORDS, WHICH POINT IS NORTH 89°48' WEST A DISTANCE OF 230 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND IS THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1257 AT PAGE 560, JEFFERSON COUNTY RECORDS;
THENCE CONTINUING NORTH 89°48' WEST, ALONG SAID NORTH LINE, 167.5 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2125 AT PAGE 231, JEFFERSON COUNTY RECORDS;
THENCE SOUTH 01°30' WEST ALONG THE EAST LINE OF SAID TRACT IN BOOK 2125 AT PAGE 231, A DISTANCE OF 260.0 FEET;
THENCE SOUTH 89°48' EAST, 175 FEET, MORE OR LESS, TO THE WEST LINE EXTENDED SOUTH OF SAID TRACT IN BOOK 1257 AT PAGE 560;
THENCE NORTHERLY ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED SOUTH, A DISTANCE OF 260 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL ID: 30-124-00-039

Also known as street and number: 14880 West 58th Avenue, Golden, CO 80403



Providing the Highest Level of Professional Services

September 27, 2024,

FFPD-FP-053-24

Michelle Williams
303-905-6018
michelle@5280mortgageservices.com

Re: Will Serve
14880 W 58th Ave
Golen, CO 80403

To whom it may concern:

The property identified above is protected by the Fairmount Fire Protection District (FFPD). Fire Protection Services will be provided if the minimum requirements of the most currently adopted International Fire Code edition, including adopted amendments, are met.

Permits from the Fairmount Fire Protection District are required for private roads and driveway(s), core and shell, tenant improvements, all installation and maintenance of automatic fire detection and fire suppression systems, solar photovoltaic systems, radio amplification, underground fire line and the storage of hazardous materials.

FFPD reserves the right to provide additional comments/requirements if any needed plans are submitted and reviewed per applicable codes and amendments.

If you need additional information or have questions or concerns, please contact myself at the Fairmount Fire and Life Safety Division via the contact numbers found in this letter.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Robert Ipatenco".

Robert Ipatenco, Fire Marshal
Fairmount Fire Protection District
ripatenco@fairmountfireco.gov
cc: file



4755 Isabell Street, Golden, Colorado 80403 • Phone (303)-279-2928 • Fax (303) 278-1252





CERTIFICATION OF WATER AND SEWER AVAILABILITY

September 20, 2024

Jefferson County Planning Department
Foothills Office Park
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

RE: 14880 W 58th Avenue, Jefferson County

Jefferson County:

Pursuant to paragraph 5.4 of the Rules and Regulations, North Table Mountain Water and Sanitation District has reviewed the above referenced rezoning application and finds that the property which is the subject of said application is within the boundaries of the District, water and sewer service is available, and the referenced property is therefore eligible for such service, subject to the following:

1. Water service is available within the District to serve the development. The developer must provide all facilities required to serve the development. No specific quantity or pressure is guaranteed.
2. No water or sewer service will be considered until the developer submits detailed plans for water and sewer construction to serve the development and such plans shall be approved by the District Engineer.
3. Sewer service is available within the District to serve the development. The developer must provide all facilities required to serve the development. No specific capacity or location guaranteed.
 - a. A sewer main is required to be extended in 58th Avenue to serve this lot. The developer/owner is responsible for engineered construction drawings to be approved by the District. Developer/owner is also responsible for constructing the main.
4. No specific fire flow is guaranteed.
5. Agreement on the part of the applicant to comply with all rules, regulations and engineering requirements of the District, in effect at the time the District approves the tap application. In the interest of water conservation, District

may enact rules and regulations governing the installation and use of landscaping on the property described.

6. Payment of all fees and charges levied, assessed, or collected by the District, in effect at the time the District approves the tap application.
7. Expires 2 (two) years from the date the Certificate is issued.

This letter has been reviewed with the Board of Directors and represents the District's position on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'BART', followed by a long, sweeping horizontal line that extends to the right.

Bart Sperry, P.E.
District Manager/Engineer

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page
1 of 5
FORM 6000

NAME OF PROJECT: 14880 W 58th Ave Home

CONTACT PERSON: Sean Williams PH 303-929-6952

PROPERTY LOCATION: 14880 W 58th Ave Golden CO 80403

On this property, do any of the following conditions exist, or have any of the following conditions existed at any time in the past?

SECTION	CONDITION	NO	YES
A	Placement of earthen fill from an outside source, operation of a solid waste disposal site or landfill, whether private or commercial, legal or illegal	X	
B	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite	X	
C	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	X	
D	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage	X	
E	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	X	
F	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	X	
G	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs	X	
H	Radiation hazards such as radiation from uranium mine and mill tailings, nuclear reactors, and/or the processing, handling, disposal and/or deposition of radioactive materials.	X	

If you answered "NO" to ALL of the above, please sign below in the presence of a NOTARY PUBLIC and return this page only to the Department.

If you answered "YES" to ANY of the above, please complete Parts I and II on page 2 AND complete any SECTION on pages 3-5 to which you responded "YES" above. Then sign below in the presence of a NOTARY PUBLIC and return the entire packet (pages 1-5) to the Department.

As the present owner of the Property or as an officer or a general partner of the present owner of the Property (or duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the Property. I have made a diligent inquiry into the former uses of the property; and hereby certify to and for the benefit of Jefferson County that to the best of my knowledge and belief the information disclosed on or attached to this form is true and correct.

NAME: Sean Williams

DATE: 3-26-25

State of Colorado)
County of Jefferson) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged

before me this 26th day of March, 2025, by Sean Williams

WITNESS my hand and official seal.

Jose Barraza Hernandez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-29-2026

JOSE GUADALUPE BARRAZA HERNANDEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224029646
MY COMMISSION EXPIRES 07/29/2026

STAFF REPORT

Staff Report Summary

Case Number:
24-113723RZ

Summary of Process

- The Staff evaluation of an application will be presented at the required Planning Commission and Board of County Commissioners' Hearings.
- The Planning Commission will review the evidence and will make a recommendation to the Board of County Commissioners.
- The final decision on the request will be made by the Board of County Commissioners.

Case Summary

A Rezoning from PD to a new PD to allow a residential above commercial mixed-use structure at 31033 American Parkway.

Purpose		Prospector at Evergreen ODP		Alex Fowlkes	November 4th, 2024	
Case Name		Case Manager		Formal Submittal Date		
March 9, 2023	Jun 13, 2024	July 9, 2025	August 6, 2025	Site Development Plan		
Pre-Application Date		Community Meeting Date		PC Hearing Date		BCC Hearing Date
George Sanderson		Kim Haarberg		Next Process		
Applicant/Representative, check if same as owner: <input type="checkbox"/>		Owner				
31033 American Parkway	Evergreen	80439	1.13 acres	32	4	71
Property Address		City	Zip	Area ≈	Section	Township
300434419		Western Wah-Keeney Park				
Pin		General Location				

Land Use and Zoning

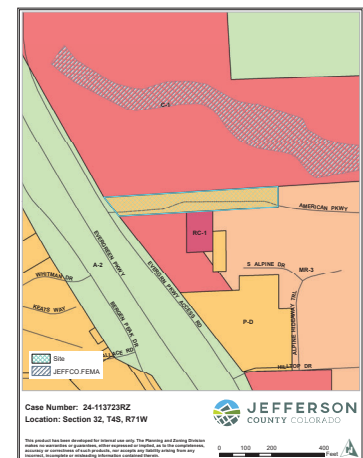
Vicinity



Detail



Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
Vacant/Parking Lot	PD	Commercial	PD

Plan Area: Evergreen Area **Number of citizens at Community Meetings:** 13

PC Recommendations: **Level of Community Interest:** Medium

Key Issues: None

Criteria for Rezoning:

- The compatibility with existing and allowable land uses in the surrounding area.
- The degree of conformance with applicable land use plans.
- The ability to mitigate negative impacts upon the surrounding area.
- The availability of infrastructure and services.
- The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.

✓	○	✗
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. SUBJECT REQUEST

The owner of the property located at 31033 American Parkway is proposing a Rezoning to a Planned Development (PD) that would allow for a 4-story ground floor commercial with residential above mixed use structure. The existing Official Development Plan (ODP) Evergreen Office Building ODP Amendment One, also allows for a mixed use structure to be built but is more restrictive and contains several standards that are difficult to interpret or are in conflict with various Zoning Resolution (ZR) standards. The applicant's intent is to Rezone to a simpler ODP that will allow for the construction of the mixed use structure that largely follows the Zoning Resolution. The applicant's proposed ODP allows for 4,500 sq ft of office space on the ground floor, a maximum of 24 units on the upper floors, a maximum height of 48 ft, setbacks that limit development to the northwest corner of the lot, and alternative landscaping and architecture standards. Please note that unless specifically called out in the ODP, all other applicable standards of the ZR shall apply to the property.



Figure 1 Subject Property Boundaries (Approximate)

2. CONTEXT

The subject property consists of Parcel A of the Wah-Keeney Park – Second Filing Exemption Survey No. 2 (Parcel A, Wah-Keeney Park, Second Filing, Exemption Survey No. 2) and is approximately 1.13 acres. It is located north of Downtown Evergreen and at the northwest edge of Wah-Keeney Park, just along the Evergreen Parkway Access Rd. The property is also right between two commercially zoned areas to the north (Community Subclass) and south (Convenience Subclass). American Parkway also provides access for single family homes to the east.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Commercial-One (C-1)	Sports Center
South:	Commercial-One (C-1), Restricted Commercial-One (RC-1), Mountain Residential - Three (MR-3)	Brewery, Offices, Single Family Residential
East:	Mountain Residential-Three (MR-3)	Single Family Residential
West:	Agricultural-Two (A-2)	ROW

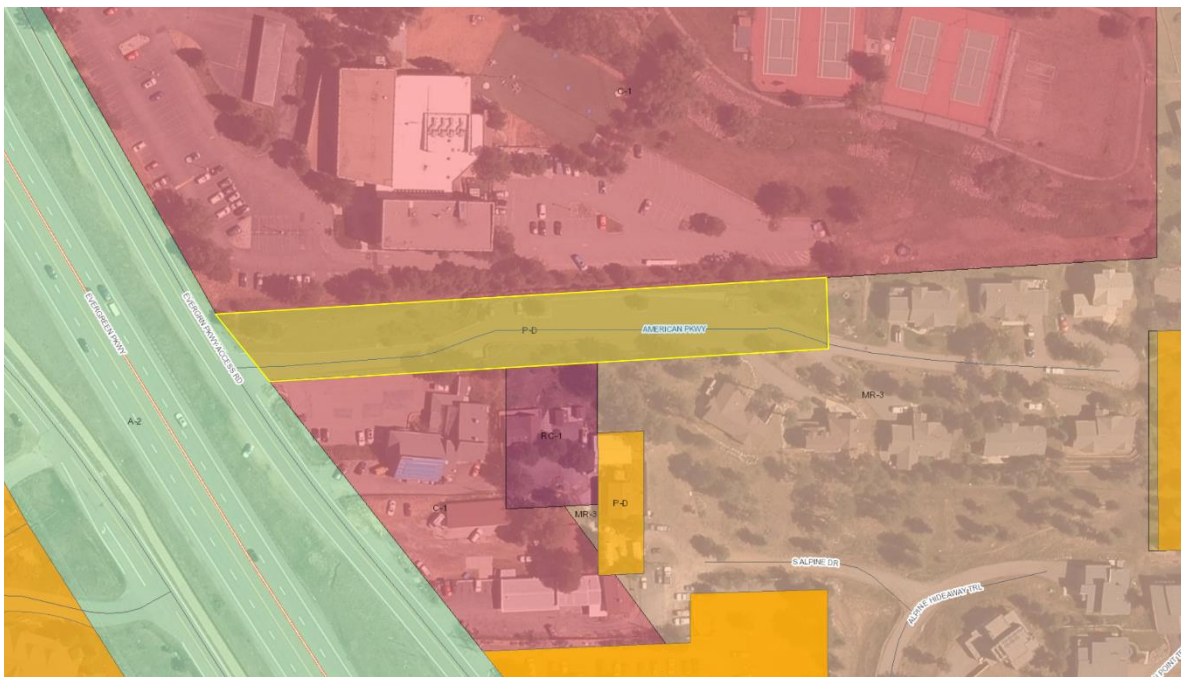


Figure 2 Surrounding Zonings

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning
Zone District	Planned Development (PD)	Planned Development (PD)
Permitted Uses	General Offices, Medical and Dental Offices, Financial Institutions, Stores for Retail Sales, Restaurants excluding fast food Residential Above Commercial	First Floor Office – Office Space Excluding Medical or Dental Offices (4500 sq ft max GLA) Residential Units Above commercial – Max of 24 units
Max GFA	18,200 sq ft	None
Setbacks	West – 40 Ft	West – 40 Ft

	North – 10 Ft South – 25.5 ft East – 420 ft	North – 10 Ft South – 25.5 ft South- 20 ft (for below grade parking only) East – 420 ft
Maximum Height	Maximum Height of the Structure shall not exceed 48 ft from grade at building at north elevation top of foundation wall below windows to top of roof	48 ft from first level Finished Floor Elevation to top of roof

5. TRANSPORTATION

The proposed Rezoning would allow for increased allowable gross floor area (GFA), and therefore increased traffic onto the surrounding roadway network. The applicant was required to submit a Trip Generation Analysis comparing the potential traffic generated by the proposal to the current allowed uses.

The Trip Generation Analysis shows there would be 211 average weekday trips. During the weekday PM peak hour, the project will average 9 trips in and 10 trips out. Transportation & Engineering (T&E) and CDOT have no concerns with the trips generated by the proposed Rezoning, as the current roadway network can handle this increase in traffic.

6. CRITERIA FOR DECISIONS FOR REZONING APPLICATIONS

Section 6 of the Zoning Resolution states, *In reviewing Rezoning and Special Use applications, the Planning Commission and the Board of County Commissioners may consider the following criteria:*

- ✓ a. *The compatibility with existing and allowable land uses in the surrounding area.*
 - ✓ b. *The degree of conformance with applicable land use plans.*
 - ✓ c. *The ability to mitigate negative impacts upon the surrounding area.*
 - ✓ d. *The availability of infrastructure and services.*
 - ✓ e. *The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.*
-








a. The compatibility with existing and allowable land uses in the surrounding area.

The subject property is bordered by commercial and residential land uses in the surrounding area, and staff finds the proposal compatible with these uses. Staff has no concerns over the project's compatibility with the commercial uses in the area as this mixed use structure can serve as a transition to the more intense commercial development to the north. As for the single family uses, the setbacks in the ODP require the mixed use structure to be built in the northwest corner of the property, which is a relatively large setback distance from the eastern property line where this property borders single family homes

(420 ft setback required to the east). This type of small-scale mixed-use zoning is generally compatible with residential structures, and staff finds the increase in density to be acceptable (6.9 du per acre in the MR-3 Zone district to the east compared to the 21.2 du per acre under this proposal). The current zoning allows a mixed-use development, and this proposal is a slight expansion to the existing zoning as the buildable area bounded by setbacks and building height are not changing, but there is no limit to the maximum GFA

b. The degree of conformance with applicable land use plans.

The Comprehensive Master Plan (CMP), an advisory document required by State statute, contains Goals and Policies that are used to guide land use decisions. The Area Plans section of the CMP contains supplementary policies and land use recommendations for evaluation.

	Summary	Conforms with CMP?   
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	

Staff concludes that the subject request is in general conformance with the applicable goals and policies of the Comprehensive Master Plan.

Land Use: This property is within the North Evergreen Activity Center of the Evergreen Area Plan of the Comprehensive Master Plan, for which the recommended land use is Commercial. The Evergreen Area Plan also recommends mixed use in all the Activity Centers of the Evergreen Area Plan. By allowing for Office development on the ground floor with residential units above, this mixed use proposal is meeting the land use recommendation.

