



**Board of County Commissioners Meeting
AGENDA**

February 21, 2023, 8:00 a.m.

**Hybrid BCC Hearing - Hearing Room 1 and WebEx Events / Webinars
100 Jefferson County Parkway, Golden, CO 80419**

To attend the Public Meeting please attend in person or visit the County's web site at www.jeffco.us/meetings to attend virtually and click on the link for the BCC Meeting you desire to attend which will take you to the WebEx Events platform. Please register and click on the blue "Join by Browser" option to join the meeting. The following website also provides access to the meeting: <https://jeffco.webex.com/jeffco/onstage/g.php?MTID=ef331ffad86adf85df297690d4421f2eb>
Event password: **TdY3a8GTKg6**

Alternatively, people can also call in and listen to the meeting by dialing: +1-408-418-9388:

Access Code/Event Number: **2490 374 1906**

People who dial in will not be able to provide public comment during the meeting.

AGENDA

The Tuesday meeting of the Board of County Commissioners (the "Board") is an open meeting in which the Board approves contracts, expends funds, hears testimony, makes decisions on land use cases and takes care of other county matters. The public is welcome to attend.

The Board meeting has three parts: Public Comment, the Business Meeting and the Public Hearing.

General Procedures

Agenda items will normally be considered in the order they appear on this agenda. However, the Board may alter the agenda, take breaks during the meeting, work through the noon hour; and even continue an item to a future meeting date.

The Board welcomes your comments. During the Public Comment time, members of the public have three minutes to present views on county matters that are not included on the Hearing Agenda. Public Comment time is not for questions and answers; it is your time to express your views, people will not be allowed to utilize county resources to make visual presentations during public comment. The Board will take up to 15 minutes at the beginning of the meeting and if needed, additional public comment will be taken at the end of the meeting on items not listed on the Hearing Agenda.

To participate in Public Comment please attend in person or please log into the WebEx Events virtual

meeting using a computer. Once logged into the meeting on your computer, please send a chat message to the host with your name, address, and the topic of your comment so that the Chair can recognize you at the appropriate time for public comment.

Please note that you are always welcome to communicate with the Board on the county's web site (www.jeffco.us), by e-mail (commish@jeffco.us), by phone (303-271-8525), fax (303-271-8941) or US mail (100 Jefferson County Parkway, Golden, CO 80419). You can also meet your Commissioners at numerous community events such as town hall meetings, homeowner associations and chamber meetings.

	Pages
1. Call to Order	
2. Pledge of Allegiance	
3. Public Comment Please see public comment instructions above	
4. Business Meeting CONSENT AGENDA PROCEDURES - Items on the Business Meeting Consent Agenda generally are decided by The Board without further discussion at the meeting. However, any Board member may remove an item from the Business Meeting Consent Agenda for a presentation by staff and questions from the Board. The Board is not required to take public comment on business meeting items but may request additional information and input.	
5. Approval of Minutes Dated February 07, 2023	7
6. Consent Agenda Other Contracts and Resolutions for which Notice was not possible may be considered.	
6.1 Resolution CC23-040 Expenditure Approval Listings Dated February 16, 2023 - Finance	11
6.2 Resolution CC23-041 Ratification of Expenditure Approval Listings Dated February 9, 2023 - Finance	12
6.3 Resolution CC23-042 Abatement/Refund of Property Taxes - Board of Equalization	13
6.4 Resolution CC23-043 Projects/Requests Funded through American Rescue Plan Act - Federal Grant Program	15

6.5	Resolution CC23-044	18
	Third Contract Amendment - Silva Construction, Inc. for Annual Concrete Installation, Removal, and Replacement (NTE \$4,500,000) - Road & Bridge	
6.6	Resolution CC23-045	21
	Contract - H&L Concrete DBA Naranjo Civil Constructors for Design and Construction Services (\$649,295) for Van Bibber - Open Space	
6.7	Resolution CC23-046	24
	License Agreement - Flock Group, Inc. for License Plate Readers - Sheriff	
7.	Regular Agenda	
7.1	Resolution CC23-047	26
	Projects/Requests Funded through American Rescue Plan Act - Foothills Animal Shelter Revenue Shortfall - Federal Grant Program	
8.	Public Hearing	
	There are two parts to the Public Hearing Agenda: The Hearing Consent Agenda and the Regular Hearing Agenda.	
	Items are listed on the Hearing Consent Agenda because no testimony is expected. In the event a Commissioner or any member of the public wishes to testify regarding an item on the Consent Agenda, the item will be removed and considered with the Regular Hearing Agenda.	
	To offer public testimony on any of the cases on the Public Hearing Agenda, please attend in person or please log into the WebEx Events virtual meeting using a computer. Once logged into the meeting on your computer, please send a chat message to the host with your name, address, and the agenda item for which you wish to provide testimony so that the Chair can recognize you at the appropriate time for public testimony. Individuals will receive three minutes and HOA's located with the notice area for the Hearing item will be granted ten minutes.	
	Unless otherwise stated by the Chair, a motion to approve the Hearing Consent Agenda shall include and be subject to staff's findings, recommendations, and conditions as listed in the applicable Staff Report.	
	The public is entitled to testify on items under the Public Hearing Regular Agenda. Information on participation in hearings is provided in the County's brochure, <i>"Your Guide to Board of County Commissioners Hearings."</i> It may be obtained on the rack outside the hearing room or from the County Public Affairs Office at 303-271-8512.	
9.	Hearing Consent Agenda	29

9.1	Resolution CC23-048 Case Number: 21-140720RZ Rezoning Case Name: U-Haul Dakota Ridge Official Development Plan Owner/Applicant: AMERCO Real Estate Company, a Nevada corporation Location: 13412 West Coal Mine Avenue Section 19, Township 5 South, Range 69 West Approximate Area: 8.148 Acres Purpose: To Rezone from Planned Development (PD) to a new PD that follows the Corridor District-Office and Light Industrial (CD-O/LI) Zone District to allow for indoor mini-storage, warehousing, and office uses. Case Manager: Cassidy Clements	30
9.2	Resolution CC23-049 Case Number: 22-104257RZ Rezoning Case Name: Laramie Ridge Official Development Plan Owner/Applicant: Laramie Ridge, LLC, A Colorado limited liability company Location: 5399 State Highway 93 and Parcel ID numbers 30-162-00-001, 30-162-00-002, 30-162-00-003, 30-162-00-004 Section 16, Township 3 South, Range 70 West Approximate Area: 40.22 Acres Purpose: To Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for office, community, agricultural and residential uses. Case Manager: Cassidy Clements	95

9.3	Resolution CC23-050	206
	Case Number: 22-122728RZ Rezoning	
	Case Name: Vintage Overlook Official Development Plan	
	Owner/Applicant: Vintage Overlook LLC, a Colorado limited liability company	
	Location: 6559 South Harlan Street	
	Section 24, Township 5 South, Range 69 West	
	Approximate Area: 3.03 Acres	
	Purpose: To rezone from Planned Development (PD) to a new PD to allow for 7 residential lots.	
	Case Manager: Allie McGahee	
10.	Hearing Regular Agenda	
10.1	Resolution CC23-051	280
	Ordinance Adopting Policy Manual Part 3, Chapter 8, Section 1 Distressed Real Property - Sheriff	
10.2	Resolution CC23-052	286
	Ordinance Adopting Policy Manual Part 3, Chapter 4, Section 2 Jefferson County Traffic Code - Sheriff	
10.3	Resolution CC23-053	302
	Ordinance Adopting Policy Manual Part 7, Chapter 2, Section 7 Illicit Stormwater Discharge - Planning and Zoning	
10.4	Resolution CC23-054	316
	Ordinance Adopting Policy Manual Part 3, Chapter 8, Section 3 The International Fire Code (2018 Edition), Minimum Fire Safety Standard - Building Safety	
10.5	Resolution CC23-055	320
	Ordinance Adopting Policy Manual Part 3, Chapter 8, Section 5 Unsafe Buildings and Structures - Building Safety	
11.	Public Comment	
	Please see public comment instructions above.	
12.	Reports	

13. Adjournment

Jefferson County does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or sexual orientation in the provision of services. Disabled persons requiring reasonable accommodation to attend or participate in a County service, program or activity should call 303-271-5000 or TDD 303-271-8560. We appreciate a minimum of 24 hours advance notice so arrangements can be made to provide the requested auxiliary aid.



Board of County Commissioners' Hearing Minutes

February 7, 2023, 8:00 a.m.

**Hybrid BCC Hearing - Hearing Room 1 and WebEx Events / Webinars
100 Jefferson County Parkway, Golden, CO 80419**

BCC Present: Commissioner Andy Kerr, Chairman
Commissioner Tracy Kraft-Tharp
Commissioner Lesley Dahlkemper

Staff Present: Kate Newman, Acting County Manager
Kym Sorrells, County Attorney
Maylee Barraza, Deputy Clerk to the Board
April Glenn, Deputy Clerk to the Board
Nayara Winkworth, Deputy Clerk to the Board
Ana Cendejas, Deputy Clerk to the Board

1. Call to Order

Commissioner Kerr called the meeting to order.

2. Pledge of Allegiance

The pledge of allegiance was recited.

3. Public Comment

Joan Poston

Josh Schlossberg

4. Business Meeting

5. Approval of Minutes Dated January 31, 2023

Motioned by Commissioner Kraft-Tharp
Seconded by Commissioner Dahlkemper

The Board unanimously approved the minutes dated January 31, 2023

6. Consent Agenda

Motioned by Commissioner Kraft-Tharp
Seconded by Commissioner Dahlkemper

The Board unanimously approved the following Resolutions:

6.1 Resolution CC23-031

Expenditure Approval Listings Dated February 2, 2023 - Finance

6.2 Resolution CC23-032

Expenditure Approval Listings Dated February 9, 2023 – Finance

6.3 Resolution CC23-033

Contract Amendment – Colorado Department of Health Care Policy and
Financing for the County Incentives Program – Human Services

6.4 Resolution CC23-034

Welchester Tree Grant Park – Pranaitis JCOS19-09 – Open Space

6.5 Resolution CC23-035

Acceptance of New Roads for Ownership and Maintenance –
Transportation and Engineering

6.6 Resolution CC23-036

Traffic Regulatory Devices Installed July 1 through December 31, 2022 –
Transportation and Engineering

6.7 CC23-037

2022 Colorado Department of Transportation Mileage Certification Report
- Transportation and Engineering

7. Regular Agenda - No Agenda Items

8. Public Hearing

9. Hearing Consent Agenda

The Board unanimously approved the following Resolutions:

9.1 Resolution CC23-038

Case Number: 22-123440SV Service Plan

Case Name: South Metro Fire Rescue Fire Protection District

Owners: Property owners within the District boundary in Jefferson County

Applicant: South Metro Fire Rescue Fire Protection District

Location: Multiple Parcels, Lots and Tracts generally located within Southeast Jefferson County south of West Quincy Avenue, east of South Kipling Parkway and north of South Platte River Road, included within: Sections 11-14, 22-26, 34-36, Township 5 South, Range 69 West and Sections 1-3, 10-12, 14-16, 19-23, 26-35, Township 6 South, Range 69 West

Approximate Area: 22.25 square miles in Jefferson County

Purpose: Amended and Restated Service Plan for South Metro Fire Rescue Fire Protection District

Today's Action: To set a formal hearing date of February 28, 2023.

Case Manager: Heather Gutherless

10. Hearing Regular Agenda - No Agenda Items

11. Public Comment

12. Reports

Commissioner Kraft-Tharp: Commissioner Kraft-Tharp took time to mention the RTD survey is online and open for citizens to give input on the Northwest rail project from Union Station to Longmont and it's feasibility.

Commissioner Dahlkemper: Commissioner Dahlkemper took time to speak on the recent reduction in SNAP benefits and how the Jeffco Human Services Staff is working diligently to serve families that are affected by the end of this COVID-19 program. The Commissioner thanked all that showed up to the Town Hall meeting this past Saturday at the Evergreen library, and encouraged more will join for the next meeting on April 8, 2023. either online or in person. She also gave thanks to the members of Point In Time volunteers who were out serving and getting a better understanding our homeless population and their needs.

Commissioner Kerr: Commissioner Kerr took time to also thank those who attended the Foothills Town Hall at the Evergreen Library noting that it is also streamed on Facebook as well for those who are unable to be there in person. He also thanked Judge Pilkington for the tour of the Courts. All five floors were included in the tour, showcasing the courtrooms both in person as well as the virtual setup, and the probation department. On Friday Commissioner Kerr welcomed the Colorado Association of Community Corrections as they held an event at the DA's office. He also had lunch with the RTD Director and former Mayor Marjorie Sloane and discussed the transportation challenges. Wednesday Commissioner Kerr had lunch with the Wheat Ridge Chamber of Commerce to catch up at Mestizo Brewery and recommends the tacos.

County Manager: No reports

County Attorney: No reports

13. Adjournment

There being no further business to come before the Board, the meeting was adjourned.


These minutes summarize the final decision made by the Board at the referenced meeting. This meeting was also audio recorded and that recording is available for review. In the event there is confusion as to what the final decision of the Board is, the Board will rely on the audio tape to interpret the Board's intent. The audio tape shall act as an official record of these proceedings for any necessary purpose when, in the opinion of the Board, the minutes are in any way insufficient. An audio copy of the Board of County Commissioners' proceedings is available by contacting the Deputy Clerk to the Board.

Chair

Deputy Clerk

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: EXPENDITURE APPROVAL LISTINGS

DATE: February 21, 2023

Staff Recommendation:

Allow settlement of accounts listed on the Expenditure Approval Listings dated February 16, 2023

Resolution No. CC23-040

Background:

Jefferson County has established a system of controls to reasonably assure that the claims to be examined and settled by the BCC on the Expenditure Approval Listings are allowable.

Further, the staff has reviewed all claims and has reasonable assurance that all claims are allowable and are in order to be paid.

Original returned to:


Stephanie Corbo, Chief Financial Officer x8542, Jefferson County Finance Division

Distribution:

Jerry DiTullio, County Treasurer

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: Ratification of Expenditure Approval Listing dated February 9, 2023

DATE: February 21, 2023

Staff Recommendation:

Allow settlement of accounts listed on the Expenditure Approval Listings dated February 9, 2023 that were prepared by the Finance Division and reviewed and approved by the County Manager or their designee.

Resolution No. CC23-041

Background:

Jefferson County has established a system of controls to reasonably assure that the claims to be examined and settled by the BCC on the Expenditure Approval Listings are allowable.

Further, the staff has reviewed all claims and has reasonable assurance that all claims are allowable and are in order to be paid.

Distribution: Jerry DiTullio, Treasurer

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Board of Equalization

CC: Kimberly S. Sorrells, County Attorney

RE: Abatement/Refund of Property Taxes

DATE: February 21, 2023

Staff Recommendation:

Resolved, that the Board of County Commissioners approves the findings and recommendations of the Jefferson County Assessor denoted in the corresponding abatement resolutions and adopts those findings and recommendations as its final action on these abatement petitions.

<u>CASE NO.</u>	<u>PETITIONER</u>	<u>TAXES ABATED/ REFUNDED</u>
A22-100	Julsen Properties No 3 LLC	\$615.37
A22-217	Ardon Dale Leak	\$3,601.41
A22-148	Midwest Development & Investment Corp	\$11,686.36
A22-132	Geneva Moore	\$172.77
A22-233	Jeff Schroeder	\$1,831.19
A22-238	Stinker Stores	\$568.75
A22-237	Stinker Stores	\$604.50
A22-236	Stinker Stores	\$2,543.27
A22-200	Pavel Zhuk	\$2,955.11
A22-213	655 M LLC	\$6,291.75

Resolution No. CC23-042**Background:**

Final Board action on 10 abatement petitions, \$ 30,870.48 to be refunded. Taxpayers have filed abatement petitions alleging that their

property has been overvalued or that their tax levy is illegal. The Assessor recommends approval of these petitions in the amounts indicated in the corresponding resolutions. The Board is taking action on these abatement petitions by accepting or rejecting the Assessor's recommendations.


If an abatement appeal is approved by the board, the Treasurer's Office will calculate interest owed and send payment to the taxpayer. The Property Tax Administrator must approve all refunds in excess of \$10,000.00. If unsatisfied with this Board's action, a taxpayer may appeal further to the State Board of Assessment Appeals. Abatement refunds over \$10,000.00 are recommended for the following reasons:

A22-148: Assessor recommends approval in part. Petitioner's income and cap rate appear reasonable and supported by nearby sales indicating a reduction in value.

Prepared by: Amber Munck, Assistant County Attorney
Distribution: Board of Equalization

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: Projects/Requests Funded Through American Rescue Plan

DATE: February 21, 2023

Staff Recommendation:

WHEREAS, on March 11, 2021, the United States Congress adopted the American Rescue Plan Act of 2021, Pub. L. No. 117-2, H.R. 1319, 117th Cong. ("ARPA"), a \$1.9 trillion stimulus fund of which \$130 billion was established for a Coronavirus Local Fiscal Recovery Fund, including approximately \$65 billion for payment to counties; and

WHEREAS, Jefferson County has been awarded \$113.2 million in ARPA funds from the United States Department of Treasury; and

WHEREAS, each of the projects listed in Table 1 below has been determined by the County to be allowable under ARPA and has received all required preliminary County approvals; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners approves the use of ARPA funds to support the projects identified in Table 1, in the amount listed in Table 1 for such project.

Project Name	Potential Allocation \$
Airport – Basic 160 Reconstruction	\$725,000
Parks – Invasive Species Management	\$646,000
Human Services – Digitize File Room	\$900,000
Human Services – Food System Grant Program Enhancement	\$350,000
SIF – Procurement Staffing	\$380,000
TOTAL	\$3,001,000

Resolution No. CC23-043

Background: Departments or Task Forces have presented projects and requests for American Rescue Plan funding detailed above. All items were briefed in the BCC

work session held on February 7, 2023.

Fiscal Impact: Funding for items listed is through the American Rescue Plan. This request does not increase the budget but identifies spending within the appropriated ARPA fund.

Originator: Mary O'Neil, Strategy, Innovation and Finance x8570

Distribution:

Andrea Niedziela, Strategy, Innovation & Finance, x8574

Carey Markel, County Attorney's Office, x8964

Chris Habgood, Strategy, Innovation & Finance, x8571

Dan Conway, Strategy, Innovation & Finance, x8507

Joy Hiraki, Strategy Innovation & Finance, x8569

Mary Berg, Human Services, x4163

Patrick Mayne, County Attorney's Office, x8952

Paul Anslow, Rocky Mtn Regional Airport

Stephanie Corbo, Strategy, Innovation & Finance, x8542

Tom Hoby, Parks and Conservation, x5930

Vera Braeckman, Strategy, Innovation & Finance, x8591

BCC HEARING ROUTING FORM (non-purchasing items)

Contacts: Originating Division and Contact: SIF/ARPA Team Mary O'Neil Phone: 303-271-8570
 County Attorney Contact: Patrick Mayne Phone: 303-271-8952


Agenda Placement: Hearing Consent Agenda 2/21/2023

Item Title: Projects/Requests Funded Through American Rescue Plan

ROUTING					
O R D E R	Division	Authorized Signatures Name/Initials	Date Rec'd	Date Frw'd	Comments
()	Originator	Mary O'Neil	2/13/23	2/13/23	
()	Division Director	Mary O'Neil	2/13/23	2/13/23	
()	County Attorney	Patrick Mayne	2/13/23	2/13/23	Attached
()	Department Director	Stephanie Corbo	2/13/23	2/14/23	Attached
()	Budget				
()	Elected Official				
()	BCC Agenda Coordinator	JCM			

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: Third Contract Amendment – Annual Concrete Installation, Removal and Replacement Services

Staff Recommendation: Approve the Third Amendment to the Contract for annual Concrete Installation, Removal, and Replacement between Jefferson County and Silva Construction, Inc. in the amount not to exceed \$4,500,000.00, for the Third Renewal Term. This is an increase of \$500,000 from last years Contract. Further authorize the Purchasing Manager to execute the contract amendment in the final form as approved by the County Attorney. The County's Representative is Mike Secary, or another person as may be designated by the Department Director or County Manager.

The Third Renewal Term is for a one-year period commencing March 1, 2023 through and including February 28, 2024.

Resolution No. CC23-044

Background: The Road and Bridge Division requires a Contractor to remove and replace damaged concrete at various locations throughout Jefferson County. The replacement of damaged concrete reduces safety issues and damage to adjacent roadways. In addition, this Contract provides for asphalt patch back on the roadway after new concrete installation is complete. Concrete repair and replacement is performed on Jeffco roads prior to Road and Bridge performing in-house asphalt overlay operations.

The County entered into a Contract dated for reference purposes only December 13, 2019 with Silva Construction, Inc. and included options to renew the contract for four (4) one-year terms. This would be the third renewal of the Contract.

Silva Construction has requested a seven percent (7%) increase in pricing for the renewal term. Road and Bridge staff has determined this amount to be reasonable and acceptable.

Fiscal Information: Funding for services is available from the 2023 Road and

For Hearing on 2/21/2023

Bridge OPS budget. TABOR implications are also included in the budget. This is within the scope and budget for these services.

BCC Briefing Presented By: Mike Secary on January 24, 2023

Originator: Agenda memo prepared by Barbra Miller, Purchasing, Ext. 8592.


Original returned to: Barbra Miller, Purchasing

Distribution: Clerk to the Board, Abel Montoya, Director of Development and Transportation x8578; Mike Secary, Division Director x5201; Louis Anderson, Contract Coordinator x5233; Carey Markel, Deputy County Attorney x8964; Vera Braeckman, Purchasing Manager x8591.

APPROVALS:		
CC or CM Number		Approved: JCM
Final Approver before Signature		
County Attorney's Office (if applicable)	Carey Markel	Approved: 1:15 PM 2/1/2023
Department Director	Abel Montoya	Approved: 2:41 PM 2/1/2023
Division Director	Mike Secary	Approved: 10:32 AM 2/1/2023
INFORMATION:		
Vendor	Silva Construction, Inc.	
End User	Road and Bridge	
Type (Contract, PO, etc)	Contract Amendment	
Dollar Value	\$4,500,000.00	
Term	Services to be completed by February 28, 2024	
Description	Third Amendment to Contract for Annual Concrete Installation, Removal and Replacement	
Purchasing Agent	Barbra Miller	

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

DIST: Clerk to Board, Brian Hardman, Anthony Chambers, Heather Frizzell, Lisa Tatum

RE: **Contract for Design and Construction Services for Van Bibber Open Space**

Staff Recommendation: Approve the contract between Jefferson County and H&L Concrete DBA Naranjo Civil Constructors for design and construction services for approximately two miles of concrete trail, a co-linear natural surface trail, multiple bridges, and two at-grade road crossings. The contract amount for Phase 1 design and preconstruction services is \$649,295. This contract includes a provision for the cost of Phase 2 construction to be approved at a later date via contract amendment.

The County's authorized representative is Brian Hardman, or other person as may be designated by the Open Space Director or the County Manager.

Contract Term: Final completion of Phase 1 of the project shall be on or before 455 days from the start of the project.

Resolution No. CC23-045

Background:

The project was competitively advertised and H&L Concrete, Inc. was deemed to have submitted the most qualified proposal. The work consists of design of approximately two miles of concrete trail, a co-linear natural surface trail, multiple bridges, and two at-grade road crossings. When completed, the project will create an important link between the existing Van Bibber Trail and the Fairmount Trail, connecting the Arvada and Golden communities. The project is completely funded by the Open Space Sales Tax.

The work will be performed in two (2) phases. This first phase involves pre-construction activities and will include preliminary design and 90% construction documents.

The second phase will consist of final design and construction. The cost to perform Phase II construction will not be known until Phase I is complete and a design has been approved.

Purchasing advertised this project and invited multiple firms to submit a proposal; 5

consultants responded. H&L Concrete DBA Naranjo Civil Constructors had the highest rated proposal and met all County requirements.

Fiscal Information: Funding for Phase 1 services is available from the 2023 CIP budget. This is within the scope and budget for these services.

BCC Briefing Presented: on August 23, 2022

Originator: Agenda memo prepared by Lisa Tatum, Purchasing, Ext. 8587

Original returned to: Lisa Tatum, Purchasing

Copies w/o contract to: Thomas Hoby, Department Director
Thomas Hoby, Division Director
Vera Braeckman, Purchasing


Contract Document Routing

Attached is a contract for Naranjo Civil Constructors for approval by the BCC.

APPROVALS:		
CM Number		Approved: JCM
Final Approver before Signature	Board of County Commissioners	
County Attorney's Office (if applicable)	Anthony Chambers	Approved: 2/9/2023
Department Director	Thomas Hoby	Approved: 2/8/2023
Division Director	Thomas Hoby	Approved: 2/8/2023
INFORMATION:		
Vendor	H&L Concrete, Inc. DBA Naranjo Civil Constructors	
End User	Public	
Type (Contract, PO, etc)	Contract	
Dollar Value	\$649,295	
Term	455 days	
Description	The work consists of design of approximately two miles of concrete trail, a co-linear natural surface trail, multiple bridges, and two at-grade road crossings.	
Purchasing Agent	Lisa Tatum	

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: Flock Group, Inc. License Plate Readers License Agreement

DATE: February 21, 2023

Staff Recommendation: Wherefore, the Board of County Commissioners approves the License Agreement by and between Flock Group, Inc. and Jefferson County for the non-exclusive, perpetual right to construct, maintain, operate, repair, inspect, remove and replace the Licensed Facilities on or along the County's Property ("Property") at the Licensee's sole cost and expense at the request of the Sheriff's Office, to alert law enforcement agencies of reported stolen vehicles. The BCC authorizes the Commissioner to sign the License Agreement.

Resolution No. CC23-046

Background: Approve the License Agreement by and between Flock Group, Inc. and Jefferson County for the non-exclusive, perpetual right to construct, maintain, operate, repair, inspect, remove and replace the Licensed Facilities on or along the County's Property ("Property") at the Licensee's sole cost and expense at the request of the Sheriff's Office, to alert law enforcement agencies of reported stolen vehicles. The initial twelve-month term will be at no cost to the County.

Fiscal Impact: The license agreement will have no fiscal impact to the County during the first twelve-month initial term.

BCC Briefing Presented on: September 13, 2022 by Steve Durian

Originator: Robert Taylor, Transportation & Engineering, x8459

Distribution: Robert Taylor - Transportation & Engineering, Mike Vanatta - Transportation & Engineering, Becky Gehrig - County Attorney's Office, Scott Pocsik - Sheriff's Office, Accounting, Clerk to the Board

BCC HEARING ROUTING FORM (non-purchasing items)

Contacts: Originating Division and Contact: T&E Robert Taylor Phone: X8459
 County Attorney Contact: Carey Markel Phone: X8964


Business Consent Agenda – BCC Hearing February 21, 2023

Transportation and Engineering Division – License Agreement for the installation, maintenance, and operation of 25 License Plate Readers located within County Right of Way.

ROUTING					
O R D E R	Division	Authorized Signatures Name/Initials	Date Rec'd	Date Fw'd	Comments
()	Originator	Robert Taylor	Rt	2/1/23	<i>RT</i>
()	Division Director	Mike Vanatta	MV	2/1/23	See Attached
()	County Attorney	Carey Markel	CM	2/1/23	See Attached
()	Department Director	Abel Montoya	AM	2/1/23	See Attached
()	Budget				
()	Elected Official				
()	BCC Agenda Coordinator	Janice Mayer	JCM		

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: Foothills Animal Shelter Revenue Shortfall Funded Through American Rescue Plan

DATE: February 21, 2023

Staff Recommendation:

WHEREAS, on March 11, 2021, the United States Congress adopted the American Rescue Plan Act of 2021, Pub. L. No. 117-2, H.R. 1319, 117th Cong. ("ARPA"), a \$1.9 trillion stimulus fund of which \$130 billion was established for a Coronavirus Local Fiscal Recovery Fund, including approximately \$65 billion for payment to counties; and

WHEREAS, Jefferson County has been awarded \$113.2 million in ARPA funds from the United States Department of Treasury; and

WHEREAS, each of the projects listed in Table 1 below has been determined by the County to be allowable under ARPA and has received all required preliminary County approvals; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners approves the use of ARPA funds to provide funding to Foothills Animal Shelter, complying with the Intergovernmental Agreement between the County and the Cities of Arvada, Lakewood, Wheatridge, Golden, Westminster and Edgewater, approved January 12, 2022, ensuring that Jefferson County will provide payment to cover any difference between the county's 2023 assessment due to the animal shelter and the revenue generated by animal licenses.

Resolution No. CC23-047

Background: Jefferson County entered into an amended and restated IGA with Foothills Animal Shelter on January 12, 2022. For the 2023 budget year, the county owes an additional \$93,410 to fully pay the county's assessment due to declining dog license revenue that is used to offset the amount the county owes. The total contribution the county is responsible for is \$465,327 and is reduced by the amount of dog license revenue collected for unincorporated Jeffco, i.e., \$165,483. Historically dog license revenue has been above 20% of the population registering their dogs. Over the past few years dog license revenue has declined and the county is responsible for the difference. Last year the county was responsible for \$206K and the current budget was set for \$206K. Since the amount due is more and there is not underspend available to use towards this, American

Rescue funds are needed to cover the difference.

Fiscal Impact: The financial breakdown is provided in the table below. The county's total assessment for 2023 is \$465,327. Dog licensing revenue received comes to \$165,483, leaving a net amount due of \$299,844. Jefferson County currently has \$206,434 set aside in the 2023 budget, leaving a balance due of \$93,410. Staff recommends use of American Rescue Plan funding to cover the \$93,410.

There is no impact to the county's TABOR fiscal year spending limit because the revenue source is a federal grant.

County's total assessment 2023	\$465,327
Dog License Revenue	\$165,483
Net Amount Due	\$299,844
Jeffco 2023 Budgeted Amount	\$206,434
Additional Amount to be funded with ARPA	\$ 93,410

Originator: Mary O'Neil, Strategy, Innovation and Finance x8570

Distribution:

Andrea Niedziela, Strategy, Innovation & Finance, x8574

Deborah Churchill, Commissioner's Office, x

Carey Markel, County Attorney's Office, x8964

Dan Conway, Strategy, Innovation & Finance, x8507

Joy Hiraki, Strategy Innovation & Finance, x8569

Patrick Mayne, County Attorney's Office, x8952

Stephanie Corbo, Strategy, Innovation & Finance, x8542

Vera Braeckman, Strategy, Innovation & Finance, x8591

BCC HEARING ROUTING FORM (non-purchasing items)

Contacts: Originating Division and Contact: SIF/ARPA Team Mary O'Neil Phone: 303-271-8570
 County Attorney Contact: Patrick Mayne Phone: 303-271-8952

Agenda Placement: Hearing Regular Agenda 2/21/2023

Item Title: Foothills Animal Shelter Revenue Shortfall Funded Through American Rescue Plan

ROUTING					
O R D E R	Division	Authorized Signatures Name/Initials	Date Rec'd	Date Frw'd	Comments
()	Originator	Mary O'Neil	2/13/23	2/13/23	
()	Division Director	Mary O'Neil	2/13/23	2/13/23	
()	County Attorney	Patrick Mayne	2/13/23	2/14/23	
()	Department Director	Stephanie Corbo	2/13/23	2/13/23	
()	Budget				
()	Elected Official				
()	BCC Agenda Coordinator	JCM			

32400 29200 26000
WHETTERHORN 22800
OLYMPUS ST. 21200
GORE ST. 19600
YANKEE ST. 18000
QUAKER ST. 16400
INDIANA ST. 14800
ALKIRE ST. 13200
SIMMS ST. 11600
KIPLING ST. 10000
CARR ST 8400
PIERCE ST. 6800
SHERIDAN BLVD. 5200

W. 120TH AV. 12000
W. 112TH AV. 11200
W. 104TH AV. 10400
W. 96TH AV. 9600
W. 88TH AV. 8800
W. 80TH AV. 8000
W. 72ND AV. 7200
W. 64TH AV. 6400
W. 56TH AV. 5600
W. 48TH AV. 4800
W. 38TH AV. 3800
W. 26TH AV. 2600
W. COLFAX AV. 1500
W. 6TH AV. 600
ALAMEDA AV. 300 S
MISSISSIPPI AV. 1100 S
JEWELL AV. 1900 S
YALE AV. 2700 S
HAMPDEN AV. 3500 S
QUINCY AV. 4300 S
BELLEVUE AV. 5100 S
BOWLES AV. 5900 S
COAL MINE AV. 6700 S
KEN CARYL AV. 7500 S
CHATFIELD AV. 8300 S

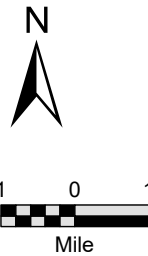
YANCY 9100 S
GIBRALTAR 9900 S
ORLY 10700 S
11500 S
12300 S

Board of County
Commissioners'
Case Vicinity Map
for
Hearing Date
February 21, 2023

3

County Road Atlas
map number

Roads



CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: January 25, 2023

BCC Hearing Date: February 21, 2023

21-140720RZ Rezoning

Case Name: U-Haul Dakota Ridge Official Development Plan

Owner/Applicant: AMERCO Real Estate Company, a Nevada corporation

Location: 13412 West Coal Mine Avenue
Section 19, Township 5 South, Range 69 West

Approximate Area: 8.148 Acres

Purpose: To Rezone from Planned Development (PD) to a new PD that follows the Corridor District-Office and Light Industrial (CD-O/LI) Zone District to allow for indoor mini-storage, warehousing, and office uses.

Case Manager: Cassidy Clements

Representative: Ethan Watel, Baseline Engineering and Planning

Applicant Team Presenters:
Ethan Watel, Baseline Engineering Corporation, ethan@baselinecorp.com

Issues:

- None

Recommendations:

- **Staff:** Recommends Approval

Level of Community Interest: Low

PC RESOLUTION

It was moved by Commissioner **Becker** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

January 25, 2023

RESOLUTION

<u>21-140720RZ</u>	Rezoning
Case Name:	U-Haul Dakota Ridge Official Development Plan
Owner/Applicant:	AMERCO Real Estate Company, a Nevada corporation
Location:	13412 West Coal Mine Avenue Section 19, Township 5 South, Range 69 West
Approximate Area:	8.148 Acres
Purpose:	To Rezone from Planned Development (PD) to a new PD that follows the Corridor District-Office and Light Industrial (CD-O/LI) Zone District to allow for indoor mini-storage, warehousing, and office uses.
Case Manager:	Cassidy Clements

The Jefferson County Planning Commission hereby recommends **APPROVAL**, of the above application, on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The proposed office, light industrial, and indoor storage land uses are compatible with the existing and allowable commercial, retail, office, school, and religious land uses in the surrounding area. The Rezoning would allow indoor storage, which is consistent with the adjacent variety of land uses.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan). The proposal meets the office/industrial land use recommendation in the C-470/Bowles Activity Center area of South Plains Plan for the subject property. All other applicable goals and policies of the Plan have been met.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered. No unmitigated potential negative impacts were identified. The landscape buffer required along C-470 serves as a visual buffer

for preserving the C-470 view corridor. The proposed ODP requires greater setbacks than currently required, to provide a greater buffer between the proposed uses and the surrounding uses in the area.

- D. The subject property is served by the Southwest Metropolitan Water and Sanitation District, the West Metro Fire Protection District and the Jefferson County Sheriff's Office. Existing infrastructure is available and adequate, for purposes of rezoning, to serve the proposed land use.
- E. 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.

Commissioner **Spencer** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Jost	aye
Commissioner	Spencer	aye
Commissioner	Becker	aye
Commissioner	Lemmer	aye
Commissioner	Duncan	aye
Commissioner	Stephens	aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, January 25, 2023.



Kimi Schillinger
Executive Secretary

STAFF REPORT

Staff Report Summary

Case Number:

21-140720RZ

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.

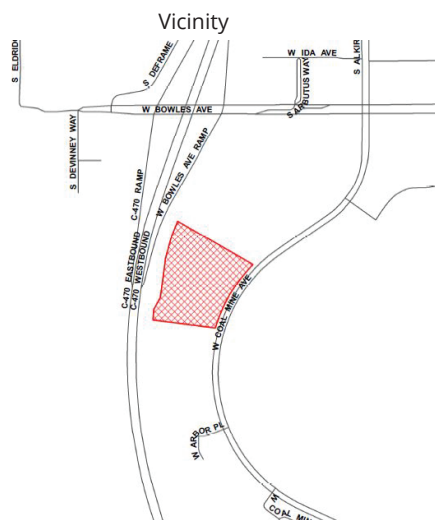
Case Summary

To Rezone from Planned Development (PD) to a new PD that follows the Corridor District-Office and Light Industrial (CD-O/LI) Zone District to allow for indoor mini-storage, warehousing, and office uses.

Purpose

U-Haul Dakota Ridge Official Development Plan				Cassidy Clements		12/23/2021							
Case Name				Case Manager		Formal Submittal Date							
06/17/2021		08/13/21		01/25/2023		02/21/2023		Site Development Plan					
Pre-Application Date		Community Meeting Date		PC Hearing Date		BCC Hearing Date		Next Process					
Ethan Watel, AICP - Baseline Engineering				AMERCO Real Estate Company									
Applicant/Representative, check if same as owner: <input type="checkbox"/>				Owner									
13412 W Coal Mine Avenue		Littleton		80127		8 acres		19		50		69	
Property Address		City		Zip		Area ≈		Section		Township		Range	
59-191-04-020		west of C-470 and south of W Bowles Avenue											
Pin		General Location											

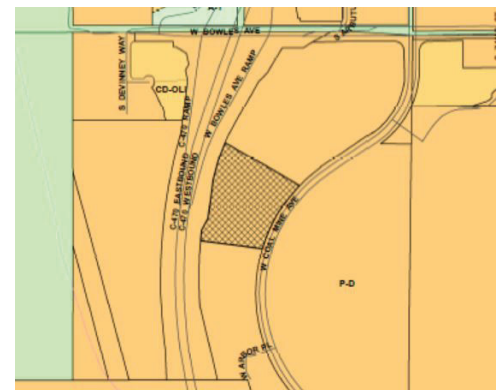
Land Use and Zoning



Detail



Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
<u>Office/Light industrial/Retail</u>	<u>Planned Development</u>	<u>Office/Light Industrial</u>	<u>Planned Development</u>
<u>Plan Area: South Plains</u>		<u>Number of citizens at Community Meetings: 4</u>	
<u>PC Recommendations: Approval</u>		<u>Level of Community Interest: Low</u>	
<u>Key Issues: None</u>			

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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1. SUBJECT REQUEST

The applicant is requesting to Rezone from Planned Development (PD) to a new PD that follows the Corridor District-Office and Light Industrial (CD-O/LI) district standards, with modifications, to allow for indoor mini-storage, warehousing, and office uses. The subject property contains a U-Haul facility. This Rezoning would allow the existing use and an expansion and inclusion of indoor mini storage.



1. Aerial Image of the Subject Property

2. CONTEXT



2. Aerial Imagery of the Surrounding Neighborhood

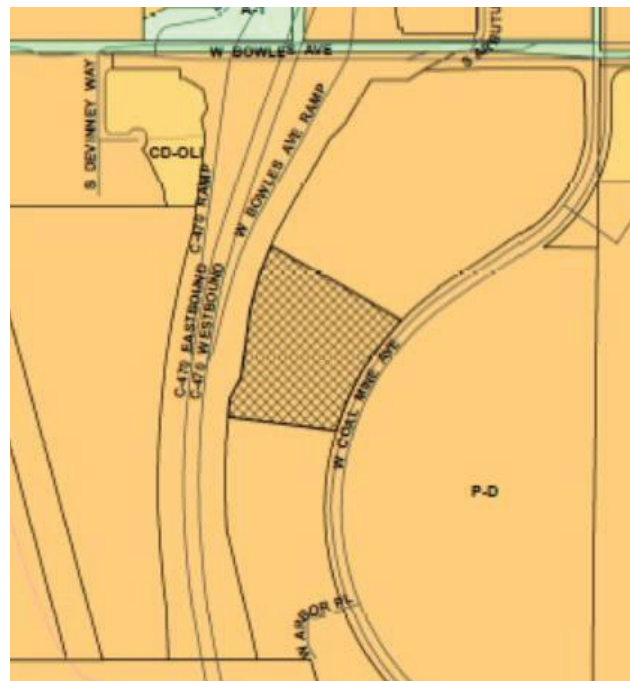
The subject property is in southern Jefferson County, east of C-470 and south of W Bowles Avenue. The subject property was created through an Exemption from Platting in 2003. The previous use of the property was an automotive sales facility. There was a change of this use to a U-Haul offices and small-scale retail operation under the current zoning that allows for business and professional offices and retail sales. The applicant is pursuing a Rezoning to include indoor mini-storage and indoor self-storage, as allowed uses, for future expansions to the existing use.