Physical Constraints: There are no floodplains, geologic hazards, or wetlands present on the property. This property is in a wildfire risk area and a significant wildlife habitat area. For these reasons staff will be requiring compliance with Defensible Space requirements at the time of Site Development Plan (SDP) and Building Permits, and referrals will be sent to Colorado Parks and Wildlife at the time of SDP to determine if there is any wildlife habitat to be affected.

Community Resources: The proposal will not have major impacts to air, light, odor, or noise, and no trails or open space will be impacted by the proposal. Additionally, there are no historic resources identified in the project area.

Infrastructure, Water and Services: Existing infrastructure and services are available and adequate to support the proposed Rezoning. The subject property receives fire protection from Evergreen Fire Protection District and water/sewer services from the West Jefferson County Metro District. Will serve letters have been submitted from all these agencies. Additionally, the subject property receives law enforcement services from the Jefferson County Sheriff's office. Lastly, the applicant's Trip Generation Analysis concludes that the existing traffic network can support the development, and T&E has no concerns.

c. The ability to mitigate negative impacts upon the surrounding area.

Staff's main concerns with this proposal were the visual and traffic impacts associated with this proposal. Regarding the visual impacts it might have, staff found that requiring the structure to be in the northwest corner of the property aids with this. Additionally, the applicant decided that they would default back to the Zoning Resolution for most architecture standards (the one exception being requiring a pitched roof), and staff finds this acceptable. By following the architecture requirements in the Zoning Resolution and ODP then staff's concerns over the visual impact will be mitigated. As for the concerns over traffic, both T&E and CDOT reviewed this case and ultimately have no concerns as the existing traffic network is able to support the amount of trips generated by this proposal. Staff finds that the proposed ODP has adequately mitigated impacts.

d. The availability of infrastructure and services.

Staff's analysis found that infrastructure and services are available and adequate to support the proposed uses. As discussed above, the applicant has provided proof of water, sewer, fire, and emergency service sufficient to serve the proposed development. Additionally, the applicants Trip Generation Analysis was reviewed by T&E and CDOT, who had no concerns over the traffic system being able to absorb the traffic generated by this development. Any public improvements that may be required will be addressed during the subsequent Site Development Plan.

e. The effect upon health, safety, and welfare of the residents and landowners in the surrounding area.

The standards set forth in the Zoning Resolution and the proposed ODP will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

A Community Meeting was held on June 13th, 2024. There were 13 individuals in attendance. The primary concerns raised by the public at this meeting included issues with parking, drainage impacts, and the challenging topography of the site.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff received several citizen comments. The public comments were primarily concerned with the following:

- Site Overdevelopment
- Traffic Impacts
- Emergency Evacuation
- Drainage Concerns
- Water Quality

T&E and CDOT have no concerns over the roadway network being able to absorb the trips associated with this proposal. Additionally, many of these concerns will be addressed at the time of Site Development Plan as things such as drainage, water quality, and other engineering subjects will need to meet County standards, or this SDP will not be approved.

10. AGENCY REFERRAL RESPONSES

This application was sent on two referrals to 10 Jefferson County Departments & Divisions and 13 external agencies. All referral agencies are satisfied with the applicant's proposal and the changes made to their materials, and **there are no known outstanding issues with the referral agencies.**

11. NOTIFICATION

Notification of the proposed development was provided in accordance with the Zoning Resolution. Postcards were mailed to all property owners within ¼ mile of the subject property, all registered associations within 2 miles were sent e-mail notifications, and signage was posted in locations deemed sufficient by staff.

12. POST HEARING REVIEW

If the Rezoning is approved, the post hearing review shall be in accordance with the Zoning Resolution as follows:

Planned Development: The applicant shall have 28 days after Board of County Commissioner's approval to submit a 'clean' copy of the approved red-marked ODP and pay the recordation fees. The Case Manager will have 7 days to review the submitted ODP. If the revisions have been made in accordance with the approval conditions, Staff will affirm and record the ODP documents as appropriate. If the submitted documents are not in conformance with the approved red-marked ODP, the red-marked ODP shall be recorded.

13. SUBSEQUENT PROCESSES

Site Development Plan: Should this Rezoning be approved, the applicant will need to apply for a Site Development Plan. The Site Development Plan process is an administrative process with a review of landscape, architecture, lighting, grading, erosion, and sediment control, and other relevant issues.

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

Staff's analysis concludes that the proposed Rezoning to PD district will be compatible with the existing and allowable commercial uses in the area and is compatible with the residential uses as the proposal is stepped back significantly from them. The proposal is in general conformance with the CMP because the subject property is within the North Evergreen Activity Center for which commercial and mixed use are recommended, and staff finds the mixed use nature of this proposal in line with this recommendation. As long as all ZR and ODP standards are followed, this will not result in significant impacts. Adequate infrastructure and services are in place or available to support the proposed use and will not result in unmitigated impacts to the health, safety, and welfare of residents and landowners in the surrounding area. For these reasons, staff recommends APPROVAL of the proposed Rezoning.

FINDINGS:

Based on the analysis included in this report, staff concludes that the proposal addresses each of the criteria below which the Planning Commission may consider, as detailed in subsection 6 of this staff report.

1. The proposed Rezoning from Planned Development (PD) to a new Planned Development (PD) zone district, which allows for commercial and residential land uses in a mixed-use structure is compatible with the existing and allowable commercial and residential land uses in the surrounding area.
2. The proposal is in general conformance with the Comprehensive Master Plan (CMP). The subject property is within North Evergreen Activity Center of the Evergreen Area Plan, for which commercial uses are recommended, and mixed use is recommended in all Activity Centers of the Evergreen Area Plan. The proposal generally conforms with all other applicable sections of the CMP goals and policies.
3. The ability to mitigate the negative impacts of the proposed land uses upon the surrounding area has been considered and addressed by the written requirements in the Official Development Plan and Zoning Resolution (ZR) standards. Potential visual impacts are mitigated by requiring the mixed-use structure to be located in the northwest corner of the site and by requiring the design of the structure to comply with the architectural standards in the ZR.
4. The subject property is served by the Evergreen Fire Protection District, the West Jefferson County Metropolitan District, provides water and sanitation services, and the Jefferson County Sheriff's Office. The existing infrastructure and services are adequate and available to serve the proposed uses.

5. The proposed Rezoning will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

PLANNING COMMISSION ACTION:

The Planning Commission is charged with reviewing the request, staff report, and staff recommendation, receiving testimony and evidence on the application, and recommending approval or denial of the request to the Board of County Commissioners.

COMMENTS PREPARED BY:

Alexander Fowlkes

Alexander Fowlkes

Planner

June 16, 2025

PROPOSED ZONING

Prospector at Evergreen Official Development Plan

A. Intent

The purpose of this Rezoning is to allow for the construction of a mixed-use structure on the property.

B. Written Restrictions

All the standards of the Zoning Resolution apply to the property as shown on the attached Exhibit A and the legal description attached hereto as Exhibit B with the following modifications:

1. Permitted Uses

a. Office on Level 1

- i. Office: Government Office, Business, or Professional Office
- ii. No Medical or Dental Office
- iii. Maximum GLA on Level 1: 4500sf

b. Residential on Levels 2, 3, and 4

- i. Maximum number of residential units: 24

2. Accessory Uses

a. Parking & Below Ground Parking

3. Lot and Building Standards

a. Minimum Building Setbacks

- i. Front (west) 40' from property line
- ii. Side (north) 10' from property line
- iii. Side (south) 25'-6" from property line at finished grade
- iv. Side (south) 20'-0" from property line below finished grade for underground parking
- v. Rear (east) 420' from property line

b. Maximum Height of structure shall not exceed 48 ft from First Level Finished Floor Elevation to top of roof

4. Landscape Requirements

- a. Two large shrubs may be substituted for one tree in areas adjacent to retaining walls where survival of trees would be in danger or where tree roots would damage retaining walls.

5. Architecture

- a. The building shall have pitched roof of no less than 3:12 pitch

APPROVED FOR RECORDING:

This Official Development Plan, titled Prospector at Evergreen Official Development Plan, was approved the _____ day of _____ 2025, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

The owner of the property, at the time of approval was: _____

By: Jefferson County Planning and Zoning Director

Signature: _____

Date: _____

MAPS

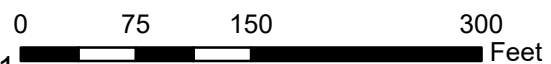


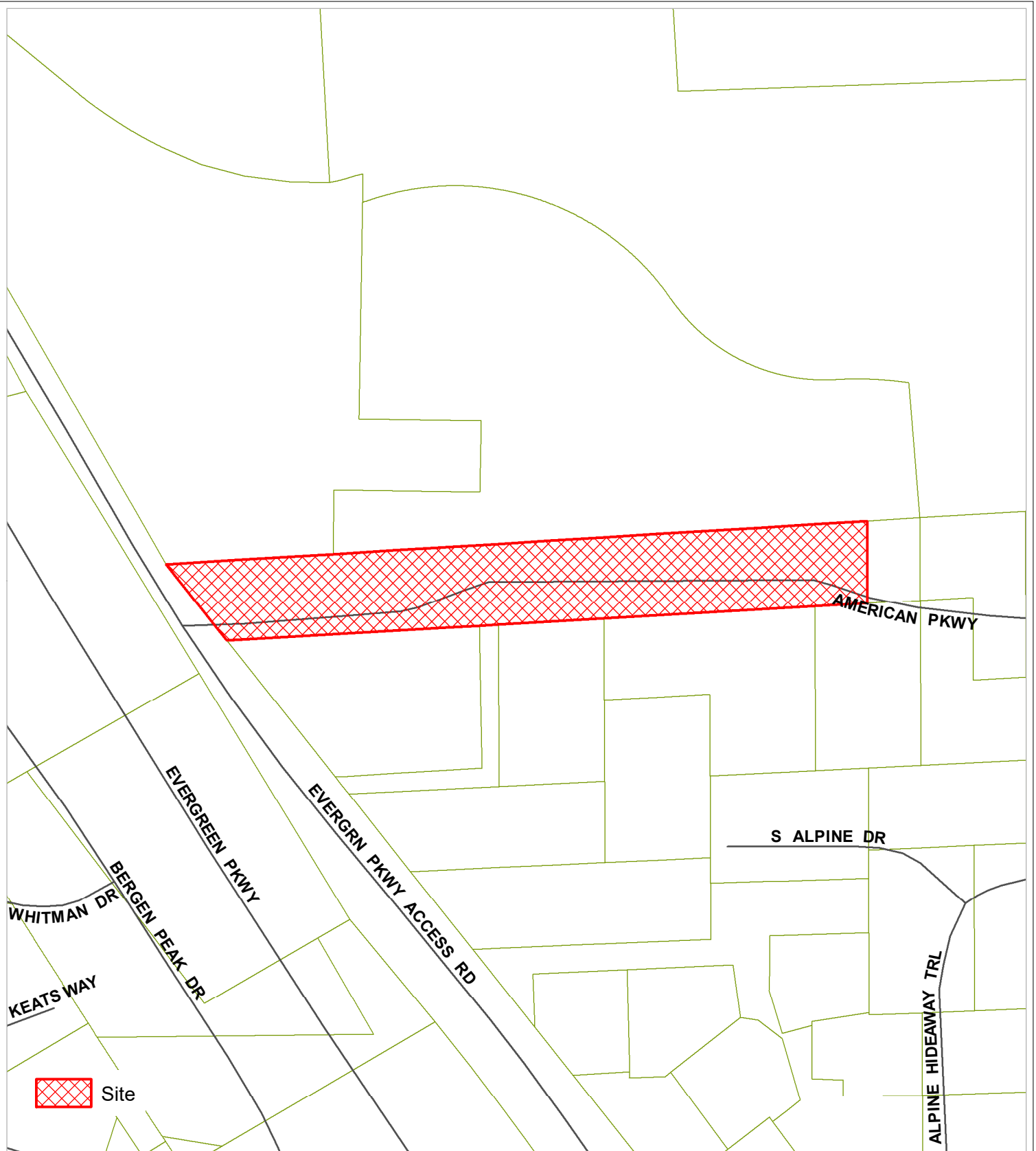
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Location: Section 32, T4S, R71W



JEFFERSON
 COUNTY COLORADO

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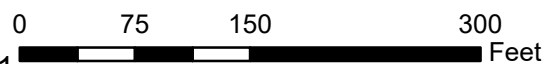
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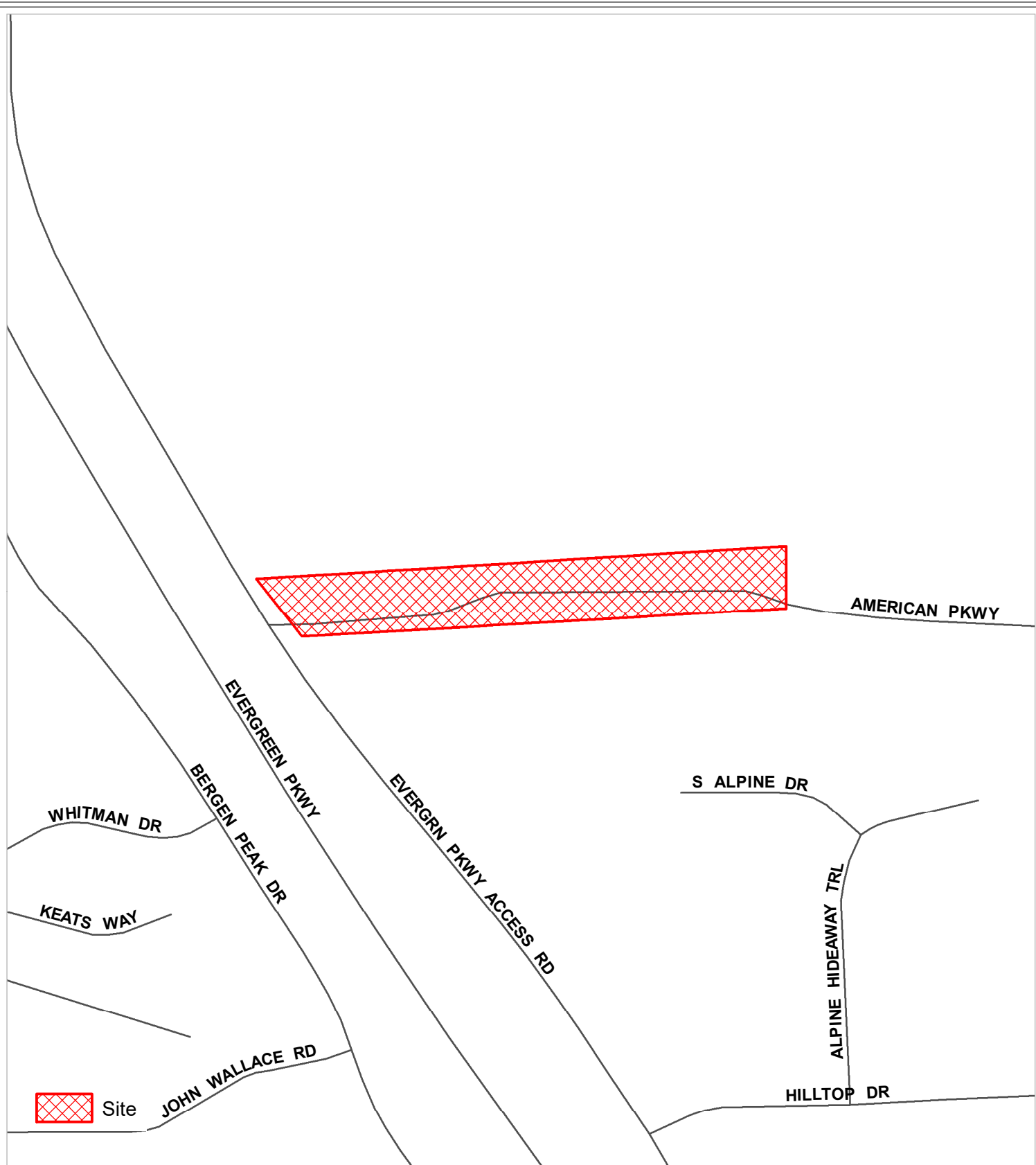
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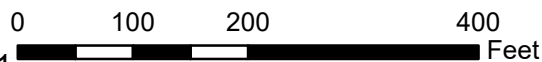
Case Number: 24-113723RZ

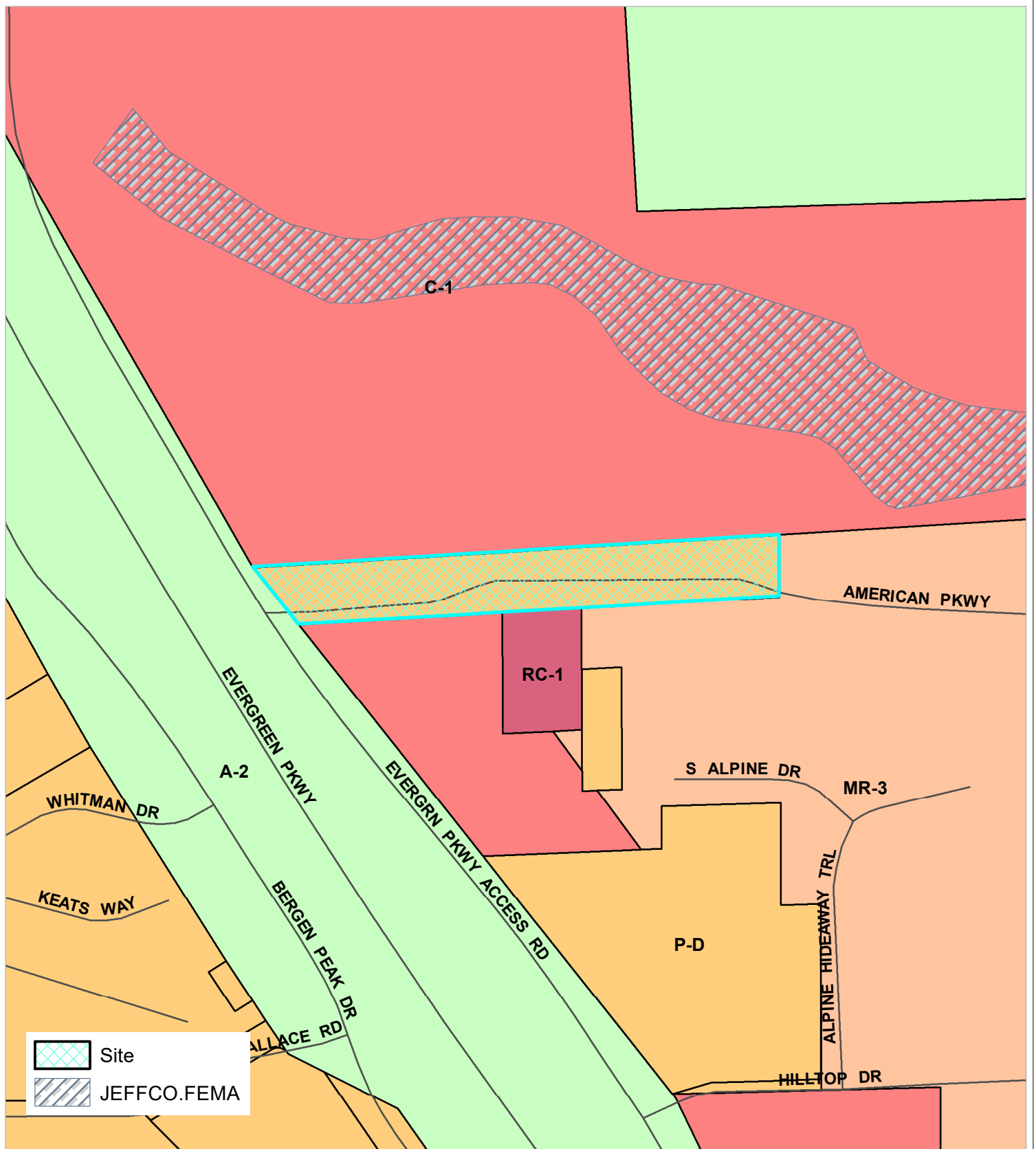
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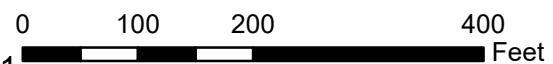


Case Number: 24-113723RZ
Location: Section 32, T4S, R71W



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Legal Description

Street Location of Property: 31033 American Parkway

Is there an existing structure at this address?

Yes

No X

Type the legal description and address below.

Parcel A, Wah-Keeney Park, Second Filing, Exemption Survey No. 2, County of Jefferson, State of Colorado

Section 32 Township 4 S. Range 71 W.

Calculated Acreage 1.13 Acres Checked by: Kendell Court

Address Assigned (or verified): 31033 American Parkway

COMMUNITY MEETING SUMMARY

COMMUNITY MEETING SUMMARY

Case Number

24-113963RZ

Meeting Date

06/13/24

Approx. # of Citizens

13

Signed in

13

Meeting Location

Virtual

Subject Property

31033 American Parkway

Property Owner

Applicant/Representative

Sanderson Architects

Summary of the Applicant's Presentation

22 Years of History on This property

The current rezoning is to bring the site up to current regulations, and will highly rely on the zoning resolution standards.

Stated this structure will be minimal in nature, and has been designed with impacts and ZR Standards in mind

Information Presented/Format of the Meeting

Staff Presented Process

Applicant told of the history of the project, showed the proposed ODP, and a rendering of the proposal

Q&A Session

Overall Impression/Tone of Meeting

Overall it was respectful, but community had concerns. Applicant was open to addressing those concerns

Main Points/Issues Raised by Citizens/Applicant's Response

This is a challenging site with the topography and buildable area, applicant agrees but showed their plan to address these challenges

Drainage into Bergen Creek is a concern, applicant stated all drainage will go into the drainage pond at the east of the site

Parking is a concern, applicant demonstrated they are providing underground parking spaces and was open to public concerns

REFERRAL COMMENTS

ADDRESSING

MEMO

To: Alexander Fowlkes
FROM: Christine Derby
SUBJECT: 24-113723RZ 31033 American Parkway
DATE: November 25, 2024

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone to allow a residential above commercial mixed-use structure at 31033 American Parkway.
2. Access is off American Parkway.
3. There is a valid existing address, 31033 American Parkway, in the addressing database. This address will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.

EVERGREEN METROPOLITAN DISTRICT

Water and Wastewater
30920 Stagecoach Blvd.
Evergreen, Colorado 80439
303-674-4112

November 4th, 2024

Jefferson County Planning and Zoning Department
100 Jefferson County Parkway
Suite 3550
Golden, CO 80419
Attn: Alexander Fowlkes, Case Manager

Re: Case Number: 24-113723RZ. Rezoning Application.

Dear Mr. Fowlkes,

This property is located within the West Jefferson County Metropolitan District (WJCMD). Contrary to the cover letter, this property, known as 31033 American Parkway, does not have commercial water or sewer service and neither WJCMD nor Evergreen Metropolitan District (EMD) have filled out a Form 1001. This property does have an active account (00229004-02) with an irrigation only tap.

New development within the District is subject to the System Development Engineering Analysis. The Owner will need to contact the Evergreen Metropolitan District to enter into an agreement and provide the required deposit. EMD will contract with our consulting engineer to review all utility plans and reports to determine if there is adequate infrastructure to serve this development. Should the infrastructure not be adequate, the Owner will be responsible for all infrastructure improvements according to the District's Rules and Regulations. Once approved, the Owner will need to apply for taps and pay all applicable fees before service will be provided.

If you have any questions, please call me at 720-772-0199.

Sincerely,

Thomas Riggle
Water Resources Manager
Evergreen Metropolitan District

PLANNING ENGINEERING MEMORANDUM

TO: Alex Fowlkes, Case Manager
FROM: Lauren Caruso, Planning Engineering
DATE: December 17, 2024

RE: 24-113723RZ; Rezoning to allow for residential above commercial mixed-use structure at 31033 American Parkway

I have reviewed the application documents and provided the comments below. These comments are based upon the requirements of the Jefferson County Zoning Resolution (ZR), the Transportation Design and Construction Manual (TD&CM), the Land Development Regulation (LDR), and the Storm Drainage Design and Technical Criteria (SDD&TC).

PLANNED DEVELOPMENT ZONE DISTRICT:

TRANSPORTATION

1. Traffic information:

The applicant did not provide adequate information on the highest potential traffic that can be generated under the proposed use(s). Please update the traffic information to include the most intense possible use proposed with the rezoning to demonstrate maximum trip generation (not only demonstrating the intended use traffic generated).

The trip generation memorandum needs to show the number of trips generated by the most intense possible use under the ODP (Likely fast food or retail; applicant will need to verify). This should be compared to the existing use/zoning.

FUTURE REQUIREMENTS

1. A Site Development Plan is being reviewed concurrently with this rezoning application through case number: 24-127802SD

If you wish to set up a meeting to discuss the above comments, or if you have any questions regarding these comments, please contact me at lcaruso@jeffco.us or 303-271-8752.

Sincerely,

Lauren Caruso,
Civil Planning Engineer

Attachment:

c: Owner/Applicant
File

Memorandum

To: Alex Fowlkes
Planner

From: Patrick O'Connell
Engineering Geologist

Date: November 20, 2024

Re: 31033 American Parkway, Case No. 24-113723RZ

The intent of the application is to rezone the property. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.
2. The property is located within the Mountain Ground Water Overlay District. However, this property will be served by EMD.

MEMO

TO: Alexander Fowlkes
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: November 6, 2024

SUBJECT: Case #24-113723 RZ
Sanderson Architects, LLC
31033 American Pkwy

The applicant has met the public health requirements for the proposed rezoning of this property.

PROPOSAL SUMMARY

PD Lite Application for 31033 American Parkway

COMMENTS

Jefferson County Public Health (JCPH) provided comments in 2015 and 2023 regarding previous planning cases for this property. We reviewed the documents submitted by the applicant for this rezoning process and have the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning for this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required.**

REZONING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	11/05/2024	Submit a will serve service letter from the Water and Sanitation District indicating public water and sewer can be provided to the proposed development in accordance with the Land Development Regulation (LDR) 21 and 22.	Water/Wastewater
✓	11/05/2024	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30.	Environmental Site Assessment

WATER AND SANITATION (LDR 21 & 22)

The applicant provided a certificate of water/sewer availability signed by the Evergreen Metropolitan District for public water services and the West Jefferson County Metro District for public sewer services dated January 17, 2023, stating that public water and sewer services are available to the proposed development.

ENVIRONMENTAL ASSESSMENT (LDR 30)

JCPH has reviewed the Environmental Questionnaire and Disclosure Statement. The applicant checked "No" on all categories of environmental concern on the cover sheet. From this information, it does not appear that any recognized environmental conditions exist which would negatively impact the property.

Should stained or discolored soil or contaminated groundwater be encountered during construction and excavation of this area, the contractor must cease operations and contact a professional engineer licensed in Colorado or equivalent expert to further evaluate the soil and/or groundwater conditions, the nature and extent of the contamination, and determine the proper remediation and disposal of the contaminated material. The contractor must contact the CDPHE, Hazardous Materials and Waste Management Division at 303.692.3320

ACTIVE LIVING

JCPH is in support of the mixed-use development where residents can live, work and recreate within the community as it encourages physical activity, such as walking or biking, and reduces automobile travel which decreases air pollution.

The proposed mixed-use zoning provides an excellent opportunity to develop an area where people can live, work and recreate in one place. Multiple modes of transportation, such as walking, bicycling, and use of public transit, can be accommodated if forethought is put into the project. This Department supports mixed use developments as they can promote physical exercise, improve air quality and foster a strong sense of community. It is strongly recommended that at the time of site development, the applicant considers the following:

- Provide bicycle parking or bike corrals.
- Provide wide enough sidewalks (minimum of 5-6 feet) to allow for two people to walk comfortably abreast.
- Provide safe routes for pedestrians to access all the buildings within this development; Provide for safe pedestrian crossings, such as sidewalk flares and raised crossings, at all roadway intersections.
- Ensure that new buildings are oriented adjacent to the street/pathway to improve pedestrian access/circulation.
- Provide parking to the side or to the rear of the buildings; and,
- Provide pedestrian-friendly streetscapes.

To encourage more physical activity, such as, walking and bicycling, and reduced automobile travel, JCPH is in support of mixed-use developments.

AIR

Land development activities that are less than 25 contiguous acres and less than 6 months in duration are exempt from permitting and do not need to report air emissions to the Air Pollution Control Division. However, the developer must use sufficient control measures and have a dust

control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

Please be advised that a vehicle tracking pad or equivalent should be placed at egress points to prevent off property transport of materials during construction.

APENS

Any business in Colorado that emits air pollutants may be required to report its emissions and/or apply for a permit. Submitting an Air Pollutant Emissions Notice (APEN) may be required to report emissions or apply for a permit. The Colorado Department of Public Health and Environment, Air Pollution Control Division (APCD) will determine if the above permits are required. Contact the APCD at 303.692.3100 for more information.

RADON

JCPH strongly advises and encourages the developer to install a radon mitigation system in the proposed development to address the health hazard associated with radiation from radon gas. Jefferson County is considered a Zone Red which is the highest risk of radon exposure according to the Environmental Protection Agency (EPA). According to our statistics from our radon grants, more than half of the homes in Jefferson County have radon levels at or above of 4 picoCuries per Liter (piCu/L). EPA advises that dwellings that test at or above 4 piCu/L should have a radon mitigation system installed. It is extremely difficult to install radon mitigation systems in multi-home developments after the development is built. As such, it is more cost effective and the reasonable and prudent choice to install a radon system as part of the development to protect future residents.

LANDSCAPING

Landscaping plans should include appropriate water conservation measures. The use of native plant species and/or xeriscaping is strongly encouraged to minimize water quality impacts in the area.

NOISE

Since this facility will have residential properties above the businesses, noise levels emitted from this property are more stringent and must comply with the Colorado Revised Statutes (Sections 25-12-101 through 108) which stipulates that the maximum residential noise levels must comply with the following 25 feet from the property line:

- 55dB(A) between 7:00 a.m. and 7:00 p.m.
- 50dB(A) at all other times.

Colorado Revised Statute 25-12-103 classifies noise that exceeds the maximum permissible noise level as a public nuisance which is a civil matter between the property owner and the complainant. Please note: JCPH and the Colorado Department of Public Health and Environment does not enforce noise complaint nuisances.

ODORS

Odors that are detectable off property that are impacting neighbors may be in violation of state regulations. This Department responds to complaints regarding detectable odors and uses the Colorado Air Quality Control Commission Odor Emission Regulation Number Two for any enforcement action necessary.

REGULATED FACILITIES

Certain commercial uses may be subject to plan reviews, inspections, licensing and/or permitting by this Department, or referred to State agencies. Regulated uses include but are not limited to the following: Child Care Centers/Schools, Food Service Establishments/Grocery Stores, Dry Cleaners, Body Art

RETAIL FOOD

Proposed retail food service establishments will be subject to a plan review, yearly licensing, and routine inspections by this Department. Please email health_eh_rf_plan_review@jeffco.us for specific requirements. "Retail food establishment" means a retail operation that stores, prepares, or packages food for human consumption or serves or otherwise provides food for human consumption to consumers directly or indirectly through a delivery service, whether such food is consumed on or off the premises or whether there is a charge for such food. Colorado Revised Statutes 25-4-1602(14).

CHILDCARE CENTERS

Proposed childcare centers will be subject to a plan review, yearly inspection fee and routine inspections by this Department. Please contact Urszula Tyl, Plan Review Coordinator (303.271.5714 or urstyl@jeffco.us) for specific requirements.

All new Child Care Centers require Radon testing from a licensed professional radon contractor within 6 months of occupancy per the Rules and Regulations Governing the Health and Sanitation of Child Care Facilities in the State of Colorado 7.14.2 (H).