The immediate area surrounding the property ranges in the types of uses. The property to the

south contains medical and dental offices while the property to the north is a Walmart, large retail store. The closest parcel to the west, across C-470, is zoned Planned Development and is a religious facility and the parcel to the east is Dakota Ridge High School and Warren Tech South, both owned and operated by Jefferson County Public Schools. The C-470 Bowles Activity Center contains a number of commercial and storage uses.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Planned Development (PD) – Hillgate Official Development Plan (ODP)	Commercial/Retail
South:	PD – Hillgate ODP	Medical/Dental Offices
East:	PD – Hillgate at Dutch Creek ODP	School
West:	PD – Foothills Bible Church ODP	Religious Facility



3. Existing Zoning

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning (PD)
Land Use	Business and professional offices; banks; medical, dental offices; automobile dealership; retail sales; light manufacturing; craft breweries, distilleries, and wineries; telecommunication land uses	All uses of the Corridor District – Office and Light Industrial (CD-O/LI) and indoor mini-storage and indoor self-storage
Accessory Uses	Garages/carports; solar water heaters, solar collection areas; the following in conjunction with motor vehicle sales - enclosed service bays, car wash, outdoor inventory storage	Motor vehicle leasing or rental (associated with indoor mini storage); outdoor parking of motor vehicles being leased or rented, maximum 12,500 square feet; sales and retail associated with storage facility
Setbacks	From C-470 – 60 feet From Coal Mine Avenue – 30 feet Side setback – 20 feet	From C-470 – 60 feet From Coal Mine Avenue – 30 feet From north property line – 50 feet From south property line – 40% of building height
Building Height	60 feet, except that an automobile dealership shall not exceed 35 feet	60 feet
Maximum Building Coverage per lot	40%	No restriction
Minimum Parking Area Setback	From C-470 – 20 feet From Coal Mine – 15 feet	From C-470 – 30 feet From Coal Mine Avenue – 20 feet
Fencing and Walls	No setback requirement	Fences and walls shall be setback 20 feet from Coal Mine Avenue and 30 feet from C-470

The proposed ODP allows for all uses of the Corridor District – Office and Light Industrial (CD-O/LI) with the addition of indoor mini-storage and indoor self-storage. The uses of CD-O/LI include Telecommunication uses, Energy Conversion Systems, light manufacturing, research facilities, business and professional offices, medical and dental offices and banks. These uses are similar to the uses of the ODP that currently governs the subject parcel. The applicant has proposed to add storage related uses to allow for the U-Haul facility and an expansion of this use.

The accessory uses allowed by the proposed ODP would provide for the renting, leasing, and outdoor parking of motor vehicles as part of the business operation. It also allows sales and retail associated with the permitted uses.

The applicant is proposing setbacks that are more restrictive than the current underlying zoning. The setbacks from C-470 and Coal Mine Avenue remain the same, at 60 feet and 30 feet respectively, but the applicant is proposing increased setbacks to the north and south. Any structure must be 50 feet from the northern property line. The intent behind this setback requirement is to reduce the impact of building shading on the regional trail along the northern property line. The applicant is proposing a setback from the southern property line of 40% of the building height. This would require a 24-foot side setback if the building is built to the maximum building height of 60 feet. There has also been an increase in the minimum parking area setbacks from the previous ODP to the proposed ODP. For the parking area, the applicant is proposing a 30-foot setback from C-470 and 20 feet from West Coal Mine Avenue. This is to ensure that there is adequate room between the property line and parking area to meet the landscaping requirements of the Zoning Resolution. For this same reason, the applicant has included setbacks for fences and walls in the proposed ODP.

5. TRANSPORTATION

A trip generation letter was required with this Rezoning application. It was determined that there will be no traffic impacts from this proposed Rezoning because there will be no increase in traffic from the already allowed uses on the subject property. It was determined that the transition in uses would have similar traffic impacts and the surrounding network can absorb the traffic generated from this site.

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.

Staff finds that the proposed PD zone district allowing office, light industrial, and indoor storage uses is compatible with the surrounding land uses. The subject property is boarded by large scale retail and medical and dental office uses. There is a similar indoor storage facility within half of a mile of the proposed use. The proposed uses are an extension of the existing underlying PD zoning but allow the indoor storage facility use. Staff finds that the proposed uses are compatible with the existing land uses and compliment the allowable land uses that surround this property.

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 conformance with the applicable goals and policies of the Comprehensive Master Plan.

Land Use: The subject property is located within the C-470/Bowles Activity Center in the South Plains Area Plan. The land use recommendation is office/light industrial. Staff finds that the applicant's proposal of allowing office, light industrial, and storage uses meets the general intent of this plan recommendation. The Comprehensive Master Plan does recommend that development have an emphasis on employee uses that pay, on average, higher than the median salary within Jefferson County. The applicant has provided an economic analysis letter that states the owner intends on moving 11 employees to Jefferson County for the proposed use, paying a median employee annual wage of \$63, 773. This is above the median average for this area, thus meeting this land use recommendation.

Physical Constraints: This property lies within the Designated Dipping Bedrock Overlay District. Dipping Bedrock is considered a geologic constraint. The southwest corner of the subject property is shown as high wildlife quality habitat. There is a wildlife underpass to the south of this property. The applicant has proposed greater setbacks than the current underlying zone district and wildlife friendly fencing in this area. The Division of Parks and Wildlife will be consulted about the specific site design at the time of Site Development Plan.

Community Resources: There are no historic resources identified on the subject property. The subject property is within the view corridor of C-470; the Plan recommends a visual buffer strip should be considered along C-470 and staff finds that the applicant's proposal to maintain the 30-foot landscape buffer meets this recommendation.

Infrastructure, Water and Services: Existing infrastructure and services are available and adequate to support the proposed Rezoning. The subject property receives fire protection from the West Metro Fire Protection District. Jefferson County Sheriff's Office provides law enforcement to the area. All water and sanitation services are provided by Southwest Metropolitan Water and Sanitation District.

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

Staff has not identified unmitigated negative impacts of this request to the surrounding area. The approval of this Rezoning would allow office, light industrial, and indoor storage uses that are consistent with the surrounding area. The landscape buffer along C-470 serves as a visual buffer for preserving the view corridor. The proposed ODP provides greater setbacks than currently allowed, providing a greater buffer between uses in this area. Staff finds that the applicant has provided sufficient standards within the proposed ODP to mitigate any negative impacts upon the surrounding area.

d. The availability of infrastructure and services.

As discussed above, staff's analysis found that existing infrastructure and services are available and adequate to support the proposed amendment to the zoning.

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

There are no known commercial mineral deposits on the subject property.

8. COMMUNITY MEETING

A Community Meeting was held on August 31, 2021. There were 4 individuals in attendance. Community members did not raise questions or concerns, they were only in attendance to listen to the proposal. No opposition was expressed. Full details of the Community Meeting are available in the case packet.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff did not receive written comments nor phone calls regarding this application.

10. AGENCY REFERRAL RESPONSES

This application was sent on two referrals to 10 Jefferson County Departments & Divisions, 13 external agencies, and 18 registered associations (please see the first referral matrix and HOA mailing list in the case packet for more information). **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. Please see the attached Notification Summary for more information.

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

If the Rezoning is approved, the applicants will be required to proceed with a Site Development Plan.

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

Staff's analysis concludes that the proposed Rezoning from PD to an updated PD is in general conformance with the land use recommendation and policies of the CMP. No potential negative impacts to the surrounding community or wildlife were identified, and infrastructure and services are in place to support the use. This application meets all Rezoning criteria specified in the Zoning Resolution. 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 Board of County Commissioners may consider, as detailed in subsection 6 of this staff report.

1. **The proposed office, light industrial, and indoor storage land uses are compatible with the existing and allowable commercial, retail, office, school, and religious land uses in the surrounding area. The Rezoning would allow indoor storage, which is consistent with the adjacent variety of land uses.**
2. **The proposal is in general conformance with the Comprehensive Master Plan (Plan). The proposal meets the office/industrial land use recommendation in the C-470/Bowles Activity Center area of the South Plains Area Plan for the subject property. All other applicable goals and policies of the Plan have been met.**
3. **The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered. No unmitigated potential negative impacts were identified. The landscape buffer required along C-470 serves as a visual buffer for preserving the C-470 view corridor. The proposed ODP requires greater setbacks than currently required, to provide a greater buffer between the proposed uses and the surrounding uses in the area.**
4. **The subject property is served by the Southwest Metropolitan Water and Sanitation District, the West Metro Fire Protection District and the Jefferson County Sheriff's Office. Existing infrastructure is available and adequate, for purposes of rezoning, to serve the proposed land use.**
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:

Planning Commission Recommendation (Resolution dated January 25, 2023 attached):

Approval	<u>X (7-0)</u>
Approval with Conditions	<u> </u>
Denial	<u> </u>

The case was scheduled on the consent agenda of the Planning Commission hearing and remained on

February 21, 2023

the consent agenda. The Planning Commission unanimously recommended the case for approval without any red-marks on the ODP.

BOARD OF COUNTY COMISSIONER ACTION:

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

COMMENTS PREPARED BY:

Cassidy Clements

Cassidy Clements

Planner III

February 2, 2023

PROPOSED ZONING

U-Haul Dakota Ridge Official Development Plan
Rezoning Case No. 21-140720RZ

A. Intent

The intent of this official development plan is to allow for indoor mini-storage and indoor self-storage and office uses based on the Corridor District-Office and Light Industrial (CD-O/LI) zone subdistrict.

B. Written Restrictions

1. All of the uses and standards of the Corridor District - Office and Light Industrial (CD-O/LI) zone subdistrict, and other applicable sections 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 modifications:
2. Permitted Uses, in addition to all CD-O/LI Permitted Uses
 - a. Indoor mini-storage, indoor self-storage.
3. Accessory Uses, in addition to all CD-O/LI Accessory Uses
 - a. Motor vehicle leasing or rental, associated with indoor mini-storage, indoor self-storage.
 - b. Outdoor parking of motor vehicles being leased or rented, maximum 12,500 square feet.
 - c. Sales and retail, associated with indoor mini-storage, indoor self-storage.
4. Lot and Building Standards
 - a. Minimum Building Setbacks:
 - i. From C-470: 60 ft.
 - ii. From Coal Mine Avenue: 30 ft.
 - iii. From north property line: 50 ft.
 - iv. From south property line: 40% of building height
 - b. Minimum Distance Between Structures: 20 ft.
 - c. Minimum Parking Area Setback
 - i. From C-470: 30 ft.
 - ii. From Coal Mine Avenue: 20 ft.
 - d. Maximum Building Height: 60 ft.
5. Fencing and Walls
 - a. Fences or walls shall be set back 20 feet from Coal Mine Avenue and 30 feet from C-470.
 - b. Barb wire, electrical and chain link fences are prohibited.
 - c. Maximum fence height: 8 feet.

- d. 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 45 degrees for at least 4 linear feet; or
 - ii. Changing the surface materials to a complimentary material for a minimum of 2 linear feet.
 - e. The integrity of any deer fencing along C-470 is to be preserved.
- 6. Site Design Standards.
 - a. Existing trail connections between the C-470 Regional Trail and West Coal Mine Avenue may not be obstructed or relocated without the approval of Planning and Zoning.
 - b. Vehicle lifts or ramps that are intended to raise a vehicle to make it more prominently visible for advertising are prohibited.
- 7. Building Design Standards.
 - a. Exterior Building Materials and Colors.
 - i. Colors that are natural earth shades, including the range from dark to light grays, browns, tans, rusts, greens, and other colors indigenous to the Colorado Front Range and mountain backdrop are to be used as the predominate colors. Colors shall have low reflective characteristics and relate to the predominant colors of the surrounding area.
 - ii. Use of bright accent colors shall be limited to no more than 4% of the total building façade of each building. Bright accent colors include but are not limited to orange, white, teal.
 - b. Design Criteria for Mini-Storage.
 - i. No outdoor storage shall be permitted.
 - ii. Mini-storage shall be designed to emulate other allowed uses in the Commercial zone district and Corridor zone district and be in context with the built environment. Specific architectural standards in addition to the standard requirements in the Architecture Section of the Zoning Resolution are:
 - a) New buildings shall be multi-story.
 - b) Doors to individual storage units may not be visible from abutting public street frontage or residential zone districts.
 - c) Building colors, trim colors, and doors visible from the outside of the building shall be subdued colors as described in the Architecture Section of the Zoning Resolution.

This Official Development Plan, titled U-Haul Dakota Ridge Official Development Plan was approved the _____ day of _____, 20____, by the Board of County Commissioners of the County of Jefferson, State of Colorado and is approved for recording.

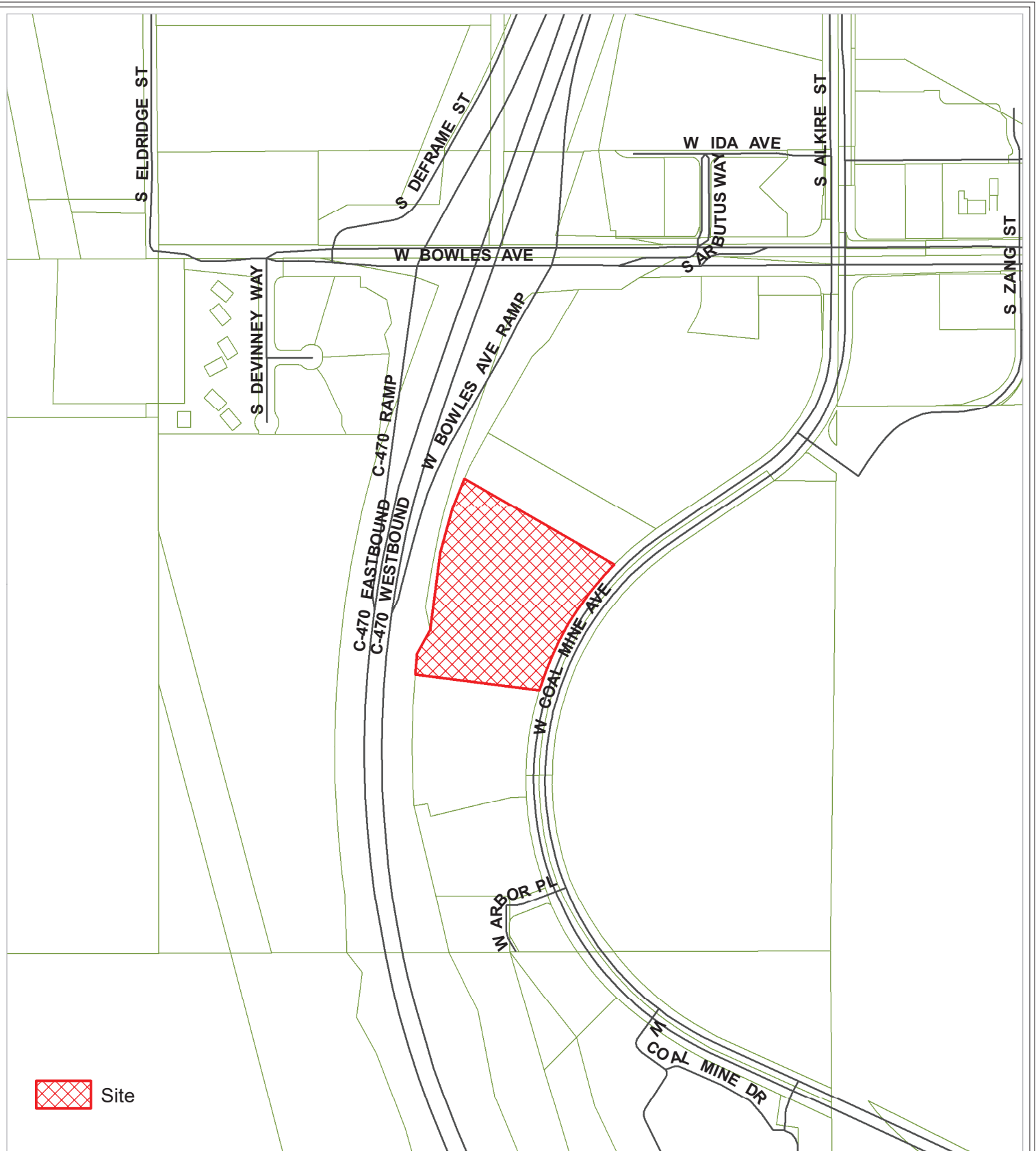
The owner of the property at the time of approval was: AMERCO Real Estate Company, a Nevada Corporation.

By: Jefferson County Planning and Zoning Director

Signature: _____

Date: _____

MAPS



Case Number: 21-140720RZ
Location: Section 19, T5S, R69W



JEFFERSON
 COUNTY COLORADO

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Case Number: 21-140720RZ
Location: Section 19, T5S, R69W



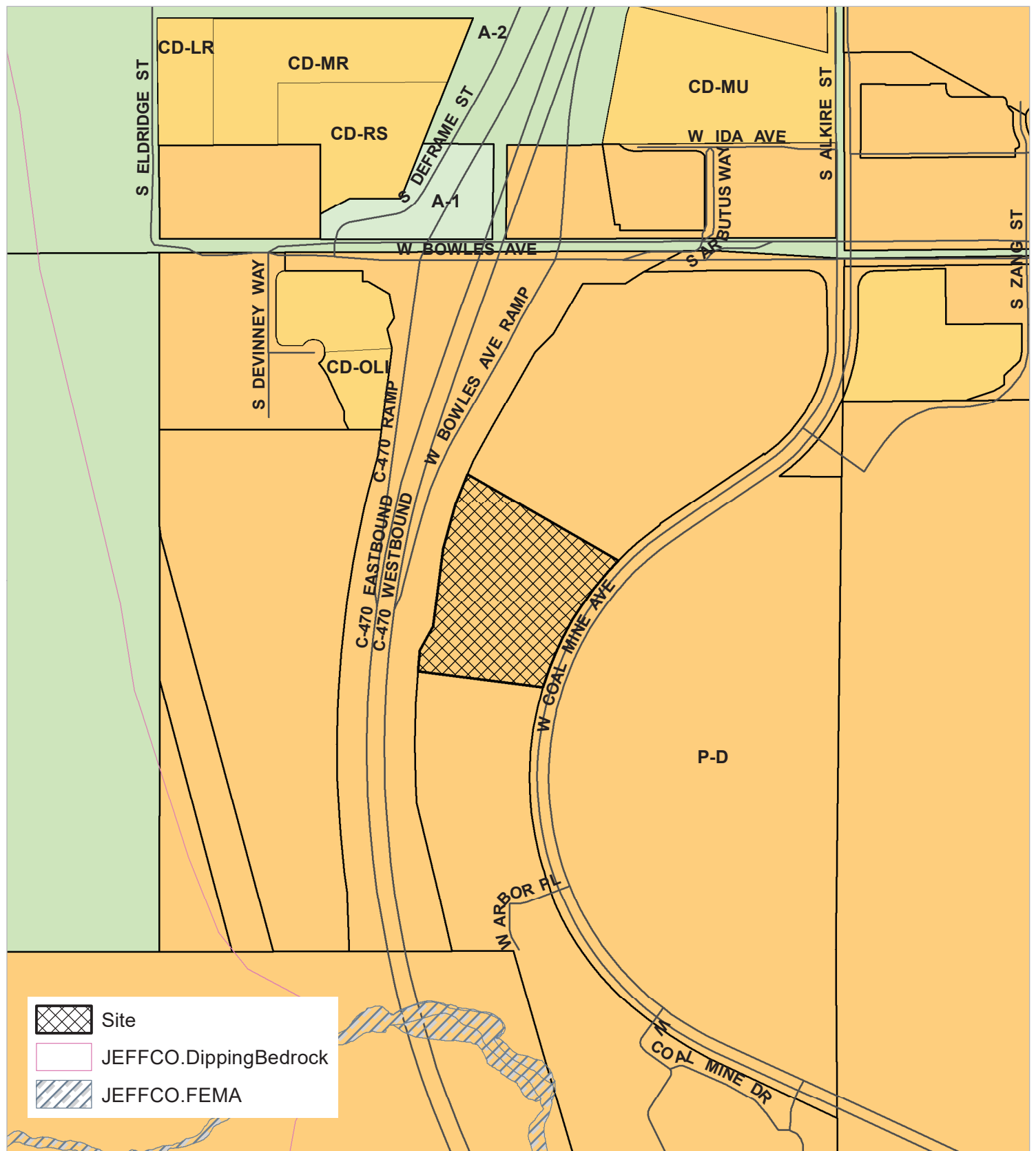
JEFFERSON
 COUNTY COLORADO




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0 250 500 1,000
 Feet





-  Site
-  JEFFCO.DippingBedrock
-  JEFFCO.FEMA

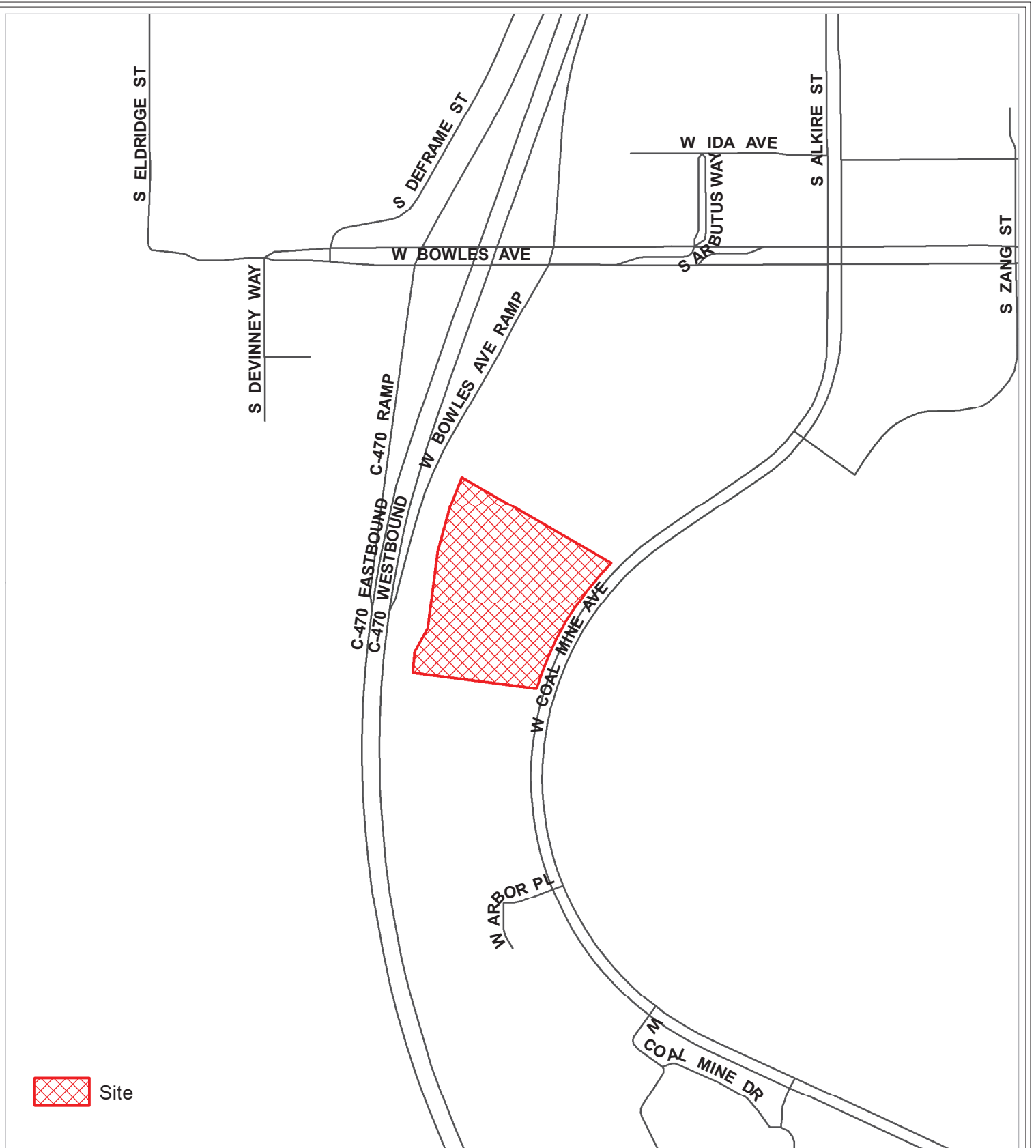
Case Number: 21-140720RZ
Location: Section 19, T5S, R69W



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Case Number: 21-140720RZ

Location: Section 19, T5S, R69W



JEFFERSON
COUNTY COLORADO

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0 250 500 1,000 Feet



COMMUNITY MEETING SUMMARY

COMMUNITY MEETING SUMMARY

Case Number

21-127052CMT

Meeting Date

08/31/2021

Approx. # of Citizens

4

Signed in

Same

Meeting Location

ZOOM - VIRTUAL

Subject Property

13412 W Coal Mine Ave

Property Owner

TTRE CO 1 LLC (Per JMAP)

Applicant/Representative

Ethan Wattel - Baseline Engineering

Summary of the Applicant's Presentation

- Overview of the company; Baseline
- Showed the general location
- PD Rezoning
- Showed some visuals of what the building could like it
- Explained the existing PD uses

Information Presented/Format of the Meeting

Applicant presented, left everyone muted and open for comment after presentation.

Overall Impression/Tone of Meeting

No response or questions.

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

None - a couple of "thank you" in the chat.

REFERRAL COMMENTS

Joshua Botts

From: Ross Klopf
Sent: Wednesday, April 6, 2022 3:57 PM
To: Joshua Botts
Subject: RE: 21-140720RZ referral comments?

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Josh, Planning Engineering has no objection to this case they are not adding any use that will increase traffic from the already allowed uses. If they are doing a U-haul that is a fairly simple transition from the used car lot that is already on the site.

Please let me know if you have any additional questions.

Thanks!

From: Joshua Botts <jbotts@co.jefferson.co.us>
Sent: Wednesday, April 6, 2022 10:35 AM
To: Ross Klopf <rklopf@co.jefferson.co.us>; Heather Gutherless <hgutherl@co.jefferson.co.us>
Subject: 21-140720RZ referral comments?
Importance: High

Morning,

Just wanted to see if you have comments for this case? Also just wanted to make sure you got the referral request.

Heather,

They will be making significant changes to the SRE ODP so you can probably just plug and chug from the PA comments or wait until referral 2.

Thanks!

Joshua Botts
Jefferson County Planning and Zoning
Planner
303-271-8703
jbotts@jeffco.us | planning.jeffco.us



Planning and Zoning is open to the public and appointments are strongly encouraged. Virtual and in-person appointments are available Monday through Thursday. County offices are closed on Fridays. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

Joshua Botts

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Thursday, January 13, 2022 9:57 AM
To: Joshua Botts
Subject: --{EXTERNAL}-- RE-21-140720RZ

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joshua

The RTD has no comment on this project

Thanks,



C. Scott Woodruff
Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

MEMO

TO: Joshua Botts
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: December 28, 2021

SUBJECT: Case #21-140720 RZ
Ethan Watel
13412 W Coal Mine Ave

The applicant has met the public health requirements for the proposed rezoning of this property.

PROPOSAL SUMMARY

Request to amend an existing ODP to allow UHAUL related uses

COMMENTS

Jefferson County Public Health (JCPH) has provided comments in 2006, 2013, 2014, 2015, 2016, 2017 and 2019 regarding previous planning processes and on June 2, 2021 regarding this proposal. JCPH has reviewed the documents submitted by the applicant for this rezoning process and have the following updated 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 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
✓	12/28/2021	Submit a will serve/proof of services letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	Water/Wastewater
✓	12/28/2021	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

WATER/WASTEWATER

The Southwest Metropolitan Water and Sanitation District provided a letter dated June 2, 2021 stating the property is within the boundaries to receive public sewer services for the proposed development.

ENVIRONMENTAL SITE ASSESSMENT

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.

DEMOLITION

For any proposed demolition activity, the applicant must obtain a Demolition Permit from the Asbestos Section at the Colorado Department of Public Health and the Environment, (303.692.3100). To get this permit, a certified asbestos inspector must examine the building or portion thereof to be removed and sample all suspect materials. If detected, an Asbestos Abatement Permit must be obtained, and the materials must be removed by a trained and qualified person or company prior to demolition.

HAZARDOUS MATERIAL

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.

This Department recommends that hazardous or flammable materials not be kept in any storage units.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that 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: Child Care Centers/Schools, Assisted Living/ Nursing Home, Food Service Establishments/Grocery Stores, Swimming Pools/Hot tubs, Dry Cleaner, Gasoline Stations/Auto Repair/Auto Body, Car Wash, Body Art.

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.

Memorandum

To: Josh Botts
Planner

From: Patrick O'Connell
Engineering Geologist

Date: February 9, 2022

Re: 13412 W Coal Mine Ave, Case No. 21-140720RZ

I reviewed the submitted documents for the subject property. I have the following comment.

1. The site is located within the Jefferson County Designated Dipping Bedrock Area (DDBA), therefore, the applicant may have to provide geologic and geotechnical reports prepared in accordance with Section 25 of the Land Development Regulation and a detailed grading plan with the rezoning application. However, since the proposed use is vehicle storage and improvements are not proposed, the reports are not required with the rezoning process.



COLORADO
Division of Water Resources
Department of Natural Resources

January 11, 2022

Joshua Botts
Jefferson County Planning and Zoning
Transmission via email: jbotts@jeffco.us

Re: 13412 W Coal Mine Avenue
Case No. 21-140720RZ
Lot 3, Filing 1, Exemption 2, Hillgate Commercial Center Subdivision
Pt. NE ¼, Section 19, T5S, R69W, 6th P.M.
Water Division 1, Water District 8

Dear Mr. Botts:

We have reviewed the above referenced proposal for an official development plan. The submitted material does not qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this property or the ability of the water supply plan to satisfy any County regulations or requirements.

The subject application seeks to construct two indoor self-storage buildings on a parcel totaling approximately 8.15 acres in size. The property currently contains an existing office building and car wash. The site would provide indoor self-storage, U-Haul truck and trailer sharing, and related retail sales along with office space for U-Haul employees.

The proposed source of water supply is the Southwest Metropolitan Water & Sanitation District. The application materials included a will-serve letter from the District dated June 2, 2021. The Southwest Metropolitan Water & Sanitation District distributes water received from the Denver Water Board (“Denver Water”) pursuant to a read and bill supply agreement (Read and Bill Contract No. 163). This office considers Denver Water to be a reliable water supplier.

This office has no concerns regarding the proposed official development plan with the Southwest Metropolitan Water & Sanitation District as the source of water supply. Should you or the applicant(s) have any questions regarding this matter, please contact Javier Vargas-Johnson at this office at 303-866-3581 ext. 8227 or via email at javier.vargasjohnson@state.co.us.

Sincerely,

Sarah Brucker, P.E.
Water Resources Engineer

Cc: Applicant (U-Haul Company of West Colorado, tavis_larson@uhaul.com)
Agent (Baseline Engineering, ethan@baselinecorp.com)
Referral file no. 29045





Jefferson County, Colorado
Transportation & Engineering Division

100 Jefferson County Parkway, Suite 3500, Golden, Colorado 80419-3500
☎ 303.271.8459 • Fax 303.271.8490 • <http://jeffco.us/highways>

10/18/10

P&Z REFERRAL T&E RESPONSE

To: ZOOM - VIRTUAL *P&Z Case Manager* From: 13412 W Coal Mine Ave ☒

Case #: TTRE CO 1 LLC (Per JMAP) Due Date: Ethan Wattel - Baseline Eng

Property Address or PIN: -Overview of the company; Baseline

Amanda Attempt Result & Attachments:

- ☐ Comments Sent = T&E wants 2nd referral
- ☒ Complete = Do Not send further referrals
- ☐ No Comments = Do Not send further referrals
- ☐ Additional information, plans, etc are also attached in Amanda

Drainage

- ☐ T&E is currently working on a project in the area. See attached information.
- ☐ Other Notes:
- ☐ No Concerns

Right-of-Way / Roadway Corridor Expansion Projects

Corridor Projects/ROW ☒

- ☐ Land owner will need to refund County \$ None - a for ROW purchased in Same for
This amount **must** be paid before plat is recorded and/or plans are approved and released for construction.
 - ☐ Documentation attached in Amanda
 - ☐ Documentation to follow
- ☐ Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.
- ☐ Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.
- ☐ Other Notes:
- ☒ No Concerns

Traffic Operations / Transportation Planning

Transportation Planning ☒

Assoc Trans Engineer ☒

	Included in referral	Reviewed	
		No	Yes
Traffic study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage & striping plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signal plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trails or sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street road plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

Please update trip comparison table to include maximum trips possible for existing and proposed allowed uses with the next referral.

☐ No Concerns

Additional Comments

Name ☐

Comments

Joshua Botts

From: Justin Gutierrez <JGutierrez@Summitutilitiesinc.com>
Sent: Monday, January 3, 2022 11:00 AM
To: Joshua Botts
Subject: --[EXTERNAL]-- RE: [EXTERNAL EMAIL] 21-140720RZ FIRST ELECTRONIC REFERRAL FOR REZONING

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning and Happy New Year,

Colorado Natural Gas ***does not*** have any appurtenances or facilities in this location and has ***no*** objection to the Rezoning for 13412 W Coal Mine Avenue.

Thanks,

Justin Gutierrez
Engineer II
Summit Utilities, Inc.
jgutierrez@SummitUtilitiesInc.com
Office: (720) 981-2123 [x1187]

From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Tuesday, December 28, 2021 10:45 AM
Subject: [EXTERNAL EMAIL] 21-140720RZ FIRST ELECTRONIC REFERRAL FOR REZONING

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. Please review the specific electronic documents related to the first referral found [here](#). Comments should be submitted [via e-mail](#) to the case manager by the due date below.

Case Number: 21-140720RZ
Case Name: 13412 W Coal Mine Avenue
General Location: West Bowles and West Coal Mine
Case Type: Rezoning
Purpose: To amend an ODP to allow Uhaul related uses
Case Manager: Joshua Botts
Comments Due: **January 17, 2022**
Case Manager Contact Information: jbotts@jeffco.us or 303-271-8703

Additional information related to this case can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file ([public documents](#)), to the Jeffco mapping system ([iMap](#)) and to the case tracking system ([general application details](#)).

In your comments, please indicate whether an additional referral is needed.

Jeffco: Addressing Cartography Engineer (Development Review) Geologist Long Range Planner (Development Review) Open Space Public Health Road and Bridge District 2 Transportation and Engineering	External: Century Link/Lumen Colorado Natural Gas Comcast IREA XCEL Energy Colorado Parks and Wildlife (Plains) Denver Regional Council of Governments Division of Water Resources SW Metro Water and Sanitation West Metro Fire District RTD Foothills Park and Recreation CDOT (PLAINS)	HOA: BELLEVIEW ACRES HOA BELLEVIEW FARMS HOA COHOPE Dancing Willows Patio HOA JEFFERSON COUNTY HORSE COUNCIL KEN CARYL RANCH MASTER ASSN KEN CARYL RANCH METRO DIST PLAN JEFFCO RIDGE AT WEST MEADOWS TOWNHOMES SHADOW RIDGE @ WEST MEADOWS HOA SUMMIT RIDGE AT WEST MEADOWS SUNDANCE AT WILLOW SPRINGS ASSOCIAT THE NORTH RANCH AT KEN CARYL HOA, INC WESTGOLD MEADOWS HOA WILLOW SPGS OPEN SP OWNERS ASSN WILLOWBROOK ASSN WILLOWBROOK HOA WOODLANE HOA
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West Metro Fire Protection District

433 S. Allison Parkway
Lakewood, CO 80226
Bus: (303) 989-4307
Fax: (303) 989-6725
www.westmetrofire.org

December 28, 2021

Joshua Botts
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3350
jbotts@co.jefferson.co.us
303-271-8703

RE: 21-140720RZ

Mr. Botts,

This property is within the West Metro Fire Protection District (WMFPD). Fire service will be provided as long as provisions of the currently adopted 2018 edition of the International Fire Code, including Jefferson County amendments, are met in development.

WMFPD does not have any comments or concerns regarding this application for rezoning to allow for public storage and rental vehicles.

Specific site requirements including water supply/hydrant locations, site access, building configuration, site infrastructure, etc, will require further fire department review and approval. Fire apparatus access and required firefighting water supply will be determined once formal development plans are submitted and reviewed.

All exterior portions of the building must be accessible from within 150ft of a 24ft wide fire lane. Buildings taller than 30' to the eaves will have additional access requirements.

All fire lane turns, corners, and changes in direction must accommodate an inside vehicle radius of 25ft and an outside radius of 50ft. Dead-end fire apparatus access roads in excess of 150' shall be provided with width and turnaround provisions in accordance with Table D103.4 of the 2018 International Fire Code.

Permits are required from the fire district for new and core/shell buildings, tenant improvement projects, all work on automatic fire protection systems, all work on automatic fire detection systems, solar photovoltaic systems, underground fire line, radio amplification, and for the storage of hazardous materials.

WMFPD reserves the right to provide additional comments/requirements if there are any changes to the application or at the time plans are submitted and reviewed per applicable codes and amendments.

If you have any questions contact me at 303-989-4307 extension 558 or e-mail: jbrennan@westmetrofire.org.

Respectfully,

Captain John Brennan
Life Safety Division
West Metro Fire Protection District

"Whatever It Takes"...To Serve

Joshua Botts

From: Leigh Seeger <lseeger@jeffcoedc.org>
Sent: Tuesday, May 31, 2022 1:35 PM
To: Joshua Botts
Cc: Jansen Tidmore
Subject: --{EXTERNAL}-- RE: 21-140720RZ SECOND ELECTRONIC REFERRAL FOR REZONING
Attachments: S2001_ EARNINGS IN THE PAST 12... - Census Bureau Table.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank you for getting back to me and clarifying this.

If you are looking for the most recently published wage data from this particular data source (U.S. Census Bureau ACS 5-year estimates), they have the 2020 data (2016 – 2020 ACS 5-year estimates), and I have attached a copy of this report. The wage in the attachment from your email below is 2019 data.

From: Joshua Botts <jbotts@co.jefferson.co.us>
Sent: Monday, May 30, 2022 10:06 AM
To: Leigh Seeger <lseeger@jeffcoedc.org>
Cc: Jansen Tidmore <jtidmore@jeffcoedc.org>
Subject: RE: 21-140720RZ SECOND ELECTRONIC REFERRAL FOR REZONING

Good Morning Leigh,

The proposed ODP would allow for indoor warehousing, mini-storage and every use permitted within CD/OLI. I've attached the portion of the Zoning Resolution that speaks to these "permitted" uses.

Also of note is this property is within an Activity Center that encourages higher than the median pay within Jefferson County. The applicant also provided an employment analysis (see attached).

Let me know if I can answer any other questions and I look forward to working with you and the Jeffco EDC moving forward.

Sincerely,

Joshua Botts
Planner

Jefferson County
100 Jefferson County Parkway
Suite 3550
Golden, CO 80419
jbotts@jeffco.us



Planning and Zoning will be closed to the public on Monday, June 6 and on Monday, June 27. During these two days, Planning and Zoning staff will be working to improve our processes so that we can provide better customer service. We apologize for any inconveniences this may cause.