BODY ART

Proposed Body Art establishments will be subject to a plan review, yearly licensing and routine inspections in accordance with the Jefferson County Public Health Rules and Regulations Governing Body Art Establishments in Jefferson County Colorado. Please contact Plan Review Coordinator Kelly McGregor, 303.271.5766, for specific requirements.

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

NOTIFICATION SUMMARY

+

PUBLIC / HOA COMMENTS

Case Number 24-113723RZ

As a requirement of the Jefferson County Zoning Resolution, the following Level 1 notification was provided for this proposal.

1. Notification of this proposed development was mailed to property owners within a 1/4 mile radius of the site and Registered Associations located within a two mile radius of the site.

These radii are shown on the maps below. The initial notification was mailed at the time of the first referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission and the Board of County Commissioners.

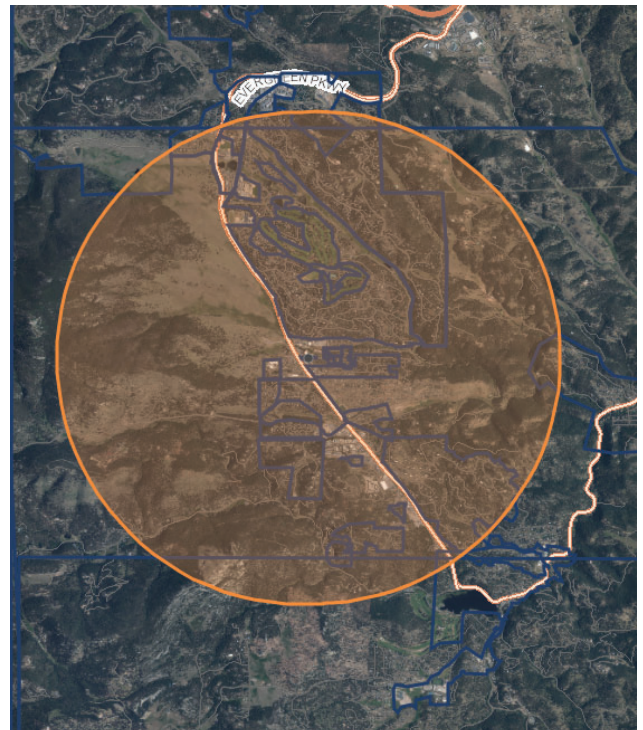
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.
3. Notification of the hearings before the Planning Commission and the Board of County Commissioners was published in the West Jeffco Hub.

Lists of the specific property owners and registered associations that received notification are attached to this summary.

Property Owners



Registered Associations



Alexander Fowlkes

From: Lori Tieszen <lori.tieszen@gmail.com>
Sent: Wednesday, July 2, 2025 5:41 PM
To: Alexander Fowlkes
Cc: Tom G.; Shelley Fiedler
Subject: --{EXTERNAL}-- Rezoning Case: 24-113723RZ

Categories: Public Comment

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Dear Alex,

My name is Lori Tieszen and we, my husband Tom Gilhooly and I, have owned 30974 American Parkway in Evergreen since 2017.

We have reviewed the key documents for the rezoning case and have a few comments/concerns, including:

1. **Width of American Parkway:** We know the current standards require 25 ft of space for the road and I don't believe that space is available on the west end of American Parkway, next to the retaining wall separating the road from the parking lot at Boone's Mt Sports. On the parking matrix they actually say the width is 21' 10". The east side of American Parkway is much wider, but with the proposed parking spaces it will reduce the space for two-way traffic again to 21' 10" as noted on the parking matrix. I know from experience that to have two cars cross in less than 22" is fine for light traffic, but we worry about heavier traffic listed in scenario I & II, where the daily trips are expected to be 211-298 vehicles. We also have a concern that there must be sufficient room for Fire, police and ambulance usage.
2. **Egress:** In the ODP Rezoning PDF it mentions the minimum building setbacks listing the Front as the west side, facing the Hwy 74 Frontage Road, but both the address and the preliminary designs show American Parkway, the south side of the building, as the perceived "front". I am not well versed on site plans and developments, but this labeling of the front, Evergreen Parkway (Hwy 74) frontage road looks misleading. Obviously it is the only exposure where there is the minimum 40' building setback so it has been labeled the front.
3. **Greater wear and tear to the eastern portion of American Parkway:** Although a truck turnaround is highlighted on the parking matrix, we worry that there will be much more traffic on our private road, with cars turning around etc., causing additional wear and tear on our small private road. Our private driveway is across from the proposed truck turnaround and we are hoping we don't become an additional turnaround space. Not sure how this can be addressed, but it is a concern
4. **Wildlife Corridor for the Elk & Deer:** We frequently, almost daily, get elk and deer on our road and grazing on our lawns. This Hwy 74 / Elk Meadow corridor is highly traveled as elk and deer cross to Bear Creek drainage. It isn't mentioned in this rezoning documents, but it is something to

be considered as the development proceeds. We value our wildlife in Evergreen and all development needs to be conscious of their migration patterns.

5. **Drainage:** This has been an issue in the past in our area and is critical to the Bear Creek Drainage system. This was an issue when the proposed development of the tennis courts was explored. Obviously this will be detailed in future plans, but it is a concern.
6. **Mountain Design:** We realize the site drawings are preliminary, but we want to make sure this development blends in with our mountain community.

We realize this meeting is just to address the rezoning, which hasn't been updated since 2015, but we wanted to list our initial concerns. Our neighbor, Shelley Fiedler, copied here, said she spoke to you the other day and that you were sending in report soon. Would you please send us a copy of your report?

We are planning to attend this rezoning meeting remotely and will be engaged throughout the development process.

Thank you for your time and we wish you a good 4th of July holiday. If you have any questions of us please feel free to contact us directly via email or via the cell number listed below in my signature.

Sincerely

Lori Tieszen & Tom Gilhooly
Home Owners
30974 American Parkway - Evergreen, CO 80439

lori.tieszen@gmail.com
cell: 212-810-6883

Alexander Fowlkes

From: shelly fiedler <shellyfiedler@gmail.com>
Sent: Wednesday, July 2, 2025 5:19 PM
To: Alexander Fowlkes
Subject: --{EXTERNAL}-- 24-113723RZ

Categories: Public Comment

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Jefferson County Commissioners
Alex Fowlkes

Comments Regarding the Rezoning hearing 24-113723RZ

As a resident of American Parkway, I have the following concerns with the rezoning and development of this property:

This is a high density development. There is literally NO infrastructure to support this type of use. There is no public transportation, there are NO sidewalks, NO bike lanes, and the frontage road is already covered with no parking signs because of the unsafe visual conditions along this road.

There is a safety issue with egress for emergency and fire vehicles. The site development plan details a 20 ft passageway between parking areas. The ICC standards require a minimum of 26 feet for fire access as well as a turnaround and additional access for buildings taller than 3 stories.

There are several issues with the drainage into Bergen Creek from this property. The existing detention pond appears to not be owned by the current developers, is there a recorded easement for this detention pond to be utilized?

Is the applicant meeting all set back requirements or will they be requesting variances for set backs on the building envelope?

The homes to the east of the development on American Parkway are on a privately maintained road, the developer shows no plan for controlling traffic that will inevitably end up using this road for a turn around or more parking.

--

Shelley Fiedler

907-382-1212 cell/text

Alexander Fowlkes

From: Judi Kraszewski <judi.kraszewski7@gmail.com>
Sent: Saturday, June 28, 2025 2:01 PM
To: Alexander Fowlkes
Subject: --{EXTERNAL}-- Re: 31033 American Parkway

Categories: Public Comment

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Hello Alex - Here we go again. Is this a new developer trying to do the same thing as last year? Please use my same comments as last year (see above). And add one more thing: The elk and deer from Elk Meadow use this area for grazing and water. Another reason to say no no no no no. Thank you.

On Fri, Nov 15, 2024 at 5:35 PM Judi Kraszewski <judi.kraszewski7@gmail.com> wrote:

No, no. no. I am totally against this rezoning proposal. Once again, this would create more traffic hazards for Hiwan residents, Sun Creek residents, Hilltop residents and other communities were a fire to develop. We do not need any more cars/people in this area. It is already totally developed. Do not allow this to happen. We already have enough cars/people in this area and do not need any more. Were a fire to exist it would be a traffic disaster trying to escape from these communities.

Please recommend no to the county commissioners. Thank you.

-Judi Kraszewski

Alexander Fowlkes

From: Judi Kraszewski <judi.kraszewski7@gmail.com>
Sent: Friday, November 15, 2024 5:35 PM
To: Alexander Fowlkes
Subject: --{EXTERNAL}-- 31033 American Parkway

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Comment

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No, no. no. I am totally against this rezoning proposal. Once again, this would create more traffic hazards for Hiwan residents, Sun Creek residents, Hilltop residents and other communities were a fire to develop. We do not need any more cars/people in this area. It is already totally developed. Do not allow this to happen. We already have enough cars/people in this area and do not need any more. Were a fire to exist it would be a traffic disaster trying to escape from these communities.

Please recommend no to the county commissioners. Thank you.
-Judi Kraszewski

Alexander Fowlkes

From: Megan Boone <megan@boonemountainsports.com>
Sent: Thursday, February 27, 2025 2:21 PM
To: Alexander Fowlkes
Cc: Jennifer Boone; Logan Boone; Casey Boone; Riley Boone; John Witucki
Subject: Re: --{EXTERNAL}-- Follow-Up on Public Meeting Regarding 31033 American Parkway Development
Attachments: PBJC letter of concern for neighboring property.pdf; BMS Public comment letter on neighboring development.pdf; Evergreen Brewery letter of concern on neighboring development (2).pdf
Follow Up Flag: Follow up
Flag Status: Completed
Categories: Public Comment

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Dear Mr. Fowlkes,

I hope you are doing well.

I am submitting public comments on behalf of three business entities regarding the proposed development at **31033 American Parkway** case #24-113723:

- **Boone Mountain Sports**
- **Evergreen Brewery**
- **PBJC Booking (Property Owners of the Adjacent Commercial Building)**

Each entity has significant concerns about the potential impacts of this development, including property devaluation, traffic congestion, pedestrian safety, environmental risks, and business viability. Please find the attached letters outlining these concerns in detail.

I appreciate your time and consideration of these comments as part of the referral process. Please confirm receipt of this email, and let me know if any further information is needed.

Thank you for your attention to this matter.

Best regards,
Megan Boone Witucki
Boone Mountain Sports

On Thu, Nov 7, 2024 at 9:24 AM Alexander Fowlkes <afowlkes@co.jefferson.co.us> wrote:

Jennifer,

This case is actually on referral! They intend to do a concurrent Site Development Plan (SDP) and Rezoning (RZ), but at this point only the RZ is out on referral. You can view case docs using our [active case search](#) , the case # is 24-113723. You should see some new signs go up and postcards go out soon. It is at this point in time you can now submit public comments to me, so please feel free to do so. This case will be on referral for a bit until we schedule for hearing, and at that time we will send out new notification.

Hopefully this helps!

Alex Fowlkes

Jefferson County Planning and Zoning

Planner

303-271-8719

afowlkes@jeffco.us | planning.jeffco.us

TOGETHER JEFFCO 2023

County Plans and Regulations Update

Help us shape the future of Jefferson County by visiting the Together Jeffco website and taking the online questionnaire! Click this image to visit our website: <https://togetherjeffco.com>. From there, you will find our Questionnaire on the main page!

[\[togetherjeffco.com\]](https://togetherjeffco.com)



We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](#) [\[jeffco-planning-and-zoning-hqorx.appointlet.com\]](http://jeffco-planning-and-zoning-hqorx.appointlet.com) and submit [applications](#) online. Go to planning.jeffco.us for more information.

From: Megan Boone <megan@boonemountainsports.com>

Sent: Wednesday, November 6, 2024 9:40 AM

To: Alexander Fowlkes <afowlkes@co.jefferson.co.us>

Cc: Jennifer Boone <jennifer@boonemountainsports.com>; Logan Boone <logan@boonemountainsports.com>; Casey Boone <casey@boonemountainsports.com>; Riley Boone <riley@boonemountainsports.com>; John Witucki <john@boonemountainsports.com>

Subject: Re: --{EXTERNAL}-- Follow-Up on Public Meeting Regarding 31033 American Parkway Development

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Hi Alex,

I hope this message finds you well. I wanted to follow up regarding the proposed development adjacent to our commercial property. We are monitoring this project closely as it moves through the approval process with the county, and I'd appreciate any updates you might be able to share on the case's current status or next steps.

Thank you again for the PowerPoint presentation from the recent community meeting—it's been very helpful. If there are additional materials or timelines I should be aware of, please don't hesitate to let me know.

Best regards,
Jennifer

On Tue, Jun 25, 2024 at 9:40 AM Alexander Fowlkes <afowlkes@co.jefferson.co.us> wrote:

Hi Megan,

My apologies for the delay in my response, I've been out of office for the past week and am working on getting caught back up.

Attached is my PowerPoint I presented at the community meeting, and as for the notification you should have received a postcard in the mail. This postcard goes to the property owner's mailing address, which according to my file is 2445 HOYT ST LAKEWOOD CO 80215. To have this updated, please contact the assessor's office.

Beyond that, we notify all HOA's or other associations registered in the county in a 2 mile radius, and we require the applicant to post a sign on the property. But you are always welcome to reach out to me for more information or an update on the case!

Alex Fowlkes

Jefferson County Planning and Zoning

Planner

303-271-8719

afowlkes@jeffco.us | planning.jeffco.us

TOGETHER JEFFCO 2023

County Plans and Regulations Update

Help us shape the future of Jefferson County by visiting the Together Jeffco website and taking the online questionnaire! Click this image to visit our website: <https://togetherjeffco.com>. From there, you will find our Questionnaire on the main page!

[\[togetherjeffco.com\]](https://togetherjeffco.com)



We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments \[jeffco-planning-and-zoning-hqorx.appointlet.com\]](http://jeffco-planning-and-zoning-hqorx.appointlet.com) and submit [applications](http://planning.jeffco.us) online. Go to planning.jeffco.us for more information.

From: Megan Boone <megan@boonemountainsports.com>
Sent: Monday, June 17, 2024 7:19 AM
To: Alexander Fowlkes <afowlkes@co.jefferson.co.us>
Cc: Jennifer Boone <jennifer@boonemountainsports.com>; Logan Boone <logan@boonemountainsports.com>; Casey Boone <casey@boonemountainsports.com>; Riley Boone <riley@boonemountainsports.com>; John Witucki <john@boonemountainsports.com>
Subject: --{EXTERNAL}-- Follow-Up on Public Meeting Regarding 31033 American Parkway Development

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Dear Mr. Folwkes,

I hope this email finds you well.

I am writing to extend my gratitude for moderating the public meeting last week regarding the proposed development at 31033 American Parkway. The discussions were extremely eye-opening and will have significant impacts on our property at 2962 Evergreen Parkway, which we have owned for almost 40 years.

We were only made aware of this meeting through a neighbor and felt taken aback at how much our property was mentioned. Additionally, the artist's rendering seemed to flatten our property and display our parking lot as part of the proposed development. We realize this project is still in the early stages of planning, but we understand the major implications of such a large development being introduced into an already overtaxed area, especially concerning our building, business, drainage, and wildlife.

Given the potential impacts, we would like to be kept informed of all upcoming meetings and proposed timelines related to this development. Could you please email us the relevant information or add us to an email invitation list, as we seemed to have been left off the previous one?

Also, could you please forward your introduction slide deck, which outlines the application process and timelines?

Thank you for all you do in your role at Jeffco.