We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments \[jeffco-planning-and-zoning-hqorx.appointlet.com\]](https://jeffco-planning-and-zoning-hqorx.appointlet.com) and submit [applications](https://planning.jeffco.us) online. Go to planning.jeffco.us for more information.

From: Leigh Seeger <lseeger@jeffcoedc.org>
Sent: Thursday, May 26, 2022 12:50 PM
To: Joshua Botts <jbotts@co.jefferson.co.us>
Cc: Jansen Tidmore <jtidmore@jeffcoedc.org>
Subject: --{EXTERNAL}-- FW: 21-140720RZ SECOND ELECTRONIC REFERRAL FOR REZONING

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Josh,

Can you please let me know if this is a rezone application to add the UHAUL related uses, and not take away from the existing allowed industrial uses?

Thank you in advance,
Leigh

From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Wednesday, May 25, 2022 5:55 PM
Subject: 21-140720RZ SECOND ELECTRONIC REFERRAL FOR REZONING

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is beginning the second referral part of the process and your agency's comments are requested. Please review the specific electronic

documents related to the second referral found [here](#). Comments should be submitted [via e-mail](#) to the case manager by the due date below.

Case Number: 21-140720RZ
Case Name: 13412 W Coal Mine Avenue
General Location: West Bowles and West Coal Mine
Case Type: Rezoning
Purpose: To amend an ODP to allow UHAUL related uses
Case Manager: Joshua Botts
Comments Due: June 9th, 2022
Case Manager Contact Information: jbotts@jeffco.us or 303-271-8703

Additional information related to this case can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file (public documents), to the Jeffco mapping system ([iMap](#)) and to the case tracking system ([general application details](#)).

In your comments, please indicate whether an additional referral is needed.

<u>Jeffco:</u> Cartography Engineer (Development Review) Geologist Long Range Planner (Development Review) Public Health Transportation and Engineering	<u>External:</u> Jefferson County EDC	<u>HOA:</u>
--	--	-------------

ADDRESSING

MEMO

To: Joshua Botts
FROM: Christine Derby
SUBJECT: 21-140720RZ 13412 West Coal Mine Avenue 2nd Referral
DATE: June 1, 2022

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to request to amend an existing ODP to allow UHAUL related uses.
2. Access is off West Coal Mine Avenue.
3. There is a valid existing address, 13412 West Coal Mine Avenue, in the addressing database. This address will not change with this Rezoning.

Please let me know if you have any questions.

NOTIFICATION SUMMARY

+

PUBLIC / HOA COMMENTS

Case Number 21-107364RZ

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

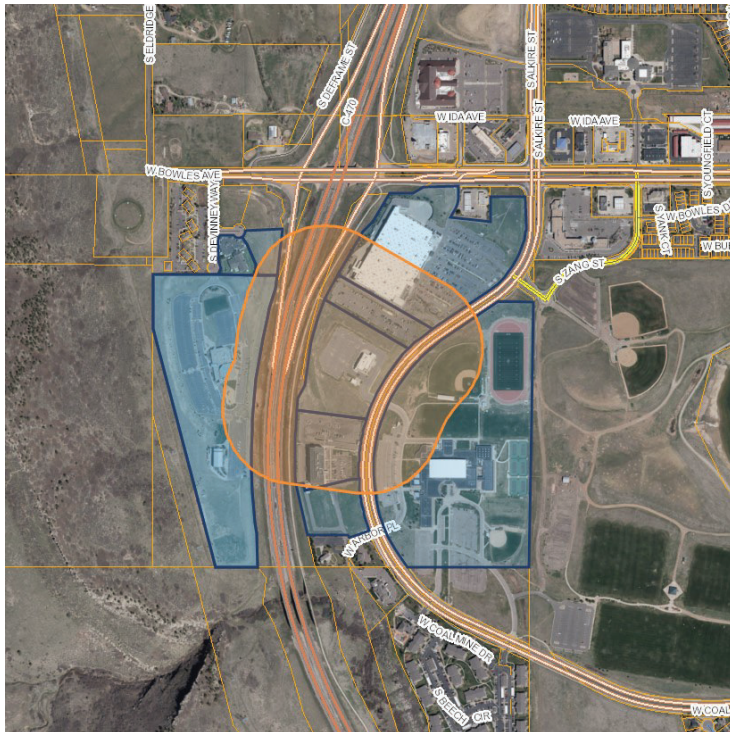
1. Notification of this proposed development was mailed to property owners within a 500 ft ☒ radius of the site and Registered Associations located within a one mile ☒ radius of the site.

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.

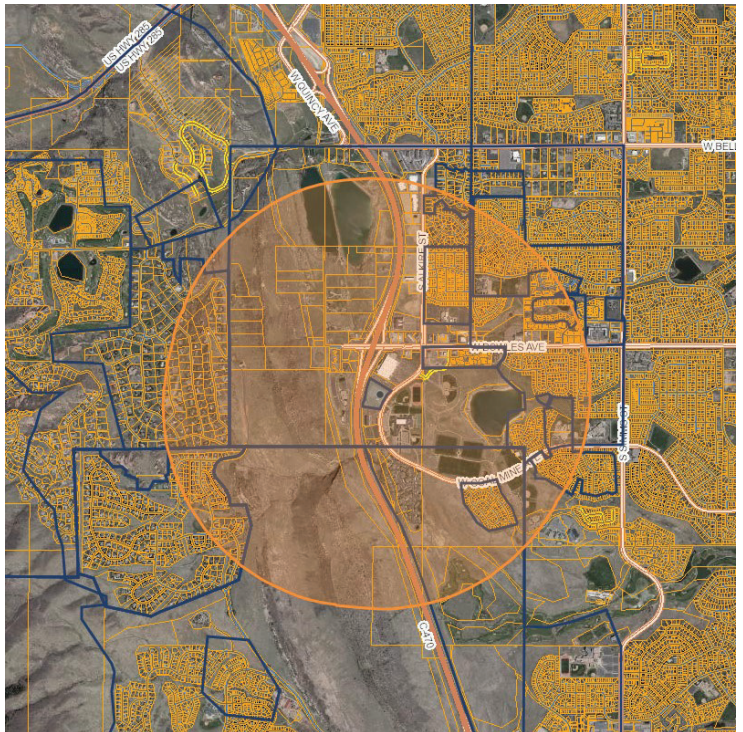
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission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



The Denver Post, LLC

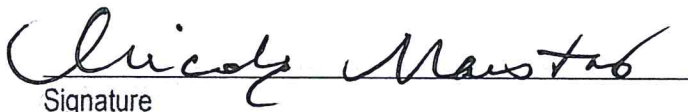
PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)


The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

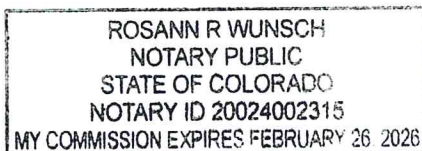
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in Your Hub
for West Jeffco (including the counties
of Jefferson, Arapahoe, Arvada, Denver, Lakewood, Gilpin,
Clear Creek, and Westminster) on the following date(s):

February 2, 2023


Signature

Subscribed and sworn to before me this
3 day of February, 2023.


Notary Public



(SEAL)

NOTICE OF PUBLIC HEARINGS FOR REZONING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of the County of Jefferson, State of Colorado will hold a hybrid (in-person and online virtual) public hearing on a proposed rezoning of certain property within Jefferson County, Colorado. The public hearing will be held at the Jefferson County Administration and Courts Facility, Hearing Room 1, at 100 Jefferson County Parkway, Golden, Colorado, on February 21, 2023 at 8:00 a.m. with the virtual hearing link being available on the County's website at <https://jeffco.us/meetings>.

FURTHER NOTICE IS HEREBY GIVEN that said public hearings may be continued from time to time without further notice.

Said proposed rezoning is Case No. 21-140720RZ/U-Haul Dakota Ridge Official Development Plan, which proposes to rezone from Planned Development (PD) to a new PD that follows the Corridor District-Office and Light Industrial (CD-O/LI) Zone District to allow for indoor mini-storage, warehousing, and office uses.

Said property is located at: 13412 West Coal Mine Avenue, which contains approximately 8.148 acres.

BE IT ALSO KNOWN that the text and/or maps relating to the above referenced rezoning and any text and/or maps so certified by the Jefferson County Planning Commission may be examined by contacting the Jefferson County Planning and Zoning Division during any working day. You can reach Planning & Zoning at 303-271-8700 or pzweb@jeffco.us.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF JEFFERSON
STATE OF COLORADO

Published February 2, 2023

/s/ Andrew Kerr, Chairman

CURRENT ZONING

**S.R.E. - Official Development Plan
Rezoning Case #14-106870RZ**

- KL
7/00
- 1-13
- A. Intent – The purpose of this rezoning is to allow for an automotive dealership and office/light industrial land uses.
- B. The Board of County Commissioners' resolution authorizing this rezoning is recorded at Reception #2014058134 in the Jefferson County, Colorado real property records.
- C. The Written Restrictions as described in Exhibit A attached hereto shall apply to the land affected under this rezoning case as described in the legal description attached hereto as Exhibit B and shown on the graphic attached hereto as Exhibit C.

OWNER'S CERTIFICATE:

TTRE CO 1, LLC, a Colorado Limited Liability Company, as owner(s) of the land affected by this Planned Development, accept and approve all conditions set forth herein.

TTRE CO 1, LLC, a Colorado limited liability company
By its sole member, EchoPark Automotive, Inc., a Delaware corporation

By:

John E. Russ III, Vice President

County of Mecklenburg)
State of North Carolina) SS



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12/23/2014 11:52:31 AM 13 Page(s)

JEFFERSON COUNTY, Colorado

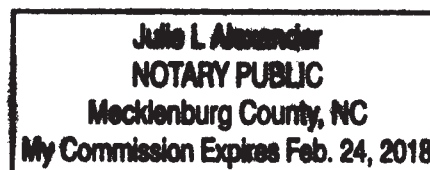
R \$71.00
D \$0.00

The foregoing instrument was acknowledged before me this 15th day of December 2014, by John E. Russ III as Vice President of EchoPark Automotive, Inc., a Delaware limited liability company, the sole member of TTRE CO 1, LLC, a Colorado limited liability company.

WITNESS my hand and official seal

Julie L. Alexander
Notary Public Julie L. Alexander

My commission expires: February 24, 2018



COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled SRE Official Development Plan, was approved the 8 day of July 2014, and is accepted by the Board of County Commissioners this 23 day of Dec, 2014.

BOARD OF COUNTY COMMISSIONERS:



Chairman

Clerk

I. Title and Names

- A. Official Development Plan Title: S.R.E. Official Development Plan (“ODP”) 2
- B. Owner(s)/Developer(s): Sonic Automotive, Inc.
4401 Colwick Road
Charlotte, NC 28211
- C. Prepared By: Otten Johnson Robinson Neff & Ragonetti, P.C.,
950 17th Street, Suite 1600
Denver, CO 80202
attn.: Brian J. Connolly

II. Intent

The intent of this ODP is to provide for additional uses on the property subject hereto (the “Property”), including a variety of light manufacturing, research and development, office, automobile dealership and commercial uses, and for such uses to be developed in a manner which is consistent with adjacent commercial and institutional development and which has minimal impact on surrounding residential areas. This ODP provides for the continued development of the C-470/Bowles Avenue Activity Center as a multi-use area with complimentary uses, and site plans and building forms that complement adjacent structures. This ODP supersedes the previously approved Hillgate Official Development Plan for the Property.

III. Permitted Land Uses

A. Permitted Uses.

1. Business and professional offices; office showrooms and office warehouses;
2. Banks, other financial offices and institutions, and electronic fund transfer facilities, including drive through facilities;
3. Medical, dental, and optical clinics and laboratories, emergency health care facilities, and pharmacies;
4. Automobile dealership, which includes but is not limited to: the sale, leasing, rental, service and storage of motor vehicles, subject to those specific restrictions contained in Section V. Only one (1) automobile dealership shall be allowed in this PD.
5. Light manufacturing, processing or fabrication of commodities.
6. Sale at retail of any commodity manufactured, processed, fabricated or warehoused on the premises.

7. Repair, rental and servicing of any commodity, the manufacture, processing, fabrication, warehousing or sale of which is permitted.
8. Craft breweries, distilleries, and wineries.
9. Research and development facility and laboratory.
10. Telecommunications Land Uses: Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.

B. Accessory Uses.

1. Garages/carports.
2. Solar water heaters, solar collection areas and passive solar facilities.
3. The following accessory uses shall be expressly permitted in conjunction with any motor vehicle sales, leasing, rental, service and storage use: enclosed vehicle service bays; car wash; outdoor inventory storage, except as may be otherwise limited in this ODP.

C. Temporary Uses—Construction Facilities. Temporary construction facilities such as construction trailers, construction equipment and materials, modular structures and/or accompanying security fences shall be permitted during construction. A Miscellaneous Permit with Planning and Zoning will be required for the temporary trailers. The following will be required:

1. The temporary structure must be located within the area of the recorded plat.
2. The temporary construction facility and/or accompanying security fence must be removed from the area within 60 days after the completion of the construction phases of the project and prior to the issuance of the last Certificate of Occupancy.
3. Temporary uses shall be permitted anywhere in this ODP.

D. Temporary Uses—Sales and/or Leasing Facilities. Temporary sales and/or leasing facilities such as trailers, modular structures, etc. shall be permitted during the sales and leasing phases of any project.

IV. Lot and Building Standards.

A. General Development Standards. The following development standards shall apply to the ODP:

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Minimum Building Setbacks:	
From C-470	60 ft.
From Coal Mine Avenue	30 ft.
Minimum Building Side Setback	20 ft.
Minimum Distance Between Structures (1)	20 ft.
Maximum Building Coverage Per Lot	40%
Minimum Open Space Per Lot	25%
Minimum Parking Area Setback	
From C-470	20 ft.
From Coal Mine Avenue	15 ft.
Maximum Building Height	60 ft., except that an automobile dealership shall not exceed 35 ft.
Minimum front setback (Coal Mine Avenue) for motor vehicles that are for sale, leasing and rental:	50 ft., or setback behind the front of the primary structure, whichever is greater.

1. Maximum building square footage: 15,000 square feet for an automobile dealership use.
 2. Maximum area of automobile dealership use shall be 5 acres. For the purposes of this Section IV.A.2, the "area of automobile dealership use" shall mean that land area occupied by the principal automobile dealership use, and shall include but not be limited to buildings and parking areas associated with the principal use.
- B. Setback Criteria. The following criteria shall apply within the ODP:
1. All setbacks shall be measured from the foundation or wall of any building to the property boundary. Except, however, that eaves, roof overhangs and fireplaces may protrude two feet into the setback.
 2. The following improvements are expressly excluded from the setback restrictions:
 - a. Steps (excluding those that are part of the foundation or made of wood material), walks, driveway access to the site
 - b. Landscaping, including landscaped earth berm
 - c. Underground utility lines
 - d. Fences constructed in accordance with the requirements of IV.E below.

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3. Accessory buildings and structures shall have the same minimum setbacks as the buildings or structures to which they are accessory.

C. Parking. Off-street parking and loading spaces shall be provided in accordance with the Jefferson County Zoning Resolution.

D. Signs.

1. General Criteria.

- a. No sign shall blink, flash, rotate or revolve.
- b. Billboards for off-site advertising are prohibited.
- c. Signs permitted in all zone districts and for which permits are not required shall be permitted in accordance with Jefferson County regulations.
- d. All free-standing signs shall be of a monument type.
- e. No temporary banners, flags, "sandwich" type or portable signs shall be allowed.
- f. No sign shall be located within the 60-foot setback along C-470.

2. Permits and Approvals. All necessary permits and approval for signs shall be obtained from Jefferson County prior to the construction or location on site of any permanent sign.

3. Sign Height. No sign is allowed which extends above the parapet or eave height of a building on the site.

4. Illumination of Signs. All permanent signs may be illuminated. Lighting for signs must be non-glare and ground- or internally-illuminated. Temporary signage shall not be illuminated in any event. The source of a sign's illumination shall be concealed and not visible from any adjacent property or right-of-way.

5. Combination Signs. The use of combination signs (multiple signs on a single face) shall be permitted and encouraged to reduce the necessary number of signs.

6. Sign Material. Signs shall be compatible with the adjacent uses and with the development they are serving. Building materials should be similar to those used in the architecture of the building(s)

7. Sign Standards:

a. Sign standards are established as follows:

Sign Type	Max. No.	Max. No of Faces	Max. Size of Each Face	Max. Height	Min. Setback from Property Line
Building Identification	1 freestanding per entry; and	2	40 sf	6 ft.	8 ft.
	1 attached to building	1	40 sf	roofline	N/A
C-470 Project Identification	1	1	40 sf	6 ft.	60 ft.
Tenant Identification	1 per tenant	1	40 sf	wall height	N/A
Temporary signs for construction, real estate and development	1 per project	2	32 sf	6 ft.	8 ft.

E. Fences and Walls. The purpose of fencing is to provide for security, for screening of unsightly areas, visual relief, buffering, and for variety where appropriate. Fencing requirements are as follows:

1. Fences or walls shall be permitted but shall not obstruct sight distances at intersections and curb cuts.
2. Fence and wall materials must be visually compatible with architectural elements of buildings located within the ODP and with the surrounding landscape.
3. Barb wire, electrical and chain link fences are prohibited.
4. Screen fences or walls shall be of a height equal to that of the materials or equipment being stored but in no case more than 8 feet in height.
5. The maximum length of any fence shall not exceed 150 linear feet without:
 - a. Varying the alignment by a change in direction of at least 30 degrees for at least 4 linear feet; or
 - b. Changing the surface materials to a complimentary material for a minimum of 2 linear feet.

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6. Temporary safety and security fences shall be permitted at construction sites and for outside facilities. These fences may be chain link or wire mesh fences or any similar types of safety fence.

7. The integrity of any deer fencing along C-470 is to be preserved.

F. Pedestrian Areas, Paths and Trails. Pedestrian circulation ways should be separated from vehicle parking areas through the use of berms and/or landscape materials. Pedestrian ways providing circulation from parking areas to buildings should be well defined and protected. Existing trail connections between the C-470 Regional Trail and West Coal Mine Avenue may not be obstructed or relocated without the approval of Planning and Zoning.

G. Outdoor Site Lighting. Lighting shall be provided in accordance with the Jefferson County Zoning Resolution, except that the following restrictions shall apply:

1. All light fixtures are to be indirect-concealed or backlighted source fixtures, except for pedestrian-oriented accent lights. All lighting shall be directed downward and shall not cast glare on adjacent land or roadways. All lighting fixtures shall be full cut-off type.
2. The maximum foot-candle measurement at the property line shall be 0.2.
3. Selected security lighting fixtures shall be equipped with motion-sensors with an on-time of five minutes.
4. Accent illumination may be provided at such key locations as project entries to augment quality landscaped entries. Lighting may also be used to illuminate landmarks, landscape improvements, activity areas, or unique features of the site. Other than to accent such areas, lighting should be diffused so that it does not create a light hot spot in the overall scheme of development.
5. Security lighting fixtures attached to the building shall not project above the fascia or roofline of the building and are to be shielded.
6. The maximum height of lighting poles shall be twenty (20) feet, inclusive of the light fixture. All poles in parking areas shall be placed a minimum of 5 feet outside the parking lot area, or 4 feet behind perimeter tire stop locations, or shall have a concrete pedestal at least 30" in height above the parking lot surface, or protected by other means as deemed appropriate by Planning and Zoning.

H. Storage Areas and Trash Removal

1. No permanent outdoor storage of articles, goods, materials, machine equipment, vehicles, trash (except when stored in trash receptacles),

animals or similar items shall be exposed to view from adjacent properties, parking areas, public streets or pedestrian walkways. Except, however, that the storage of vehicle inventory incidental to the motor vehicle sales, leasing, rental, service and storage principal use shall be exempt from the requirements of this Paragraph.

2. Such areas shall be enclosed by either a screen fence or wall. (Refer to fence requirements.)
3. No inoperative vehicles, including but not limited to disassembled and partially disassembled cars, trucks, junk cars, or parts thereof and no operative or inoperative boats, campers, trailers, or motor homes or any other such equipment shall be stored, maintained or used within the ODP but may be stored within a fully enclosed garage.
4. Exterior storage of trash shall be:
 - a. Attractively screened from view utilizing materials and colors compatible with the surrounding development.
 - b. Protected from dogs, cats, rodents, insects and wind.
 - c. Situated so as not to cause a nuisance to pedestrian or vehicular traffic.

- I. Landscaping and Grounds Maintenance. Landscaping and grounds maintenance shall be provided and conducted in accordance with the Jefferson County Zoning Resolution.

V. Design Standards.

A. Site Design.

1. Site planning shall respect the relationship of the site to existing buildings and streets. Buildings shall be designed to complement the site topography. Site planning shall encourage appropriate solar orientation.
2. The location of all improvements must minimize potential adverse impacts upon critical adjacent site elements such as access, pedestrian ways, focal points and views, unfavorable sun/shadow conditions, and icing conditions in winter.
3. Consistent quality and diversity in building and parking setbacks, building heights, and landscaping improvements is desired.
4. No portion of a building can exceed 50 feet in length unless articulated with a change in surface plane. A surface plane change must continue horizontally for at least 12 inches and must project or recess at least 12

inches from the average surface plane for the entire building. A surface plane change may project or recess six (6) inches only if there is a change in both color and material.

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5. Side and rear walls of all buildings shall utilize similar building materials and architectural treatments as the front of the building resulting in 360 degree architecture.
6. Entrances (excluding service doors) into buildings shall be easily identified through building design including the use of recessed or projected entryways, higher rooflines or changes in building massing.
7. Buildings over 35 feet in height shall continue the surface plane change vertically for 75% of the overall wall height. Buildings 35 feet or less in height shall continue the surface plane change vertically for the entire wall height. Pitched roofs do not count in the overall height of the building for this requirement.
8. Buildings over 35 feet in height shall have their visual mass reduced by a variation in horizontal façade through the use of porches, balconies, rooftop patios, pitched roofs, or other architectural features.
9. Buildings with over 25,000 square feet of Gross Floor Area (GFA) shall utilize more massive materials, such as stone or brick, and darker colors on the lower portion of the building.

B. Building Design.

1. Materials.

- a. Exterior materials shall be of high quality and durable so as to result in a reasonable expectation that the improvements will not depreciate as a result of deterioration in the near term. Exterior materials shall be in harmony with the external design of adjacent structures within each project.
- b. Architecturally and aesthetically pleasing exterior materials shall be used. Preferred exterior building materials include concrete aggregate, architecturally treated pre-cast concrete, architectural concrete block, brick, wood, fiber cement, stone veneers, stucco/exterior insulation finishing system ("EIFS"), granite, architectural metal (finished surface) and glass. Untextured tilt-up panels, corrugated metal, and mirrored glass are prohibited. Alternative materials can be utilized upon approval by the Director of Planning and Zoning when the use of such materials is determined to constitute design innovation.

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- c. This development shall provide architecture that responds in form, color and materials to the natural environment, and, where appropriate, neighboring buildings within the project. Acceptable colors of improvements include natural earth shades, including the range from dark to light grays, browns, tans, rusts, greens, and other colors indigenous to the Colorado Front Range and mountain backdrop. Colors shall have low reflective characteristics and relate to the predominant colors of the surrounding area. Use of bright accent colors shall be minimized.
- d. Exterior walls and corners, with special consideration for exterior surfaces exposed to view from adjacent public streets, should be designed and finished in such a way as to make use of “premium” building materials. For the purposes of this section, “corner” means a one-foot return of materials or a ten-foot return of materials.
- e. At least 80% of the front building façade must have an exterior finish material of one of the preferred materials set forth above in V.B.1.b. Building elevations visible from residential areas or public areas shall utilize the same materials on those visible elevations as on the front façade.

- 2. Mechanical Equipment. All mechanical equipment placed on any roof or otherwise outside of any building, including but not limited to air conditioning, heating and ventilating equipment, and vents, shall be enclosed or screened from view from pedestrian level on adjacent streets, roads and adjacent properties as an integral part of the architectural design of the site. Screening shall be provided by one or a combination of the following: walls, berms, fences, landscaping, screened enclosures, and/or architectural features. All rooftop mechanical equipment shall be screened from pedestrian-level view by architectural elements of the building, such as parapet walls, roof screening systems, or mechanical penthouse rooms that are designed as an integral part of the building. Mechanical penthouse rooms may not exceed 8 feet in height above the finished wall height on any side.
- 3. Roofs. For buildings visible from residential or public areas and that have a roof with less than a 2:12 (vertical to horizontal distance) pitch, the roof shall be concealed by a parapet wall that is at least as high as the highest part of the roof.

VI. Motor Vehicle Sales and Service Performance and Development Standards. The following standards shall apply to sale, leasing, rental, service and storage of motor vehicles uses:

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- A. Inventory Parking. The maximum number of parking spaces to be used for inventory parking shall be 125. Parking spaces for the storage of vehicle inventory and accessory to a motor vehicle sales, leasing, rental, service and storage facility shall not be subject to the minimum parking stall size established in the Jefferson County Zoning Resolution. For the purposes of this Section VI.A, “inventory parking” shall mean only those parking areas and stalls for the storage and display of vehicles for sale.
 - B. Hours of Operation. No sales operations may occur before 9:00 A.M. or after 9:00 P.M. on any day of the week. No service operations may occur before 7:00 A.M. Mountain Time or after 6:00 P.M. every day of the week. All times in this Section VI.C are Mountain Time.
 - C. Noise. The use of outdoor loudspeakers, public announcement, or paging systems is prohibited.
 - D. Signage. Signage must comply with Section IV.D above.
 - E. Lighting. All non-security lighting utilized for lighting the vehicle sales parking lot area shall be dimmed and/or turned off at 9:00 P.M. Mountain Time on any day of the week.

VII. Environmental Standards.

- A. Pollution Control. No noxious or offensive trades, services, or activities shall be conducted on any building site nor shall anything be done thereon which may be or become a legal nuisance to the owner, developer, tenants, or occupants of other adjacent properties by reason of unsightliness or the excessive emission of fumes, odors, glare, vibration, gases, radiation, dust, liquid waste, smoke, or noise. The customary and routine activities performed in and around facilities used for the sale, leasing, rental, service and storage of motor vehicles shall not be considered a nuisance.
- B. Stormwater. Stormwater quantity and quality improvements shall be designed and constructed in accordance with the Urban Drainage and Flood Control District Criteria Manual, Volume 3.

VIII. Multiple Structures. Multiple structures may be permitted on any individual site. When multiple structures are planned as part of a single ownership or project, they should be designed in a coordinated architectural and spatial manner.

Case No. 14-106870RZ

Legal Description

Street Location of Property n/a

Is there an existing structure at this address?

Yes

No X

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Type the legal description and address below.

Lot 3, Hillgate Commercial Center Filing No. 1 Exemption 2, Plat Book 171, Page 12, Reception Number F1743410 in the records of the Clerk and Recorder, Jefferson County, Colorado.

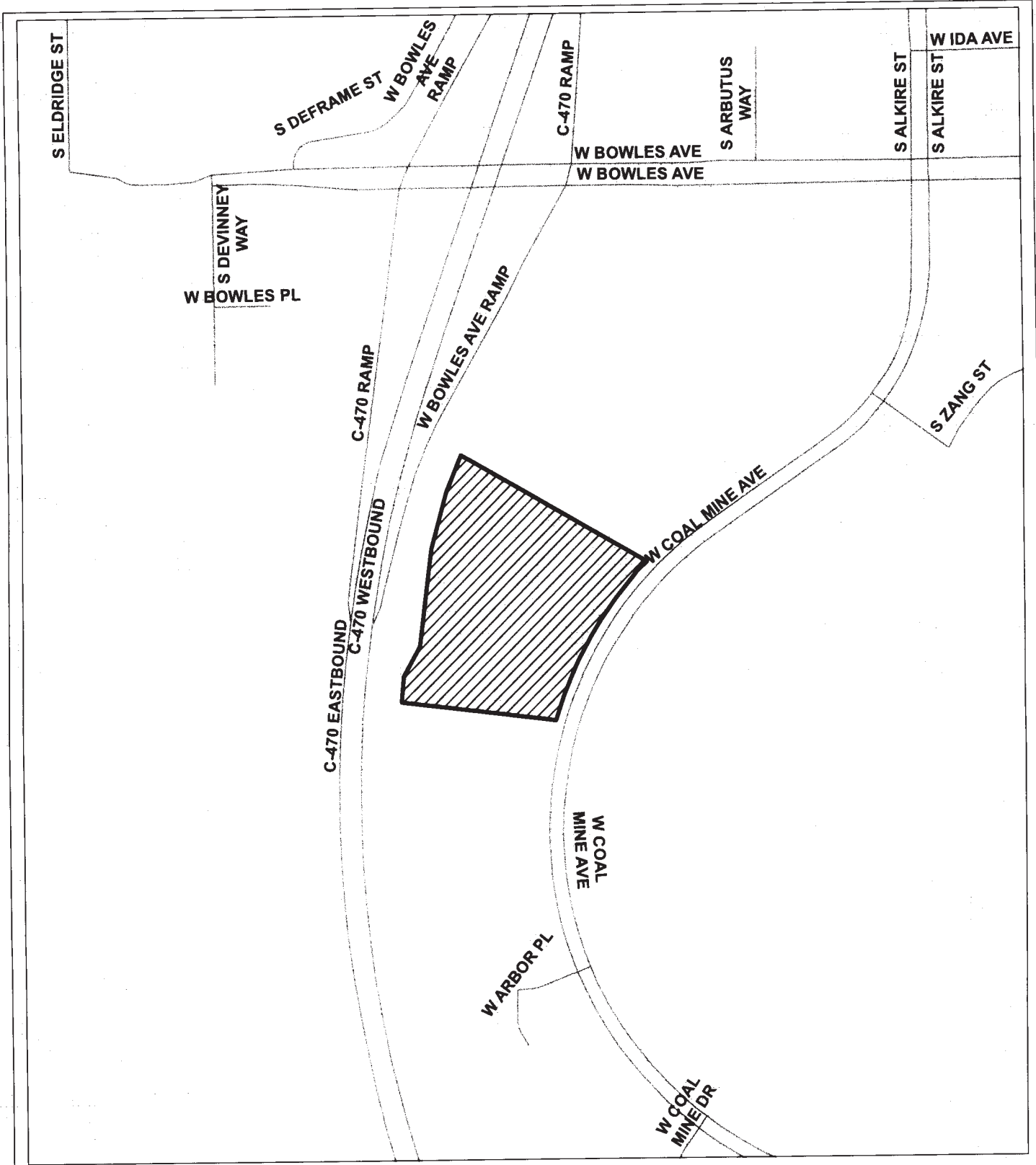
Advise of Ortho Map No. 58 Section 19 Township 5 S. Range 69 W.

Calculated Acreage 8.15 Acres Checked by: Ed Wieland

Address Assigned (or verified) n/a

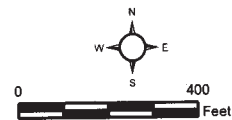
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Case Number: 14-106870RZ
Location: Sec. 19, T5S, R69W

Vicinity



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1:4,800

Plot: 2014-04-30

Orthos: 58

ADDITIONAL CASE DOCUMENTS

Section 26 - Corridor District

(orig. 2-11-03; am. 7-11-06; am. 4-20-10)

A. Intent and Purpose

This district is intended to support the implementation of Corridor Plans. This district provides for a mix of land uses, including residential, office, light industrial, and retail, along transportation corridors. (orig. 2-11-03)

B. Subdistrict Categories

The Corridor District (CD) is divided into the following subdistricts: (orig. 2-11-03)

1. Low Density Residential (CD-LR).
2. Medium Density Residential (CD-MR).
3. Office and Light Industrial (CD-O/LI).
4. Small-Scale Retail (CD-RS).
5. Medium-Scale Retail (CD-RM).
6. Mixed Use (CD-MU).

C. Permitted Uses (orig. 3-26-13; am. 7-17-18; 5-21-19)

Use	LR	MR	O/LI	RS	RM	MU ¹
Single-family dwelling	X	X				
Two-family dwelling or duplex		X				
Multi-Family Dwelling		X				
Residential use located above a permitted use in O/LI, RS, RM						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				
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution	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
Public park, Class I public recreation facility in conjunction with a residential subdivision	X	X				
Water supply reservoir and irrigation canal	X	X				
Light Manufacturing, processing, and fabrication of commodities, except those permitted in the Industrial-One, Industrial-Two or Industrial-Four districts. All such manufacturing, processing or fabrication shall be completely enclosed within a legally constructed building.			X		X	X
Research and development facility			X	X	X	X
Business and professional offices			X	X	X	X
Medical and dental offices, clinics, emergency facilities and hospitals.			X	X	X	X

Use	LR	MR	O/LI	RS	RM	MU ¹
Laboratories except those involved in any hazardous process or that emit noxious noise, dust, fumes or odor.			X	X	X	X
Banks and other financial institutions			X	X	X	X
Other similar light industrial uses that are not more detrimental to the highest and best use of land permitted above.			X	X	X	X
Retail shopping facilities				X	X	X
Convenience service establishments including, but not limited to, barber and beauty shops, cleaners, shoe repair shops and laundries.				X	X	X
Specialty goods and services including, but not limited to, art galleries, plant store or nursery, pet stores, book stores, and drug stores.				X	X	X
State Licensed daycare center or preschool or nursery.				X	X	X
Adult day-care center				X	X	X
Restaurants, including fast food and carry-out facilities.				X	X	X
Medical supply and drug store				X	X	X
Fitness Center				X	X	X
Entertainment facilities including but not limited to movie theaters, bowling alleys, skating rinks, pool and billiard halls					X	X
Grocery store					X	X
Department store					X	X
Indoor recreational facilities and limited outdoor recreational facilities in conjunction with indoor recreational facilities.					X	X

¹ The combined total square footage of residential, Small-Scale Retail (CD-RS) and Medium-Scale Retail (CD-RM) uses shall not exceed 60% of the total gross floor area.

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

Use	LR	MR	O/LI	RS	RM	MU
Private garage	X	X				
One mini structure as per the Accessory Uses Section of this Zoning Resolution	X	X				
Storage sheds as per the Accessory Uses Section of this Zoning Resolution.	X	X				
Private building or kennel for housing dogs, cats and similar domestic pets. The maximum total number of dogs, cats and similar domesticated pets, which may be kept, shall be 3. Litters of domestic pets may be kept until weaned.	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				
Construction Trailers 2 year maximum			X	X	X	X
Commercial service activities that are accessory to the main use of the building may be conducted provided said use is contained within the main building. Cafeterias, restaurants without drive-through service, state licensed child or adult day care, and personal services such as beauty parlors, barber shops, laundry pick-up stations may be conducted. However, the sum total of accessory commercial uses shall not exceed 10 percent of the gross floor area of any single building. The entrance to any accessory commercial use shall be from inside the building and no Commercial Signs shall be visible from outside the building. ¹			X	X	X	X
Accessory Uses per the Accessory Use Section of the Zoning Resolution.	X	X	X	X	X	X

¹ A commercial accessory use is one which meets all of the following criteria:

- a. Is subordinate to and serves the principal building or principal use.
- b. Is subordinate in area, extent, or purpose to the principal building or principal use served.
- c. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served.
- d. Is located in the same building as the principal use served. (orig. 3-26-13)

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

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners:

Use	LR	MR	O/LI	RS	RM	MU
Private nonprofit museum	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				
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal case 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, and where such home or shelter is not located within 750 ft of another similar type home or shelter.	X	X				
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, and where such home is not located within 750 ft of another similar type home, licensed or certified by the state if applicable.	X	X				
State Licensed day-care center or preschool or nursery	X	X				
Adult day-care center	X	X				
Class I or II commercial recreational facility	X	X				
Gas station, service station, or car wash. No more than 3 of these uses shall be located within 3,960 feet (3/4 mile) of an intersection of a freeway and a principal arterial, or minor arterial as designated on the Major Thoroughfare Plan.				X	X	
Auto repair facility, max. 4 bays. No more than 2 of these uses shall be located within 3,960 feet (3/4 mile) of an intersection of a freeway and a principal arterial, or minor arterial as designated on the Major Thoroughfare Plan.				X	X	
Building materials retail stores					X	
Hotels and motels					X	
Light manufacturing, processing, fabrication of commodities Except those permitted in the Industrial-One, Industrial-Two or Industrial-Four districts. All such manufacturing, processing or fabrication shall be completely enclosed within a legally constructed building.				X		
Residential Uses if the ground floor is unsuitable for commercial development.						X

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

CD-LR					
Maximum Height					
Primary structures	35 feet				
Accessory structures	No such building shall exceed the lesser of 25 feet or the height for the primary structure.				
Minimum Lot Area					
One Acre					
Minimum Setbacks					
	Front	Side	Rear	From centerline of freeway	Adjacent to arterial
Dwelling	30 ft.	20 ft.	20 ft.	150 ft.	30 ft.
Other Structure	30 ft.	20 ft.	20 ft.	150 ft.	30 ft.

CD-MR						
Maximum Density						
Between Belleview Avenue and Bowles Avenue and between C-470 and the ridge of the Dakota Hogback				12 dwelling units per acre		
All other areas				15 dwelling units per acre		
Maximum Height						
Between Belleview Avenue and Bowles Avenue and between C-470 and the ridge of the Dakota Hogback.				24 feet, no accessory structure shall exceed the lesser of 24 feet or the height of the primary structure		
All other areas Primary Structures				35 feet		
Accessory structures				Accessory structures: no such building shall exceed the lesser of 20 feet or the height for the primary structure.		
Minimum Lot Area						
Single-family dwelling				5,000 s.f.		
Two-family dwelling or duplex				10,000 s.f.		
Minimum Setbacks						
	Front	Side	Rear	Rear from alley	From common wall/interior lot line	Adjacent to arterial or higher
Single family	12 ft.	6 ft.	20 ft.	20 ft.		30 ft.
Two family or duplex	12 ft	6 ft.	20 ft.	20 ft.	0 ft.	30 ft.
Garages	18 ft.	6 ft.	18 ft.	6 ft.	0 ft.	30 ft.
Multifamily or principal structure	20 ft.	20 ft.	20 ft.	6 ft.	0 ft.	30 ft.

CD-O/LI	
Maximum Height	
Hospital	80 ft.
All other structures	60 ft.

CD-O/LI		
Minimum Setbacks		
From another building	From boundary of Zone District	From common wall/interior lot line
50% of building height	50% of building height	0 ft.

CD-RS		
Maximum Size		
Office, light industrial, medical facility		None
All other uses		24,000 s.f. GFA per tenant
Maximum Height		
Structures with flat roofs		35 ft.
Structures with pitched or hipped roofs		40 ft.
Hospitals and major medical facilities		60 ft.
Minimum Setbacks		
From another building	From boundary of Zone District	From common wall/interior lot line
50% of building height	50% of building height	0 ft.

CD-RM		
Maximum Size		
Office, light industrial, medical facility	None	
All other uses	185,000 s.f. GFA per tenant	
Maximum Height		
Structures with flat roofs	35 ft.	
Structures with pitched or hipped roofs	40 ft.	
Hospitals and major medical facilities	60 ft.	
Minimum Setbacks		
From another building	From boundary of Zone District	From common wall/interior lot line
50% of building height	50% of building height	0 ft.

CD-MU		
Maximum Size		
Office, light industrial, medical facility	None	
All other uses	106,000 s.f. GFA per tenant	
Maximum Height		
All structures	60 ft.	
Minimum Setbacks		
From another building	From boundary of Zone District	From common wall/interior lot line
50% of building height	50% of building height	0 ft.