Best regards,

Megan Boone Witucki

--

Megan Boone Witucki

Boone Mountain Sports

2962 Evergreen Parkway

Evergreen, CO 80439

Office: 303.670.0039

Cell: 303-870-1741

PBJC

2962 Evergreen Parkway
Evergreen, CO 80439
jennmboone@gmail.com
(303) 981-5478

2/12/2025

Alex Fowlkes
Jefferson County Planning and Zoning Department
100 Jefferson County Parkway
Golden, CO 80419

Subject: Public Comment on Proposed Development at 31033 American Parkway

Dear Mr. Fowlkes,

I am writing on behalf of PBJC, the commercial property owners of the building directly adjacent to the proposed development at 31033 American Parkway. We have owned and maintained this property for decades, providing essential space for local businesses that contribute to the economic vitality of Evergreen. After reviewing the proposed project and its potential impacts, we have significant concerns regarding the effect it will have on our property, our tenants, and the broader community.

First and foremost, this development will result in a direct and measurable decrease in our property value. One of the primary assets of our building is the visibility and accessibility it provides for our tenants. The proposed structure will obstruct views, diminish sightlines, and significantly reduce the exposure that our tenants rely upon to attract customers. A loss of visibility translates to a loss of business, which in turn affects lease values and the long-term viability of our commercial tenants.

Additionally, we are deeply concerned about the lack of consideration given to our property in the early stages of this development. In the designer's artist renderings, our building and land were completely ignored and unaccounted for, giving the misleading impression that our property was part of the proposed development. This raises serious concerns about the level of oversight and transparency that will be exercised as this project moves forward. If our established property has already been disregarded in the planning and presentation process, how can we be assured that our interests—and those of other surrounding businesses—will be considered during development?

Beyond our immediate property concerns, we echo the broader issues raised by the community:

- **Overdevelopment of an Inadequate Site** – The narrow strip of land proposed for this project is wholly insufficient for such a large-scale commercial and multi-family development. Attempting to fit a high-density project into this space is unrealistic and will

result in severe overcrowding, increased traffic congestion, and an overall strain on an already overburdened infrastructure.

- **Environmental Impact** – This site is located on a drainage corridor that feeds into local water reserves and serves as a vital migration route for wildlife. Disrupting this natural water flow and habitat could have long-term consequences. The potential inclusion of a dry-cleaning facility is particularly alarming, as chemicals used in such businesses pose significant risks of groundwater contamination, impacting both human residents and the surrounding ecosystem.
- **Traffic and Infrastructure Strain** – The Evergreen Parkway area is already overburdened with traffic congestion. Adding a development of this scale will further strain an infrastructure that is ill-equipped to handle increased density, creating safety hazards and reducing accessibility for existing businesses and residents.
- **Pedestrian Safety Concerns** – The current development plans fail to account for a **sidewalk or designated pedestrian area**, despite the fact that the driveway in question is an **active school bus stop** where children walk in both the morning and afternoon. Many parents rely on our parking lot to safely pick up their children, as there is no proper turn-around area nearby. The absence of a sidewalk or pedestrian space will create a dangerous situation for children and families navigating an already congested area. Increased traffic from construction and future residents will only exacerbate the risk, making this oversight an urgent safety concern.
- **Lack of Property Setback and Pedestrian Space** – The design plans **imply that the road itself will act as the property setback for the new development**, leaving no allowance for pedestrian movement or safety buffers. This raises serious concerns about how foot traffic will be accommodated in an area already used by school children and local businesses. Without proper setbacks, pedestrians will be forced into the road or onto neighboring properties, creating unsafe conditions and further congesting the area.

Given these concerns, we strongly urge the county to reconsider the feasibility of this development. The scale of the proposed project far exceeds the site's capacity, and its approval would impose undue hardship on local businesses, disrupt critical environmental features, and introduce **serious pedestrian safety risks** that have yet to be addressed. We respectfully request that our concerns be considered as part of the referral process and that we are kept informed of all upcoming hearings and opportunities for public input.

Please confirm receipt of this letter, and do not hesitate to reach out should you require any further information.

Sincerely,

Jennifer and Casey Boone
PBJC Property Owners

Boone Mountain Sports

2962 Evergreen Parkway
Evergreen, CO 80439
megan@boonemountainsports.com
(303) 870-1741

2/12/2025

Alex Fowlkes
Jefferson County Planning and Zoning Department
100 Jefferson County Parkway
Golden, CO 80419

Subject: Public Comment on Proposed Development at 31033 American Parkway

Dear Mr. Fowlkes,

On behalf of Boone Mountain Sports, a local business that has operated at 2962 Evergreen Parkway for over 35 years, I am writing to formally submit our concerns regarding the proposed development at 31033 American Parkway. Our business has long been a part of the Evergreen community, and we have serious reservations about the potential negative impacts this project will have on local commerce, environmental resources, and infrastructure.

First and foremost, the proposed development is not suited to the physical constraints of the site. The strip of land designated for this project is exceedingly narrow—barely wider than a sidewalk—yet the proposal seeks to accommodate a high-density, mixed-use development with commercial and multi-family components. Such a project is disproportionate to the available space and will result in severe overcrowding, increased traffic congestion, and an overall strain on an already burdened infrastructure.

Additionally, this development poses significant risks to the natural ecosystem. The location sits on a crucial drainage area that feeds into local water reserves and serves as a migration corridor for wildlife. Any disruption to this natural flow could have long-term environmental consequences. Particularly concerning is the mention of a dry-cleaning facility within the proposed commercial development. As you are aware, dry-cleaning chemicals, particularly perchloroethylene (PERC), are known to pose severe risks to groundwater contamination. The introduction of such hazardous substances into a site that directly influences local water reserves would be not only irresponsible but potentially catastrophic for both human and animal populations.

Furthermore, this development will directly impact Boone Mountain Sports' visibility and accessibility. The proposed construction will obstruct sightlines to our business, making it more difficult for customers to locate us, ultimately threatening our viability. Additionally, increased congestion on Evergreen Parkway will further deter potential patrons, exacerbating the challenges faced by local businesses that are already operating in a heavily trafficked area.

We urge the county to seriously reconsider the feasibility of this development. The scope of this project far exceeds the site's capacity, and its approval would impose undue hardship on local businesses, disrupt critical environmental features, and worsen congestion issues within the community. We respectfully request that our concerns be considered as part of the referral process and that we are kept informed of all upcoming hearings and opportunities for public input.

Thank you for your time and consideration. Please confirm receipt of this letter, and do not hesitate to reach out should you require any further information.

Sincerely,

Megan Boone Witucki
Chief Operations Officer
Boone Mountain Sports

Evergreen Brewery

2962 Evergreen Parkway
Evergreen, CO 80439
logan@boonemountainsports.com
(303) 981-6293

2/12/2025

Alex Fowlkes
Jefferson County Planning and Zoning Department
100 Jefferson County Parkway
Golden, CO 80419

Subject: Public Comment on Proposed Development at 31033 American Parkway

Dear Mr. Fowlkes,

I am writing on behalf of Evergreen Brewery, a locally owned and operated business that has been serving the Evergreen community from our current location for the past 10 years. Our brewery is not only a gathering place for residents and visitors but also a fully operational brewing facility that relies on clean, uncontaminated water to produce our craft beer. The proposed development at 31033 American Parkway presents significant concerns for our business, our patrons, and the environmental integrity of the area.

One of our primary concerns is the **risk of water contamination**. As a brewery, our production depends entirely on the quality and purity of our water supply. The proposed inclusion of a dry-cleaning facility within this development raises serious environmental and health concerns. Dry-cleaning chemicals, particularly perchloroethylene (PERC), are well-documented contaminants that can have devastating effects on groundwater and drinking water sources. Any compromise to our water quality would not only jeopardize our ability to operate but also pose risks to public health and the local ecosystem.

Additionally, **Evergreen Brewery's unique appeal lies in our location and atmosphere**. Our patrons come to enjoy craft beer on our balcony with an **unobstructed view of Elk Meadow**—a cherished feature of our business that would be entirely obstructed by this large-scale development. The introduction of a dense commercial and residential structure in such a confined space will degrade the natural beauty of the area, impacting our customer experience and, ultimately, our business viability.

Parking congestion is already a serious issue in this area, with existing businesses struggling to accommodate patrons due to the limited availability of spaces. Overflow parking routinely spills into surrounding areas, including our own lot. The addition of a high-density development with **no clear solution for increased parking demand** will only exacerbate an already problematic situation. Customers and employees of both new and existing businesses

will be forced to compete for inadequate parking, leading to frustration, potential safety hazards, and diminished accessibility for local businesses.

Furthermore, **the strain this development will place on the surrounding infrastructure cannot be ignored**. Evergreen Parkway is already a heavily congested thoroughfare, and adding high-density residential and commercial traffic will only worsen the existing challenges. The mountainside location is not suited for such an intensive buildout, and the environmental impact on local drainage and wildlife migration corridors must be carefully considered before proceeding with this proposal.

As a long-standing business owner in this community, I strongly urge the county to reconsider the appropriateness of this development. The risks it poses to local businesses, environmental sustainability, and community infrastructure—including **the critical lack of parking and increased traffic congestion**—far outweigh any potential benefits. I request that Evergreen Brewery be kept informed of all upcoming hearings and opportunities for public input on this matter.

Please confirm receipt of this letter, and do not hesitate to reach out if additional information is needed.

Sincerely,

Logan Boone
Owner
Evergreen Brewery

CURRENT ZONING



R \$21.00
D \$0.00

2015129943

12/08/2015 10:21:39 AM 3 Page(s)

JEFFERSON COUNTY, Colorado

**Evergreen Office Building
2960 American Parkway Official Development Plan, Amendment One
Case # 15-117747RZ**

- A. Intent – The purpose of this Rezoning is to allow residential units above ground floor commercial.
- B. The Board of County Commissioners' resolution authorizing this rezoning subject to conditions is recorded at Reception # 2015123474 in the Jefferson County, Colorado real property records.
- C. All of the standards of the Evergreen Office Building 2960 Evergreen Parkway Official Development Plan, recorded at Reception Number F1005540 or other applicable section of the zoning resolution, shall apply to the property as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B with the following exceptions:

1. Allowed Uses

- a. Residential units are allowed above ground floor commercial.

As owner(s) of the affected land, I accept and approve all conditions set forth herein this 17th day of November, 2015.

Brett A. Champine

Beckie L. Champine

Sign Brett A Champine

Sign Beckie L Champine

Print Brett A Champine

Print Beckie L Champine

County of)

)SS

State of)

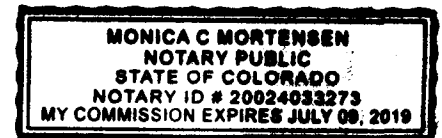
The foregoing instrument was acknowledged before me this 17th day of November 2015, by

WITNESS my hand and official seal

Monica C Mortensen

Notary Public

My commission expires: July 09 2019



COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled 31033 American Parkway Office Building Official Development Plan, was approved the 17 day of Nov 2015, and is accepted by the Board of County Commissioners this 24 day of Nov 2015.

BOARD OF COUNTY COMMISSIONERS:

Casey
Chairman

[Signature]
Clerk



Unofficial

2100

1-3

LEWIS RIDGE RD

Exhibit A

2

WHITMAN DR

KEATS WAY

WHITMAN DR

JOHN WALLACE RD

BERGEN PEAK DR

EVERGREEN PKWY
EVERGRN PKWY ACCESS RD

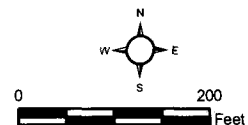
AMERICAN PKWY

S ALPINE DR

HILLTOP DR

BERGEN POINT TRL

Case Number: 15-117747RZ
Location: Sec. 32, T4S, R71W



This product has been developed for internal use only. The Planning and Zoning Department makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.

Vicinity

Case No. 15-117747RZLegal DescriptionStreet Location of Property 31033 American Parkway

Is there an existing structure at this address?

Yes ☐No ☒

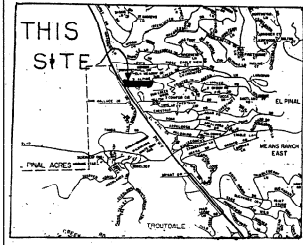
Type the legal description and address below.

LOTS 1 THROUGH 13, INCLUSIVE**BLOCK 20****WAH KEENEY PARK SECOND FILING, PLAT BOOK 3, PAGES 69 & 70,****RECEPTION NUMBER 21130378****LOCATED IN THE NE ¼ SECTION 32, T4S, R71W OF THE 6TH P.M.****COUNTY OF JEFFERSON, STATE OF COLORADO**Advise of Ortho Map No. 211 Section 32 Township 4 S. Range 71 W.Calculated Acreage 1.087 Acres Checked by: Ed WielandAddress Assigned (or verified) 31033 American Parkway

EVERGREEN OFFICE BUILDING
 2960 Evergreen Parkway
 Evergreen, Colorado

MAP NO. 211
CASE NO. 98015102RZP1

Location Map




Official Development Plan
 Sheet 1 of 2

Signature Block

COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled Evergreen Office Building, 2960 Evergreen Parkway, was approved the 18th day of January, 1999, and is accepted by the Board of County Commissioners the 20th day of December, 1998.

Board of County Commissioners:  Brett A. Champine
 Chairman
Neddie D. Quinn
 Clerk

CLERK AND RECORDER'S CERTIFICATE:

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County, Golden, Colorado on the 18th day of January, 1999, at 15:44:54 o'clock P.m.

By Sage Griffin Jefferson County Clerk and Recorder
 By Kerry A. Baker Deputy Clerk

STANDARD FLEXIBILITY STATEMENT:

The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. In granting plat approval, the Board of County Commissioners may allow minor variations for the purpose of establishing:

- Final road alignments
- Final configuration of lot and tract sizes and shapes
- Final building envelopes
- Final access and parking locations
- Landscaping adjustments

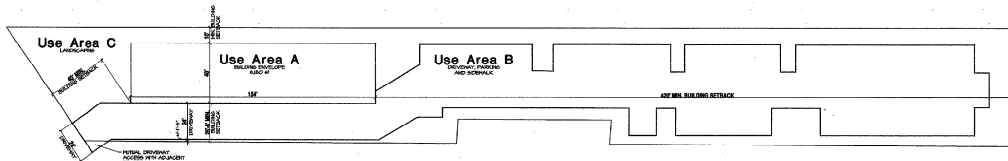
APPLICABILITY STATEMENT:

Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Regulation in effect at the time of platting and building permit application.

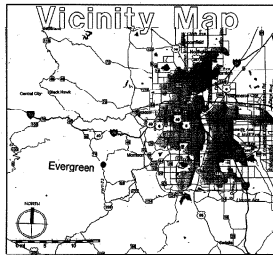
3B's and 3C's, LLC, a Limited Liability Corporation, as owner of the land affected by this Planned Development, accepts and approves all conditions set forth herein.

Brett A. Champine as acting manager of 3B's and 3C's, LLC
 Brett A. Champine Date: March 29, 1999

January 19, 1999 - Revision 1
 October 28, 1998



Site Plan Graphic
 SCALE: 1" = 30'



Land Use Summary

LAND USE AREA	LAND USE TYPE	GROSS FLOOR AREA	APPROXIMATE COVERAGE	% OF TOTAL COVERAGE
A	OFFICE AND COMMERCIAL BUILDING	18,200 sf GFA, 0.142 ac of building envelope	0.142 ACRES (BLDG. ENVELOPE)	13.0 %
B	DRIVEWAY, PARKING, SIDEWALK	DRIVEWAY, PARKING AND SIDEWALK SHALL NOT EXCEED 34.7% of	0.555 ACRES	51.1 %
C	LANDSCAPING (INCLUDES STORM WATER DETENTION & SNOW STORAGE)		0.390 ACRES	35.9 %
TOTAL		18,200 sf GFA	1.087 ACRES	100.0 %

Legal Description

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13
 BLOCK 20
 WAH KEENEY PARK, FILING NO. 2,
 IN THE NORTHWEST 1/4 OF SECTION 33,
 T. 4 S., R. 71 W. OF THE 6th P.M.
 COUNTY OF JEFFERSON, STATE OF COLORADO

EVERGREEN OFFICE BUILDING
2960 Evergreen Parkway
Evergreen, Colorado

MAP NO. 211
CASE NO. 98015102RZP1

Official Development Plan
Sheet 2 of 2

Written Restrictions

A. STATEMENT OF INTENT

The purpose of the Official Development Plan is to remove the property from its current designations of C-1 (Commercial-Office) and M-10 (Medium-Density Residential) to PD (Planned Development) to allow for an office/retail facility.