L. Enclosures of Activities

All activities shall be adequately screened from surrounding properties and public view. (orig. 2-11-03; am. 7-17-18)

M. Fences

1. The following fence and retaining wall standards shall apply to the Low Density Residential (CD-LR) and Medium Density Residential (CD-MR) subdistricts: (orig. 2-11-03)
 - a. Maximum fence height: 6 feet. (orig. 2-11-03)
 - b. No fence more than 42 inches in height of any type shall be permitted in the area between the front setback line and the front lot line. (orig. 2-11-03)
 - c. No barbed wire or electric fence shall be permitted. (orig. 2-11-03)

- d. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig. 2-11-03)
- 2. The following fence standards shall apply to the Office and Light Industrial (CD-O/LI), Small-Scale Retail (CD-RS), Medium-Scale Retail (CD-RM), and Mixed Use (CD-MU) subdistricts: (orig. 2-11-03)
 - a. Maximum fence height: 8 feet. (orig. 2-11-03)
 - b. No barbed wire, electric, metal, or chain link fence shall be permitted in these subdistricts. (orig. 2-11-03)
 - c. Where allowed, accessory outside storage shall be enclosed and concealed by a closed fence (one preventing view) at least 6 feet in height. When abutting a residential zone district or subdistrict area, such fence shall be wooden or masonry, or replaced with mature hedge. Such fence shall be constructed and maintained in good condition. As used in this Section, accessory outdoor storage shall not include employee or customer parking lots or merchandise except for operable vehicles, trailers, and other equipment designed to be towed or lifted as a single component. Where the topography of the land is such that a fence would not prevent view from adjoining property or right-of-way, the Director of Planning and Zoning may waive this requirement. No accessory outdoor storage shall be allowed within a required front setback or within any required landscaping area. (orig. 2-11-03; am. 3-3-15)

N. General Requirements

All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig. 2-11-03)

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: February 8, 2023

BCC Hearing Date: February 21, 2023

22-104257RZ Rezoning

Case Name: Laramie Ridge Official Development Plan

Owner/Applicant: Laramie Ridge, LLC, A Colorado limited liability company

Location: 5399 State Highway 93 and Parcel ID numbers 30-162-00-001, 30-162-00-002, 30-162-00-003, 30-162-00-004
Section 16, Township 3 South, Range 70 West

Approximate Area: 40.22 Acres

Purpose: **To Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for office, community, agricultural and residential uses.**

Case Manager: Cassidy Clements

Representative: Ethan Watel, Baseline Engineering and Planning

Applicant Team Presenters:
Ethan Watel, Baseline Engineering Corporation, ethan@baselinecorp.com

Issues:

- None

Recommendations:

- **Staff:** Recommends Approval

Level of Community Interest: Low

PC RESOLUTION

It was moved by Commissioner **Meyers** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

February 8, 2023

RESOLUTION

22-104257RZ

Rezoning

Case Name:

Laramie Ridge Official Development Plan

Owner/Applicant:

Laramie Ridge, LLC, a Colorado limited liability company

Location:

5399 State Highway 93 and Parcel ID numbers 30-162-00-001, 30-162-00-002, 30-162-00-003, 30-162-00-004

Approximate Area:

Section 16, Township 3 South, Range 70 West

Purpose:

40.22 Acres

To Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for office, community, agricultural and residential uses.

Case Manager:

Cassidy Clements

The Jefferson County Planning Commission hereby recommends

APPROVAL, of the above application, on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The proposed office, residential, and agricultural land uses are compatible with the existing and allowable commercial, retail, office, residential, and Open Space land uses in the surrounding area. The Rezoning would allow a variety of land uses consistent with the adjacent variety of land uses.
 - B. The proposal is in general conformance with the Comprehensive Master Plan ("Plan"). It is not in conformance with the Rural Residential recommendation in the North Plains Area Plan. However, the proposal satisfactorily addresses the three factors for proposed land uses out of conformance with the Plan. All other applicable goals and policies of the Plan have been met.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered. No

unmitigated potential negative impacts were identified. Mitigation measures set forth in the Official Development Plan standards include setback requirements and height restrictions for viewshed protection, architectural standards for visual and character compatibility with the surrounding area, and requirements to preserve historic structures.

- D. The subject property is served by individual well and septic systems and North Table Mountain Water and Sanitation for water services, the Fairmount Fire Protection District, and the Jefferson County Sheriff's Office. The existing infrastructure and services are adequate and available, for purposes of rezoning, to serve the proposed land uses.
- E. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

Commissioner **Spencer** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Jost	aye
Commissioner	Becker	aye
Commissioner	Duncan	aye
Commissioner	Meyer	aye
Commissioner	Stephens	aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, February 8, 2023.



Kimi Schillinger
Executive Secretary

STAFF REPORT

Staff Report Summary

Case Number:
22-104257RZ

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

Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that allows residential, commercial, community, and agricultural use.

Purpose						
Laramie Ridge ODP			Cassidy Clements		February 24, 2022	
Case Name			Case Manager		Formal Submittal Date	
May 27, 2021	December 6, 2021	February 8, 2023	February 21, 2022	Subdivision Plat/Site Development Plan		
Pre-Application Date	→ Community Meeting Date	→ PC Hearing Date	→ BCC Hearing Date	→ Next Process		
Ethan Watel, AICP, Baseline Engineering			Laramie Ridge, LLC, A Colorado limited liability company			
Applicant/Representative, check if same as owner: <input type="checkbox"/>			Owner			
5399 State Hwy 93	Golden	80403	40.22 acres	16	3S	70W
Property Address	City	Zip	Area ≈	Section	Township	Range
30-161-00-001	East of Hwy 93 and south of W 64th Parkway					
Pin	General Location					

Land Use and Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
Historic/Agricultural	Agricultural-Two	Rural Residential	Planned Development

Plan Area: North Plains

PC Recommendations: Approval

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 applicant is requesting to Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that would allow for office, residential, and agricultural uses. The subject properties contain the historic Ramstetter Ranch, and the applicant seeks to preserve this historic agricultural use through requirements in the proposed Official Development Plan (ODP). This Rezoning would also allow the applicant to construct a new office building, five single family dwellings, and five rental cabins on the approximately 40-acre subject site.



1. Aerial Image of the Subject Property

2. CONTEXT

The subject property is in northern Jefferson County, east of State Highway 93 and south of West 64th Parkway. The five subject properties associated with this Rezoning are metes and bounds. The historic Ramstetter Ranch structures that remain include a farmhouse built in 1909, barn, and a number of sheds. The subject properties also contain a prominent hogback that has been scarred by extensive clay mining.

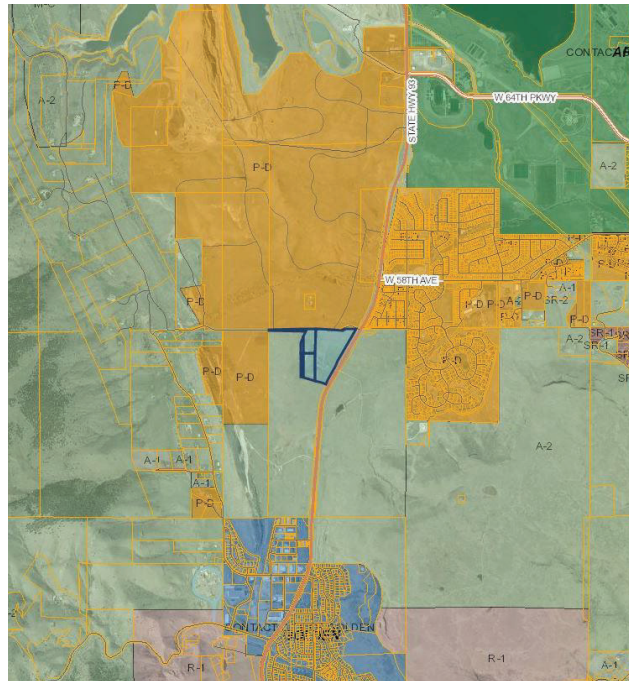


2. Aerial Imagery of the Surrounding Neighborhood

The immediate area surrounding the property ranges in the types of uses. The properties to the south and east are owned by Jefferson County for Open Space purposes. The eastern property is the North Table Mountain Park West Trailhead. The vacant parcel to the north, across W 56th Avenue, is zoned Planned Development and is governed by the Keller Farm Official Development Plan. This Official Development Plan, approved in 2012, allows for an activity center (e.g., office, commercial, and retail uses).

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Planned Development (PD) – Keller Farms Official Development Plan (ODP)	Office/Business/Commercial/Retail/Residential/Water Storage/Private Open Land
South:	A-2	Open Space
East:	A-2	Open Space
West:	PD – Flintlock Clay Pit ODP	Mining Operations (Clay)



3. Existing Zoning

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning (PD)
Land Use	Agricultural/Residential	Use Area 1 – Business/Office Use Area 2 – Residential Use Area 3 – Agricultural Use Area 4 – Agricultural, Business/Office
Accessory Uses	Accessory Structures Private kennels	Use Area 1 – Conference Spaces/Event Center; Educational Uses Use Area 2 – Accessory Structures Use Area 3 – Agricultural Accessory Structures Use Area 4 - Agricultural Accessory Structures
Setbacks	Front – 50 feet Side – 30 feet Rear – 50 feet	From CO State Hwy 93 – 225 feet From CO State Hwy 93 for existing Agricultural Structures – 170 feet From W 56 th Avenue – 50 feet From West and South ODP Boundaries – 75 feet For Livestock – 150 feet
Building Height	35 feet	Use Area 1 – 35 feet Use Area 2 – 30 feet for Single Family Dwelling (SFD), 25 feet for Rental Cabins (RC) Use Area 3 – 35 feet Use Area 4 – 30 feet for new structures
Maximum Building Square Footage	No Limit	Use Area 1 – 35,000 square feet Use Area 2 – 3,500 square feet per SFD, 800 square feet for RC Use Area 3 – 2,000 square feet Use Area 4 – 32,000 square feet (Including existing and proposed structures)

The applicant has proposed an ODP that allows for office, agricultural, and residential uses. The proposed ODP is broken out into four use areas and includes landscaping, architectural, and general restrictions that differ from the Zoning Resolution. All of the Use Areas follow the Agricultural-Two (A-2) Zone District with modifications, described below.

Use Area 1

Use Area 1, within the proposed ODP, allows for business and professional offices as the permitted use. The applicant has listed accessory uses within this use area that are limited to conference space and an event center with a maximum capacity of 100 guests and educational uses with up to 30 visitors per month. All buildings within this use area are restricted to 35 feet tall and all buildings, primary and accessory, are limited to a cumulative 35,000 square feet.

Use Area 2

The applicant is proposing Use Area 2 as the residential use area within the ODP. The permitted uses are limited to Single-Family Dwellings and detached Rental Cabins. Rental Cabins are defined within this ODP as, “A detached building which is used for, or advertised and available to be used for, accommodations or lodging of guests. Each rental cabin is limited to one bedroom and one kitchen.” Accessory uses within this use area would be limited to the uses allowed within the Agricultural-Two zone district. Detached or attached accessory structures and home occupations would be allowed, with the exception of detached accessory dwelling units (ADUs). All detached accessory uses are limited to a cumulative maximum gross floor area of 2,000 square feet. The applicant lists minimum and maximum

building separation requirements between the Single-Family Dwellings and Rental Cabins to ensure a clustering of the structures.

Use Area 3

The proposed ODP allows for barns, stables, corrals, pens, runs and other livestock structures within the permitted uses of Use Area 3. General farming, storage sheds, and the storage of agricultural equipment is also permitted. The applicant has included an allowance for a temporary evacuation site for displaced animals (livestock). The cumulative maximum gross floor area for Use Area 3 is 2,000 square feet.

Use Area 4

The existing historic structures are contained within the proposed Use Area 4. The applicant has proposed all permitted uses within the A-2 zone district, business and professional offices, and the temporary evacuation and boarding for displaced animals (livestock) for Use Area 4. The intention of these permitted uses is to allow the continued use of the historic agricultural uses on the subject properties. The owner has been communicating with the Jefferson County Historical Commission and has included restrictions noting that existing buildings and structures are to remain, to the extent feasible, and that any rehabilitation will follow the Secretary of the Interior's standards for rehabilitation. Allowing business and professional offices within this use area would allow for offices within the historic structures.

The applicant is proposing a cumulative maximum gross floor area of 32,000 square feet for all existing and proposed structures. The existing historic structures have an approximate combined square footage of 18,007 square feet. The applicant has provided an Existing Building Information Graphic on page four of the ODP that shows each historic structure and the approximate square footage. As noted above, the proposed ODP requires that the existing structures are to remain, to the extent feasible, subject to engineering and Building Safety reviews. Rebuilt and new buildings shall match the form and general architectural character of the existing structures.

The proposed ODP allows for one Single-Family Dwelling within Use Area 4, so long as it is limited to the existing residential structure within Use Area 4, originally constructed in 1909.

All Use Areas

Proposed accessory uses that are allowed within all Use Areas include parking, accessory structures, plazas, gazebos, patios, and information gathering spaces, and public or private trails.

The applicant has proposed a written restriction that would only allow one lot within the Planned Development. This means that there can be no further future subdivision of land without a Rezoning process to change this restriction. The proposed dwellings within the ODP cannot be subdivided into their own lot and sold off individually. This requirement will ensure that the residential use is accessory to the commercial development and that the dwellings cannot be subdivided into separate lots in the future.

The applicant has proposed setbacks for the new and existing structures from Colorado State Highway 93 right-of-way, West 56th Avenue right-of-way, and from the west and south ODP boundaries. These setbacks are greater than the current underlying zone district requirements

The proposed ODP contains a No Build Area for portions of the properties above 5,990 feet in elevation. This area shall be considered a natural area to be kept undisturbed, with the exception of trails. Staff requested this No Build Area be included in the written restrictions to preserve the unique geologic formation on the subject property. Further, this restriction protects the visual character of the Highway 93 corridor.

Landscaping

The applicant has proposed a set of landscaping standards that differ from the Zoning Resolution. Under the current zoning, any landscaping standards that would apply to the property would adhere to Section 15 of the Zoning Resolution. The proposed ODP lists requirements for all use areas and entrances to the property. The entryways shall be landscaped using hardy drought resistant landscape material and fire resistive mulch. The applicant has proposed a reduction in landscaping from the Zoning Resolution standards, but staff finds that the proposed landscaping requirements would provide screening of the uses and would be consistent with the existing natural landscape of the State Highway 93 corridor. The proposed landscaping meets the general intent of the Zoning Resolution and provides for the visual historic agricultural nature of the property to continue with redevelopment.

Architecture

The Architecture Section of the ODP follows Section 13 of the Zoning Resolution, with several modifications. These modifications would allow for an agricultural façade for new structures, creating a seamless visual transition from the existing historic structures to the new proposed structures.

Surface plane changes are required at the same intervals as the Zoning Resolution requires within the plains, but the surface plane change must continue horizontally for at least 24 inches and project or recess at least 24 inches on structures that are over 10,000 square feet of gross floor area. The Zoning Resolution requires this change for at least 12 inches. Roof plane changes are required every 75 feet, where 100 feet is currently required by the Zoning Resolution. The applicant has proposed higher standards for these structures than the Zoning Resolution currently requires.

The applicant has included Historic Structure protection language within the Architecture Section. This language would require that the Jefferson County Historic Commission is notified in writing prior to any alteration or demolition of a historic structure. Any rehabilitation of existing structures shall follow the Secretary of Interior's standards for rehabilitation. This language was requested by the Jefferson County Historic Commission to protect the existing historic structures.

General Standards

The applicant has proposed fencing standards that would ensure wildlife-friendly interactions. These wildlife-friendly fencing standards must follow the Colorado Parks and Wildlife (CPW) guidelines and CPW and Colorado Department of Transportation must be consulted at the time of Site Development Plan regarding fencing, per the ODP language.

The proposed ODP will follow the commercial sign standards of the Zoning Resolution, except that two ground signs would be allowed on the subject property rather than one. One ground sign would be allowed at the primary entrance proposed on West 56th Avenue and one ground sign would be allowed at the intersection of West 56th Avenue and State Highway 93.

The proposed ODP shall follow the mountain lighting standards within the Zoning Resolution.

Finally, the applicant has proposed phasing language that would require that an office building is built within Use Area 1 prior to any residential building within Use Area 2. This ensures that the property is not solely developed as residential in the future.

5. TRANSPORTATION

A trip generation analysis was required with this Rezoning application. The applicant is proposing to take primary access from West 56th Avenue, instead of from State Highway 93. This is at the request of Colorado Department of Transportation (CDOT). It was determined that the traffic impacts from this proposed Rezoning can be absorbed by the surrounding network. At the time of Site Development Plan, an updated Access Permit from CDOT will be required.

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.

Staff finds that the proposed PD zone district allowing office, residential, and agricultural uses is compatible with the surrounding land uses. The subject properties are adjacent to residential uses on the northeast side. The property to the east is Jefferson County Open Space, and the applicants are proposing increased setbacks from State Highway 93 that would create an open land buffer between any new structures and the right-of-way. The applicants are proposing to have grazing livestock within Use Area 4, which borders the right-of-way, keeping with the historic agricultural nature of the area. The property to the north of the subject property is zoned to provide for an activity center with residential, commercial, office, and recreational uses. Staff finds that the proposed uses are compatible with the existing land uses and compliment the allowable land uses that surround this property.

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 conformance with the applicable goals and policies of the Comprehensive Master Plan.

Land Use: The subject property is located within Area 5 of the North Plains Area Plan. The land use recommendation is rural residential at lot sizes between 5 and 35 acres. The clustering of building sites is encouraged by the CMP to reduce visual impacts and potential disturbance to wildlife habitat. The land use recommendation was primarily put into place because of Jefferson County Historical Commission concerns. They were concerned that recommendations for residential or commercial uses would be a detriment to the historic Ramstetter Ranch, pertaining to both the structures and the agricultural character.

Because the subject parcel is recommended for Rural Residential, the proposal for a business/professional office, residential, and agricultural land use is out of conformance with the CMP. For proposals that do not meet the CMP recommendation there are three additional factors that must be considered:

1. How the impacts associated with the proposed land use will be mitigated compared with the recommended Land Use(s);
2. How the proposed land use is compatible with the surrounding Land Use Recommendations and community character; and
3. What change of circumstance has occurred in the local area since the Land Use Recommendation was adopted.

The applicant provided responses to the three factors and their responses with staff analysis is as follows:

1. How the impacts associated with the proposed land use will be mitigated compared with the recommended Land Use(s).

Applicant's Response: *"The outstanding proposed land use on this site that does not satisfy CMP requirements is the office use and the continued agricultural operations. Any theoretical negative impacts on the site from these uses will be mitigated through new standards in the ODP and existing standards in the Zoning Resolution."*

Visual - *The ODP proposes structure clustering in Planning Areas 1 and 2. The western portion of the site is proposed to remain open space given the topography and geology. Both of these are enforced through standards in the ODP. If the site were subdivided into large estate lots, there would likely be seven five-acre lots (accounting for right-of-way dedication). Each of those homes would require driveways, landscaping, and neighborhood streets. The proposed office space would condense the development to a smaller percentage of the site. This version leaves a far greater percentage of the site to its natural state than would separate single-family lots with yards and potential accessory dwelling units. In order to mitigate impacts of visual disturbance, setbacks for new primary and accessory structures will be set at a minimum of 225 feet from the*

Colorado State Highway 93, a minimum of 50 feet away from West 56th Avenue, and 75 feet from both the west and south property lines. These setbacks would be far greater than setbacks required of single-family lots or past proposals for development at this site. Because the structures on the development are to be clustered, paved roadways would be limited. This mitigates the physical impact on the site and keeps it in character as a transitional zone between higher intensity land uses and open space. The ODP proposes parking allowed in all planning areas except no. 3. Parking for special events may occur on flat, permeable surfaces in planning areas 1. In addition, a No-Build Area is defined at 6,000 feet elevation. This will ensure the site's prominent topographical features will remain undeveloped and in a natural state. The landscaping standards will additionally ensure that the views from SH 93 of the property's terrain and the Front Range and Hogback are preserved.

Air Quality - There are no uses proposed in the ODP that would create an adverse impact on air quality. Dust can be a side effect of agricultural uses and the amount of land where these uses is allowed will lessen as the site develops. The landscape standards require disturbed areas to be revegetated naturally.

Wildlife - The fencing standards contains standards to ensure that fencing is wildlife-friendly, where appropriate. Some areas will require opaque screening (trash enclosures) and some livestock enclosures may require stronger fencing. The ODP requires consultation with Colorado Parks and Wildlife during fence selection. The ODP's clustering requirements and No-Build Area will also support wildlife movement.

Light - In order to ensure less potential light pollution and to mitigate any light impacts, the ODP requires that development on this site follow the Lighting Standards of the Mountains instead of the Plains.

Odor - There are no new uses proposed in the ODP that would generate odor. Since the site is used for agricultural and livestock uses, manure will be generated. The amount of land where these uses is allowed will lessen as the site develops. The ODP is set up to default to all standards of the Agricultural-Two zone district which does have standards regulating manure. The ODP also incorporates these standards and further specifically states odors shall not a nuisance.

Noise - Previous proposals included an amphitheater which is no longer proposed. There are not expected to be any exceptional noise generating activities that would require mitigation. The Jeffco Land Development Regulation and Colorado State Statutes have noise limits that would apply to this property and will be adhered to.

Traffic - The Transportation Analysis takes into account the "worst-case" buildout of the site under the proposed ODP. In this ODP the worst case for traffic would be if Planning Area 1 were fully built-out at 35,000 square feet of office space. In reality, the 35,000 square feet will be split between daily office space and conference/event space that will be empty many days. Under the worst-case the proposed traffic is 393 trips per day, taking into account the theoretical office build-out, the cabins, homes, and 20 agricultural/ranch employees on-site. That level of proposed traffic would not require mitigation."

Staff's Analysis: The applicant has provided sufficient mitigation measures within the proposed ODP. The proposed written restrictions include greater setbacks than the current and surrounding zoning, require wildlife friendly fencing and contact with CPW and CDOT regarding such fencing, and greater architectural, signage, and lighting standards than currently required. Staff finds that the applicant's analysis of this factor is sufficient and the standards within the ODP provide proper mitigation of possible impacts. Further, the applicant has included language that preserves the historic character and the structures that are eligible for the National Register, which aligns with the reasoning for the recommended land uses by the Comprehensive Master Plan.

2. How the proposed land use is compatible with the surrounding Land Use Recommendations and community character.

Applicant's Response: *"The proposed ODP depicts a plan to protect the scenic corridor along Colorado State Highway 93 through setbacks, height limitations, building design, landscaping, and buffers. In addition to protecting the scenic corridor, the ODP proposes structure clustering, which will allow for more natural open space. This Plan proposes preserving and/or renovating certain homestead structures on the property. This goal aligns with the General Policies for*

Historic & Archaeologic Resources. All planning areas depicted in the ODP include public and private trails (paved or unpaved) as an accessory use. This is in step with the North Plains Area Plan goal to increase trail accessibility and connection. Both North Table Mountain Park and White Ranch Open Space are nearby. The site would include outdoor community spaces and small wildlife educational classes, both of which are uses that blend well with the community character of preservation, outdoor activities, and education. The office space on the north side of the site provides a transition between the recommended Activity Center to the north of the site and the Open Space to the west and south. It also would provide a buffer between the recommended commercial and industrial uses to the north and residential uses on the south portion of the site. Without the WPS mixed-use campus as a buffer, residential development would be located next to future development with more intensive land uses as outlined in the North Plains Area Plan for area 30 and Area 21 to the south."

Staff's Analysis: Staff agrees that the proposed land uses will be compatible with the surrounding land uses. The applicant has provided greater setbacks, height limitations, building design, buffers, lighting and signage language than what is currently allowed by the underlying zone district. These changes will allow this proposal to be more compatible with the surrounding community character of the State Highway 93 corridor. The applicant's work with the Jefferson County Historic Commission to include ODP requirements for preservation of the historic resources onsite promotes compatibility with the surrounding area as well. Staff agrees with the applicant's analysis of this factor and that the proposed land uses and restrictions are compatible with the surrounding land use recommendations and community character.

3. What change of circumstance has occurred in the local area since the Land Use Recommendation was adopted?

Applicant's Response: *"The North Area Plan update was completed in 2011 and the subject property was mapped as Rural Residential. The 1,200-acre property to the north was mapped as an Activity Center and subsequently zoned to the Keller Farm ODP in 2012, which permits a mixed-use community with office, commercial, and a range of residential densities from single-family to multi-family apartments. To the south, a portion of the former Ramstetter property (now owned by Jefferson County) was designated as office, light industrial, and research & development. It is unknown to the applicant why the subject site was left with such a low intensity land use between two very intense ones. Regardless, since that time the Colorado Department of Transportation's WestConnect Planning and Environmental Linkages (PEL) study Final Report came out in 2018, and the City of Golden's Integrated Transportation Plan was adopted. Golden's plan stops short of the subject site and does not include recommendations, but it does show an expanded and re-routed State Highway 93 nearby. The WestConnect PEL indicates short term and long-term improvements in the form of adding a median to the highway in front of the site. This would cause the intersection at West 56th Avenue to be converted into a right-in/right-out intersection. The most local change of circumstance is on the property itself. For many years the owners, Laramie Ridge, LLC, have marketed the property for sale. Proposals have come and gone, but residential subdivisions in line with the CMP recommendation have not been envisioned. Simultaneously, Wildlife Protection Solutions has outgrown its offices in Denver. WPS and Laramie Ridge are closely related entities. Now, Laramie Ridge has looked inward, and determined that a property that it already owns could be see its agricultural and ranching heritage preserved and celebrated by developing the property into the new WPS headquarters campus. The jobs that would be relocated from Denver to Jefferson County would be primary jobs. The CMP is very supportive of promoting land uses that expand and diversify the County's economic base and create Primary Jobs. This idea should be acclaimed, and we must realize the CMP does have an ideal land use recommendation for uses such as this. Siting a mixed-use agricultural lodging office campus is not something that conceived when amending the CMP land use designation map."*

Staff's Analysis: The reasons for the Rural Residential land use recommendation in the CMP are to allow for the historic structures on the property and to provide a break between commercial use areas along Hwy 93 and Open Space. The land use recommendation considers that access to this site from Hwy 93 would be limited, which also contributed to the lower intensity land use recommendation. Staff does not find that there is a change in circumstance that has occurred in the local area since the land use recommendation was put into place and does not agree with the applicant's rationale above.

However, the proposed land use is a unique use that could not be evaluated at the time of writing the Comprehensive Master Plan recommendations. The proposed ODP would allow multiple use types while keeping the agricultural heritage that is valued in the North Plains communities. Staff finds that while these reasons expressed by the applicant alone do not present a change of circumstance, the applicant is providing a transition use area for this corridor, that staff supports. The Comprehensive Master Plan does not have a metric for measuring unique uses and this proposal represents one that would be hard to anticipate. The applicant is preserving the rural character of the area by preserving the historic structures, continuing the agricultural uses by allowing animal grazing, requiring the architecture of new structures to be compatible with existing agricultural buildings along State Highway 93, and adding greater setbacks and clustering of buildings within the development. For these reasons, staff finds that the applicant has created a bridge between the Comprehensive Master Plan recommendation and the proposed uses.

Staff finds that the applicants have adequately addressed the three factors for proposals out of conformance with the Plan.

Physical Constraints: The subject properties lie within a subsidence area. A subsidence area is considered major geologic hazard area. To address the subsidence area, the proposed ODP would create a No Build Area on the subject property, that includes some of the geologic hazard area, and adequate mitigation will be required at the time of Site Development Plan for any structures proposed in the subsidence area. The subject properties are also within a moderate wildlife quality habitat. The applicant has proposed wildlife friendly fencing and coordination with CPW at other phases of development.

Community Resources: There are no historic points or districts identified on the subject properties, however the Jefferson County Historic Commission has stated that there are several structures that are eligible for the National Register of Historic Places. The applicant has provided requirements within the proposed ODP for the preservation and rehabilitation of the subject structures in conformance with the Secretary of Interior's standards for rehabilitation. The subject properties are not within the Front Range Mountain Backdrop, but there are significant viewsheds within the State Highway 93 corridor. The applicant has provided setback and height limitations as well as building design and separation requirements that would protect significant viewsheds and meet the recommendation of the Comprehensive Master Plan, to do so. The Comprehensive Master Plan also recommends that this area minimize lighting impacts, which the applicant has done by proposing the mountain standards for lighting within the Zoning Resolution, which are stricter than the plains standards. Finally, the CMP discusses creating a visual buffer strip along State Highway 93. The applicant is proposing a 225-foot setback for new structures and prevents parking within Use Area 3 that would be closer to the right-of-way than proposed structures. The visual buffer strip will be created with the proposed restrictions.

Infrastructure, Water and Services: Proposed infrastructure and services are available and adequate to support the proposed Rezoning. The subject property receives fire protection from the Fairmount Fire Protection District. Jefferson County Sheriff's Office provides law enforcement to the area. The water and sanitation services for the subject property, served by the North Table Mountain Water and Sanitation District and an individual well, will provide a mix of public and private water sources. The subject properties will be served by an individual septic system that will be permitted by the Colorado Department of Public Health and Environment. This permitting will be required at the time of Site Development Plan. Jefferson County Public Health has cited no further concerns with this proposal.

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

Staff has not identified unmitigated negative impacts of this request to the surrounding area. The approval of this Rezoning would allow office, residential, and agricultural uses that are consistent with the surrounding area. The applicant has provided greater setbacks, building height restrictions, and architectural standards than are currently required within this area. The applicant is proposing landscaping that is consistent with the landscaping within this area and will provide a buffer and transition

of uses. Staff finds that the applicant has provided sufficient standards within the proposed ODP to mitigate any negative impacts upon the surrounding area.

d. The availability of infrastructure and services.

As discussed above, staff's analysis found that existing infrastructure and services are available and adequate to support the proposed amendment to the zoning.

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

There are no known commercial mineral deposits on the subject property.

8. COMMUNITY MEETING

A Community Meeting was held on August 31, 2021. There were 4 individuals in attendance. Community members did not raise questions or concerns, they were only in attendance to listen to the proposal. No opposition was expressed. Full details of the Community Meeting are available in the case packet.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff did not receive written comments nor phone calls regarding this application.

10. AGENCY REFERRAL RESPONSES

This application was sent on two referrals to 12 Jefferson County Departments & Divisions, 18 external agencies, and 13 registered associations (please see the first referral matrix and HOA mailing list in the case packet for more information). **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. Please see the attached Notification Summary for more information.

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

If the Rezoning is approved, the applicants will be required to proceed with a Site Development Plan. The Site Development Plan will review architecture, lighting, landscaping, and transportation infrastructure requirements. Once the Site Development Plan has been completed, Building Permits will be required for each structure.

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

Staff's analysis concludes that the proposed Rezoning from A-2 to a PD is in general conformance with the land use recommendation and policies of the CMP. No potential negative impacts to the surrounding community or wildlife were identified, and infrastructure and services are in place to support the proposed land uses. This application meets all Rezoning criteria specified in the Zoning Resolution. 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 Board of County Commissioners may consider, as detailed in subsection 6 of this staff report.

- 1. The proposed office, residential, and agricultural land uses are compatible with the existing and allowable commercial, retail, office, residential, and Open Space land uses in the surrounding area. The Rezoning would allow a variety of land uses consistent with the adjacent variety of land uses.**
- 2. The proposal is in general conformance with the Comprehensive Master Plan ("Plan"). It is not in conformance with the Rural Residential recommendation in the North Plains Area Plan. However, the proposal satisfactorily addresses the three factors for proposed land uses out of conformance with the Plan. All other applicable goals and policies of the Plan have been met.**
- 3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered. No unmitigated potential negative impacts were identified. Mitigation measures set forth in the Official Development Plan standards include setback requirements and height restrictions for viewshed protection, architectural standards for visual and character compatibility with the surrounding area, and requirements to preserve historic structures.**
- 4. The subject property is served by individual well and septic systems and North Table Mountain Water and Sanitation for water services, the Fairmount Fire Protection District, and the Jefferson County Sheriff's Office. The existing infrastructure and services are adequate and available, for purposes of rezoning, to serve the proposed land uses.**
- 5. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.**

Planning Commission:

Planning Commission Recommendation (Resolution dated February 8, 2023 attached):

Approval

X (7-0)

Approval with Conditions
Denial

The case was scheduled on the consent agenda of the Planning Commission hearing and remained on the consent agenda. The Planning Commission unanimously recommended the case for approval without any red-marks on the ODP.

BOARD OF COUNTY COMMISSIONER ACTION:

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

COMMENTS PREPARED BY:

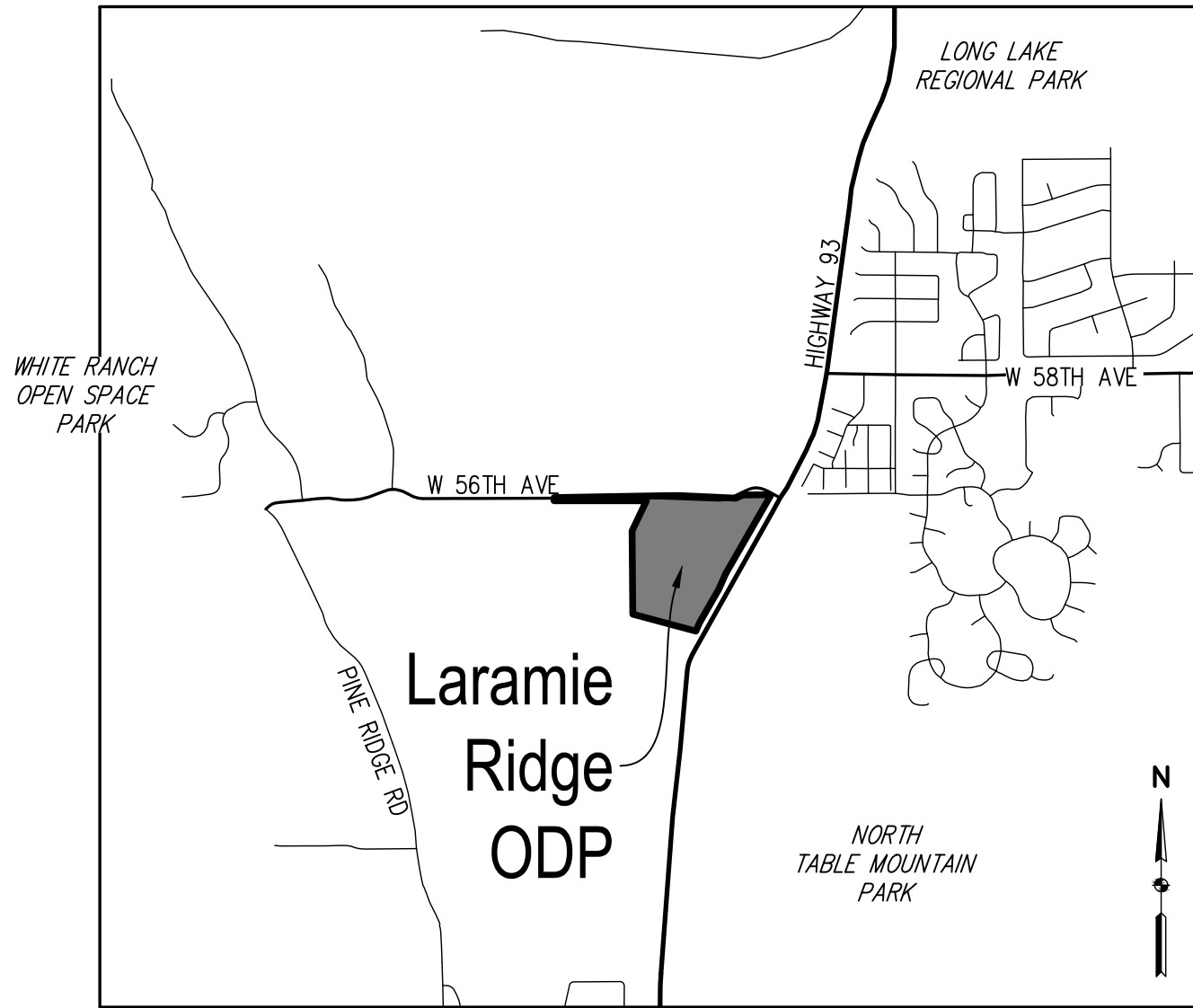
Cassidy Clements

Cassidy Clements
Planner III
February 9, 2023

PROPOSED ZONING

LARAMIE RIDGE
OFFICIAL DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 1 OF 5



VICINITY MAP
1"=2000'

LEGAL DESCRIPTION

A PORTION OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;

THENCE ON A RECORD BEARING OF SOUTH 89°38'09" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 1468.50 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY NO. 93 THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 62°37'45" EAST A DISTANCE 24.33 FEET;
- 2) SOUTH 30°00'01" WEST A DISTANCE OF 1040.14 FEET;
- 3) SOUTH 24°20'25" WEST A DISTANCE OF 201.66 FEET;
- 4) SOUTH 30°05'30" WEST A DISTANCE OF 450.33 FEET;
- 5) SOUTH 22°59'34" WEST A DISTANCE OF 102.05 FEET;

THENCE ALONG THE PERIMETER OF AN 'OPEN SPACE PARCEL' THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 74°48'51" WEST A DISTANCE OF 758.55 FEET;
- 2) NORTH 00°15'43" WEST A DISTANCE OF 964.85 FEET;
- 3) NORTH 25°34'07" EAST A DISTANCE OF 387.66 FEET;
- 4) NORTH 89°51'25" WEST A DISTANCE OF 615.15 FEET;
- 5) NORTH 89°48'49" WEST A DISTANCE OF 457.42 FEET;

THENCE NORTH 00°37'01" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 36.06 FEET TO THE WEST 1/16 CORNER OF SECTION 16 AND 9;

THENCE NORTH 89°09'30" EAST ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 1338.42 FEET TO THE NORTH 1/4 CORNER OF SECTION 16; THENCE NORTH 89°38'09" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 117.73 FEET;

THENCE SOUTH 87°11'25" EAST ALONG A SOUTHERLY OF THAT PARCEL WITH RECEPTION NO. 84064513 A DISTANCE OF 368.84 FEET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST 56TH AVENUE AS DESCRIBED IN RECEPTION NO.80082809 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 87°11'25" EAST A DISTANCE OF 284.42 FEET;
- 2) A NON-TANGENT CURVE LEFT FROM WHENCE THE RADIUS POINT BEARS NORTH 21°00'21" WEST A RADIAL DISTANCE OF 704.10 FEET, HAVING A DELTA ANGLE OF 07°10'36" AND AN ARC OF 88.19 FEET;

THENCE NORTH 89°38'09" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 299.97 FEET TO THE POINT OF BEGINNING. COUNTY OF JEFFERSON, STATE OF COLORADO,

EXCEPT EASEMENT AND RIGHT OF WAY FOR STATE HIGHWAY NO. 93 AND W. 56TH AVENUE.

THE SITE CONTAINS A CALCULATED AREA OF 40.21 ACRES.

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. DURING THE SITE DEVELOPMENT PLAN PROCESS THE PLANNING AND ZONING DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- A. FINAL ROAD ALIGNMENTS
- B. FINAL CONSTRUCTION OF IMPROVEMENTS
- C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND BUILDING LOCATIONS

APPLICABILITY STATEMENT

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS OFFICIAL DEVELOPMENT PLAN, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE JEFFERSON COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF PLATTING, SITE DEVELOPMENT PLAN, AND/OR BUILDING PERMIT APPLICATION. IN THE EVENT A STANDARD OR DEFINITION IS IN CONFLICT, THE STANDARD OR DEFINITION IN THIS OFFICIAL DEVELOPMENT PLAN SHALL GOVERN.

APPROVED FOR RECORDING

THIS OFFICIAL DEVELOPMENT PLAN, TITLED **LARAMIE RIDGE OFFICIAL DEVELOPMENT PLAN**, WAS APPROVED THE _____ DAY OF _____, 20____, 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 LARAMIE RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY .

BY: JEFFERSON COUNTY PLANNING AND ZONING DIRECTOR

SIGNATURE: _____

DATE: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO

ON THIS _____ DAY OF _____, 20____,

BY: _____
JEFFERSON COUNTY CLERK AND RECORDER

DEPUTY CLERK

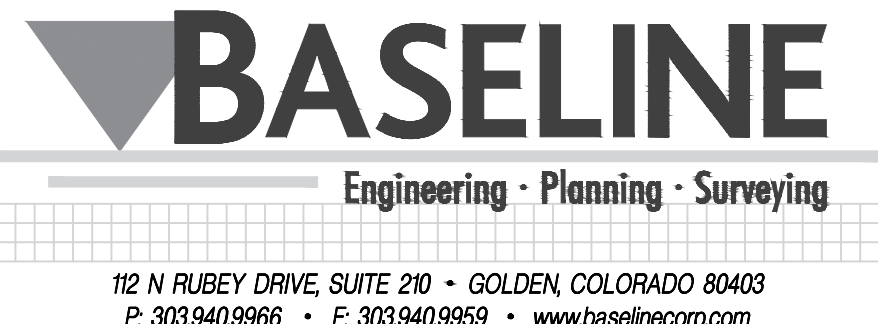
THIS OFFICIAL DEVELOPMENT PLAN WAS PREPARED BY:
ETHAN WATEL, AICP
BASELINE ENGINEERING CORPORATION
112 N RUBEY DR, SUITE 210
GOLDEN, CO 80403
WWW.BASELINECORP.COM

THIS OFFICIAL DEVELOPMENT PLAN WAS PREPARED FOR:
DEVELOPER:
WILDLIFE PROTECTION SOLUTIONS, A COLORADO NONPROFIT CORPORATION

LANDOWNER:
LARAMIE RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY



ODP FOR HEARING - BASELINE JOB NO. 457PL



N:\PLANNING LLC\457 Wildlife Protection Solutions\Drawings\Planning Documents\ODP\457 Laramie Ridge ODP.dwg, 1/31/2023 10:19:07 AM, Ethon Wotol

LARAMIE RIDGE
OFFICIAL DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 2 OF 5

CASE NUMBER: 22-104257RZ

STATEMENT OF INTENT

THE PURPOSE AND INTENT OF THIS OFFICIAL DEVELOPMENT PLAN IS TO ALLOW THE CREATION OF A COMMERCIAL CAMPUS FOR A WILDLIFE CONSERVATION NON-PROFIT HEADQUARTERS WHICH MAY INCLUDE OFFICE, EDUCATIONAL, COMMUNITY, AGRICULTURAL, AND RESIDENTIAL USES. EXISTING AGRICULTURAL AND RANCH BUILDINGS ON THE PROPERTY ARE INTENDED TO BE RETAINED, MAINTAINED, AND REHABILITATED TO THE EXTENT PRACTICAL AND FEASIBLE TO PROTECT THESE HISTORIC RESOURCES.

WRITTEN RESTRICTIONS

ALL OF THE STANDARDS OF THE JEFFERSON COUNTY AGRICULTURAL-TWO (A-2) ZONE DISTRICT AND APPLICABLE SECTIONS OF THE ZONING RESOLUTION SHALL APPLY TO THE PROPERTY AS SHOWN ON THE GRAPHIC WITH THE FOLLOWING MODIFICATIONS:

A. PLANNING AREA 1

- PERMITTED USES:
 - BUSINESS AND PROFESSIONAL OFFICES
- ACCESSORY USES:
 - CONFERENCE SPACES AND EVENT CENTER, MAXIMUM CAPACITY 100 GUESTS
 - EDUCATIONAL USES SUCH AS VISITING FIELD-BASED LEARNING AND TRAINING, UP TO 30 VISITORS PER MONTH.
- LOT AND BUILDING STANDARDS
 - MAXIMUM BUILDING HEIGHT: 35 FEET
 - MAXIMUM GROSS FLOOR AREA, ALL BUILDINGS IN PLANNING AREA 1, PRIMARY AND ACCESSORY, CUMULATIVE: 35,000 SQUARE FEET
 - MAXIMUM BUILDING SEPARATION BETWEEN BUILDINGS GREATER THAN 1,000 SQUARE FEET: 75 FEET
 - MAXIMUM NUMBER OF PRIMARY BUILDINGS: TWO (2)
 - ACCESSORY USES CANNOT EXCEED THE SQUARE FOOTAGE OF THE PRIMARY USE TO WHICH THEY ARE SUBORDINATE.

B. PLANNING AREA 2

- PERMITTED USES:
 - DWELLING, SINGLE-FAMILY DETACHED
 - DETACHED RENTAL CABINS
- ACCESSORY USES: DETACHED ACCESSORY DWELLING UNITS ARE PROHIBITED
- LOT AND BUILDING STANDARDS
 - MAXIMUM NUMBER OF DWELLINGS, SINGLE-FAMILY DETACHED: FOUR (4)
 - MAXIMUM BUILDING HEIGHT FOR DWELLING, SINGLE-FAMILY DETACHED: 30 FEET
 - MAXIMUM GROSS FLOOR AREA FOR DWELLING SINGLE-FAMILY DETACHED: 3,500 SQUARE FEET PER BUILDING
 - BUILDINGS AND STRUCTURES IN PLANNING AREA 2 SHALL BE CLUSTERED IN ACCORDANCE WITH BUILDING SEPARATION STANDARDS
 - BUILDING SEPARATION BETWEEN ADJACENT DWELLINGS, SINGLE-FAMILY DETACHED:
 - MINIMUM 20 FEET
 - MAXIMUM 150 FEET
 - BUILDING SEPARATION BETWEEN ADJACENT RENTAL CABINS:
 - MINIMUM 15 FEET
 - MAXIMUM 50 FEET
 - MAXIMUM NUMBER OF RENTAL CABINS: FIVE (5)
 - MAXIMUM BUILDING HEIGHT FOR RENTAL CABINS: 25 FEET
 - MAXIMUM GROSS FLOOR AREA FOR RENTAL CABINS: 800 SQUARE FEET, PER BUILDING
 - MAXIMUM GROSS FLOOR AREA FOR DETACHED ACCESSORY USES: 2,000 SQUARE FEET, CUMULATIVE

C. PLANNING AREA 3

- PERMITTED USES:
 - BARN, STABLE, CORRAL, PENS, AND RUNS AND OTHER LIVESTOCK STRUCTURES
 - GENERAL FARMING, INCLUDING GRAINS, FRUIT, VEGETABLES, GRASSES, HAY, LIVESTOCK RAISING, RANCHING, AND THE KEEPING AND BOARDING OF LIVESTOCK, SUBJECT TO GENERAL REQUIREMENTS OF THE AGRICULTURAL ZONE DISTRICT.
 - STORAGE SHEDS INCLUDING FOR STORAGE OF AGRICULTURAL EQUIPMENT
 - TEMPORARY EVACUATION SITE FOR DISPLACED ANIMALS INCLUDING LIVESTOCK
- LOT AND BUILDING STANDARDS:
 - MAXIMUM GROSS FLOOR AREA: 2,000 SQUARE FEET, CUMULATIVE

D. PLANNING AREA 4

- PERMITTED USES
 - ALL PERMITTED USES IN THE AGRICULTURAL-TWO (A-2) ZONE DISTRICT.
 - BUSINESS AND PROFESSIONAL OFFICES
 - TEMPORARY EVACUATION SITE AND BOARDING FOR DISPLACED ANIMALS INCLUDING LIVESTOCK
- LOT AND BUILDING STANDARDS

- MAXIMUM BUILDING HEIGHT: EXISTING BUILDINGS, INCLUDING SILOS, MAY REMAIN AT AND MAY BE REBUILT AT EXISTING HEIGHTS. NEW STRUCTURES MAXIMUM HEIGHT SHALL BE 30 FEET.
- MAXIMUM GROSS FLOOR AREA: 32,000 SQUARE FEET (CUMULATIVE OF ALL BUILDINGS AND STRUCTURES).
- THE EXISTING BUILDINGS AND STRUCTURES ARE TO REMAIN, TO THE EXTENT FEASIBLE, SUBJECT TO ENGINEERING AND BUILDING SAFETY REVIEWS. REBUILT AND NEW BUILDINGS AND STRUCTURES SHALL MATCH THE FORM AND GENERAL ARCHITECTURAL VERNACULAR OF THE REPLACED OR EXISTING BUILDING OR STRUCTURE.
- MAXIMUM NUMBER OF DWELLINGS, SINGLE-FAMILY DETACHED: ONE (1). THE DWELLING SHALL BE LIMITED TO THE EXISTING RESIDENTIAL STRUCTURE.

E. ALL PLANNING AREAS

- ACCESSORY USES:
 - PARKING, PARKING LOT (EXCEPT PLANNING AREA 3)
 - ACCESSORY STRUCTURES INCLUDING MINI-STRUCTURES AND STORAGE SHEDS INCLUDING STORAGE OF AGRICULTURAL EQUIPMENT, SUBJECT TO LIMITATIONS IN EACH PLANNING AREA
 - PLAZAS, GAZEBOS, PATIOS, AND INFORMAL GATHERING SPACES
 - PUBLIC AND PRIVATE TRAILS (PAVED OR UNPAVED), RECREATIONAL AMENITIES
- LOT AND BUILDING STANDARDS
 - MAXIMUM NUMBER OF LOTS: ONE (1) LOT WITHIN THE PLANNED DEVELOPMENT
 - MINIMUM SETBACKS FOR PRIMARY AND ACCESSORY BUILDINGS AND STRUCTURES
 - FROM COLORADO STATE HIGHWAY 93 RIGHT-OF-WAY: 225 FEET
 - FROM COLORADO STATE HIGHWAY 93 RIGHT-OF-WAY (EXISTING AND REBUILT BUILDINGS IN PLANNING AREA 4): 170 FEET
 - FROM WEST 56TH AVENUE RIGHT-OF-WAY: 50 FEET (MEASURED FROM FUTURE RIGHT-OF-WAY DEDICATION)
 - FROM WEST AND SOUTH ODP BOUNDARIES: 75 FEET
 - MINIMUM SETBACK FOR LIVESTOCK ACCESSORY STRUCTURES
 - FROM COLORADO STATE HIGHWAY 93 RIGHT-OF-WAY: 150 FEET
- PARKING FOR SPECIAL EVENTS MAY OCCUR ON FLAT, PERMEABLE SURFACES IN PLANNING AREA 1.
- NO-BUILD AREA: THE PORTIONS OF THE PROPERTY ABOVE 5,990 FEET IN ELEVATION SHALL BE CONSIDERED A NATURAL AREA AND KEPT UNDISTURBED, WITH THE EXCEPTION OF TRAILS.

F. LANDSCAPING

LANDSCAPING SHALL FOLLOW THESE SPECIFIC STANDARDS.

- LANDSCAPING SHALL BE REQUIRED FOR ALL COMMON AREAS INTERNAL TO AND AROUND THE PERIMETER OF ANY SINGLE-FAMILY DWELLING AND RENTAL CABIN GROUP AND FOR COMMERCIAL AND INSTITUTIONAL USES.
- MAXIMUM IMPERVIOUS AREA: 15% OF THE SITE.
- GROUND COVER PLANTS, NATIVE GRASS OR TURF MUST FULLY COVER THE REMAINDER OF ANY FORMAL LANDSCAPED AREA EXCEPT UNDER TREES WHERE FIRE RESISTIVE MULCH MAY BE USED AND EXCEPT IN NATURAL AREAS AND UNDISTURBED AREAS.
- FORMAL LANDSCAPE AREAS CONTAIN PERIMETER AREAS, PARKING AREAS, AND INTERNAL AREAS AS FURTHER SPECIFIED IN THIS ODP.
- LANDSCAPING MAY BE INSTALLED IN A LINEAR, CLUSTER, OR OTHER APPROPRIATE PATTERN.
- PERIMETER AREAS
 - ENTRYWAY (56TH): THE PRIMARY SITE ENTRANCE ON WEST 56TH AVENUE SHALL BE PLANTED WITH HARDY DROUGHT RESISTANT LANDSCAPE MATERIALS SUCH AS ORNAMENTAL TREES, FLOWERING SHRUBS AND PERENNIALS AND GROUND COVERS. PLANTING SHALL BE MASSED AND SCALED AS APPROPRIATE FOR THE ENTRYWAY SIZE AND SPACE.
 - THE ENTRYWAY SHALL BE LANDSCAPED 90 FEET EAST AND WEST OF THE INTERSECTION (MEASURED FROM THE EDGE OF PAVEMENT) AND 20 FEET SOUTH OF THE INTERSECTION.
 - MINIMUM LANDSCAPE PLANTING REQUIREMENTS SHALL BE 5 TREES AND 15 SHRUBS ON EACH SIDE OF THE INTERSECTION.
 - DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 15 FEET FROM THE BACK OF THE CURB OR EDGE OF THE STREET.
 - ENTRYWAY (SH 93): THE SECONDARY, EMERGENCY ACCESS ON STATE HIGHWAY 93 SHALL BE PLANTED IN ACCORDANCE WITH THE STREET/ROAD PERIMETER AREA STANDARDS, BELOW.
 - STREET/ROAD PERIMETER AREAS:
 - LANDSCAPE BUFFERS SHALL BE PROVIDED ALONG STREET FRONTAGES AS PROVIDED IN THIS SECTION.
 - THE LANDSCAPE BUFFER SHALL BE 30 FEET WIDE ALONG STATE HIGHWAY 93 AND 10 FEET WIDE ALONG WEST 56TH AVENUE.
 - ALL STREET/ROAD PERIMETER LANDSCAPE BUFFERS SHALL BE PLANTED WITH NATIVE GRASS SEED MIX THAT GROWS TO A HEIGHT OF 3 TO 4 FEET. NATIVE SHRUBS SHALL BE PLANTED IN ADDITION.
 - WITHIN THE LANDSCAPE BUFFER ALONG STATE HIGHWAY 93, A MINIMUM OF 17 TREES SHALL BE PLANTED. NATIVE SHRUBS SHALL BE PLANTED NEAR TREES. A MINIMUM OF 26 SHRUBS SHALL BE PLANTED ALONG STATE HIGHWAY 93.

- AT THE NORTHEAST CORNER OF THE SITE, A LANDSCAPE BUFFER SHALL BE PROVIDED ALONG WEST 56TH AVENUE, 250 FEET WEST OF THE INTERSECTION WITH STATE HIGHWAY 93 (AS MEASURED FROM THE PROPERTY LINE). THIS LANDSCAPE BUFFER SHALL BE 20 FEET WIDE AND SHALL CONTAIN A MINIMUM OF 5 TREES AND 15 SHRUBS.
- ANY PERIMETER AREAS DISTURBED BY THIS DEVELOPMENT SHALL BE REVEGETATED WITH HARDY DROUGHT RESISTANT LANDSCAPE MATERIALS SUCH AS NATIVE GRASSES AND WILDFLOWERS TO EMULATE THE NATURAL APPEARANCE FOUND ON THE PROPERTY.
- ADJACENT OPEN SPACE PROPERTIES AND PLANNING AREAS WITHIN THIS ODP SHALL NOT BE CONSIDERED DISSIMILAR USES AND THERE IS NO BUFFER REQUIREMENT.
- PARKING LOT AREAS. LANDSCAPING STANDARDS FOR PERIMETER PARKING AREAS AND INTERNAL PARKING AREAS SHALL FOLLOW THE ZONING RESOLUTION.
- INTERNAL AREAS. INTERNAL LANDSCAPING IS THE REMAINING LANDSCAPE AREA AFTER THE PERIMETER LANDSCAPE AREAS, PARKING LANDSCAPE AREAS, LIVESTOCK GRAZING AREAS, AGRICULTURAL AREAS, AND NATURAL AREAS HAVE BEEN SUBTRACTED FROM THE TOTAL SITE AREA. INTERNAL AREA LANDSCAPING SHALL BE PRESERVED, OR REVEGETATED IF DISTURBED, TO ITS NATURAL CONDITION. TREES AND SHRUBS MAY BE INSTALLED WHERE APPROPRIATE.
- DETENTION/RETENTION PONDS AND STORMWATER FEATURES SHALL BE LANDSCAPED IN ACCORDANCE WITH THE ZONING RESOLUTION.
- IN PLANNING AREA 2, A MINIMUM ONE (1) TREE PER DWELLING UNIT AND RENTAL CABIN SHALL BE PROVIDED.

G. ARCHITECTURE

- UNLESS OTHERWISE MODIFIED BELOW, ALL ARCHITECTURE STANDARDS SHALL FOLLOW THE ZONING RESOLUTION.
- APPLICABILITY: THIS SECTION SHALL REGULATE THE EXTERIOR DESIGN OF NEW BUILDINGS AND STRUCTURES WITHIN THIS OFFICIAL DEVELOPMENT PLAN. IT SHALL ALSO REGULATE THE EXTERIOR DESIGN OF BUILDINGS AND STRUCTURES FOR ADDITIONS SUCH THAT THE COMPLETED STRUCTURE SHALL MEET THE FORM AND MATERIAL REQUIREMENTS FOR A NEW BUILDING.
- EXEMPTIONS - THIS SECTION SHALL NOT APPLY TO:
 - ANY BUILDING OR STRUCTURE WITHIN THIS ODP IN EXISTENCE AS OF THE DATE OF ADOPTION.
 - ANY STRUCTURES OR BUILDINGS THAT ARE FOR AGRICULTURAL USE (BARN, STABLE, SILO, CORRAL, PEN, GREENHOUSE) AND LESS THAN 15,000 SQUARE FEET GFA.
 - BUILDINGS AND STRUCTURES LESS THAN OR EQUAL TO 1,000 SQUARE FEET GFA.
- EXTERIOR BUILDING MATERIALS AND COLORS
 - BUILDINGS WITH OVER 10,000 SQUARE FEET OF GROSS FLOOR AREA (GFA) SHALL UTILIZE MORE MASSIVE MATERIALS, SUCH AS STONE OR BRICK OR DARKER COLORS ON THE LOWER PORTION OF THE BUILDING.
 - EXTERIOR FINISH MATERIALS AND COLORS FOR ALL NEW BUILDINGS INCLUDING AGRICULTURAL BUILDINGS (BARN, STABLE, SILO, CORRAL, PEN, GREENHOUSE) SHALL BE COMPATIBLE WITH THE EXISTING AGRICULTURAL BUILDINGS.
- FACADE TREATMENT
 - EXTERIOR SHADING DEVICES MAY VARY BY FACADE ORIENTATION TO FACILITATE ENERGY AND COMFORT REQUIREMENTS PROVIDED THEY ARE COMPATIBLE IN MATERIAL AND DESIGN TO FENESTRATION.
 - EXTERIOR WALLS OVER 50 FEET IN LENGTH SHALL FEATURE CHANGES IN SURFACE PLANE AT NO LESS THAN 50 FEET INTERVALS. ON BUILDINGS WITH OVER 10,000 SQUARE FEET OF GFA, A SURFACE PLANE CHANGE MUST CONTINUE HORIZONTALLY FOR AT LEAST 24 INCHES AND MUST PROJECT OR RECESS AT LEAST 24 INCHES FROM THE AVERAGE SURFACE PLANE FOR THE ENTIRE BUILDING. ON BUILDINGS 10,000 OR LESS SQUARE FEET OF GFA, A SURFACE PLANE CHANGE MUST CONTINUE HORIZONTALLY FOR AT LEAST 12 INCHES AND MUST PROJECT OR RECESS AT LEAST 12 INCHES FROM THE AVERAGE SURFACE PLANE FOR THE ENTIRE BUILDING.
 - CABINS: EXTERIOR WALLS SHALL NOT REQUIRE A VARIETY OF MATERIALS AND COLORS.
- ROOF TREATMENTS
 - A ROOF PLANE CHANGE MUST OCCUR AT LEAST EVERY 75 FEET. CHANGES INCLUDE BUT ARE NOT LIMITED TO DORMERS THAT EXTEND TO, OR ABOVE THE RIDGELINE OF THE ROOF, PARAPET WITH HEIGHT VARIATION, ROOF PITCH OR ANGLE CHANGE, OR A MINIMUM 24-INCH VARIATION IN HEIGHT.
- HISTORIC STRUCTURES.
 - THE JEFFERSON COUNTY HISTORICAL COMMISSION SHALL BE NOTIFIED IN WRITING AT LEAST 30 DAYS PRIOR TO ANY ALTERING OR DEMOLISHING OF EXISTING STRUCTURES OVER 50 YEARS IN AGE TO PROVIDE THE COMMISSION WITH SUFFICIENT TIME TO DOCUMENT THE STRUCTURES.
 - REHABILITATION OF ALL EXISTING STRUCTURES OVER 50 YEARS IN AGE SHALL FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION.

H. FENCING

- FENCING SHALL BE WILDLIFE-FRIENDLY WHEN NOT NECESSARY TO CONTAIN LIVESTOCK AND DOMESTIC ANIMALS OR TO SCREEN TRASH ENCLOSURES AND UTILITIES.
- WILDLIFE-FRIENDLY PERIMETER FENCING IN PLANNING AREAS 1, 2, AND 4 SHALL FOLLOW COLORADO PARKS AND WILDLIFE (CPW) GUIDELINES (A THREE-STRAND

- SMOOTH WIRE FENCE WITH A MAXIMUM HEIGHT OF 42 INCHES, WITH 16 INCHES BETWEEN THE GROUND AND BOTTOM WIRE AND 12 INCHES BETWEEN THE TOP AND THE SECOND WIRE). IF OTHER TYPES OF FENCING ARE PROPOSED CPW SHOULD BE CONSULTED.
- PERIMETER FENCING IN PLANNING AREA 3 SHALL BE SUFFICIENT TO CONTAIN THE LIVESTOCK ON SITE AND, TO THE EXTENT FEASIBLE, WILDLIFE-FRIENDLY. CPW AND CDOT SHALL BE CONSULTED PRIOR TO AND DURING THE SITE DEVELOPMENT PLAN PROCESS.
 - PERIMETER FENCING SHALL BE OPEN (MAXIMUM 25% OPAQUE).
 - ALL OTHER FENCING STANDARDS SHALL FOLLOW THE STANDARDS OF THE AGRICULTURAL ZONE DISTRICT.

I. ANIMALS

- EACH LARGE ANIMAL SHALL HAVE ACCESS TO A FENCED TURN-OUT AREA OF AT LEAST 12' X 50'. SHADE AND/OR COVER SHOULD ALSO BE PROVIDED TO PROTECT THE ANIMALS FROM BOTH SUN AND INCLEMENT WEATHER.
- 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, WITHIN 50 FEET OF THE SIDE AND REAR LOT LINES, AND WITHIN 75 FEET OF A RESIDENTIAL USE.
- STALLIONS AND BULLS SHALL BE KEPT IN A PEN, CORRAL OR RUN AREA ENCLOSED BY A 7 FOOT FENCE, OR MATERIAL EQUAL OR GREATER IN STRENGTH, EXCEPT WHEN IT IS NECESSARY TO REMOVE THEM FOR TRAINING, BREEDING OR OTHER SIMILAR PURPOSES.
- ODORS ASSOCIATED WITH KEEPING OF LARGE ANIMALS SHALL NOT CAUSE A NUISANCE BEYOND THE BOUNDARIES OF THE ODP.

J. SIGNS

- SIGNS STANDARDS SHALL FOLLOW THE COMMERCIAL DISTRICT SIGN STANDARDS IN THE SIGNS SECTION OF THE ZONING RESOLUTION.
- GROUND SIGNS: THERE MAY BE ONE GROUND SIGN AT THE PRIMARY ENTRANCE ON WEST 56TH AVENUE AND ONE GROUND SIGN AT THE INTERSECTION OF WEST 56TH AVENUE AND STATE HIGHWAY 93.

K. LIGHTING

- THE LIGHTING STANDARDS OF THE "MOUNTAINS" SHALL APPLY.

L. DEFINITIONS

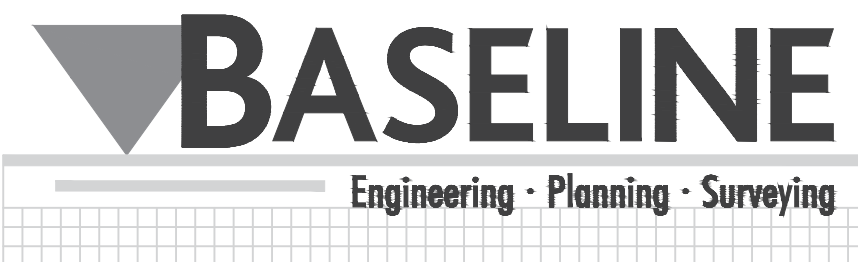
- LIVESTOCK: DOMESTIC ANIMALS OF TYPES CUSTOMARILY RAISED OR KEPT ON FARMS OR RANCHES FOR PROFIT OR OTHER PRODUCTIVE PURPOSES, INCLUDING BUT LIMITED TO: ALPACAS, BISON, CATTLE, DONKEYS, EMU, GOATS, HORSES, LLAMAS, MULES, OSTRICH, POULTRY, SHEEP, AND SWINE.
- RENTAL CABIN: A DETACHED BUILDING WHICH IS USED FOR, OR ADVERTISED AND AVAILABLE TO BE USED FOR, ACCOMMODATIONS OR LODGING OF GUESTS. EACH RENTAL CABIN IS LIMITED TO ONE BEDROOM AND ONE KITCHEN.

M. PHASING

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR A NEWLY CONSTRUCTED DWELLING OR RENTAL CABIN IN PLANNING AREA 2 UNTIL SUCH TIME AS A PRIMARY BUILDING IN PLANNING AREA 1 IS CONSTRUCTED AND RECEIVES A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY.



ODP FOR HEARING - BASELINE JOB NO. 457PL

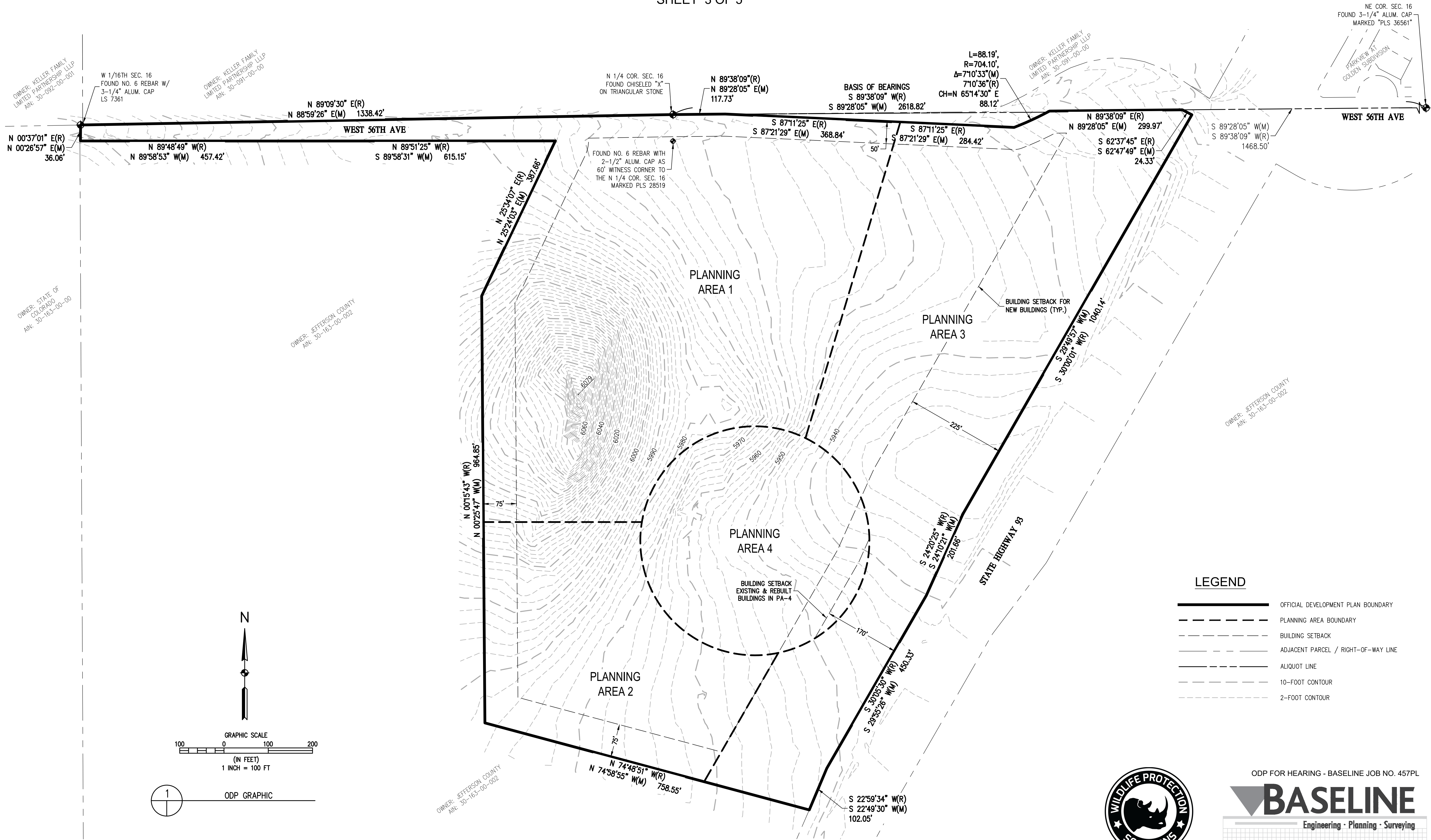


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LARAMIE RIDGE
OFFICIAL DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 3 OF 5

CASE NUMBER: 22-104257RZ

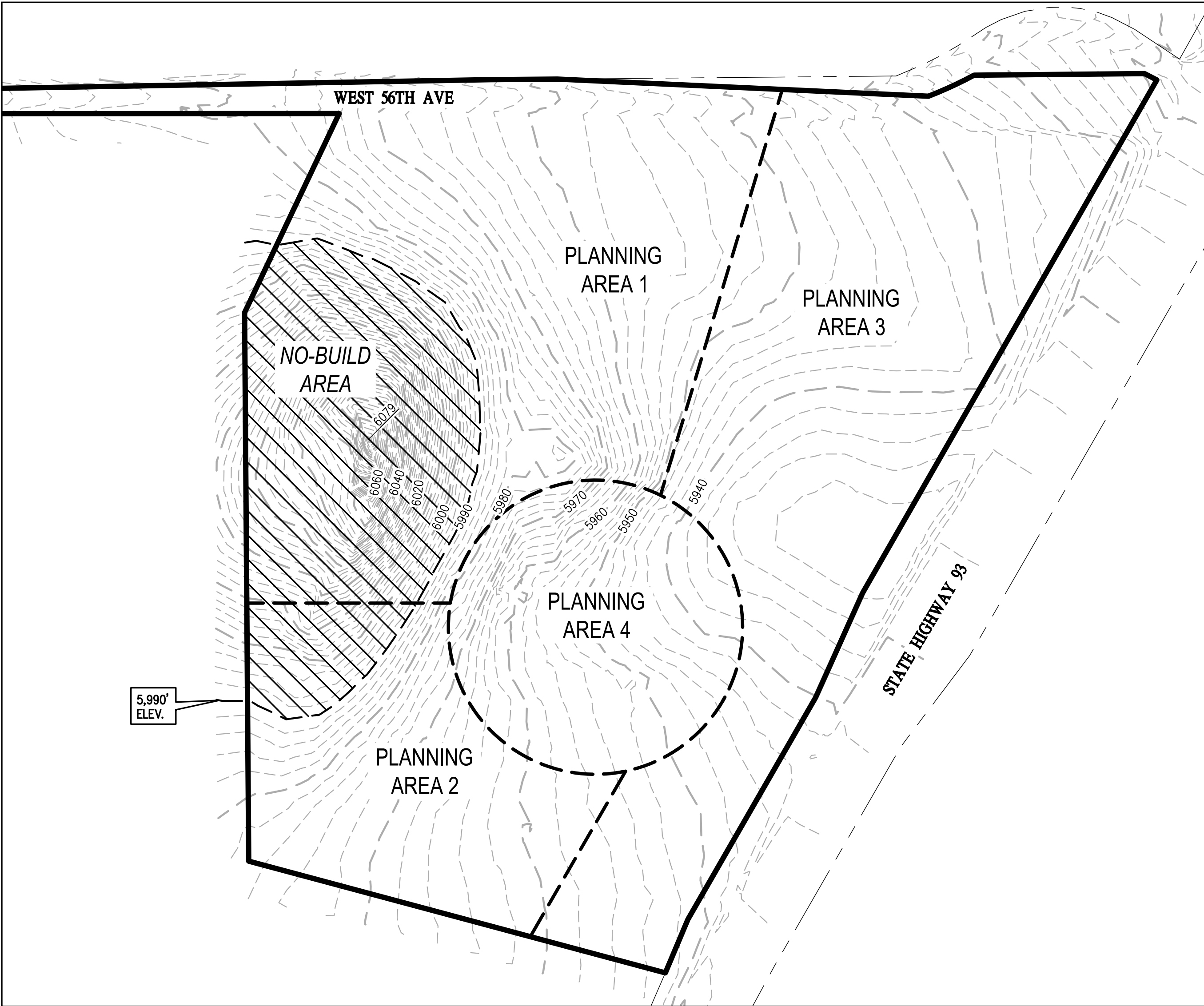


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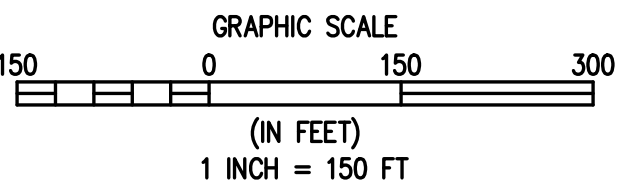
LARAMIE RIDGE
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COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 4 OF 5

CASE NUMBER: 22-104257RZ

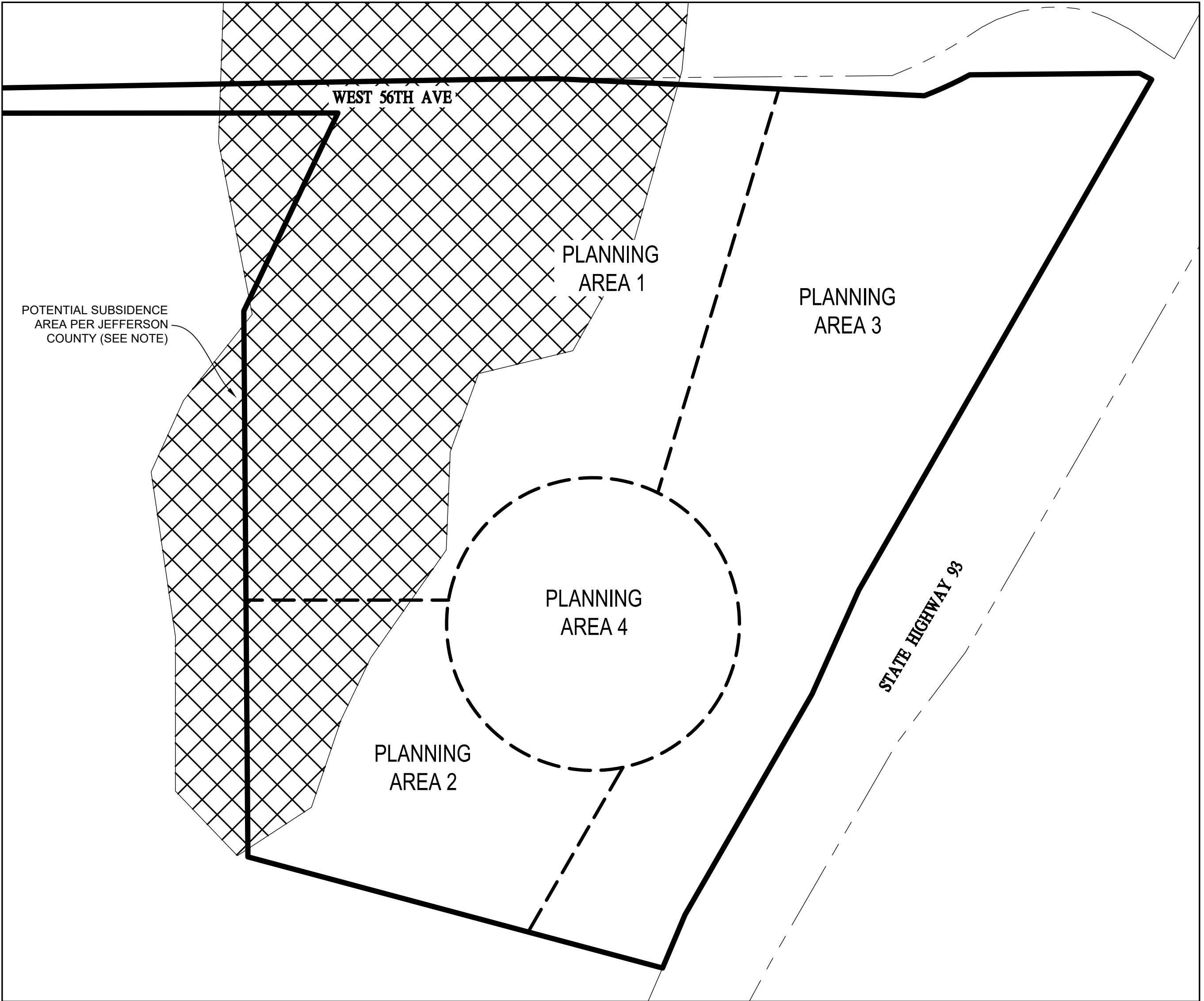


2 NO-BUILD AREA



LEGEND

- OFFICIAL DEVELOPMENT PLAN BOUNDARY
- PLANNING AREA BOUNDARY
- ADJACENT PARCEL / RIGHT-OF-WAY LINE
- 10-FOOT CONTOUR
- 2-FOOT CONTOUR
- NO-BUILD AREA
- POTENTIAL SUBSIDENCE AREA (SEE NOTE)



3 POTENTIAL SUBSIDENCE AREA

NOTE REGARDING POTENTIAL SUBSIDENCE AREA:
THE WESTERN PORTION OF THE PROPERTY HAS BEEN IDENTIFIED AS A NON-ZONED GEOLOGIC HAZARD AREA DUE TO THE SUBSIDENCE POTENTIAL AS A RESULT OF HISTORIC MINING. THE NON-ZONED GEOLOGIC HAZARD DOES NOT HAVE THE SAME RESTRICTIONS AS THE ZONED GEOLOGIC HAZARDS REFERENCED IN SECTION 38 OF ZONING RESOLUTION. BOTH SUBSURFACE AND SURFACE MINING OCCURRED IN THIS AREA WITH THE ROCKY MOUNTAIN NO 2 MINE SOUTH OF WEST 56TH AVENUE WHICH HAD A REPORTED DEPTH OF ~80 FEET. THE GEOTECHNICAL AND GEOLOGIC REPORT REQUIRED AS PART OF THE SDP/PLAT PROCESS SHALL INCLUDE BORINGS IN THE IDENTIFIED AREAS TO DETERMINE RISK. PART 4.10 OF THE GEOLOGIC REPORT ALSO RECOMMENDED ADDITIONAL BORINGS IN THE AREAS WITH SUBSIDENCE POTENTIAL. DURING THE SITE DEVELOPMENT PLAN/PLAT PROCESS THE FEASIBILITY OF BUILDING WITHIN THE POTENTIAL SUBSIDENCE AREA WILL BE DETERMINED.