Except as expressly provided otherwise in the Official Development Plan, development of the property shall conform to the Jefferson County Zoning Regulations, Land Development Regulation, Evergreen Area Community Plan (Plan), Building Code, Engineering Specifications, and other applicable County requirements that are in effect at the time of filing of building permit application.

B. PERMITTED USES

1. Use Area A shall permit the following uses:

- a. General Offices
- b. Medical and Dental Offices
- c. Financial Institutions
- d. Stores for retail sales
- e. Restaurants, excluding Fast Food

2. Use Area B shall permit the following uses:

- a. Parking and Driveways not to exceed 25,000 sq. ft.

3. Use Area C shall permit the following uses:

- a. Landscaping
- b. Snow storage and storm water detention

C. LOT AND BUILDING STANDARDS

1. Minimum building setbacks:

- a. Front (west) 40' from property line
- b. Side (north) 10' from property line
- c. Side (south) 25'-0" from property line
- d. Rear (east) 40' from property line

2. Visual clearance statement:

No fence, wall, hedge, shrub, structure, or other obstruction to view which is over 42" in height shall be erected, placed, or maintained within a triangle formed by the point of intersection of lot lines abutting a street and/or railroad right-of-way and the points located along the lot lines 50 feet from the point of intersection.

3. Minimum amount of landscaped area shall be 20% of the site.

4. Maximum height of structures shall not exceed 48 feet from grade at building at North elevation top of foundation wall below windows to top of roof.

5. Maximum Gross Floor Area (GFA) shall not exceed 18,000 sq. ft.

D. PARKING STANDARDS

The minimum number of required parking spaces shall be:

- 1. Office and financial - 10 spaces/1000 square feet (R.A.)
- 2. Retail sales - 50 spaces/1000 square feet (G.A.)
- 3. Restaurants (no Fast Food) - 100 spaces/1000 square feet (G.A.)

E. FENCES AND RETAINING WALLS

1. Fences

- a. The maximum height of fences shall be 42" within the required front setback, 5 feet in all other areas.
- b. The maximum length of any fence shall not exceed 150 linear feet without:
 - i) Varying the alignment by a change in direction of at least 30 degrees for at least 4 linear feet; or
 - ii) Changing the surface materials to a complementary material for a minimum of 2 linear feet.
- c. No chain link or barbed wire fences are permitted.
- d. All fences adjacent to residential uses will be inset to fences constructed of wood, masonry, or stucco.
- e. Permits are required prior to the construction of any fence over 42" in height.

2. Retaining walls

- a. The maximum height of any single retaining wall shall not exceed 8 feet.
- b. A minimum of 4 foot wide planting area must be provided between multiple, stair-stepped retaining walls and landscaped with a minimum of 4 shrubs and one tree per 30 linear feet of wall. No single trees may be planted near retaining walls along the north and east boundary lines.
- c. All retaining walls shall be faced with stone or constructed with textured smooth colored materials.
- d. All retaining walls shall be designed by a professional engineer experienced in retaining wall design.
- e. Retaining walls shall be no less than 12" from the north property line, 12" from the first 200' moving west to east along the southern boundary, no less than 4' from the west property line. No retaining walls are indicated along the west property line.

F. LIGHTING

- 1. Lighting shall not cast glare on adjacent properties or streets.
- 2. Pole lights shall be downcast out-of-type not to exceed 20 feet in height.
- 3. Building mounted light must be directed downward or toward the building.

G. SIGNS

1. Project entry signs:

- a. One double-faced internally illuminated sign shall be allowed to be shared by this property and the commercial property to the south.
- b. Maximum size of lighted sign face: 32 sq. ft. per face.
- c. Maximum height: 8 feet from grade. If placed on a barn, the barn height shall be included in the measurement.
- d. Minimum setback: 8 feet from property line.
- e. Sign type: Monument type. No pole signs permitted.
- f. Location: Within 50 feet of either side of the project entrance.

2. Directional/parking signs:

- a. Traffic signs are permitted as needed to ensure safe access throughout the site.

3. Tenant Wall Signs:

- a. Number allowed: 2 total signs per building face. A maximum number of 2 signs per tenant is allowed.
- b. Maximum size: 40 square feet per sign.

4. Window signs for Retail Tenants Not permitted.

5. Temporary Signs:

- a. Number allowed: 1 sign, double faced.
- b. Maximum size: 32 square feet per face.
- c. Maximum height: 8 feet from grade, including the height of beams.
- d. Minimum setback: 8 feet from any property line.
- e. Lighting: No illumination is permitted.

f. Time limit: The removal of all temporary signs associated with the construction of the project shall occur within 30 days of the issuance of a Certificate of Occupancy for the building.

6. General:

- a. No sign shall rotate or have moving pieces. No blinking of flashing lights are permitted for any sign.
- b. Where lighting is permitted, illumination shall be from a concealed light source only.
- c. Permits shall be required prior to the construction of any sign.
- d. No exterior temporary banners, streamers, balloons, sandwich boards or other such advertising devices are permitted.

H. LANDSCAPE REQUIREMENTS

1. Streetcane

Along all streets adjacent to the Planned Development, within a 20 foot wide area along the street a minimum average of 1 tree for every 30 linear feet of street frontage will be required. No more than 50% of the ground surface shall be covered by grass or lawn. No landscape planting shall occur within 10' of any building.

2. The following minimum sizes apply wherever landscaping is required:

- Deciduous shade trees: 2 1/2" caliper
- Evergreen trees: 6" height
- Ornamental trees: 1 1/2" caliper
- Shrubs: 5 gallon container

Two ornamental trees may be substituted for 1 required tree.

One existing tree that is 6" caliper or greater and retained on the site may be substituted for 2 required trees.

3. To encourage better survival in areas above 6500 foot elevation, sizes may be reduced as follows: if the overall plant quantity is increased in number of at least 25%.

4. Maximum amount of high water consumption and (i.e. bluegrass) shall be 20% of landscaped areas.

5. The owner, their successors, heirs, or assigns shall install landscaping appropriate to the site. To the maximum extent possible, the existing trees shall be retained. A minimum of twenty five trees shall replace the fifteen trees targeted for removal by excavation and grading.

6. The owner, their successors, heirs, or assigns shall be responsible for the proper installation and maintenance of all landscaped areas within the property, subject to an approved landscape plan. Such areas shall include the adjacent property and that portion of any adjacent public street right-of-way from the property line to the back of the adjacent curb. Landscaped areas shared with adjacent property owner to the south shall be maintained pursuant to a mutual maintenance agreement.

7. Landscaping shall be continuously maintained with appropriate watering, weeding, pruning, pest control, and replacement of dead and diseased plant materials. Replacement of plant material shall be the same or similar type set form in the approved landscape plan. Substitutions with other types of plants may be made only with County approval. All replacements shall occur within one growing season.

8. Grounds shall be maintained in a safe, clean, and neat condition with no rubbish or weeds, internal roads, parking areas, and pavement shall be maintained in good repair with true line and grade.

9. Maximum number of continuous parking spaces in a row shall not exceed 15 without the addition of a landscape island that is at least 10'x20'.

10. Within the minimum 6' wide strip on the north and south of the parking lot, solid planting of shrubs (maximum spacing of 5 feet on center) with a minimum of 1 tree every 30 linear feet for the length of the planting shall be provided. No large trees may be planted adjacent to north retaining walls, where large shrubs will be substituted for required trees. There must be at least one tree or large shrub in each quarter acre. Within 10 feet of any automobile driving lane interior to the project, shrubs shall not exceed 3 feet tall.

11. All landscaping shall be designed, installed, and maintained to emulate the natural surrounding landscape.

I. OUTDOOR STORAGE

- 1. All outdoor dumpsters and trash cans shall be screened from public view with a fence or wall and landscaping. The point of access must be screened by an opaque gate, but no landscaping is required along the site.
- 2. Screening fences and walls shall be made from the same trash materials as the building to which they are attached or to which they are an accessory.
- 3. All screening fences and walls must be 6' tall and the perimeter must be landscaped as follows:

Within a minimum of 5' wide planting strip adjacent to the fence, provide a continuous row of shrubs planted at a minimum spacing of 6' on center for the length of the fence or wall.

- 4. Trash containers are prohibited within the required front setback.

J. ARCHITECTURAL STANDARDS

- 1. No portion of the building shall exceed 37' in length unless articulated with a change in surface material or surface plane. The surface plane or material must be varied by a minimum of 5'. All facades shall be articulated by vertical window bay divisions and corner roofs, spaced no less than 25' on center.
- 2. All sides of the building shall have fields materials which result in the materials used on the front (south) facade of the building. South facade shall have a base course (second floor) from material of cultured stone veneer with stone window sill and lintel elements. Upper floor finish materials shall be UTS exterior finish system synthetic stucco over rigid insulation.
- 3. The building shall have pitched roof of no less than 4:12 pitch.
- 4. All building facades shall have an exterior finish material of brick, stone, wood, UTS, exterior insulation finish system, nonreflective glass, or textured concrete.
- 5. All roof mechanical equipment shall be screened on all sides by the architectural elements of the building such as parapet walls or mechanical penthouse rooms that are designed as an integral part of the building. Mechanical penthouse rooms shall not exceed 8' in height above the finished wall height of the building.
- 6. All ground-mounted mechanical equipment shall be screened with walls, fences, or landscaping.
- 7. Pitched roofs shall be fire-retardant cedar shakes or thick, fire retardant textured shingles or tile.
- 8. Exterior building colors shall be subdued earthtones, including natural stone colors for the stone veneer, and buff/tan ranges for the UTS.
- 9. No continuous pitched roof surface or rooftop shall exceed 90 linear feet.

K. GENERAL

- 1. Every use shall be operated so that it does not emit an obnoxious or dangerous degree of heat, glare, vibration, radiation, dust, smoke, or fumes beyond the property line.
- 2. Owner of the property to the south and owner of the property shall grant mutual access easements for shared driveway, private road, and parking use. Landscape installation and maintenance costs shall be shared as mutually agreed to in writing.

Revised: February 23, 1999 based on
Ordination of Approval, January 18, 1999
Revised: November 24, 1998
October 28, 1998



ADDITIONAL CASE DOCUMENTS

Development Permit Application

JEFFERSON COUNTY COLORADO Planning and Zoning

100 Jefferson County Parkway
Suite 3550
Golden CO, 80419
303-271-8700
planning@jeffco.us
pzpermits@jeffco.us

Case Number (for Jeffco employee use only): _____

Please select your application request below:

Rezoning from **PD** to **PD**

Special Use Item No. _____ of the _____ Zone District
to permit _____

Exemption from Platting
Minor Modification or Revision
Location and Extent
Superlot

Legalization of Property Division
✓ Rezoning/Special Use
✓ Site Development Plan Approval
Superlot Process

Minor Division of Land
Rural Cluster
Subdivision Platting
Vested Rights

Explanation of Application Request

Proposed 4 story Mixed Use building on pad site.

Documents Submitted

- | | | | |
|----------------------------|----------------------------|-----------------------|--|
| ✓ Architectural Elevations | Historical, Archaeological | ✓ Proof of Ownership | Wastewater Report |
| Drainage Report | & Paleontological Report | Radiation Report | Water Supply Report |
| Exemption Survey | ✓ Landscape Plan | Reduction of the Plat | Wildlife, Vegetation & |
| ✓ Fire Protection Report | Lighting Plan | Sensory Impact Report | Landscaping Report |
| ✓ Geologic Report | ✓ Parking Plan | ✓ Soils Report | ✓ Other: |
| | Proof of Access | Utility Report | <u>Access Easements, Traffic Study</u> |

Instructions for Submittal

1. Rezoning and Site Development Plan applications and supporting documents must be submitted electronically to our [online portal](https://www.jeffco.us/4445) [https://www.jeffco.us/4445]. All other applications and documents on this form should be emailed to pzpermits@jeffco.us.
2. Incomplete applications will not be accepted and will delay processing.
3. A Pre-Application is encouraged prior to the formal submittal of a Development Permit Application.

Special Districts

Evergreen Metropolitan		Xcel Energy
Water	Post Office	Electricity
Evergreen Metropolitan		Evergreen Fire Protection
Sewage	Parks & Rec	Fire

Jefferson County Staff Use Only

Case Number	Date Filed	Current Zoning	Proposed Zoning/SU
Planner	Street Address	Acres	Map Sheet
Previous Cases		Community Plan	

Development Permit Application

Case Number: _____

Project Team Contact Information

BDM Capital Time Investments, LLC	mike@thorconus.com	3039819063
Property Owner 1	Email (required)	Phone Number
10900 Chatfield Lake Road	Littleton	80125
Address	City	Zip
Property Owner 2	Email (required)	Phone Number
Address	City	Zip
Developer / Subdivider	Email (required)	Phone Number
Address	City	Zip
Sanderson Architects, LLC	sara@sandersonarchitects.com	3039311037
Authorized Representative	Email (required)	Phone Number
2232 Pearl Street, Suite 100	Boulder	80302
Address	City	Zip
Proficient Engineering, LLC		
Engineer	Email (required)	Phone Number
Address	City	Zip

Property Description

31033 American Parkway	Evergreen	80439
Address of Subject Property and/or Parcel ID Number	City	Zip
Frontage Road	1.128 acres	Frontage Road
Access Via	Acreage	Map Sheet

Legal Description:

Lots 1,2,3,4,5,6,7,8,9,10,11,12,&13, Block 20
Wah-Keeny Park, Filing No.2
In the Northwest 1/4 of Section 32,
T. 4 S., R. 71 W. of the 6th P.M.
County of Jefferson, State of Colorado



Additional Information (to support or clarify this application):

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

Owner is an individual. Indicate name exactly as it appears on the deed.

- ✓ Owner is a corporation, partnership, limited partnership, or other business entity. Name principals and/or managers on a separate page. Include the articles of organization, partnership agreement, resolution of managers, etc., as applicable to establish legal signatures.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Owner Affidavit

I/We BDM Capital Time Investments, LLC., being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize County staff to visit the site as necessary for proper review of this application.

If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.