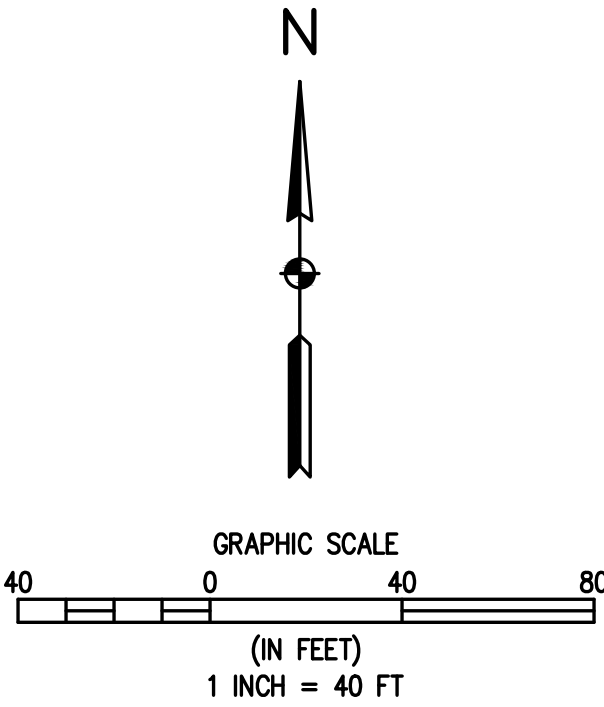
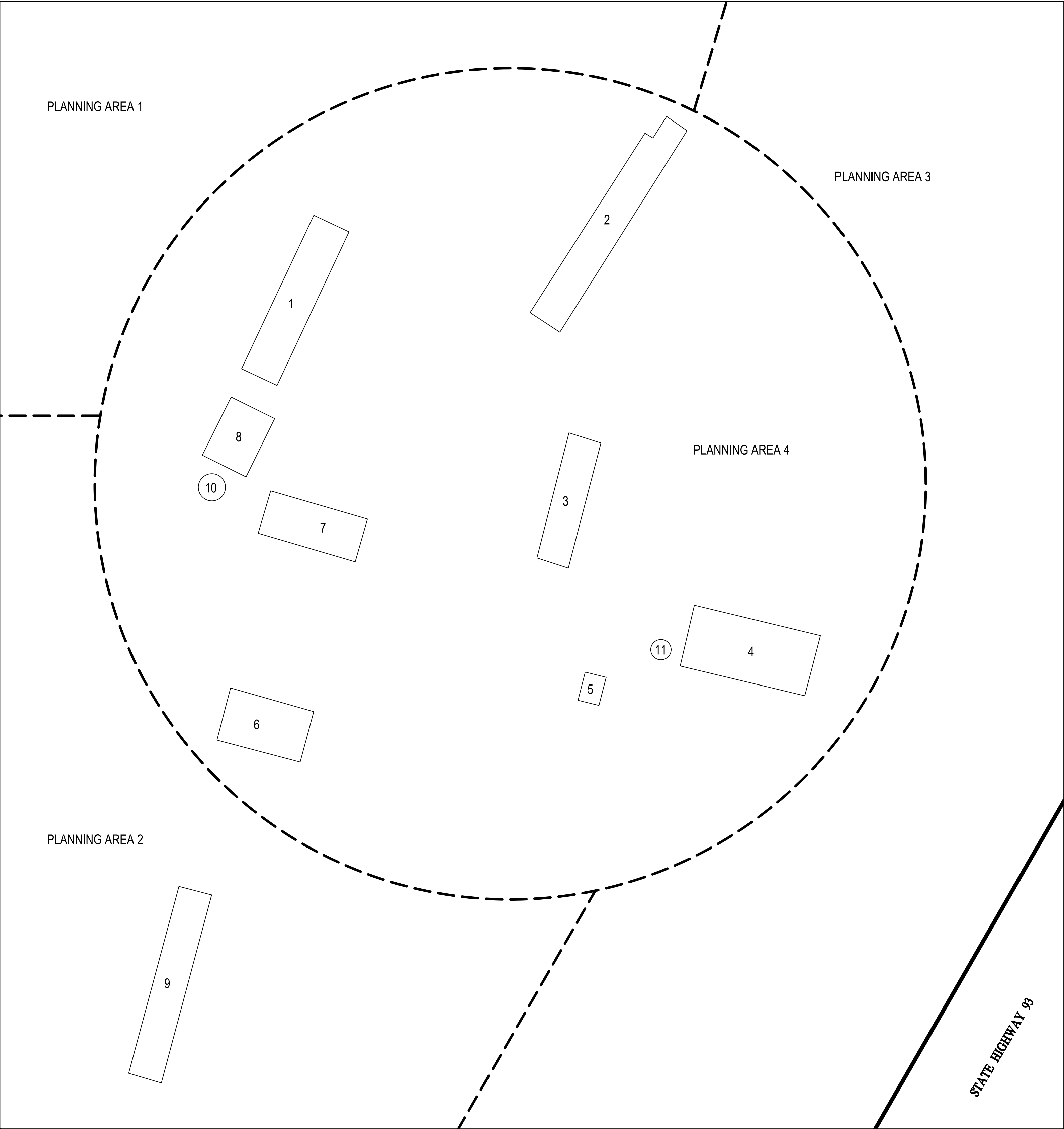
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COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 5 OF 5

CASE NUMBER: 22-104257RZ

BLDG ID #	BLDG TYPE	BLDG SQ. FT
1	POLE BARN	2,568
2	POLE BARN	3,132
3	POLE BARN	1,664
4	DAIRY BARN	3,114
5	FRAME STRUCTURE W/ WINDOWS	243
6	1 ½ STORY RESIDENTIAL	1,774
7	GARAGE	1,734
8	METAL GARAGE	1,225
9	BARN	2,553
10	SILO	225
11	SILO	126
TOTAL		18,007



LEGEND

- OFFICIAL DEVELOPMENT PLAN BOUNDARY
- - - PLANNING AREA BOUNDARY
- - - BUILDING SETBACK
- - - ADJACENT PARCEL / RIGHT-OF-WAY LINE
- - - ALIQUOT LINE
- - - 10-FOOT CONTOUR
- - - 2-FOOT CONTOUR
- - - POTENTIAL SUBSIDENCE AREA (SEE NOTE)

4 EXISTING BUILDING INFORMATION



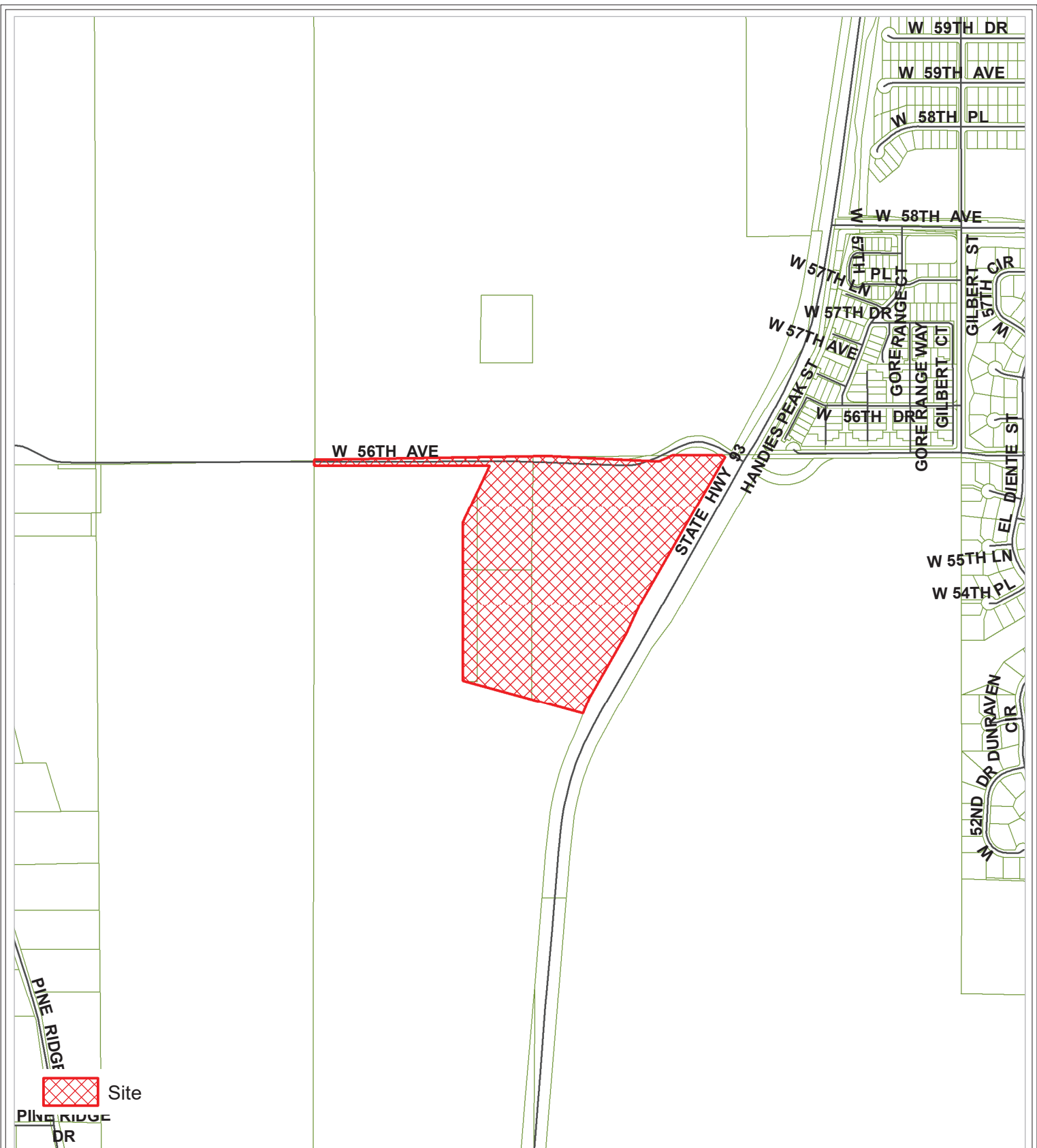
ODP FOR HEARING - BASELINE JOB NO. 457PL

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MAPS



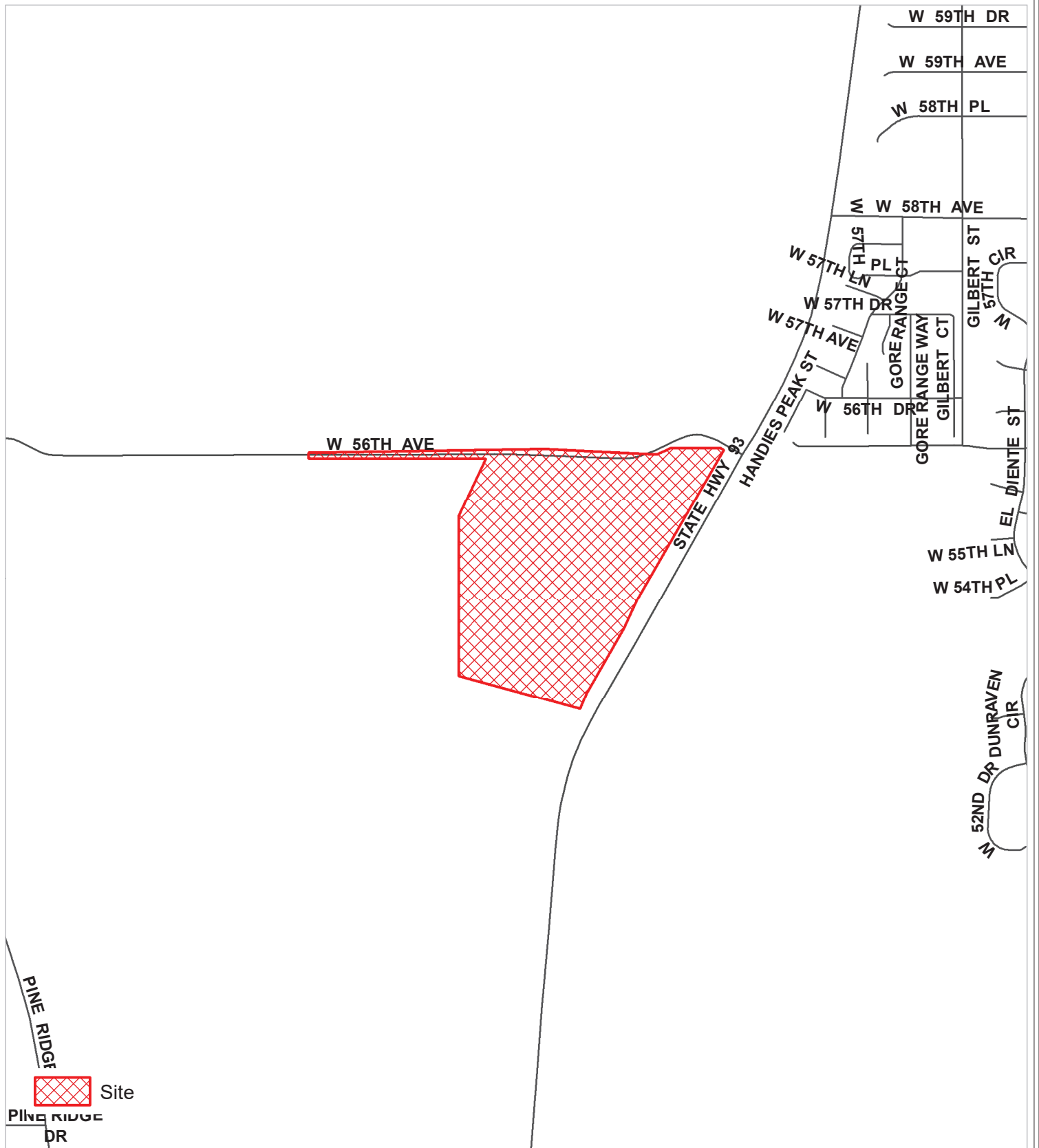
Case Number: 22-104257RZ
Location: Section 16, T3S, R70W



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Case Number: 22-104257RZ

Location: Section 16, T3S, R70W



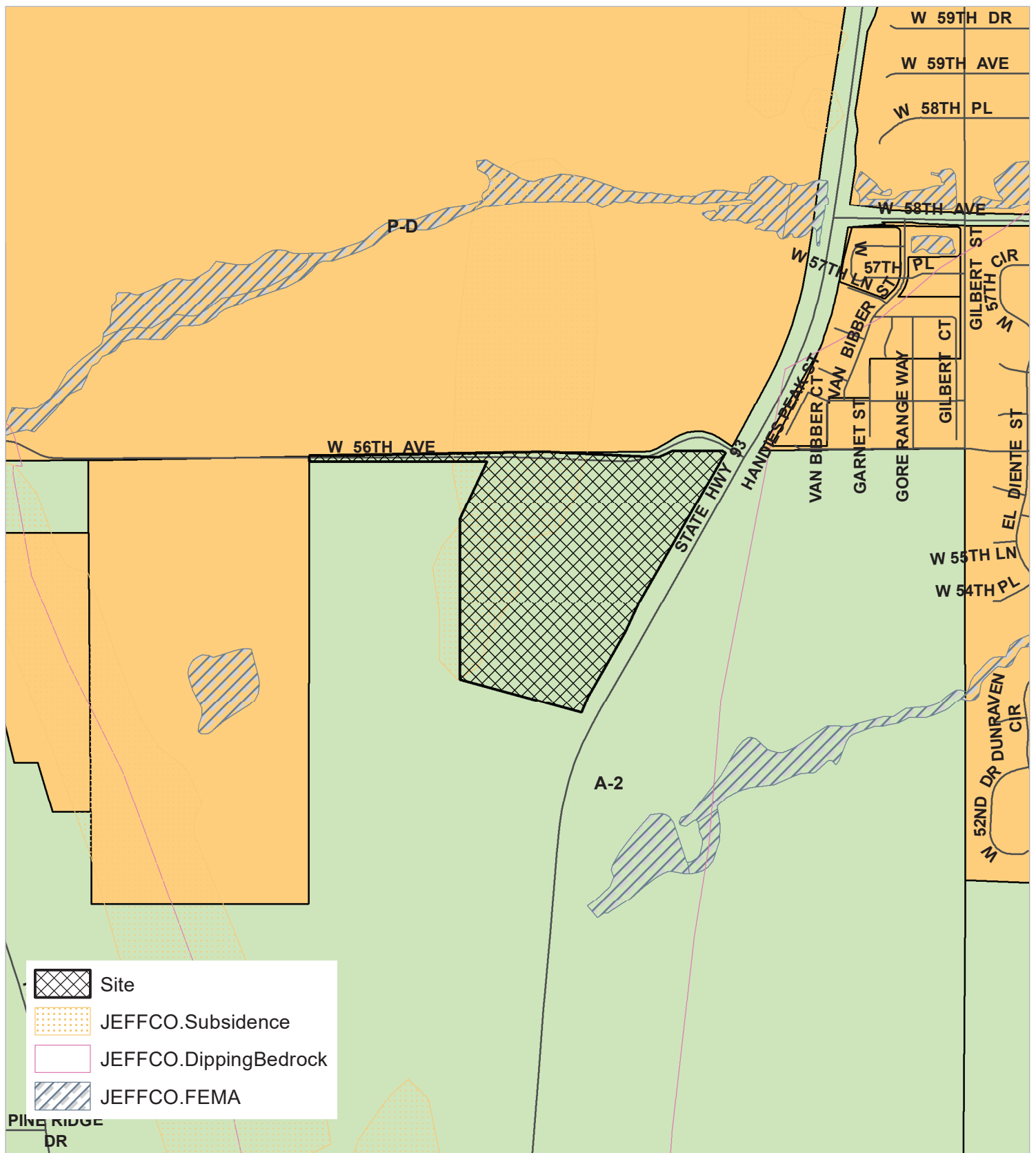
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Page 123 of 323

0 400 800 1,600
Feet





Case Number: 22-104257RZ
Location: Section 16, T3S, R70W



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Case Number: 22-104257RZ
Location: Section 16, T3S, R70W



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0 400 800 1,600
 Feet



NOTIFICATION SUMMARY

+

PUBLIC / HOA COMMENTS

Case Number 22-104257RZ

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

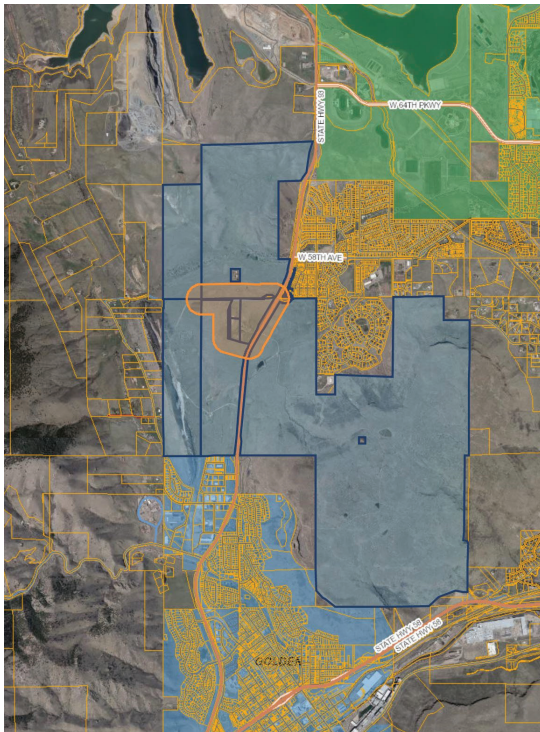
1. Notification of this proposed development was mailed to property owners within a 500 ft radius of the site and Registered Associations located within a one mile radius of the site.

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.

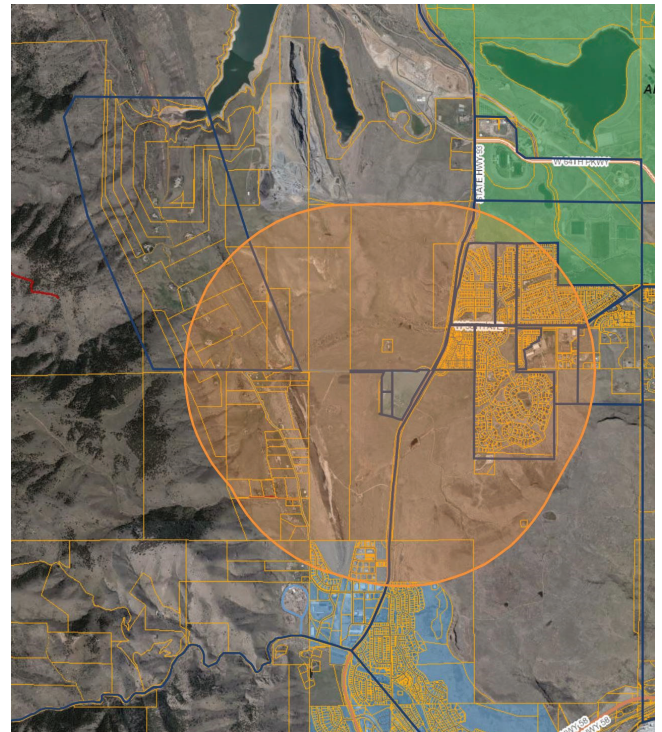
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission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

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

Property Owners



Registered Associations



The Denver Post, LLC

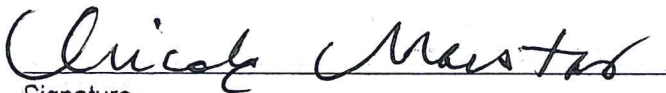
PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

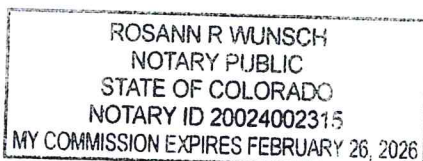
1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in Your Hub
for West Jeffco (including the counties
of Jefferson, Arapahoe, Arvada, Denver, Lakewood, Gilpin,
Clear Creek, and Westminster) on the following date(s):

February 2, 2023


Signature

Subscribed and sworn to before me this
3 day of February, 2023.


Notary Public



(SEAL)

NOTICE OF PUBLIC HEARINGS FOR REZONING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of the County of Jefferson, State of Colorado will hold a hybrid (in-person and online virtual) public hearing on a proposed rezoning of certain property within Jefferson County, Colorado. The public hearing will be held at the Jefferson County Administration and Courts Facility, Hearing Room 1, at 100 Jefferson County Parkway, Golden, Colorado, on February 21, 2023 at 8:00 a.m. with the virtual hearing link being available on the County's website at <https://jeffco.us/meetings>.

FURTHER NOTICE IS HEREBY GIVEN that said public hearings may be continued from time to time without further notice.

Said proposed rezoning is Case No. 22-104257RZ/Laramie Ridge Official Development Plan, which proposes to rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for office, community, agricultural and residential uses.

Said property is located at: 5399 State Highway 93 and Parcel ID numbers 30-162-00-001, 30-162-00-002, 30-162-00-003, 30-162-00-004, which contains approximately 40.22 acres.

BE IT ALSO KNOWN that the text and/or maps relating to the above referenced rezoning and any text and/or maps so certified by the Jefferson County Planning Commission may be examined by contacting the Jefferson County Planning and Zoning Division during any working day. You can reach Planning & Zoning at 303-271-8700 or pzweb@jeffco.us.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF JEFFERSON
STATE OF COLORADO

Published February 2, 2023

/s/ Andrew Kerr, Chairman

REFERRAL COMMENTS

Cassidy Clements

From: Williams, Jennifer (Jen) <jennifer_williams@fws.gov> on behalf of ColoradoES, FW6 <ColoradoES@fws.gov>
Sent: Tuesday, April 26, 2022 1:24 PM
To: Cassidy Clements
Subject: --[EXTERNAL]-- Fw: [EXTERNAL] 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Cassidy -

Apologies for the delayed response. Thank you for contacting the U.S. Fish and Wildlife Service (Service). Because there is no construction or disturbance associated with this project proposal (i.e., it's an administrative action to rezone the property), the Service does not need to provide review or comments for it to move forward. Therefore, the Service will not provide additional response beyond this notification. We appreciate your efforts to ensure the conservation of threatened and endangered species.

Project Number: 2022-0021070

U.S. Fish and Wildlife Service
Colorado Ecological Services Field Office
134 Union Blvd.
Lakewood, CO 80228

From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Tuesday, March 15, 2022 4:50 PM
Subject: [EXTERNAL] 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. **Please review the specific electronic**

documents related to the first referral found [here \[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com). Comments should be submitted via e-mail to the case manager by the due date below.

Case Number: 22-104257RZ

Case Name: Laramie Ridge ODP

General Location: Southwest corner of State Highway 93 and West 56th Avenue.

Case Type: Rezoning

Case Manager: Cassidy Clements

Comments Due: March 24th, 2022 (if extension is needed, please contact case manager)

Case Manager Contact Information: cclement@jeffco.us, (303) 271-8728

Additional information related to this case can be viewed [here \[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com). Some of the links on this page that may be helpful are the links to the case file ([public documents \[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com)), to the Jeffco mapping system ([iMap \[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com)) and to the case tracking system ([general application details \[gcc02.safelinks.protection.outlook.com\]](https://gcc02.safelinks.protection.outlook.com)).

In your comments, please indicate whether an additional referral is needed.

<u>Jeffco:</u> Addressing Cartography Engineer (Development Review) Geologist Historical Commission Long Range Planner (Development Review) Open Space Public Health Road and Bridge – District 1 Transportation and Engineering Historic Commission	<u>External:</u> Golden Planning and Zoning Arvada Planning and Zoning Colorado Department of Transportation Lookout Mountain Water & Sanitation District Fairmount Fire Protection District Denver Regional Council of Governments Colorado Parks and Wildlife Division of Water Resources US Fish and Wildlife CenturyLink Colorado Natural Gas Company Comcast Ditch/Irrigation Company IREA Public Service Company/Xcel United Power (In T2&3S, R71W only-see map)	<u>HOA:</u> Apple Meadows Coalition Bear Tooth Ranch HOA Coal Creek canyon improvement Assoc Estates at North Table Mtn Fairmount Improvement Assoc Hawthorn Metro District #2 Jefferson County Horse Council North Table Mountain Village HOA Parkview Villas at Golden Community Plan JeffCo Save the Mesas Inc Tablerock HOA Wildhorse Homeowners Assoc
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ADDRESSING

MEMO

To: Cassidy Clements
FROM: Christine Derby
SUBJECT: 22-104257RZ 5399 State Hwy 93
DATE: March 16, 2022

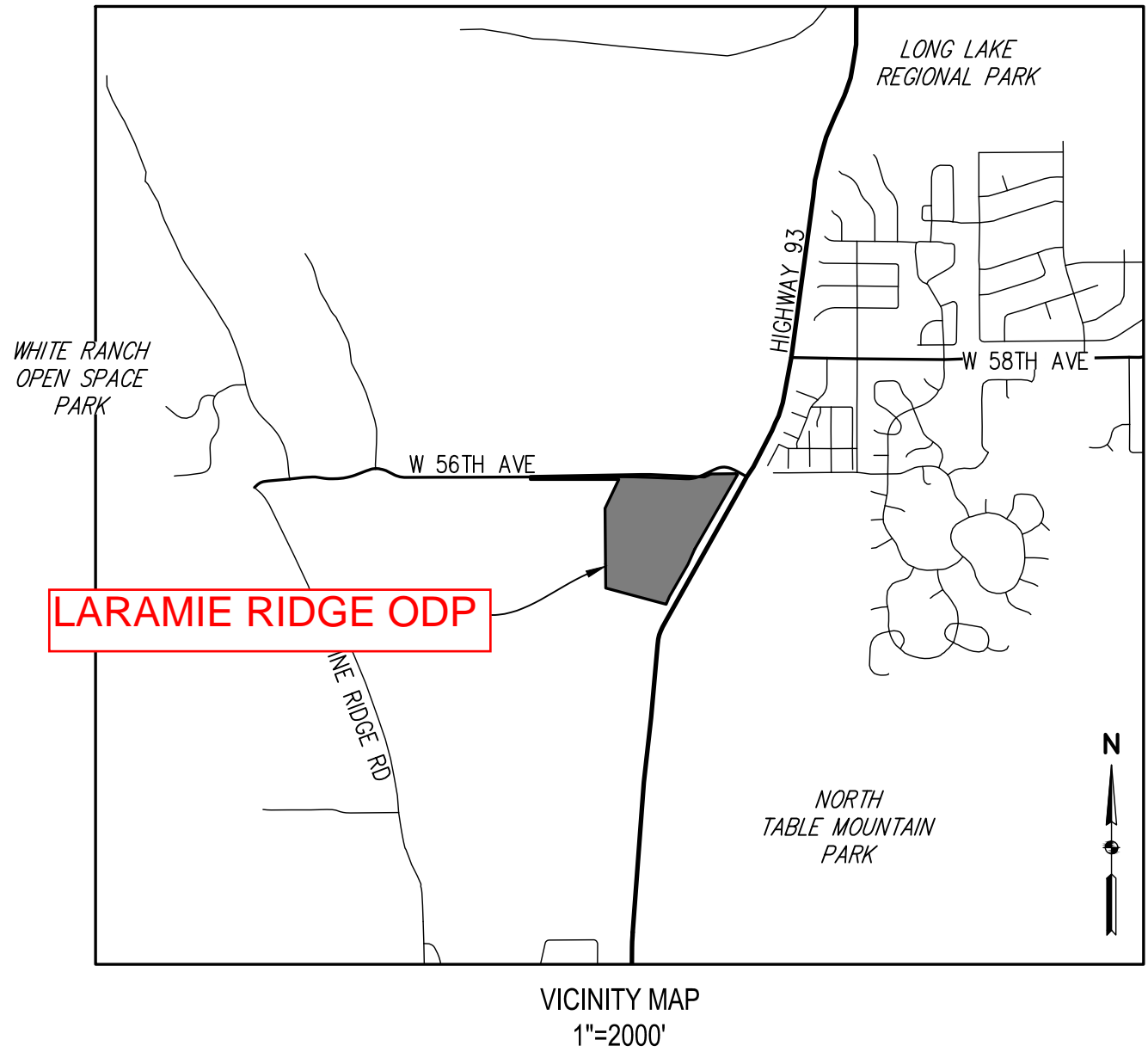
Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone from Agricultural-Two (A-2) to Planned Development (PD) to create headquarters for int'l wildlife conservation non-profit with office, community, and residential uses.
2. Access is off State Hwy 93 and West 56th Avenue.
3. There are two valid existing address, 5399 State Hwy 93 and 20428 West 56th Avenue, in the addressing database. These addresses will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.

LARAMIE RIDGE
OFFICIAL DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 1 OF 2



LEGAL DESCRIPTION

A PORTION OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 70 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;

THENCE ON A RECORD BEARING OF SOUTH 89°38'09" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 1468.50 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY NO. 93 THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 62°37'45" EAST A DISTANCE 24.33 FEET;
- 2) SOUTH 30°00'01" WEST A DISTANCE OF 1040.14 FEET;
- 3) SOUTH 24°20'25" WEST A DISTANCE OF 201.66 FEET;
- 4) SOUTH 30°05'30" WEST A DISTANCE OF 450.33 FEET;
- 5) SOUTH 22°59'34" WEST A DISTANCE OF 102.05 FEET;

THENCE ALONG THE PERIMETER OF AN 'OPEN SPACE PARCEL' THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 74°48'51" WEST A DISTANCE OF 758.55 FEET;
- 2) NORTH 00°15'43" WEST A DISTANCE OF 964.85 FEET;
- 3) NORTH 25°34'07" EAST A DISTANCE OF 387.66 FEET;
- 4) NORTH 89°51'25" WEST A DISTANCE OF 615.15 FEET;
- 5) NORTH 89°48'49" WEST A DISTANCE OF 457.42 FEET;

THENCE NORTH 00°37'01" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 36.06 FEET TO THE WEST 1/16 CORNER OF SECTION 16 AND 9;

THENCE NORTH 89°09'30" EAST ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 1338.42 FEET TO THE NORTH 1/4 CORNER OF SECTION 16; THENCE NORTH 89°38'09" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 117.73 FEET;

THENCE SOUTH 87°11'25" EAST ALONG A SOUTHERLY OF THAT PARCEL WITH RECEPTION NO. 84064513 A DISTANCE OF 368.84 FEET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST 56TH AVENUE AS DESCRIBED IN RECEPTION NO.80082809 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 87°11'25" EAST A DISTANCE OF 284.42 FEET;
- 2) A NON-TANGENT CURVE LEFT FROM WHENCE THE RADIUS POINT BEARS NORTH 21°00'21" WEST A RADIAL DISTANCE OF 704.10 FEET, HAVING A DELTA ANGLE OF 07°10'36" AND AN ARC OF 88.19 FEET;

THENCE NORTH 89°38'09" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 299.97 FEET TO THE POINT OF BEGINNING. COUNTY OF JEFFERSON, STATE OF COLORADO,

EXCEPT EASEMENT AND RIGHT OF WAY FOR STATE HIGHWAY NO. 93 AND W. 56TH AVENUE.

STATEMENT OF INTENT

THE PURPOSE AND INTENT OF THIS OFFICIAL DEVELOPMENT PLAN IS TO ALLOW THE CREATION OF A CAMPUS FOR THE HEADQUARTERS OF A WILDLIFE CONSERVATION NON-PROFIT. OFFICE, EDUCATIONAL, COMMUNITY, AGRICULTURAL, AND RESIDENTIAL USES, AS WELL AS LIVESTOCK GRAZING AND VETERINARY USES WOULD BE PERMITTED ON THE PROPERTY.

WRITTEN RESTRICTIONS

ALL OF THE STANDARDS OF THE JEFFERSON COUNTY AGRICULTURAL-TWO (A-2) ZONE DISTRICT AND APPLICABLE SECTIONS OF THE ZONING RESOLUTION SHALL APPLY TO THE PROPERTY AS SHOWN ON THE GRAPHIC WITH THE FOLLOWING MODIFICATIONS:

A. PLANNING AREA 1

1. PERMITTED USES:

- a. BUSINESS AND PROFESSIONAL OFFICES
- b. BARN, STABLE, SILO, CORRAL, PENS, AND RUNS
- c. GENERAL FARMING, INCLUDING GRAINS, FRUIT, VEGETABLES, GRASSES, HAY, LIVESTOCK RAISING, RANCHING AND THE KEEPING AND BOARDING OF LIVESTOCK, AS DEFINED IN THIS OFFICIAL DEVELOPMENT PLAN. SUBJECT TO GENERAL REQUIREMENTS OF THE AGRICULTURAL ZONE DISTRICT.
- d. VETERINARY HOSPITAL, CLINIC, AND REHABILITATION CENTER FOR LARGE AND SMALL ANIMALS
- e. EVACUATION CENTER FOR DISPLACED ANIMALS INCLUDING LIVESTOCK, AS DEFINED IN THIS OFFICIAL DEVELOPMENT PLAN

2. ACCESSORY USES:

- a. CONFERENCE ROOMS AND EVENT CENTERS
- b. COMMUNITY SPACES, COMMON USEABLE AREAS
- c. AMPHITHEATRE, SOLELY FOR EVENTS THAT ARE ASSOCIATED WITH OR INTERCONNECTED WITH THE PROPERTY'S PERMITTED USES
- d. EDUCATIONAL USES SUCH AS VISITING FIELD-BASED LEARNING AND TRAINING BUT NOT INCLUDING A PUBLIC OR PRIVATE SCHOOL, PRESCHOOL, OR COLLEGE

3. LOT AND BUILDING STANDARDS

- a. MAXIMUM BUILDING HEIGHT: 35 FEET
- b. MAXIMUM GROSS FLOOR AREA FOR OFFICE BUILDING AND ASSOCIATED USES: 25,000 SQUARE FEET
- c. MAXIMUM GROSS FLOOR AREA FOR OTHER NEW BUILDINGS: 10,000 SQUARE FEET

B. PLANNING AREA 2

1. PERMITTED USES:

- a. DWELLING, SINGLE-FAMILY DETACHED
- b. DETACHED RENTAL CABINS. FOR THE PURPOSES OF THIS OFFICIAL DEVELOPMENT PLAN, "RENTAL CABIN" IS DEFINED AS A DETACHED BUILDING THAT DOES NOT CONTAIN A KITCHEN, WHICH IS USED FOR, OR ADVERTISED AND AVAILABLE TO BE USED FOR, ACCOMMODATIONS OR LODGING OF GUESTS.
- c. CARETAKER'S RESIDENCE
- d. BARN, STABLE, SILO, CORRAL, PENS, AND RUNS
- e. GENERAL FARMING, INCLUDING GRAINS, FRUIT, VEGETABLES, GRASSES, HAY, LIVESTOCK RAISING, RANCHING, AND THE KEEPING AND BOARDING OF LIVESTOCK, AS DEFINED IN THIS OFFICIAL DEVELOPMENT PLAN. SUBJECT TO GENERAL REQUIREMENTS OF THE AGRICULTURAL ZONE DISTRICT.

2. LOT AND BUILDING STANDARDS

- a. MAXIMUM NUMBER OF DWELLINGS, SINGLE-FAMILY DETACHED: FIVE (5) (ONE OF THE DWELLINGS MAY BE DESIGNATED AS A CARETAKER'S RESIDENCE)
- b. MAXIMUM BUILDING HEIGHT FOR DWELLING, SINGLE-FAMILY DETACHED: 35 FEET
- c. MAXIMUM GROSS FLOOR AREA FOR DWELLING SINGLE-FAMILY DETACHED: 6,000 SQUARE FEET
- d. MAXIMUM NUMBER OF RENTAL CABINS: FIVE (5)
- e. MAXIMUM BUILDING HEIGHT FOR RENTAL CABINS: 25 FEET
- f. MAXIMUM GROSS FLOOR AREA FOR RENTAL CABINS: 800 SQUARE FEET
- g. MINIMUM BUILDING SEPARATION: 15 FEET
- h. RESIDENTIAL STRUCTURES SHALL BE COMPATIBLE WITH THE ARCHITECTURE OF THE STRUCTURES ON PLANNING AREA 1.
- i. BUILDINGS AND STRUCTURES IN PLANNING AREA 2 SHOULD BE CLUSTERED

C. PLANNING AREA 3

1. PERMITTED USES:

- a. BARN, STABLE, SILO, CORRAL, PENS, AND RUNS
- b. GENERAL FARMING, INCLUDING GRAINS, FRUIT, VEGETABLES, GRASSES, HAY, LIVESTOCK RAISING, RANCHING, AND THE KEEPING AND BOARDING OF LIVESTOCK, AS DEFINED IN THIS OFFICIAL DEVELOPMENT PLAN. SUBJECT TO GENERAL REQUIREMENTS OF THE AGRICULTURAL ZONE DISTRICT.
- c. LIVESTOCK GRAZING
- d. EVACUATION CENTER FOR DISPLACED ANIMALS INCLUDING LIVESTOCK, AS DEFINED IN THIS OFFICIAL DEVELOPMENT PLAN

D. ALL PLANNING AREAS

1. ACCESSORY USES:

- a. PARKING, PARKING LOT
 - b. ACCESSORY STRUCTURES INCLUDING PRIVATE GARAGE, AND STORAGE SHEDS INCLUDING FOR STORAGE OF AGRICULTURAL EQUIPMENT
 - c. OUTDOOR COMMUNAL AMENITIES
 - d. COMMON USEABLE AREAS
 - e. PUBLIC AND PRIVATE TRAILS (PAVED OR UNPAVED), RECREATIONAL AMENITIES
2. LOT AND BUILDING STANDARDS
- a. MAXIMUM NUMBER OF LOTS: ONE (1) LOT WITHIN THE PLANNED DEVELOPMENT
 - b. MAXIMUM BUILDING HEIGHT: 35 FEET
 - c. MAXIMUM BUILDING HEIGHT FOR AGRICULTURAL BUILDINGS: EXISTING HEIGHT OR 25 FEET, EXCEPTING EXISTING SILOS

d. MINIMUM SETBACKS FOR PRIMARY AND ACCESSORY BUILDINGS:

- i. FROM COLORADO STATE HIGHWAY 93 RIGHT-OF-WAY (NEW BUILDINGS): 225 FEET
- ii. FROM COLORADO STATE HIGHWAY 93 RIGHT-OF-WAY (EXISTING BUILDINGS): 170 FEET
- iii. FROM WEST 56TH AVENUE RIGHT-OF-WAY: 50 FEET
- iv. FROM WEST AND SOUTH PROPERTY LINES: 75 FEET

3. PARKING FOR SPECIAL EVENTS MAY OCCUR ON LANDSCAPED, PERMEABLE SURFACES.

E. LANDSCAPING

IN ORDER TO PRESERVE THE SPIRIT OF THE RANCHING AND AGRICULTURAL HERITAGE OF THE PROPERTY, THE FOLLOWING LANDSCAPING STANDARDS SHALL APPLY. PLANTINGS SHALL BE REFLECTIVE OF THE SETTING IN THE PLAINS ADJACENT TO THE FOOTHILLS. FORMAL, ORNAMENTAL PLANTINGS ARE NOT APPROPRIATE.

1. PERIMETER AREA LANDSCAPING

- a. PERIMETER AREA LANDSCAPING AND REQUIRED BUFFERS SHALL BE INSTALLED AND MAY BE LANDSCAPED WITH NATIVE PLANTINGS AND GRASSES. TREES OR SHRUBS SHALL NOT BE REQUIRED IN PERIMETER AREAS.
- b. IN PLANNING AREA 2 TREES AND SHRUBS SHALL BE PLACED IN STRATEGIC CLUSTERS IN ORDER TO PROVIDE SHELTER FROM PREVAILING WINDS.

2. PARKING LOT AREA LANDSCAPING

- a. PARKING LOT AREA LANDSCAPING AND REQUIRED BUFFERS SHALL BE INSTALLED AND MAY BE LANDSCAPED WITH NATIVE PLANTINGS AND GRASSES. TREES OR SHRUBS SHALL NOT BE REQUIRED IN PARKING LOT AREAS.

3. INTERNAL AREA LANDSCAPING

- a. INTERNAL AREA LANDSCAPING SHALL NOT BE REQUIRED AND NATIVE LANDSCAPING SHALL BE PRESERVED OR RE-PLANTED AFTER DISTURBANCE.
4. FENCING IN AN AGRICULTURAL STYLE MAY BE ALLOWED, PROVIDED THE FENCING IS SUITABLE TO CONTAIN ANY ANIMALS KEPT ONSITE.
5. MAXIMUM IMPERVIOUS AREA: 15% OF THE SITE.
6. PERIMETER AREAS ADJACENT TO ENTRANCES SHALL BE LANDSCAPED FOR A DISTANCE OF 40 FEET ON EACH SIDE OF THE ENTRANCE. LANDSCAPE PLANTING REQUIREMENTS SHALL BE CALCULATED AT 1 TREE AND 5 SHRUBS PER 1,000 SQUARE FEET OF PERIMETER LANDSCAPED AREA. PLANTINGS MAY BE INSTALLED IN A LINEAR, CLUSTER, OR OTHER APPROPRIATE PATTERN.

F. SIGNS

1. SIGNS STANDARDS SHALL FOLLOW THE AGRICULTURAL SIGN STANDARDS IN THE SIGNS SECTION OF THE ZONING RESOLUTION.
2. ELECTRONIC MESSAGE CENTERS MAY CONTAIN NON-STATIC MESSAGES AND THE TIME PERIOD LIMITATION SHALL NOT APPLY.

G. DEFINITIONS

1. LIVESTOCK: DOMESTIC ANIMALS OF TYPES CUSTOMARILY RAISED OR KEPT ON FARMS OR RANCHES FOR PROFIT OR OTHER PRODUCTIVE PURPOSES, INCLUDING BUT LIMITED TO: ALPACAS, BISON, BURROS, CATTLE, DONKEYS, EMU, GOATS, HORSES, LLAMAS, MULES, OSTRICH, POULTRY, SHEEP, AND SWINE.

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. DURING THE SITE DEVELOPMENT PLAN PROCESS THE PLANNING AND ZONING DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- A. FINAL ROAD ALIGNMENTS
- B. FINAL CONSTRUCTION OF IMPROVEMENTS
- C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND BUILDING LOCATIONS
- E. LANDSCAPE ADJUSTMENTS

APPLICABILITY STATEMENT

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS OFFICIAL DEVELOPMENT PLAN, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE JEFFERSON COUNTY ZONING RESOLUTION IN EFFECT AT THE TIME OF PLATTING, SITE DEVELOPMENT PLAN, AND/OR BUILDING PERMIT APPLICATION. IN THE EVENT A STANDARD OR DEFINITION IS IN CONFLICT, THE STANDARD OR DEFINITION IN THIS OFFICIAL DEVELOPMENT PLAN SHALL GOVERN.

APPROVED FOR RECORDING

THIS OFFICIAL DEVELOPMENT PLAN, TITLED **LARAMIE RIDGE OFFICIAL DEVELOPMENT PLAN**, WAS APPROVED THE _____ DAY OF _____, 20____, 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 LARAMIE RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY .

BY: JEFFERSON COUNTY PLANNING AND ZONING DIRECTOR

SIGNATURE: _____

DATE: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO

ON THIS _____ DAY OF _____, 20____,

BY: _____
JEFFERSON COUNTY CLERK AND RECORDER

DEPUTY CLERK

THIS OFFICIAL DEVELOPMENT PLAN WAS PREPARED BY:
ETHAN WATEL, AICP
BASELINE ENGINEERING CORPORATION
112 N RUBEY DR, SUITE 210
GOLDEN, CO 80403
WWW.BASELINECORP.COM

THIS OFFICIAL DEVELOPMENT PLAN WAS PREPARED FOR:
DEVELOPER:
WILDLIFE PROTECTION SOLUTIONS, A COLORADO NONPROFIT CORPORATION

LANDOWNER:
LARAMIE RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY



ODP FOR REVIEW - BASELINE JOB NO. 457PL

BASELINE

Engineering · Planning · Surveying

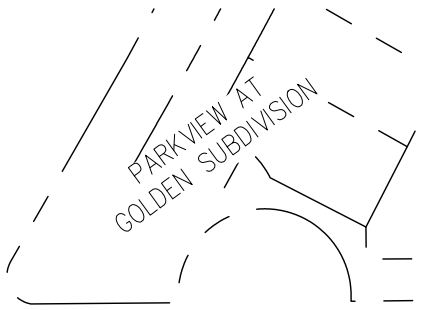
112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9959 • www.baselinecorp.com

LARAMIE RIDGE
OFFICIAL DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO,
SHEET 2 OF 2

CASE NUMBER: 22-104257RZ

Show course data
on the graphic as it
shown in the legal
(Typical)



WEST 56TH AVE

OWNER: KELLER FAMILY
LIMITED PARTNERSHIP LLP
AIN: 30-092-00-001

OWNER: KELLER FAMILY
LIMITED PARTNERSHIP LLP
AIN: 30-091-00-00

OWNER: STATE OF
COLORADO
AIN: 30-163-00-00

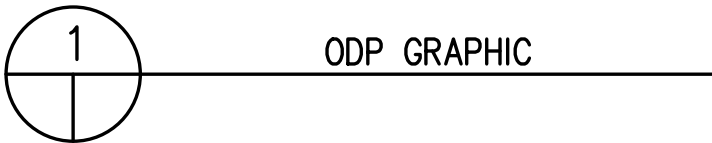
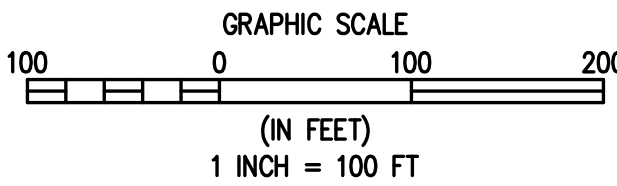
OWNER: JEFFERSON COUNTY
AIN: 30-163-00-002

OWNER: JEFFERSON COUNTY
AIN: 30-163-00-002

POTENTIAL SUBSIDENCE AREA PER
JEFFERSON COUNTY (SEE NOTE)

NOTE REGARDING POTENTIAL SUBSIDENCE AREA:

THE WESTERN PORTION OF THE PROPERTY HAS BEEN IDENTIFIED AS A NON-ZONED GEOLOGIC HAZARD AREA DUE TO THE SUBSIDENCE POTENTIAL AS A RESULT OF HISTORIC MINING. THE NON-ZONED GEOLOGIC HAZARD DOES NOT HAVE THE SAME RESTRICTIONS AS THE ZONED GEOLOGIC HAZARDS REFERENCED IN SECTION 31 OF ZONING RESOLUTION. BOTH SUBSURFACE AND SURFACE MINING OCCURRED IN THIS AREA WITH THE ROCKY MOUNTAIN NO 2 MINE SOUTH OF WEST 56TH AVENUE WHICH HAD A REPORTED DEPTH OF ~60 FEET. THE GEOTECHNICAL AND GEOLOGIC REPORT REQUIRED AS PART OF THE SDP/PLAT PROCESS SHOULD INCLUDE BORINGS IN THE IDENTIFIED AREAS TO DETERMINE RISK. PART 4.10 OF THE GEOLOGIC REPORT ALSO RECOMMENDED ADDITIONAL BORINGS IN THE AREAS WITH SUBSIDENCE POTENTIAL.



PLANNING
AREA 1

PLANNING
AREA 3

BUILDING
SETBACK
(TYP.)

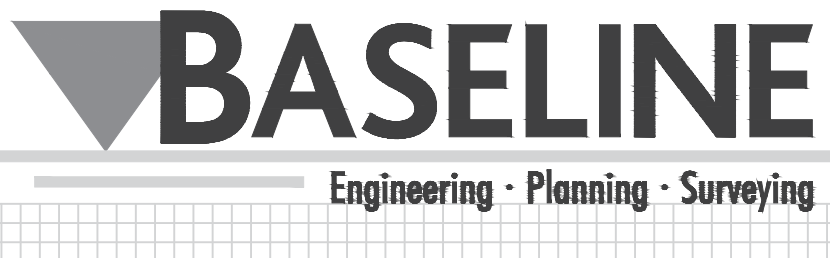
STATE HIGHWAY 93

PLANNING
AREA 2

LEGEND

- OFFICIAL DEVELOPMENT PLAN BOUNDARY
- PLANNING AREA BOUNDARY
- BUILDING SETBACK
- ADJACENT PARCEL / RIGHT-OF-WAY LINE
- 10-FOOT CONTOUR
- 2-FOOT CONTOUR
- POTENTIAL SUBSIDENCE AREA (SEE NOTE)

ODP FOR REVIEW - BASELINE JOB NO. 457PL



112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P: 303.940.9966 • F: 303.940.9959 • www.baselinecorp.com

PLANNING ENGINEERING MEMORANDUM

TO: Cassidy Clements, Case Manager
FROM: Nathan Seymour Planning Engineering
DATE: March 16, 2022
RE: 22-104257RZ; Rezoning to Planned Development for wildlife conservation non-profit with office, community, and residential uses at 5399 SH-93.

Staff's understanding of the proposed development is based on the Rezoning application documents and Preliminary Application meeting, which occurred on May 27, 2021. In order to proceed with the proposed development, the applicant will need to go through a Rezoning process according to Section 6 of the Jefferson County Zoning Resolution.

REZONE TO PLANNED DEVELOPMENT ZONE DISTRICT

1. Transportation Analysis (Trip Generation Analysis): Please provide trip generation using ITE codes for residential housing, lodging cabins, vet hospital, and admin office space. Any other uses that can not be attributed to a trip generation code can be given an estimated number of trips. At the time of site development, CDOT access permit may be required for new trips generated on Hwy 93 and for removal of existing driveway access.
2. Colorado Department of Transportation (CDOT) review: No CDOT comments received to date, however recommend reaching out to CDOT to obtain feedback. This development may have a significant impact on the access location at W 56th Avenue and SH-93 if there is an increase of traffic of 20% or more and over 100 Average Daily Trips.

OTHER CONSIDERATIONS

Future Requirements (prior to issuance of building permit)

1. **Future SDP/Plat:** The applicant needs to be aware that prior to the issuance of a building permit, a Site Development Plan Approval is required; please see the Zoning Resolution, Sections 7 and 9 for more details on the requirements for the Site Development Plan (SDP) Process. The applicant should be aware that research is being completed to determine if one or more of the lots is considered an improper division of land. If so, a Preliminary and Final Plat will be required to correct the improper division of land prior to SDP approval.
2. **Access:** Proposed access is from W 56th Avenue where a secondary emergency access from US Highway 93 is to be maintained. W 56th Avenue is county-maintained and is classified as a Collector Street. Accesses will be reviewed at the time of SDP; non-residential driveways must conform to Jefferson County Standards or the applicant must obtain approval from the appropriate fire protection district for alternative standards. See Section 3.7.8.2.3 of the Transportation Design and Construction Manual. Accesses will need to meet spacing requirements. See Section 3.7.6 for Driveway Spacing Requirements.

Coordination with the Colorado Department of Transportation (CDOT) and Fairmont Fire Protection District for Emergency Access onto US Highway 93. Please also coordinate with CDOT regarding access onto US Highway 93, an updated CDOT access permits may be required.

3. **Street Improvements:** Street improvement requirements will be determined at the time of SDP. Right-of-Way dedication will be required along W 56th Avenue (50 feet in width) that conform to the

template standards described in the Transportation Design and Construction Manual for Collector Streets.

4. **Drainage:** At the time of SDP, a Phase III Drainage Report shall be prepared by a licensed engineer to comply with the County Storm Drainage Design and Technical Criteria (SDD&TC), Mile High Flood District Criteria, and LDR Section 18. Full Spectrum Detention is required for all new detention ponds and regional ponds that will be utilized as part of a development project (Chapter 14.2 of the Drainage Manual). Please see the criteria for full spectrum detention in the Urban Storm Drainage Criteria Manual Volume II (Storage).

Please refer to Chapter 13.3.2 of the SDD&TC for a summary of the Four-Step Process described in the Urban Storm Drainage Criteria Manual regarding best management practices for permanent water quality control. Direct stormwater from parking lot areas into an infiltration or water quality BMP prior to conveyance to the stormwater detention and water quality pond is required for parking areas. Please also see Chapter 13.3.4 for minimum control measure requirements of the development site.

5. **Water/Sewer:** The subject site appears to be within the North Table Mountain Water & Sanitation District. While a basic plan for Water supply and sanitation is required at time of rezoning. At time of SDP, the details and approval of the improvements will be required.

CONCLUSION

These comments are based on the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (SDD&TC) and the Jefferson County Transportation Design & Construction Manual (TD&CM). The comments are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Planning and Zoning to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Planning and Zoning reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

If there are any questions, please contact Nathan Seymour at 303-271-8751.

NS
Attachment/Enclosure
c: File

PLANNING ENGINEERING MEMORANDUM

TO: Cassidy Clements, Case Manager
FROM: Nathan Seymour Planning Engineering
DATE: April 10, 2022
RE: 22-104257RZ; Rezoning to Planned Development for wildlife conservation non-profit with office, community, and residential uses at 5399 SH-93.

Staff's understanding of the proposed development is based on the Rezoning application documents and Preliminary Application meeting, which occurred on May 27, 2021. In order to proceed with the proposed development, the applicant will need to go through a Rezoning process according to Section 6 of the Jefferson County Zoning Resolution.

REZONE TO PLANNED DEVELOPMENT ZONE DISTRICT

1. Transportation Analysis (Trip Generation Analysis): Please provide trip generation using ITE codes for residential housing, lodging cabins, vet hospital, and admin office space. Any other uses that can not be attributed to a trip generation code can be given an estimated number of trips. At the time of site development, CDOT access permit may be required for new trips generated on Hwy 93 and for removal of existing driveway access.
2. Colorado Department of Transportation (CDOT) review: No CDOT comments received to date, however recommend reaching out to CDOT to obtain feedback. This development may have a significant impact on the access location at W 56th Avenue and SH-93 if there is an increase of traffic of 20% or more and over 100 Average Daily Trips.

OTHER CONSIDERATIONS

Future Requirements (prior to issuance of building permit)

1. **Future SDP/Plat:** The applicant needs to be aware that prior to the issuance of a building permit, a Site Development Plan Approval is required; please see the Zoning Resolution, Sections 7 and 9 for more details on the requirements for the Site Development Plan (SDP) Process. The applicant should be aware that research is being completed to determine if one or more of the lots is considered an improper division of land. If so, a Preliminary and Final Plat will be required to correct the improper division of land prior to SDP approval.
2. **Access:** Proposed access is from W 56th Avenue where a secondary emergency access from US Highway 93 is to be maintained. W 56th Avenue is county-maintained and is classified as a Collector Street. Accesses will be reviewed at the time of SDP; non-residential driveways must conform to Jefferson County Standards or the applicant must obtain approval from the appropriate fire protection district for alternative standards. See Section 3.7.8.2.3 of the Transportation Design and Construction Manual. Accesses will need to meet spacing requirements. See Section 3.7.6 for Driveway Spacing Requirements.

Coordination with the Colorado Department of Transportation (CDOT) and Fairmont Fire Protection District for Emergency Access onto US Highway 93. Please also coordinate with CDOT regarding access onto US Highway 93, an updated CDOT access permits may be required.

3. **Street Improvements:** Street improvement requirements will be determined at the time of SDP. Right-of-Way dedication will be required along W 56th Avenue (50 feet in width) that conform to the

template standards described in the Transportation Design and Construction Manual for Collector Streets.

4. **Drainage:** At the time of SDP, a Phase III Drainage Report shall be prepared by a licensed engineer to comply with the County Storm Drainage Design and Technical Criteria (SDD&TC), Mile High Flood District Criteria, and LDR Section 18. Full Spectrum Detention is required for all new detention ponds and regional ponds that will be utilized as part of a development project (Chapter 14.2 of the Drainage Manual). Please see the criteria for full spectrum detention in the Urban Storm Drainage Criteria Manual Volume II (Storage).

Please refer to Chapter 13.3.2 of the SDD&TC for a summary of the Four-Step Process described in the Urban Storm Drainage Criteria Manual regarding best management practices for permanent water quality control. Direct stormwater from parking lot areas into an infiltration or water quality BMP prior to conveyance to the stormwater detention and water quality pond is required for parking areas. Please also see Chapter 13.3.4 for minimum control measure requirements of the development site.

5. **Water/Sewer:** The subject site appears to be within the North Table Mountain Water & Sanitation District. While a basic plan for Water supply and sanitation is required at time of rezoning. At time of SDP, the details and approval of the improvements will be required.

CONCLUSION

These comments are based on the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (SDD&TC) and the Jefferson County Transportation Design & Construction Manual (TD&CM). The comments are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Planning and Zoning to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Planning and Zoning reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

If there are any questions, please contact Nathan Seymour at 303-271-8751.

NS
Attachment/Enclosure
c: File

Memorandum

To: Cassidy Clements
Planner

From: Patrick O'Connell
Engineering Geologist

Date: March 22, 2022

Re: Laramie Ridge ODP, 5399 State Highway 93, Case No. 22-104257PA

I reviewed the site plan and submitted documents for the subject property. I have the following comment.

1. The site is located within the Jefferson County Designated Dipping Bedrock Area (DDBA), therefore, the applicant may have to provide geologic and geotechnical reports prepared in accordance with Section 25 of the Land Development Regulation and a detailed grading plan with the rezoning application. The grading plan must establish conformance with the requirements of the Zoning Resolution and the geotechnical report which should provide minimum separation (min 10 feet) of overburden soil or fill beneath the anticipated level of the bottom of foundation and the top of bedrock surface. Given the subsequent processes, the reports and grading plan for the DDBA will be required at the subsequent (SDP) process.
2. The western portion of the property has been identified as a non-zoned geologic hazard area due to the subsidence potential as a result of historic mining. The non-zoned geologic hazard does not have the same restrictions as the zoned geologic hazards referenced in Section 38 of Zoning Resolution. Both subsurface and surface mining occurred in this area with the Rocky Mountain No 2 Mine south of West 56th Avenue. The geotechnical and geologic report required as part of the subsequent process (SDP) should include borings in the identified areas to determine risk.



March 22, 2022

Cassidy Clements, Case Manager
Jefferson County Planning and Zoning
Transmission via email: kcowan@jeffco.us

Re: **Laramie Ridge Official Development Plan, Case No. 22-104257RZ**
Part of the N ½ of Sec. 16, Twp. 3 South, Rng. 70 West, 6th P.M.
Water Division 1, Water District 7

Dear Cassidy Clements:

We have received your March 15, 2022 referral concerning the proposal to rezone 40.2 acres, comprised of five separate parcels, from Agricultural-Two to Planned Development for a new mixed use campus and headquarters of the Wildlife Protection Solutions nonprofit organization. The purpose of this proposed development is for office use, a campus for wildlife education and fundraising, veterinary clinic, grazing land for domestic animals, rental dwelling units, and rental cabins for visitors.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water uses and estimated water demand are as follows: household use (3.09 acre-feet/year), commercial use (1.11 acre-feet/year), and stock watering (0.14 acre-feet/year), for a total annual demand of 4.34 acre-feet/year. The proposed water supply was either service from the North Table Mountain Water and Sanitation District (“District”) or a new Arapahoe aquifer well. A will serve letter from the District dated February 9, 2022 was provided committing to providing service to the development. This office has no comments on the water supply if service will be provided by the District. If the property will be divided through a county subdivision process, and the water supply will be a nontributary Denver Basin well, the groundwater should first be decreed in water court prior to the application for a non-exempt well permit.

If you or the applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x8206 or at Wenli.Dickinson@state.co.us.

Sincerely,

Joanna Williams, P.E.
Water Resources Engineer

Ec: Referral no. 29125



Cassidy Clements

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Wednesday, March 16, 2022 6:45 AM
To: Cassidy Clements
Subject: --{EXTERNAL}-- RE: 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Clements;

We have received the above-referenced referral request. We have reviewed our records, and find that this property is not in our service territory.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Tuesday, March 15, 2022 4:50 PM
Subject: 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

CAUTION:

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ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a [Rezoning](#) have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. **Please review the specific electronic documents related to the first referral found [here](#).** Comments should be submitted [via e-mail](#) to the case manager by the due date below.

Case Number: 22-104257RZ
Case Name: Laramie Ridge ODP
General Location: Southwest corner of State Highway 93 and West 56th Avenue.
Case Type: Rezoning
Case Manager: Cassidy Clements
Comments Due: March 24th, 2022 (if extension is needed, please contact case manager)
Case Manager Contact Information: cclement@jeffco.us, (303) 271-8728

Additional information related to this case can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file ([public documents](#)), to the Jeffco mapping system ([iMap](#)) and to the case tracking system ([general application details](#)).

In your comments, please indicate whether an additional referral is needed.

<u>Jeffco:</u> Addressing Cartography Engineer (Development Review) Geologist Historical Commission Long Range Planner (Development Review) Open Space Public Health Road and Bridge – District 1 Transportation and Engineering Historic Commission	<u>External:</u> Golden Planning and Zoning Arvada Planning and Zoning Colorado Department of Transportation Lookout Mountain Water & Sanitation District Fairmount Fire Protection District Denver Regional Council of Governments Colorado Parks and Wildlife Division of Water Resources US Fish and Wildlife CenturyLink Colorado Natural Gas Company Comcast Ditch/Irrigation Company IREA Public Service Company/Xcel United Power (In T2&3S, R71W only-see map)	<u>HOA:</u> Apple Meadows Coalition Bear Tooth Ranch HOA Coal Creek canyon improvement Assoc Estates at North Table Mtn Fairmount Improvement Assoc Hawthorn Metro District #2 Jefferson County Horse Council North Table Mountain Village HOA Parkview Villas at Golden Community Plan JeffCo Save the Mesas Inc Tablerock HOA Wildhorse Homeowners Assoc
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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

March 25, 2022

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

Attn: Cassidy Clements

Re: Laramie Ridge ODP Rezone, Case # 22-104257RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Laramie Ridge ODP Rezone**. Please be advised that Public Service Company has existing natural gas and electric distribution and service facilities within the areas indicated in this proposed rezone. 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.

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 *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

MEMO

TO: Cassidy Clements
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: March 2, 2022

SUBJECT: Case #22-104257 RZ
Laramie Ridge ODP
Ethan Watel
5399 State Hwy 93
30-161-00-001
30-162-00-001
30-162-00-002
30-162-00-003
30-162-00-004

PROPOSAL SUMMARY

Rezone to ODP to create headquarters for int'l wildlife conservation non-profit with office, community, and residential uses.

COMMENTS

Jefferson County Public Health (JCPH) provided comments on February 9, 2015, November 6, 2017 and on June 6, 2018 regarding previous planning cases and on May 21, 2021 regarding the pre-application for this case. JCPH has reviewed the documents submitted by the applicant for this rezoning process and has 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 entire document for requirements and information. Please note additional documentation may be required.**

REZONING REQUIREMENTS

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	03/02/2022	Submit a will serve/proof of services letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	Water/Wastewater
		Submit a letter from the North Table Mountain Water and Sanitation District that public water and sanitation is not feasible to the site and	Water/Wastewater

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		that they support the installation of an onsite wastewater treatment system within their boundaries.	
		Complete and submit an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22.B.2. (a). This form can be obtained from the Jefferson County Planning and Zoning Department.	Water/Wastewater
		Submit an engineer evaluation that states a conforming OWTS can be installed to serve all the proposed structures (community center, veterinary clinic, total number of cabins/residences and number of bedrooms in each structure), the total number of employees, and all uses in the proposed development using Appendix A in the Onsite Wastewater Regulations.	Water/Wastewater
		Submit a completed table with the total gallons per day that will be generated at full-build out and maximum occupancy for all existing and proposed uses.	Water/Wastewater
		Obtain Site Approval from the Colorado Department of Public Health and Environment (CDPHE) for the installation of an onsite wastewater treatment system should an OWTS exceed 2,000 gallons per day and does not meet CDPHE Policy 6.	Water/Wastewater
✓	03/01/2022	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
✓	03/01/2022	Submit a complete list of all animals that will be involved in all proposed activities. List the activities and interactions expected as well.	Zoonoses
✓	03/02/2022	Obtain and submit an approval letter from the Colorado Division of Wildlife that states any proposed wildlife will be used for event purposes, if applicable.	Zoonoses
		Submit how and type of hand washing facilities will be provided to the public.	Zoonoses
	Can be Deferred until the Site Development Plan process	Provide additional information on the type of animals that would be treated in the vet clinic and rehabilitated in the rehabilitation center.	Zoonoses

WATER/WASTEWATER

Public Water and Sanitation

Per the cover letter dated February 10, 2022 prepared by Baseline, this property is within the boundaries of the North Table Mountain Water and Sanitation District and water and sewer is available to the proposed development.

A will serve letter dated February 9, 2022 prepared by North Table Mountain Water and Sanitation District (NTM) stating the property is within the NTM boundaries and can be served with public water and public sanitation.

Well Water Supply

The applicant indicated that this development will be served by a combination of existing City of Golden water and a new nontributary well.

The Colorado Division of Water Resources (CDWR) is the governing authority for wells. Since the Division of Water Resources typically prohibits well water from leaving the site by a sewer line, the applicant should contact the Division of Water Resources, 303.866.3581 to determine if use of this well is allowed, while receiving sewer service.

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.

Onsite Wastewater Treatment System

JCPH has no records of an onsite wastewater treatment system (OWTS) that serves the four-bedroom single family dwelling and outlying structures. Given that the single-family dwelling was built in 1909, permits for onsite wastewater treatment systems were not issued. Also, the age of this system exceeds the average 25-year lifetime of an OWTS and as such would need to be evaluated by an engineer and may likely require modification, expansion and or replaced if it is expected to serve any of the existing and proposed uses for this rezoning.

According to the will serve letter dated February 9, 2022, the property is within the North Table Mountain Water and Sanitation District. Per the current Onsite Wastewater Regulations of Jefferson County:

Section 2.6.

H. No OWTS permit shall be issued to any person when the subject property is located within a municipality or special district that provides public sewer service, except where such sewer service to the property is not feasible in the determination of the municipality or special district, or the permit is otherwise authorized by the municipality or special district.

As such the applicant must obtain a letter from the North Table Mountain Water and Sanitation District stating water and sewer are not feasible for this property to install an onsite wastewater treatment system (OWTS).

To evaluate the possibility of installing an onsite wastewater treatment system for all existing and proposed uses, the applicant must provide the following:

- Submit a letter from the North Table Mountain Water and Sanitation District that public water and sanitation is not feasible to the site and that they support the installation of an onsite wastewater treatment system within their boundaries.
- Complete and submit an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22.B.2. (a). This form can be obtained from the Jefferson County Planning and Zoning Department.
- Submit an engineer evaluation that states a conforming OWTS can be installed to serve all the proposed structures (community center, veterinary clinic, total number of cabins/residences and number of bedrooms in each structure), the total number of employees, and all uses in the proposed development using Appendix A in the Onsite Wastewater Regulations at full build-out and maximum occupancy.
- Submit a completed table with the total gallons per day that will be generated at full-build out and maximum occupancy for all proposed uses.

EXAMPLE:

Estimated Total Gallons of Wastewater Generated for All Proposed Uses at Maximum Capacity and Full Build-out

Type of Use	Number of people	Number of Bedrooms as applicable	Gallons per person per day	Total gallons per day
Long term rental cabins (two persons per bedroom)	10	2	75	1,500
Conference Room				
Event Center				
Rehabilitation Center (# of employees)				
Veterinary Clinic (250 gallons per doctor)		NA	250	
Veterinary Clinic Employees		NA	15	
# of Kennels, if applicable			30	
Short term Rental Cabins (two persons per bedroom)	5	1	75	750
Office Employees	30	NA	15	450
Animal Evacuation Center (# of employees)		NA		

Single family dwelling (s)	7	4	75	525
# of Visitors at maximum capacity			5	
Laundries	1	NA	400	400
TOTAL				Approx. 3,625

It appears that the amount of wastewater generated per day will exceed 2,000 gallons per day and as such would require Site Approval from the Colorado Department of Public Health and Environment.

If there are multiple onsite wastewater treatment systems proposed, the systems will need to be evaluated under Colorado Department of Public Health and Environment (CDPHE) Policy 6. Please contact Mitchell Brown at mlbrown@jeffco.us or at 303.271.5767 for more information on this process.

Onsite wastewater treatment systems with an average daily flow of 2,000 gallons per day or more per property must comply with the Colorado Water Control Act, Article 8, Title 25 of the Colorado Revised Statutes, and Regulations adopted by the Colorado Water Quality Control Commission.

Site approval from the Colorado Department of Public Health and Environment is required.

Jefferson County Public Health will provide review and comment to the Colorado Department of Public Health and Environment on the site application.

Prior to installing, altering, upgrading, remediating, or repairing an onsite wastewater treatment system (OWTS) the applicant must receive a permit from Jefferson County Public Health. The applicant must submit an OWTS application, associated documents, and applicable fees to this Department for an approved permit to install the OWTS. Contact Mitch Brown at 303.271.5767 or mlbrown@jeffco.us for more information on this process.

ENVIRONMENTAL SITE ASSESSMENT

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.

ZOONOSES

Interaction with animals without adequate facilities, vaccination status of animals and the types of animals the public will interact with can expose the public to a variety of diseases. To evaluate the interactions with the animals is acceptable, the applicant was requested to provide the following:

- Submit a complete list of all animals that will be involved in all proposed activities. List the activities and interactions expected as well. A letter dated January 25, 2022 prepared by Baseline stated that there will be no wild animals on site except for potentially a bison herd. Other animals would be livestock such as horses. Activities are restricted to monitoring wildlife via cameras for poaching violations.
- Obtain and submit an approval letter from the Colorado Division of Wildlife that states any proposed wildlife will be used for event purposes, if applicable. Per letter dated January 25, 2022 prepared by Baseline, wildlife will not be present on this property.

- Submit how and type of hand washing facilities will be provided to the public. **This information must still be provided as the public may have contact with livestock.**
- We strongly advise that the livestock animals that will interact with people be vaccinated for rabies as terrestrial rabies exists in Colorado. Please note all dogs are required to be vaccinated for rabies.
- We strongly recommend posting signs informing individuals to avoid wildlife and to keep animals on leash preventing them from roaming free.

The applicant also stated in the cover letter dated February 10, 2022 prepared by Baseline that wildlife is monitored via cameras throughout numerous locations for poaching activities and there will be no wildlife on site or any interaction with wildlife. The applicant did state that domestic livestock, which includes potentially a bison herd, would be boarded at the facility. See the following statement from the applicant:

“The only animal likely proposed to be onsite full-time is a small bison herd and boarding of horses, llamas, alpacas, swine and other animals under the term livestock.”

However, the applicant also indicates there will be a veterinary clinic and rehabilitation center located on the property.

- At the time of site development, that applicant must provide the additional information on the type of animals that will be treated in the veterinary clinic, rehabilitated in the rehabilitation center, and taken into the animal evacuation center. A letter dated January 25, 2022 prepared by Baseline stated that the veterinary and animal evacuation center is contemplated, but not certain.

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.

If allowed under the proposed zoning for this site, 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.

Note: Process equipment, such as emergency generators, may be required to be permitted and have an APEN. Contact the Air Pollution Control Division at 303.692.3100.

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.

You may be subject to State and Federal regulations if you demolish, perform destructive salvage, de-construction, level (etc.) all of a structure or structural components, or if you move a house, regardless of the level of asbestos present in a structure. For **ALL** demolition projects the structure or area of the structure to be demolished **must be inspected for asbestos** by a Colorado-certified asbestos inspector. In addition, any necessary asbestos removal may have to be performed by a Colorado-certified general abatement contractor before it is disturbed by renovation or demolition activities. Removal, in accordance with the Colorado Department of Public Health and Environment (CDPHE), Air Quality Control Commission Regulation No. 8, Part B, is required if the amount of asbestos containing material (ACM) that is friable or will become friable during demolition exceeds the trigger levels. An asbestos abatement contractor must remove the ACM at the trigger level of:

- For Single-Family Residential Dwellings (SFRDs): 50 linear feet on pipe; 32 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.
- For Public and Commercial Buildings (other than SFRDs): 260 linear feet on pipes; 160 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.

In addition, all ACM waste must be disposed of at an approved asbestos waste disposal site, regardless of the quantity or the necessity for a notice/permit per the Solid and Hazardous Waste Commission's Regulation 6 CCR 1007-2 Part 1, Section 5.

Please note: buildings of any age may contain ACM and violations of asbestos regulations can result in monetary penalties and project delays.

You must provide notification for all demolitions and all asbestos abatement projects that exceed the trigger levels, whichever is the lesser quantity. This requirement applies to both friable and nonfriable asbestos materials. Additionally, you must obtain a permit for the abatement of friable asbestos projects where the quantity of ACM to be abated exceeds the trigger levels (whichever is the lesser quantity) and the work is in an area of public access. A Demolition Notification Application Form must be submitted to the CDPHE, **even if no asbestos was found during the inspection**, for more information or forms contact the Asbestos Compliance Assistance Group at 303-692-3100 or cdphe.asbestos@state.co.us

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.

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.

HAZARDOUS WASTE

Should suspected contaminated, stained, or discolored soil(s) or groundwater be encountered during the construction phase of the proposed development, 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 Colorado Department of Public Health and Environment, Hazardous Materials and Waste Management Division at 303.692.3320.

LANDSCAPE/MANURE

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.

Manure shall be properly disposed of and the site maintained so that manure does not enter the adjacent watershed or create an odor issue. In addition, the accumulation of manure shall not be allowed on the site to cause a hazard to the health, welfare, or safety of humans and/or animals per the Jefferson County Zoning Resolution. Please note: JCPH responds to complaints regarding detectable odors and uses the Colorado Air Quality Control Commission Odor Emission Regulation Number Two for any enforcement action necessary.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that 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: Campgrounds, Child Care Centers/Schools, Food Service Establishments/Grocery Stores.

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.

LONG RANGE REVIEW MEMO

Date: April 6, 2022
 To: Cassidy Clements
 From: Heather Gutherless
 Case number: 22-104257RZ
 Address/AIN: 5399 State Hwy 93 and 20428 W 56th Avenue
 Purpose: To rezone to allow a headquarters and mixed-use campus for Wildlife Protection Solutions. A mix of office, agricultural, residential, and community uses are proposed.

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 Issues:

- Compliance with land use recommendations, livestock policies, subsidence, visual impacts along 93, lighting, noise, odor, and water are all items that need to be further addressed.

Land Use

- This property is located in Area 5 of the North Plains Area of the Comprehensive Master Plan. Area 5 recommends Rural Residential at lot sizes between 5 and 35 acres and the clustering of building sites is encouraged to minimize visual disturbance and impacts to wildlife habitat. (North Plains p. 6) This would allow a maximum of 7 residential units.
 - This proposal is not in conformance with the Plan recommendation, therefore, the 3 factors in the Comprehensive Master Plan that apply when a proposal is not in conformance with the land use recommendation. The applicant did provide their analysis of these factors. Those factors and staff's analysis is below.
- For New Development proposals that are not consistent with the Land Use Recommendations of the Comprehensive Master Plan, the following factors should be considered: (CMP p. 19)
 - How the impacts associated with the proposed land use(s) will be mitigated compared with the recommended Land Uses;
 - The applicant notes that the proposed structures will be clustered and that setbacks to Hwy 93 will be substantial at 225 feet. The applicant also notes that this type of use would provide a better transition from the proposed activity center and non-residential uses zoned to the north than the proposed large lot residential uses.
 - The letter discusses visual impacts, but what about other impacts? Traffic, wildlife, air, light, odor, and noise. Will any additional architectural standards be proposed? More strict lighting standards? Will events at the amphitheater need amplification?
 - The traffic analysis states that 179 trips are estimated. With 7 homes, approximately 70 trips per day would be anticipated. Will any additional transportation improvements need to be completed?
 - How the proposed land uses are compatible with the surrounding Land Use Recommendations and community character; and
 - The applicant discusses protecting the corridor through setbacks, height limitations, building design, and buffers.
 - What building design restrictions have been added to address visual impacts? There do not appear to be any additional architectural restrictions.
 - The applicant discusses preserving or renovating historical homestead structures. There are no restrictions to ensure that historical structures will be maintained or that any new structures will be architecturally compatible with them.
 - It does seem like this type of use would be compatible with the zoning to the north for commercial uses and the open space to the south.
 - What change of circumstance has occurred in the local area since the Land Use Recommendation was adopted.
 - The applicant notes that the WestConnect PEL Final Report came out in 2018, 7 years after the North Plains Area Plan was adopted and that the City of Golden's Integrated Transportation Plan was adopted.
 - The County was aware of potential plans for the Jefferson Parkway to expand when the land use recommendations for the area were developed. It is unclear how the Plans that came out in 2018 may be different from what Staff reviewed during the Plan update. We would need to do more research into what was reviewed for the Plan to determine whether this is a change of circumstance.
 - The inability to sell the property is not typically considered a change of circumstance.

- The North Plains Area Plan has several policies regarding the keeping of livestock on residential lots. (North Plains p. 6) While this lot would not be residential, there are some policies that would be appropriate nonetheless and should be addressed in the written restrictions.
 - (only a portion of this policy may apply) In order to balance the needs of the animals with erosion control, each large animal should have a pen of at least 12' x 12', and access to a fenced turn-out area of at least 12' x 50'. Shade and/or cover should also be provided to protect the animals from both sun and inclement weather.
 - Manure should not be allowed to accumulate so as to cause a hazard to the health, safety and welfare of humans and/or animals.
 - Odors associated with the keeping of large animals in residential areas should not be allowed to affect the community adversely. Owners of existing odor pollution sources should be encouraged to use effective technology to eliminate or mitigate the problem.
 - Stallions and bulls should not be permitted in residential subdivisions with lot sizes of less than 5 acres. Stallions and bulls shall be kept in a pen, corral, or run area enclosed by a 7 foot fence of sufficient strength to contain the animal(s), except when it is necessary to remove them for training, breeding, or other similar purposes.
- Additionally, there is a section in the Plan that specifically discusses Livestock. (CMP p. 27) These policies deal with ensuring the appropriate sized areas for livestock, managing manure, and limiting damage to Onsite Wastewater Treatments System absorption beds.
 - These items should be addressed in the next referral response or written restrictions.