Michael Klemp, Owner

Name

10900 Chatfield Lake Road, Littleton, Co 80125

Address

3039819063

Phone

mike@thorconus.com

Email

Signature

Name

Address

Phone

Email

Signature

County of Jefferson]
State of Colorado] SS

Sworn to and subscribed before me this 3 day of October, 2024
(day) (month) (year)

By Brooke Severyn
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires

(date)

BROOKE SEVERYN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034036445
MY COMMISSION EXPIRES 03/23/2025

Development Permit Application

Case Number: _____

Authorized Representative

I/We further permit Sanderson Architects, LLC to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Sanderson Architects, LLC

Representative Name

2232 Pearl Street, Suite 100 Boulder, Co 80302

Address

3034438060

Phone

george@sandersonarchitects.com

Email


Owner's Signature

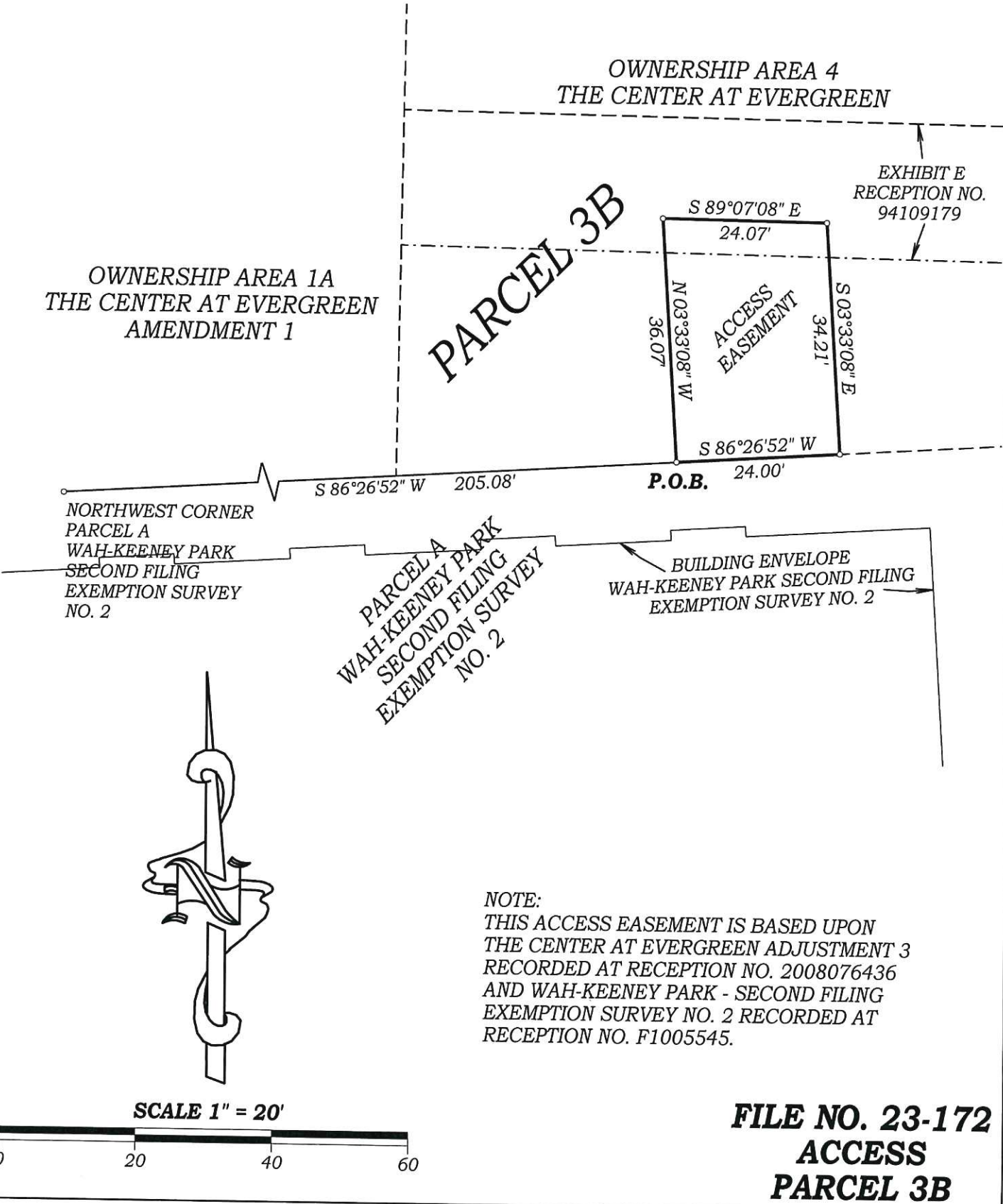
10-03-2024
Date

FILE NO. 23-172
ACCESS
PARCEL 3B
12 MAY, 2023

AMERICAN SURVEYS, LLC
PROFESSIONAL LAND SURVEYORS
26689 Pleasant Park Road
Conifer, Colorado 80433
PH (303) 674-6018 / EMAIL PKSURV@AOL.COM

LEGAL DESCRIPTION - 24' ACCESS EASEMENT

A 24' WIDE EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND ON A PORTION OF PARCEL 3B, THE CENTER AT EVERGREEN ADJUSTMENT 3 (RECEPTION NO. 2008076436), COUNTY OF JEFFERSON, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID PARCEL 3B, THE CENTER AT EVERGREEN ADJUSTMENT 3, WHENCE THE NORTHWEST CORNER OF PARCEL A, WAH-KEENEY PARK - SECOND FILING EXEMPTION SURVEY NO. 2 (RECEPTION NO. F1005545) BEARS SOUTH 86°26'52" WEST (WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO), A DISTANCE OF 205.08 FEET; THENCE NORTH 03°33'08" WEST, A DISTANCE OF 36.07 FEET, MORE OR LESS, TO AN EXISTING ACCESS ROAD; THENCE SOUTH 89°07'08" EAST, WITH SAID EXISTING ACCESS ROAD, A DISTANCE OF 24.07 FEET; THENCE SOUTH 03°33'08" EAST, A DISTANCE OF 34.21 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID PARCEL 3B; THENCE SOUTH 86°26'52" WEST, WITH SAID SOUTH LINE, A DISTANCE OF 24.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



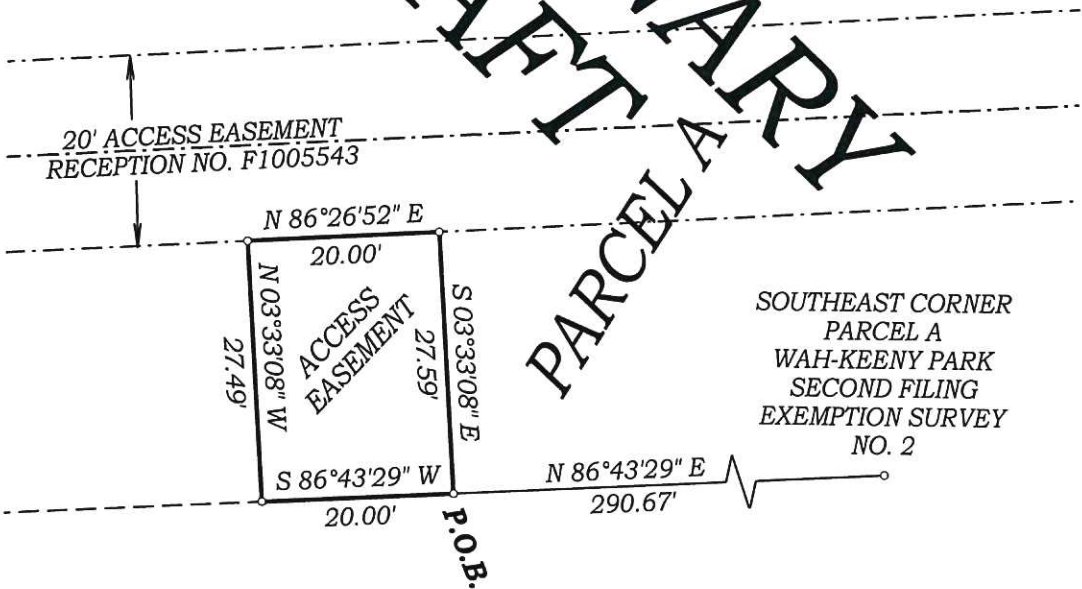
FILE NO. 23-172
ACCESS PARCEL A
29 APRIL, 2023

AMERICAN SURVEYS, LLC
PROFESSIONAL LAND SURVEYORS
26689 Pleasant Park Road
Conifer, Colorado 80433
PH (303) 674-6018 / EMAIL PKSURV@AOL.COM

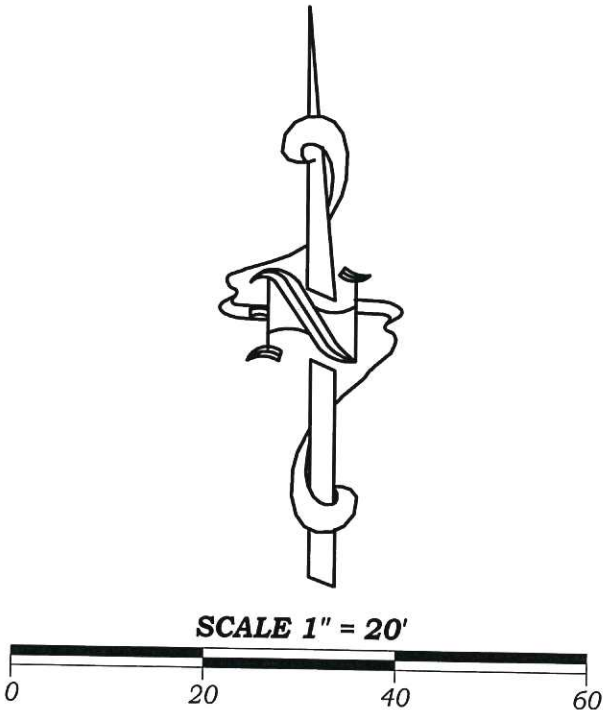
LEGAL DESCRIPTION - 20' ACCESS EASEMENT

A 20' WIDE EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND ON A PORTION OF PARCEL A, WAH-KEENEY PARK - SECOND FILING EXEMPTION SURVEY NO. 2 (RECEPTION NO. F1005545), COUNTY OF JEFFERSON, STATE OF COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID PARCEL A, WAH-KEENEY PARK - SECOND FILING EXEMPTION SURVEY NO. 2, WHENCE THE SOUTHEAST CORNER OF SAID PARCEL A BEARS NORTH 86°43'29" EAST (WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO), A DISTANCE OF 290.67 FEET;

THENCE SOUTH 86°43'29" WEST, WITH THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 20.00 FEET;
THENCE NORTH 03°33'08" WEST, A DISTANCE OF 27.49 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF AN EXISTING 20' WIDE ACCESS EASEMENT RECORDED AT RECEPTION NO. F1005543;
THENCE NORTH 86°26'52" EAST, WITH SAID SOUTH LINE, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 03°33'08" EAST, A DISTANCE OF 27.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



NOTE:
THIS ACCESS EASEMENT IS BASED UPON
WAH-KEENEY PARK - SECOND FILING
EXEMPTION SURVEY NO. 2 RECORDED
AT RECEPTION NO. F1005545



FILE NO. 23-172
ACCESS
PARCEL A

SPECIAL WARRANTY DEED

THIS DEED, Made this 25th day of July, 2022, between

Champine Agency Inc., a Colorado corporation

of the JEFFERSON COUNTY and State of COLORADO, grantor(s), and

BDM Capital Time Investments LLC, a Colorado limited liability company

whose legal address is 31033 American Parkway, Evergreen, CO 80439

of the JEFFERSON COUNTY and State of COLORADO, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of \$750,000.00, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Jefferson, State of Colorado, described as follows:

Parcel A, Wah-Keeney Park, Second Filing, Exemption Survey No. 2,
County of Jefferson, State of Colorado.

Also known by street and number as: 31033 American Parkway, Evergreen, CO 80439

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s), subject to statutory exceptions.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

SELLER:

Champine Agency Inc., a Colorado corporation

BY: Brett Champine
Brett Champine, President

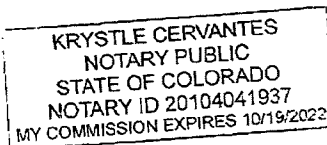
STATE OF COLORADO

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 25th day of July, 2022, by Brett Champine as President for Champine Agency Inc., a Colorado corporation

[Signature]
Notary Public

Witness my hand and official seal.
My Commission Expires:



FITCO 103-2222078-S

Joe Fee
15.00

SPECIAL WARRANTY DEED

THIS DEED, Made this 25th day of July, 2022, between

Champine Agency Inc., a Colorado corporation

of the JEFFERSON COUNTY and State of COLORADO, grantor(s), and

BDM Capital Time Investments LLC, a Colorado limited liability company

whose legal address is 31033 American Parkway, Evergreen, CO 80439

of the JEFFERSON COUNTY and State of COLORADO, grantee(s):

doc fee
75.00

WITNESS, That the grantor(s), for and in consideration of the sum of \$750,000.00, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Jefferson, State of Colorado, described as follows:

Parcel A, Wah-Keeney Park, Second Filing, Exemption Survey No. 2,
County of Jefferson, State of Colorado.

Also known by street and number as: 31033 American Parkway, Evergreen, CO 80439

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s), subject to statutory exceptions.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

SELLER:

Champine Agency Inc., a Colorado corporation

BY: Brett Champine
Brett Champine, President

STATE OF COLORADO

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 25th day of July, 2022, by Brett Champine as President for Champine Agency Inc., a Colorado corporation

[Signature]
Notary Public

Witness my hand and official seal.
My Commission Expires:

KRYSTLE CERVANTES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104041937
MY COMMISSION EXPIRES 10/19/2022

FITCO 103-2222078-S

TD-1000
Confidential Document

Escrow No. 103-2222078-S

This form provides essential market information to the county assessor to ensure accurate, fair and uniform assessments for all property. **This document is not recorded, is kept confidential, and is not available for public inspection.**

This declaration must be completed and signed by either the grantor (seller) or grantee (buyer). Questions 1, 2, 3, and 4 may be completed (prefilled) by a third party, such as a title company or closing agent, familiar with details of the transaction. The signatory should confirm accuracy before signing.

This form is required when conveyance documents are presented for recording. If this form is not completed and submitted, the county assessor may send notice. If the completed and signed form is not returned to the assessor within 30 days of notice, the assessor may impose a penalty of \$25.00 or 0.025% (0.00025) of the sale price, whichever is greater.

Additional information as to the purpose, requirements, and level of confidentiality regarding this form are outlined in Colorado Revised Statutes, sections 39-14-102, 39-5-121.5, and 39-13-102.

1. Physical Address and/or legal description of the real property sold: Please do not use P.O. Box numbers.
31033 American Parkway, Evergreen, CO 80439

2. Type of property purchased: ☐ Single Family Residential ☐ Townhome ☐ Condominium ☐ Multi-Unit Residential
☐ Commercial ☐ Industrial ☐ Agricultural ☐ Mixed Use ☒ Vacant Land ☐ Other: _____

3.

07/25/2022
Date of closing: mm/dd/yyyy

06/26/2022
Date of contract: mm/dd/yyyy

4.

\$750,000.00
Total Sale Price: include all real and personal property

\$
Contracted price (if different from final sale price)

5. List any personal property included in the transaction that materially impacts the total sale price. Personal property may include, but is not limited to: machinery or equipment, vehicles, exceptional appliances, electronic devices, furniture, or anything that would not typically transfer with the real property (attach additional pages if necessary).

Description	Approximate Value
_____	\$ _____
_____	\$ _____
_____	\$ _____
Personal Property Total: \$ _____	

If no personal property is listed, the entire purchase price will be assumed to be for the real property.

6. Did the total sale price include a trade or exchange of additional real or personal property?
If Yes, approximate value of the goods or services as of the date of closing: \$ _____
If Yes, does this transaction involve a trade under IRS Code Section 1031?

☒ No ☐ Yes
☐ No ☐ Yes

7. Was 100% interest in the real property purchased?
Mark "No" if only a partial interest is being purchased. If No, interest purchased _____ %

☐ No ☒ Yes

8. Is this a transaction between related parties or acquaintances? This includes persons connected by blood or marriage, or business affiliates, or those acquainted prior to the transaction.

☒ No ☐ Yes

9. Please mark type of sale: ☐ Builder (new construction) ☐ Public (MLS or Broker Representation)
☒ Private (For Sale By Owner) ☐ Other (describe) _____

Page 270 of 281

10. Mark any of the following that apply to the condition of the improvements at the time of purchase.

☐ New ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor ☐ Salvage

11. Type of financing: (mark all that apply)

- ☒ None (all cash or cash equivalent)
☐ New/Mortgage Lender (government-backed or conventional bank loan)
☐ New/Private Third Party (nonconventional lender, e.g. relative, friend, or acquaintance)
☒ Seller (buyer obtained a mortgage directly from the seller)
☐ Assumed (buyer assumed an existing mortgage)
☐ Combination or Other: Please explain: _____

12. Total amount financed: \$ _____

13. Terms:

☐ Variable; Starting interest rate: _____ % ☒ Fixed; Interest rate: _____ 0.000%
Length of time: _____ Thirty (30) _____ years
Balloon payment? ☒ No ☐ Yes If yes, amount \$ _____ Due Date: _____

14. Mark any that apply: ☐ Seller assisted down payments ☐ Seller concessions ☐ Special terms or financing
If marked, please specify terms: _____

15. Was an independent appraisal obtained in conjunction with this transaction? ☐ No ☐ Yes

For properties **OTHER THAN Residential** (Residential is defined as: single family detached, townhomes, apartments and condominiums), please complete questions 16-18, if applicable.

16. Did the purchase price include a franchise or license fee? ☒ No ☐ Yes
If yes, franchise or license fee value \$ _____

17. Did the purchase price involve an installment land contract? ☒ No ☐ Yes
If yes, date of contract: _____

18. If this is vacant land, was an on-site inspection conducted by the buyer prior to the closing? ☒ No ☐ Yes

Please include any additional information concerning the transaction and price paid that you feel is important:

<i>Michael Klemp</i>	7/25/2022 1:44:45 PM MDT	Michael Klemp
Signature of Grantee (Buyer)	Date: mm/dd/yyyy	Printed name of Grantee

Buyer Mailing Address: Future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:			
31033 American Parkway	Evergreen	Colorado	80439
Address (mailing)	City	State	Zip Code

Daytime Phone	Email Address
---------------	---------------

Contact information is kept confidential, for County Assessor and Treasurer use only, to contact buyer with questions regarding this form, property valuation, or property tax information.



DEFENSIBLE SPACE PLAN GUIDELINES

The directions and property markings have been prepared by Joshua Reeves with Splintered Forest to aid in the reduction of wildfire hazards. To pass the final inspection and receive the final documentation all the work outlined below must be completed. All of the following work is required to be done within the orange taped boundary (100 feet or the property boundary, whichever is less):

- All trees marked with blue paint or blue flagging tape in Zone 1 and Zone 2 must be completely removed from the property (including all slash and limbs). All slash needs to be hauled, chipped, buried or burned.
- If chipped debris is broadcast back onsite it must be spread out (not left in piles) at a depth of <4".
- Any stumps remaining on the property must be cut flush with ground or as close to the ground as possible (not to exceed 9 inches).
- Remove any downed trees or flammable vegetation (i.e. juniper bushes) within Zone 2.
- Any trees not removed within Zone 1 and Zone 2 must have ladder fuels removed up to a height of 10 feet (from the lowest hanging point of the branch) or 1/3 the height of the tree, whichever is less.
- Any tree permitted to stay that has branches overhanging a house or structure must be trimmed up 10' from the roofline (from the lowest hanging point of the branch).
- Prune and limb the Dwarf Mistletoe from remaining trees (where practical).
- Any trees infested with Ips or Mountain Pine Beetle should be removed from the property or cut into 6 to 8 foot sections and covered in a heavy, clear piece of plastic.
- If you wish to keep firewood on the property, no more than two cords are allowed at any given time. Wood piles must be at least 30 feet away from the structure on the uphill side.

If you wish to receive an estimate for all or any portions of the work to be completed by Splintered Forest please call the office direct at 303-819-9840 ext. 1.

Thank You,

Joshua Reeves
Jefferson County Approved Forester

Splintered Forest, LLC

59 West Floyd Avenue #208 • Englewood, Colorado 80110
(303) 819-9840 • Sales@SplinteredForest.com • www.splinteredforest.com

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page
1 of 5
FORM 6000

NAME OF PROJECT: PROSPECTOR AT EVERGREEN
 CONTACT PERSON: GEORGE SANDERSON PH 303-443-8060
 PROPERTY LOCATION: 31033 AMERICAN PARKWAY EVERGREEN, CO. 80439

On this property, do any of the following conditions exist, or have any of the following conditions existed at any time in the past?

SECTION	CONDITION	NO	YES
A	Placement of earthen fill from an outside source, operation of a solid waste disposal site or landfill, whether private or commercial, legal or illegal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H	Radiation hazards such as radiation from uranium mine and mill tailings, nuclear reactors, and/or the processing, handling, disposal and/or deposition of radioactive materials.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you answered "NO" to ALL of the above, please sign below in the presence of a NOTARY PUBLIC and return this page only to the Department.

If you answered "YES" to ANY of the above, please complete Parts I and II on page 2 AND complete any SECTION on pages 3-5 to which you responded "YES" above. Then sign below in the presence of a NOTARY PUBLIC and return the entire packet (pages 1-5) to the Department.

As the present owner of the Property or as an officer or a general partner of the present owner of the Property (or duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the Property. I have made a diligent inquiry into the former uses of the property; and hereby certify to and for the benefit of Jefferson County that to the best of my knowledge and belief the information disclosed on or attached to this form is true and correct.

NAME: George Sanderson DATE: 8/11/23
SANDERSON ARCHITECTS LLC MEMBER/MANAGER
 State of Colorado)
) ss. OWNER'S REPRESENTATIVE
 County of Boulder)

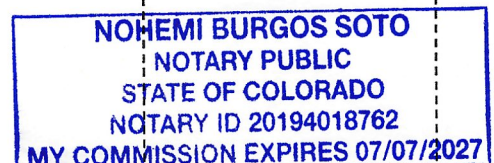
The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged

before me this 11 day of August, 2023, by George Sanderson

WITNESS my hand and official seal.

Noemi Burgos
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/07/2027





DEFENSIBLE SPACE PLAN IN JEFFERSON COUNTY, CO

To: Jefferson County Planning Department

Date of Initial Inspection: August 27, 2024

From: Joshua Reeves

Subject: Wildfire Hazard Mitigation, Defensible Space

INITIAL INSPECTION ONLY, NOT A FINAL APPROVAL

Property Address: 31033 American Parkway in Evergreen, CO 80439

DS #: TBD

Contact: Sara Sanderson, 303-443-8060

The directions in this plan have been prepared by Joshua Reeves with Splintered Forest to aid in the reduction of wildfire hazards at the address listed above. To receive a Certificate of Occupancy, all the work outlined must be completed and a re-inspection must be done for final approval. All work is required to be done within the orange taped boundary (100 feet or the property boundary, whichever is less).

If you have any further questions please don't hesitate to call the office direct at 303-819-9840 ext. 3.

Thank You,

Joshua Reeves

Jefferson County Approved Forester

Splintered Forest, LLC

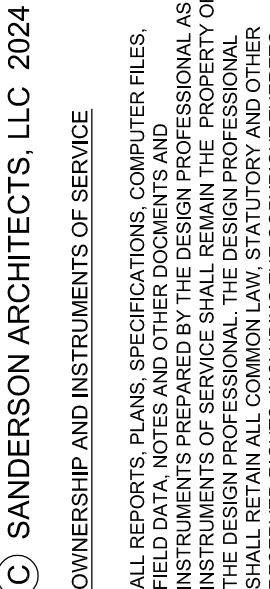
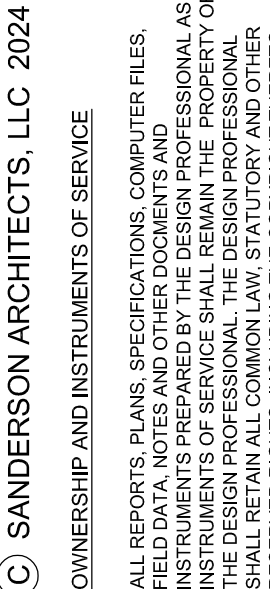
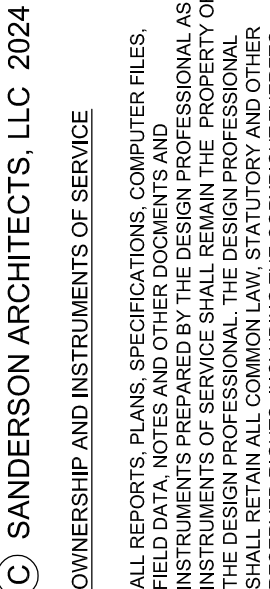
59 West Floyd Avenue #208 • Englewood, Colorado 80110

(303) 819-9840 • Sales@SplinteredForest.com • www.splinteredforest.com

Page 274 of 281

SANDERSON
ARCHITECTURE • PLANNING • INTERIORS • ART
2322 Pearl Street, Suite 100
Boulder, Colorado 80302
ph. (303) 443-8060
www.sanderсонarchitects.com

OWNERSHIP AND INSTRUMENTS OF SERVICE



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OWNERSHIP AND INSTRUMENTS OF SERVICE



Evergreen Fire/Rescue

1802 Bergen Parkway • Evergreen, Colorado 80439

Phone: 303-674-3145 • Fax: 303-674-8701

February 2nd, 2023

Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, Colorado 80401

This is to confirm that the property located at the proposed address of 31033 American Parkway, Evergreen, Colorado is within the boundaries of Evergreen Fire Protection District. Evergreen Fire/Rescue (EFR) will provide emergency services to this area.

This property is served by EFR Fire Station 2 located at 1802 Bergen Parkway (1.9 miles). The closest water supply is an Evergreen Metro District Hydrant near the property line. Fire department operations will be supplemented with a tender water shuttle. This is an ISO 3 location. Evergreen Fire/Rescue is a volunteer fire department; there may be extended response times to this location.

Site Access

On and off-site access must comply with the Jefferson County Transportation Design and Construction Manual and the International Fire Code.

Fire Protection Requirements

The proposed commercial and multi-family residential construction will be required to be protected by an automatic fire suppression system and automatic fire alarm system. Hydrants may have to be relocated to provide adequate access.

Please contact me if you have any questions in regard to this information.

Respectfully,

Rachel Rush

Rachel Rush
Fire Marshal
Evergreen Fire/Rescue



October 1, 2024

Michael Klemp - Owner
BDM Capital Time Investments, LLC
10900 Chatfield Lake Road
Littleton, Colorado 80125
(303) 802-8640
mike@thorconus.com

TO: Jefferson County Planning and Zoning
ATTN: Mr. Alexander Fowlkes, Planner
100 Jefferson County Parkway Suite 3550
Golden, Colorado 80419

RE: Application for Site Development Plan
Approval and Rezoning
The Prospector at Evergreen
31033 American Parkway
Evergreen, Colorado 80439

LEGAL DESCRIPTION
LOT 1,2,3,4,5,6,7,8,9,10,11,12, and 13, BLOCK 20
WAH - KEENEY PARK, FILING NO. 2
IN THE NORTHWEST 1/4 OF SECTION 32,
T.4 S., R 71 W. OF THE 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO
1.128 ACRES

Dear Mr. Fowlkes,

The purpose of this correspondence is to provide you and all other recipients with the following documents for a Site Development Plan approval and Rezoning Approval for 31033 American Parkway, Evergreen, CO 80439. These approvals are to allow for the construction of a mixed-use building in use area A located on the site which includes existing infrastructure in compliance with the approved ODP. The proposed mixed-use building is in accordance with Jefferson County Zoning Resolution (ZR) and Land Development Regulation (LDR) updated standards. Required documents for this application have been submitted to the Jefferson County Planning and Zoning Portal.

Thank You,

A handwritten signature in black ink, appearing to read "Michael Klemp", written over a light blue horizontal line.

Michael Klemp – Chief Executive Officer
BDM Capital Time Investments, LLC



August 23, 2024

Mr. George F. Sanderson
Sanderson Architects, LLC
2232 Pearl Street, Suite 100
Boulder, CO 80302

Re: 31033 American Parkway
Jefferson County, CO
LSC #240550

Dear Mr. Sanderson:

Per your request, we have completed this trip generation and CDOT access permit compliance letter for the proposed 31033 American Parkway redevelopment in Jefferson County, Colorado.

INTRODUCTION

The purpose of this letter is to estimate the trip generation potential for the currently proposed land use. This will be the supporting document to show that the currently proposed development is in compliance with the existing CDOT access permit (#105071).

LAND USE AND ACCESS

Two land use scenarios were evaluated: Scenario 1 includes 24 multi-family dwelling units and about 4,500 square feet of office space. Scenario 2 includes 24 multi-family dwelling units, about 2,500 square feet of office space, and about 2,000 square feet of retail space.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the currently proposed land use based on the rates from Trip Generation, 11th Edition, 2021 by the Institute of Transportation Engineers (ITE).

Scenario 1 is projected to generate about 211 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 8 vehicles would enter and about 8 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 9 vehicles would enter and about 10 vehicles would exit the site.

Scenario 2 is projected to generate about 298 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 8 vehicles would enter and about 9 vehicles would exit the site. During the afternoon peak-hour, which generally

occurs for one hour between 4:00 and 6:00 p.m., about 16 vehicles would enter and about 15 vehicles would exit the site.

ACCESS PERMIT

Existing Access Permit #105071 has a limit of 250 trips per day so the project will be in compliance if the projected trip generation is within 20 percent of the 250 trip limit which is 300 trips per day. Table 1 shows the trip generation potential of either scenario is in compliance with the existing access permit.

CONCLUSION

The daily trip generation potential of the proposed 31033 American Parkway redevelopment is in compliance with existing CDOT Access Permit #105071.

* * *

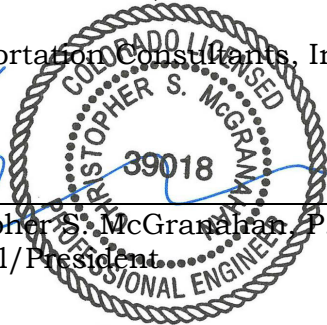
We trust this information will assist you in planning for the proposed land use at 31033 American Parkway.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: _____

Christopher S. McGranahan, P.E.
Principal/President



CSM/wc

8-23-24

Enclosures: Table 1

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Table 1
ESTIMATED TRAFFIC GENERATION
31033 American Parkway
Jefferson County, CO
LSC #240550; August, 2024

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Vehicle-Trips Generated				
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour	
		Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
SCENARIO 1											
Multi-Family Housing ⁽²⁾	24 DU ⁽³⁾	6.74	0.096	0.304	0.321	0.189	162	2	7	8	5
Office Space ⁽⁴⁾	4.5 KSF ⁽⁵⁾	10.84	1.338	0.182	0.245	1.195	49	6	1	1	5
Scenario 1 Total =							211	8	8	9	10
SCENARIO 2											
Multi-Family Housing ⁽²⁾	24 DU ⁽³⁾	6.74	0.096	0.304	0.321	0.189	162	2	7	8	5
Office Space ⁽⁴⁾	2.5 KSF ⁽⁵⁾	10.84	1.338	0.182	0.245	1.195	27	3	0	1	3
Retail ⁽⁶⁾	2.0 KSF ⁽⁵⁾	54.45	1.416	0.944	3.295	3.295	109	3	2	7	7
Scenario 2 Total =							298	8	9	16	15

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
- (2) ITE Land Use No. 220 - Multi-Family Housing (Low-Rise)
- (3) DU = dwelling units
- (4) ITE Land Use No. 710 - General Office Building
- (5) KSF = 1,000 square feet
- (6) ITE Land Use No. 822 - Strip Retail Plaza (<40k)

CERTIFICATE OF WATER AND SEWER AVAILABILITY

This Certificate of Water and Sewer Availability must be signed by a representative of the health department and, if applicable, also by a representative of the water and sanitation district or agency supplying service. The certificate expires after one year, when the building permits are applied for, or if an expiration date is specified whichever comes first. There is NO FEE for this certificate.

31033 American Parkway Evergreen CO 86439 11/17/23
 JOB ADDRESS DATE

LEGAL DESCRIPTION

BDM Capital Time Investments 10900 Chaffield Lake Rd. Littleton CO 80125
 OWNER ADDRESS CITY/ZIP PHONE
 USE OF BUILDING Mixed use Commercial / Residential

SEWER SERVICE AVAILABILITY

() Onsite wastewater treatment system permit No: _____ for

_____ bedroom single family dwelling, or _____

Bundy Cahn 1-17-2023
 Jefferson County Public Health Date

OR

(X) Public Sewer (District Name) West Jefferson County Metro District

Sewer Agency Representative Date

WATER SERVICE AVAILABILITY

(X) WATER SERVICE AVAILABLE Name of District Evergreen Metropolitan District

Bundy Cahn 1-17-2023
 Water District Representative or Authorized Agent Date