Physical Constraints

- This property is located within a subsidence area. The Plan discourages development in Geologic Hazard areas. Subsidence areas are defined as a major geologic hazard area, whether it is zoned or unzoned. (CMP p. 114). Development is discouraged in geologic hazard areas. Development should only be allowed in these areas when adequate mitigation can be demonstrated. (CMP p. 34)
 - The ODP shows the subsidence area and contains a note regarding that area. The note says that the geologic and geotechnical report **should** include borings. It does not say that it must include borings, nor does it say whether or not that area could potentially be built on. It should be clearer about what happens depending on the outcomes of the geologic and geotechnical report.
- This property is located within the County's Designated Dipping Bedrock Area. The Dipping Bedrock area is defined as a Geologic Constraint (CMP p. 113) Geologic Constraints need to be addressed by development proposals and mitigation should take into account aesthetics. (CMP p. 34)
 - If all County regulations are followed for mitigation of Dipping Bedrock, this constraint will be addressed.
- This property is in a moderate quality wildlife habitat area. It is recommended that fencing be wildlife-friendly in these areas. (CMP p. 39) This should be addressed in the written restrictions.

Community Resources

- No historic resources are identified on this property in the Historic Resources map. However, the applicant has been working with the Jefferson County Historical Commission to address some of the existing structures on the site.
- This is not within the Front Range Mountain Backdrop area, however, it is very visible from State Hwy 93. The North Plains Area polices specifically call out the visual foreground of State Highway 93 as a visually sensitive area. It goes on to recommend appropriate setbacks, height limitations, building design and separation. (North Plains p. 15)
 - The ODP does address setbacks and height limitations, but does not really address building design and separations.
- The CMP also discusses creating a visual buffer strip along Colorado Highway 93. (CMP p. 42)
 - The ODP lists a 225 foot setback for new structures and a 170 setback for existing structures. This will help to create that buffer strip. However, it appears that parking

could be allowed in this area. We would rather see only open area or grazing within those setbacks.

- The Plan says to minimize light impacts of new development to protect the night sky, avoid pollution, and avoid light or glare trespass on adjacent properties and wildlife habitat. (CMP p. 43)
 - It does not appear that any special lighting is needed for this use. Due to the location west of Highway 93, we recommend that the mountain standards for lighting and signage apply to this site.
- The Plan also promotes the prevention and/or mitigation of offensive odors.
 - Where will the manure be stored? Is there a specific location or perhaps setbacks that could be specified in the ODP?
- Assess and mitigate the use of outdoor speakers, amplified music, and/or paging systems where residential uses could be impacted. (CMP p. 44)
 - The cover letter states that there will not be concerts held in the amphitheater, however, will there be any outdoor speakers or amplified music?

Infrastructure, Water, & Services

- A transportation analysis was complete. Any comments from the Engineering section should be followed.
- The applicant is exploring both the extension of water and sanitation line from North Table Mountain Water and Sanitation District or drilling a well and constructing a new Onsite Wastewater Treatment System (OWTS).
- If a well and OWTS is used, the plan recommends the property be served by both to allow for ground water recharge. (CMP p. 49) So the applicant should not pursue a well and public sanitation.
- Reuse of water is encouraged as allowed by state law. (CMP p. 40)
- If well water is used, the applicant will need to demonstrate that the scale/density of the development is consistent with the amount of water allowed to be used by the well. Hauling of water or rainwater capture is not recommended for human consumption or sanitation. (CMP p. 49)
- The property is served by Fairmount Fire Protection District for fire protection.

JCOS recommends against the development of a tunnel in the rock outcropping due to potential paleontological resources and visual impacts along the Hwy 93 corridor. Jeffco Open Space is always interested in trail connectivity across the county, where it makes sense, in the spirit of expanding a meaningful network. The applicant will need to coordinate with JCOS directly on any proposals to access Open Space land.

Cassidy Clements

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Wednesday, March 16, 2022 6:45 AM
To: Cassidy Clements
Subject: --{EXTERNAL}-- RE: 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Clements;

We have received the above-referenced referral request. We have reviewed our records, and find that this property is not in our service territory.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Tuesday, March 15, 2022 4:50 PM
Subject: 22-104257 FIRST ELECTRONIC REFERRAL FOR REZONING

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ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a [Rezoning](#) have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. **Please review the specific electronic documents related to the first referral found [here](#).** Comments should be submitted [via e-mail](#) to the case manager by the due date below.

Case Number: 22-104257RZ
Case Name: Laramie Ridge ODP
General Location: Southwest corner of State Highway 93 and West 56th Avenue.
Case Type: Rezoning
Case Manager: Cassidy Clements
Comments Due: March 24th, 2022 (if extension is needed, please contact case manager)
Case Manager Contact Information: cclement@jeffco.us, (303) 271-8728

Additional information related to this case can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file ([public documents](#)), to the Jeffco mapping system ([iMap](#)) and to the case tracking system ([general application details](#)).

In your comments, please indicate whether an additional referral is needed.

<u>Jeffco:</u> Addressing Cartography Engineer (Development Review) Geologist Historical Commission Long Range Planner (Development Review) Open Space Public Health Road and Bridge – District 1 Transportation and Engineering Historic Commission	<u>External:</u> Golden Planning and Zoning Arvada Planning and Zoning Colorado Department of Transportation Lookout Mountain Water & Sanitation District Fairmount Fire Protection District Denver Regional Council of Governments Colorado Parks and Wildlife Division of Water Resources US Fish and Wildlife CenturyLink Colorado Natural Gas Company Comcast Ditch/Irrigation Company IREA Public Service Company/Xcel United Power (In T2&3S, R71W only-see map)	<u>HOA:</u> Apple Meadows Coalition Bear Tooth Ranch HOA Coal Creek canyon improvement Assoc Estates at North Table Mtn Fairmount Improvement Assoc Hawthorn Metro District #2 Jefferson County Horse Council North Table Mountain Village HOA Parkview Villas at Golden Community Plan JeffCo Save the Mesas Inc Tablerock HOA Wildhorse Homeowners Assoc
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March 22, 2022

Cassidy Clements, Case Manager
Jefferson County Planning and Zoning
Transmission via email: kcowan@jeffco.us

Re: **Laramie Ridge Official Development Plan, Case No. 22-104257RZ**
Part of the N ½ of Sec. 16, Twp. 3 South, Rng. 70 West, 6th P.M.
Water Division 1, Water District 7

Dear Cassidy Clements:

We have received your March 15, 2022 referral concerning the proposal to rezone 40.2 acres, comprised of five separate parcels, from Agricultural-Two to Planned Development for a new mixed use campus and headquarters of the Wildlife Protection Solutions nonprofit organization. The purpose of this proposed development is for office use, a campus for wildlife education and fundraising, veterinary clinic, grazing land for domestic animals, rental dwelling units, and rental cabins for visitors.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water uses and estimated water demand are as follows: household use (3.09 acre-feet/year), commercial use (1.11 acre-feet/year), and stock watering (0.14 acre-feet/year), for a total annual demand of 4.34 acre-feet/year. The proposed water supply was either service from the North Table Mountain Water and Sanitation District (“District”) or a new Arapahoe aquifer well. A will serve letter from the District dated February 9, 2022 was provided committing to providing service to the development. This office has no comments on the water supply if service will be provided by the District. If the property will be divided through a county subdivision process, and the water supply will be a nontributary Denver Basin well, the groundwater should first be decreed in water court prior to the application for a non-exempt well permit.

If you or the applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x8206 or at Wenli.Dickinson@state.co.us.

Sincerely,

Joanna Williams, P.E.
Water Resources Engineer

Ec: Referral no. 29125



Memorandum

To: Cassidy Clements
Planner

From: Patrick O'Connell
Engineering Geologist

Date: March 22, 2022

Re: Laramie Ridge ODP, 5399 State Highway 93, Case No. 22-104257PA

I reviewed the site plan and submitted documents for the subject property. I have the following comment.

1. The site is located within the Jefferson County Designated Dipping Bedrock Area (DDBA), therefore, the applicant may have to provide geologic and geotechnical reports prepared in accordance with Section 25 of the Land Development Regulation and a detailed grading plan with the rezoning application. The grading plan must establish conformance with the requirements of the Zoning Resolution and the geotechnical report which should provide minimum separation (min 10 feet) of overburden soil or fill beneath the anticipated level of the bottom of foundation and the top of bedrock surface. Given the subsequent processes, the reports and grading plan for the DDBA will be required at the subsequent (SDP) process.
2. The western portion of the property has been identified as a non-zoned geologic hazard area due to the subsidence potential as a result of historic mining. The non-zoned geologic hazard does not have the same restrictions as the zoned geologic hazards referenced in Section 38 of Zoning Resolution. Both subsurface and surface mining occurred in this area with the Rocky Mountain No 2 Mine south of West 56th Avenue. The geotechnical and geologic report required as part of the subsequent process (SDP) should include borings in the identified areas to determine risk.

PLANNING ENGINEERING MEMORANDUM

TO: Cassidy Clements, Case Manager
FROM: Nathan Seymour Planning Engineering
DATE: June 30, 2022

RE: 22-104257RZ; Rezoning to Planned Development for wildlife conservation non-profit with office, community, and residential uses at 5399 SH-93.

Staff's understanding of the proposed development is based on the Rezoning application documents and Preliminary Application meeting, which occurred on May 27, 2021. In order to proceed with the proposed development, the applicant will need to go through a Rezoning process according to Section 6 of the Jefferson County Zoning Resolution.

REZONE TO PLANNED DEVELOPMENT ZONE DISTRICT

All comments were addressed in updated trip generation analysis. Applicant sufficiently justified traffic generated can be absorbed by the surrounding network. No additional concerns at time of rezone. With SDP, an updated CDOT access permit will likely be required for 56th Avenue accessing Hwy 93; if volumes on 56th Ave increase by 20% or more, an updated access permit will be required.

CONCLUSION

These comments are based on the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (SDD&TC) and the Jefferson County Transportation Design & Construction Manual (TD&CM). The comments are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Planning and Zoning to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Planning and Zoning reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

If there are any questions, please contact Nathan Seymour at 303-271-8751.

NS
Attachment/Enclosure
c: File

MEMO

TO: Cassidy Clements
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: June 27, 2022

SUBJECT: Case #22-104257 RZ
Laramie Ridge ODP
Ethan Watel
5399 State Hwy 93
30-161-00-001
30-162-00-001
30-162-00-002
30-162-00-003
30-162-00-004

The applicant has met the requirements for this rezoning process for the development of this property.

PROPOSAL SUMMARY

Rezoning from Agricultural-Two (A-2) to Planned Development (PD) to create headquarters for int'l wildlife conservation non-profit with office, community, and residential uses.

COMMENTS

Jefferson County Public Health (JCPH) provided comments on February 9, 2015, November 6, 2017 and on June 6, 2018 regarding previous planning cases and on May 21, 2021 regarding the pre-application and March 2, 2022 for the rezoning on this case. JCPH has reviewed the documents submitted by the applicant for this rezoning process and has the following updated 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 entire document for requirements and information. Please note additional documentation may be required.**

REZONING REQUIREMENTS

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	03/02/2022	Submit a will serve/proof of services letter from the Water and Sanitation District to provide proof of public water and sewer	Water/Wastewater

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	
✓	06/27/2022	Submit a letter from the North Table Mountain Water and Sanitation District that public water and sanitation is not feasible to the site and that they support the installation of an onsite wastewater treatment system within their boundaries.	Water/Wastewater
✓	06/27/2022	Complete and submit an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22.B.2. (a). This form can be obtained from the Jefferson County Planning and Zoning Department.	Water/Wastewater
✓	06/27/2022	Submit an engineer evaluation that states a conforming OWTS can be installed to serve all the proposed structures (community center, veterinary clinic, total number of cabins/residences and number of bedrooms in each structure), the total number of employees, and all uses in the proposed development using Appendix A in the Onsite Wastewater Regulations.	Water/Wastewater
✓	06/27/2022	Submit a completed table with the total gallons per day that will be generated at full-build out and maximum occupancy for all existing and proposed uses.	Water/Wastewater
NA	NA as Insight Engineering states OWTSs will meet CDPHE Policy 6	Obtain Site Approval from the Colorado Department of Public Health and Environment (CDPHE) for the installation of an onsite wastewater treatment system should an OWTS exceed 2,000 gallons per day and does not meet CDPHE Policy 6.	Water/Wastewater
✓	03/01/2022	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
✓	03/01/2022	Submit a complete list of all animals that will be involved in all proposed activities. List the activities and interactions expected as well.	Zoonoses
✓	03/02/2022	Obtain and submit an approval letter from the Colorado Division of Wildlife that states any proposed wildlife will be used for event purposes, if applicable.	Zoonoses

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	06/27/2022	Submit how and type of hand washing facilities will be provided to the public.	Zoonoses
Waived to SDP	Can be Deferred until the Site Development Plan process	Provide additional information on the type of animals that would be treated in the vet clinic and rehabilitated in the rehabilitation center.	Zoonoses

WATER/WASTEWATER

Public Water and Sanitation

Per the cover letter dated February 10, 2022 prepared by Baseline, this property is within the boundaries of the North Table Mountain Water and Sanitation District and water and sewer is available to the proposed development.

A will serve letter dated February 9, 2022 prepared by North Table Mountain Water and Sanitation District (NTM) stating the property is within the NTM boundaries and can be served with public water and public sanitation.

Well Water Supply

The applicant indicated that this development will be served by a combination of existing City of Golden water and a new non-tributary well.

The Colorado Division of Water Resources (CDWR) is the governing authority for wells.

Using well water at this site may require designating the source as a public "community" water supply according to the Colorado Primary Drinking Water Regulations. A community supply means a public water system that supplies at least 15 service connections used by year-round residents or that regularly supplies at least 25 year-round residents. As such, this water supply must comply with the Colorado Department of Public Health and Environment (CDPHE), Colorado Primary Drinking Water Regulations. Contact the Water Quality Control Division (CDPHE) at 303.692.3500 for the application, permitting and monitoring requirements for such a supply.

Or,

Please note that if the well(s) will serve as a drinking water supply for at least 25 of the same people for at least six months per year and is not a community water system then the water supply would meet the definition of a non-transient, non-community water system as defined in the Colorado Primary Drinking Water Regulations. If the onsite well will be used in this manner, please contact the Water Quality Control Division, CDPHE at 303.692.3500.

Or,

Please note that if the well(s) will serve as a drinking water supply that serves a population of at least 25 people per day for at least 60 days per year and is not a non-transient, non-community water system or a community water system then the water supply would meet the definition of a transient, non-community water system as defined in the Colorado Primary Drinking Water

Regulations. If the onsite well will be used in this manner, please contact the Water Quality Control Division, CDPHE at 303.692.3500.

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.

Onsite Wastewater Treatment System

JCPH has no records of an onsite wastewater treatment system (OWTS) that serves the four-bedroom single family dwelling and outlying structures. Given that the single-family dwelling was built in 1909, permits for onsite wastewater treatment systems were not issued. Also, the age of this system exceeds the average 25-year lifetime of an OWTS and as such would need to be evaluated by an engineer and may likely require modification, expansion and or replaced if it is expected to serve any of the existing and proposed uses for this rezoning. In a letter dated June 5, 2022 prepared by Insight Engineering, Inc, this system will be abandoned. **At the time of site development, a letter, invoice and or pictures will be required to verify this system has been properly abandoned.**

According to the will serve letter dated February 9, 2022, the property is within the North Table Mountain Water and Sanitation District. Per the current Onsite Wastewater Regulations of Jefferson County:

Section 2.6.

H. No OWTS permit shall be issued to any person when the subject property is located within a municipality or special district that provides public sewer service, except where such sewer service to the property is not feasible in the determination of the municipality or special district, or the permit is otherwise authorized by the municipality or special district.

As such JCPH requested that the applicant obtain a letter from the North Table Mountain Water and Sanitation District stating water and sewer are not feasible for this property to install an onsite wastewater treatment system (OWTS). A letter prepared on June 9, 2022 by Baseline states that a petition has been submitted to the North Table Mountain (NTM) Water and Sanitation District to be removed from their service boundary area. **Please note if the NTM does not approve the petition, a letter from the NTM will be required prior to the issuance of OWTS permits.**

A letter dated June 5, 2022 prepared by Insight Engineering, Inc provided a proposal for three separate OWTS evaluated under CDPHE Policy 6. Each system is less than 2,000 gallons per day. It appears that this will be feasible if the distances between each system meets Policy 6 and or each property is platted in the future as three separate lots with a minimum of five (5) acres each.

To evaluate the possibility of installing an onsite wastewater treatment system for all existing and proposed uses, the applicant must provide the following:

- Complete and submit an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22.B.2. (a). This form can be obtained from the Jefferson County Planning and Zoning Department. This standard was completed and submitted for review.

- Submit an engineer evaluation that states a conforming OWTS can be installed to serve all the proposed structures (community center, veterinary clinic, total number of cabins/residences and number of bedrooms in each structure), the total number of employees, and all uses in the proposed development using Appendix A in the Onsite Wastewater Regulations at full build-out and maximum occupancy. This standard was completed and submitted for review.
- Submit a completed table with the total gallons per day that will be generated at full-build out and maximum occupancy for all proposed uses. This standard was completed and submitted for review.

By our previous calculation it appeared that the amount of wastewater generated per day will exceed 2,000 gallons per day and as such would require Site Approval from the Colorado Department of Public Health and Environment (CDPHE). Insight Engineering, Inc stated in a letter dated June 5, 2022 that three separate OWTS can be installed and will meet CDPHE Policy 6 and as such would not need to obtain Site Approval from the CDPHE. **At the time of OWTS permitting, should JCPH determine the OWTS do not meet Policy 6, then Site Approval from CDPHE will be required.**

Onsite wastewater treatment systems with an average daily flow of 2,000 gallons per day or more per property must comply with the Colorado Water Control Act, Article 8, Title 25 of the Colorado Revised Statutes, and Regulations adopted by the Colorado Water Quality Control Commission. **Site approval from the Colorado Department of Public Health and Environment is required.** Jefferson County Public Health will provide review and comment to the Colorado Department of Public Health and Environment on the site application.

Prior to installing, altering, upgrading, remediating, or repairing an onsite wastewater treatment system (OWTS) the applicant must receive a permit from Jefferson County Public Health. The applicant must submit an OWTS application, associated documents, and applicable fees to this Department for an approved permit to install the OWTS. Contact Mitch Brown at 303.271.5767 or mlbrown@jeffco.us for more information on this process.

ENVIRONMENTAL SITE ASSESSMENT

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.

ZOONOSIS

Interaction with animals without adequate facilities, vaccination status of animals and the types of animals the public will interact with can expose the public to a variety of diseases. To evaluate the interactions with the animals is acceptable, the applicant was requested to provide the following:

- Submit a complete list of all animals that will be involved in all proposed activities. List the activities and interactions expected as well. A letter dated January 25, 2022 and February 22, 2022 prepared by Baseline states that there will be no wild animals on site except for potentially a bison herd. Other animals would be livestock such as horses. Activities are restricted to monitoring wildlife via cameras for poaching violations.

- Obtain and submit an approval letter from the Colorado Division of Wildlife that states any proposed wildlife will be used for event purposes, if applicable. Per letter dated January 25, 2022 prepared by Baseline, wildlife will not be present on this property.
- Submit how and type of hand washing facilities will be provided to the public. This information must still be provided as the public may have contact with livestock. In a letter revised on June 9, 2022, the applicant states handwashing facilities will be available to the public and employees inside the office building or within an agricultural building at the homestead.
- We strongly advise that the livestock animals that will interact with people be vaccinated for rabies as terrestrial rabies exists in Colorado. Please note all dogs are required to be vaccinated for rabies.
- We strongly recommend posting signs informing individuals to avoid wildlife and to keep animals on leash preventing them from roaming free.

The applicant also stated in the cover letter dated February 10, 2022 prepared by Baseline that wildlife is monitored via cameras throughout numerous locations for poaching activities and there will be no wildlife on site or any interaction with wildlife. The applicant did state that domestic livestock, which includes potentially a bison herd, would be boarded at the facility. See the following statement from the applicant:

“The only animal likely proposed to be onsite full-time is a small bison herd and boarding of horses, llamas, alpacas, swine and other animals under the term livestock.”

However, the applicant also indicates there will be a veterinary clinic and rehabilitation center located on the property.

- At the time of site development, the applicant must provide the additional information on the type of animals that will be treated in the veterinary clinic, rehabilitated in the rehabilitation center, and taken into the animal evacuation center. A letter dated January 25, 2022 prepared by Baseline stated that the veterinary and animal evacuation center is contemplated, but not certain.

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.

If allowed under the proposed zoning for this site, 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.

Note: Process equipment, such as emergency generators, may be required to be permitted and have an APEN. Contact the Air Pollution Control Division at 303.692.3100.

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.

You may be subject to State and Federal regulations if you demolish, perform destructive salvage, de-construction, level (etc.) all of a structure or structural components, or if you move a house, regardless of the level of asbestos present in a structure. For **ALL** demolition projects the structure or area of the structure to be demolished **must be inspected for asbestos** by a Colorado-certified asbestos inspector. In addition, any necessary asbestos removal may have to be performed by a Colorado-certified general abatement contractor before it is disturbed by renovation or demolition activities. Removal, in accordance with the Colorado Department of Public Health and Environment (CDPHE), Air Quality Control Commission Regulation No. 8, Part B, is required if the amount of asbestos containing material (ACM) that is friable or will become friable during demolition exceeds the trigger levels. An asbestos abatement contractor must remove the ACM at the trigger level of:

- For Single-Family Residential Dwellings (SFRDs): 50 linear feet on pipe; 32 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.
- For Public and Commercial Buildings (other than SFRDs): 260 linear feet on pipes; 160 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.

In addition, all ACM waste must be disposed of at an approved asbestos waste disposal site, regardless of the quantity or the necessity for a notice/permit per the Solid and Hazardous Waste Commission's Regulation 6 CCR 1007-2 Part 1, Section 5.

Please note: buildings of any age may contain ACM and violations of asbestos regulations can result in monetary penalties and project delays.

You must provide notification for all demolitions and all asbestos abatement projects that exceed the trigger levels, whichever is the lesser quantity. This requirement applies to both friable and nonfriable asbestos materials. Additionally, you must obtain a permit for the abatement of friable asbestos projects where the quantity of ACM to be abated exceeds the trigger levels (whichever is the lesser quantity) and the work is in an area of public access. A Demolition Notification Application Form must be submitted to the CDPHE, **even if no asbestos was found during the inspection**, for more information or forms contact the Asbestos Compliance Assistance Group at 303-692-3100 or cdphe.asbestos@state.co.us

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.

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.

HAZARDOUS WASTE

Should suspected contaminated, stained, or discolored soil(s) or groundwater be encountered during the construction phase of the proposed development, 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 Colorado Department of Public Health and Environment, Hazardous Materials and Waste Management Division at 303.692.3320.

LANDSCAPE/MANURE

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.

Manure shall be properly disposed of, and the site maintained so that manure does not enter the adjacent watershed or create an odor issue. In addition, the accumulation of manure shall not be allowed on the site to cause a hazard to the health, welfare, or safety of humans and/or animals per the Jefferson County Zoning Resolution. Please note: JCPH responds to complaints regarding detectable odors and uses the Colorado Air Quality Control Commission Odor Emission Regulation Number Two for any enforcement action necessary.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that 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: Campgrounds, Child Care Centers/Schools, Food Service Establishments/Grocery Stores.

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.

Cassidy Clements

From: Nancy York
Sent: Thursday, August 18, 2022 11:27 AM
To: Cassidy Clements
Subject: Jeffco Open Space Comments on Rezoning Case No. 22-104257 RZ

Hi Cassidy,

Please see 2nd referral comments from Jeffco Open Space (JCOS) below. Apologies for the delay, and although we weren't noticed on second referral due to system error, grateful to share one last message below.

Jeffco Open Space (JCOS) has had a long-standing interest in a multi-modal connection between North Table Mountain Park and White Ranch Park, including a possible crossing at the intersection of W. 56th Ave./Highway 93.

We believe this will be of great benefit to the residential development in the immediate area and beyond. At the time of Site Development Plan, we look forward to discussing options with the landowners/developers.

Thanks so much,
Nancy

Nancy York
Strategic Planning Program Manager
she/her
303.271.5966, 303.570.3608 cell, jeffco.us



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

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date 7.20.06 Initials AP

- ☒ Determined Eligible- NR
☐ Determined Not Eligible- NR
☐ Determined Eligible- SR
☐ Determined Not Eligible- SR
☐ Need Data
☐ Contributes to eligible NR District
☐ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF2585
2. Temporary resource number: 5399 SH 93
3. County: Jefferson
4. City: Golden
5. Historic building name: Unknown
6. Current building name: Bonvue or Ramstetter Ranch
7. Building address: 5399 State Highway 93, Golden, CO 80403
8. Owner name and address: Eric and Jennifer Ramstetter
634 Lower Dover Road
Brattleboro, VT 80401

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3S Range 70W, NW 1/4 of NE 1/4, NW 1/4 of SW 1/4 of NE 1/4 of section 16
10. UTM Reference (corners of polygon):
A. (NW Corner): 1 3; 4 8 0 2 8 0 mE 4 4 0 5 1 4 0 mN
B. (SW Corner): 1 3; 4 8 0 1 9 0 mE 4 4 0 4 7 3 0 mN
C. (SE Corner): 1 3; 4 8 0 3 7 0 mE 4 4 0 4 6 9 0 mN
D. (NE Corner): 1 3; 4 8 0 6 4 0 mE 4 4 0 5 1 6 0 mN
see older site form
see other UTM's on previous site form
11. USGS quad name: Golden Year: 1965 (Revised 1994) Map scale: 7.5' X 15'
12. Lot(s): N/A Block: N/A Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: The site boundary is a polygon drawn to encompass the buildings and other major manmade features associated with this historic farm. The boundary includes the main cluster of farmstead buildings as well as open farm/pasture land associated with livestock raising activities. The property contains nearly 28 acres.

III. Architectural Description

14. Building plan (footprint, shape): see Item #21
15. Dimensions in feet: see Item #21
16. Number of stories: see Item #21
17. Primary external wall material(s) (enter no more than two): see Item #21
18. Roof configuration: (enter no more than one): see Item #21
19. Primary external roof material (enter no more than one): see Item #21
20. Special features (enter all that apply): see Item #21

21. General architectural description:

This 28-acre ranch contains a grouping of ten (10) associated historic agricultural buildings and structures situated north of Golden on the west side of State Highway 93, south of Van Bibber Creek and West 58th Avenue. These features include a farmhouse, two silos, and a number of specialized utilitarian buildings associated with animal husbandry. Lack of access and visibility has resulted in architectural descriptions of limited detail. Each historic feature is described below and depicted on the attached site sketch map.

✓ Farmhouse (Feature 1)

Built in 1909, the historic farmhouse is a large 1½-story, rectangular-plan Vernacular Wood Frame building with a moderately-pitched side-gable roof. It measures 32 feet wide and approximately 53 feet long. Two evenly paced gabled dormers each containing tandem windows are symmetrically placed on both the east and west sides of the house. Its exterior walls are clad with horizontal board siding. The house is fenestrated with single and tandem sets of double-hung, 1/1 windows. The main entry appears to be on the north elevation. The building appears to be in very good condition and no major alterations were noted

Late 19th & Early 20th Century American Movements
exposed rafter ends, overhanging eaves

✓ Barn (Feature 2)

This low, single-story, rectangular-plan brick or tile block building has an asymmetrically-sloped gable roof with a south-facing clerestory. The barn measures 37.5 feet wide and 80 feet long. The clerestory is fenestrated with a central ribbon of 22 narrow windows. The south elevation features large openings near the building's east end, and a bank of square windows near the opposite (west) end. No openings are present on the north elevation, and one large opening is present on the barn's east side. The barn appears to be in good condition, and no alterations were observed.

Silo (eastern) (Feature 3)

✓ This historic feature is a cylindrical red tile block grain silo located near the west end of the barn (Feature 2). The open-topped silo represents a typical example of a standardized design replicated throughout the plains of Colorado. It measures 40 feet high and is approximately 16 feet in diameter. The silo appears to be in very good condition.

✓ Silo (western) (Feature 4)

This cylindrical red tile block grain silo is located on the north side of the driveway that accesses the ranch complex from Highway 93, directly north of the house. It is similar in design and size to the other silo (Feature 3) on the site, and appears to be in very good condition.

Loafing Shed with additions (Feature 5)

✓ This long, low-slung structure is the northernmost feature in the Ramstetter or Bonvue Ranch. It consists of three parts: an open, six-bay loafing shed (pole barn) divided by log pole roof supports; a long stone structure identified as a "utility shed" by the Jefferson County Assessor, attached to the south end of loafing shed, and fenestrated with numerous small windows; and a small, probably non-historic, plywood-clad wood frame shed attached to the north end of the loafing shed. The loafing shed is covered by a very low-pitched shed roof. A fenced corral adjoins the open, east side of the loafing shed. The stone section appears to be constructed of locally quarried buff-colored sandstone, and is covered by a gable roof. The entire structure measures approximately 150 feet long and 18.5 feet wide.

✓ Loafing Shed (central) (Feature 6)

This probable historic structure is a long, narrow wood frame loafing shed (pole barn) covered by an asymmetrically-sloped side gable roof. According to the Jefferson County Assessor, this "pole barn" measures 19.5 feet wide and 80 feet long. The east side of the loafing shed is open, and is divided into 8 bays. The other elevations appear to be clad with horizontal wood siding. A fenced corral adjoins the open side of the loafing shed.

gable roof

Hay Shed (Feature 7)

✓ Situated west of and behind a loafing shed of similar design (Feature 6), this historical structure is a long, narrow wood frame building covered by an asymmetrically-sloped side gable roof. According to the Jefferson County Assessor, this "pole barn" measures 24 feet wide and 105.5 feet long. The hay shed is set into the base of a small rocky outcrop or hogback. The east side of the hay shed is open, and is divided into 10 bays. The other elevations appear to be clad with horizontal wood siding. The hay shed appears to be in very good condition.

Equipment Shed (Feature 8)

✓ This rectangular-plan structure is located directly northeast of the farmhouse (Feature 1). According to the Jefferson County Assessor, the structure measures 62.5 feet long and 27 feet wide. It is covered by a low-pitched side-gable roof with flush eaves. The equipment shed is partially constructed of brick, and the structure's roof is clad with corrugated sheet metal. The long axis of the shed is aligned E-W, and the south side features six bays, at least two of which are sealed by garage doors. The equipment shed appears to be in very good condition.

Loafing Shed (southernmost) (Feature 9)

✓ This long, low-slung structure is the southernmost feature in the Ramstetter/Bonvue Ranch. It consists of an open, 10-bay loafing shed (facing east) and an attached enclosed room at its north end. According to the Jefferson County Assessor, this "pole barn" measures 120 feet long and 20.5 feet wide. The loafing shed is covered by a very low-pitched shed roof. A fenced corral adjoins its open east side.

Unidentified Small Outbuilding (Feature 10)*Bunkhouse?*

✓ This feature is a small wood frame building of unknown function, located directly east of the equipment shed (Feature 8). The rectangular-plan structure is clad with horizontal board siding, and is covered by a gable roof. The building is fenestrated with narrow double-hung windows. According to the Jefferson County Assessor, this "utility shed" measures 18 feet long and 12 feet wide. The building appears to be in very good condition. Possible functions include a tack room or bunkhouse.

Late 19th + Early 20th Century American Movements

22. Architectural style/building type: The farmhouse is a Vernacular Wood Frame building. The associated agricultural buildings are utilitarian structures representing no specific architectural style(s).
23. Landscaping or special setting features: The ranch building complex occupies a picturesque setting at the edge of the foothills north of Golden. A prominent hogback (scarred by extensive clay mining) rises directly west of the site, and several ranch buildings directly abut a very small but steep hogback outcrop which has also been prospected for clay.
24. Associated buildings, features, or objects: None other than those on site as described in #21, above.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1909 - farmhouse
Source of information: Jefferson County Assessor's property record for parcel no. 30-161-00-001. Dates for the associated agricultural buildings are not available.
26. Architect: Unknown
Source of information: N/A
27. Builder/Contractor: Unknown
Source of information: N/A
28. Original owner: Unknown
Source of information: N/A

29. Construction history (include description and dates of major additions, alterations, or demolitions):

Due to the lack of readily available archival records, historical photographs of the property, or informants, the construction history of this ranch is obscure. According to the Jefferson County Assessor, the farmhouse was constructed in 1909. The remaining nine structures recorded were judged to have been built more than 45 years ago (before 1960), based on architectural characteristics observed.

30. Original location X Moved Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Agriculture

32. Intermediate use(s): None

33. Current use(s): Agriculture

Site type(s): Farmstead

34. Historical background:

This ranch occupies land within Section 16 of T3S, R70W, which along with Section 36 of the same township was transferred by the U.S. Government to the State of Colorado in 1875 and set aside as school grant lands. At an undetermined later date the land was sold and converted from public to private ownership. According to historian Steve Mehls, the ranch was settled by Otto and Bertha Ramstetter. Otto's parents, Henry and Matilda Ramstetter, had earlier (1899) homesteaded a 160-acre ranch closer to Golden, between Tucker Gulch and Clear Creek Canyon. It appears that the ranch at 5399 State Highway 93 was established on a portion of the original Ramstetter homestead. The farmhouse was built in 1909; presumably construction of other agricultural buildings soon followed. The site has served continuously since the early 20th century as a working livestock ranch. The parcel containing the ranch buildings currently encompasses approximately 28 acres. The ranch property is currently owned and operated by descendant Eric Ramstetter and his wife Jennifer Ramstetter.

35. Sources of information:

Master Title Plat and Historical Index pages for Township 3 South, Range 70 West, on file at the Bureau of Land Management State Office, Lakewood, Colorado;

Jefferson County Assessor's property record for Parcel No. 30-161-00-001.

Landscape Inventory Form for 5JF2585, prepared by Steven F. Mehls of Western Historical Studies, Inc., 2001. On file at the Colorado Historical Society/Office of Archaeology and Historic Preservation.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No X Date of designation: N/A
Designating authority: N/A

38. Applicable National Register Criteria:

- X A. Associated with events that have made a significant contribution to the broad pattern of our history;
 B. Associated with the lives of persons significant in our past;
X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 D. Has yielded, or may be likely to yield, information important in history or prehistory.
 Qualifies under Criteria Considerations A through G (see Manual)
 Does not meet any of the above National Register criteria

39. Area(s) of significance: Agriculture, Architecture

40. Period of significance: 1909-1960

Resource Number: 5JF2585

Temporary Resource Number: 5399 State Highway 93

41. Level of significance: National ____ State ____ Local X
42. Statement of significance: This property was previously recorded in 2001 by Steven Mehls of Western Historical Studies, Inc. in for the City of Golden-sponsored Cultural Landscape Survey of the Golden Legacy Project. Mehls evaluated the ranch site as "Field Eligible" under Criteria A and B but no official determination from OAHP has been made to date. FHU re-evaluated the property and also recommends a determination of NRHP-eligible, under Criteria A and C. It is a very well-preserved and extensive livestock ranch building complex from the early 20th Century, which effectively reflects the agricultural heritage of northern Jefferson County. The assemblage of historical structures – a house and specialized outbuildings – is remarkably intact, and together constitutes an excellent example of a livestock ranch in Jefferson County. The historic character and integrity of the ranch has not been compromised by the addition of modern agricultural buildings.
43. Assessment of historic physical integrity related to significance: This ranch building complex is very well preserved, with no modern buildings added. The property retains its historical appearance, and exhibits excellent integrity.

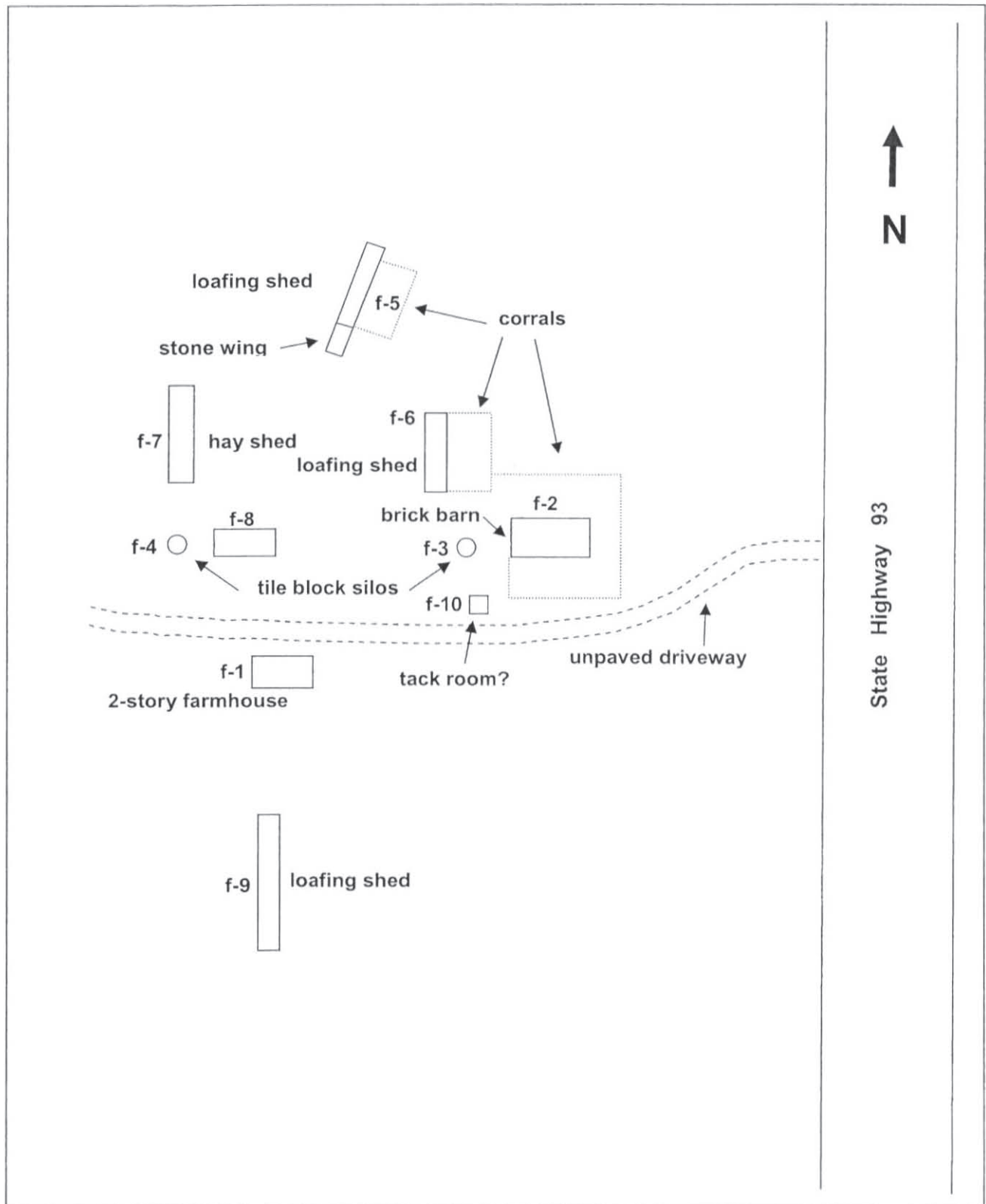
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ____ Not Eligible ____ Need Data _____
45. Is there National Register district potential? Yes X No ____
Discuss: The site contains a significant concentration of well-preserved historic buildings and structures associated with historic ranching activities.
- If there is National Register district potential, is this building: Contributing X (all) ____ Noncontributing ____
46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____

VIII. RECORDING INFORMATION

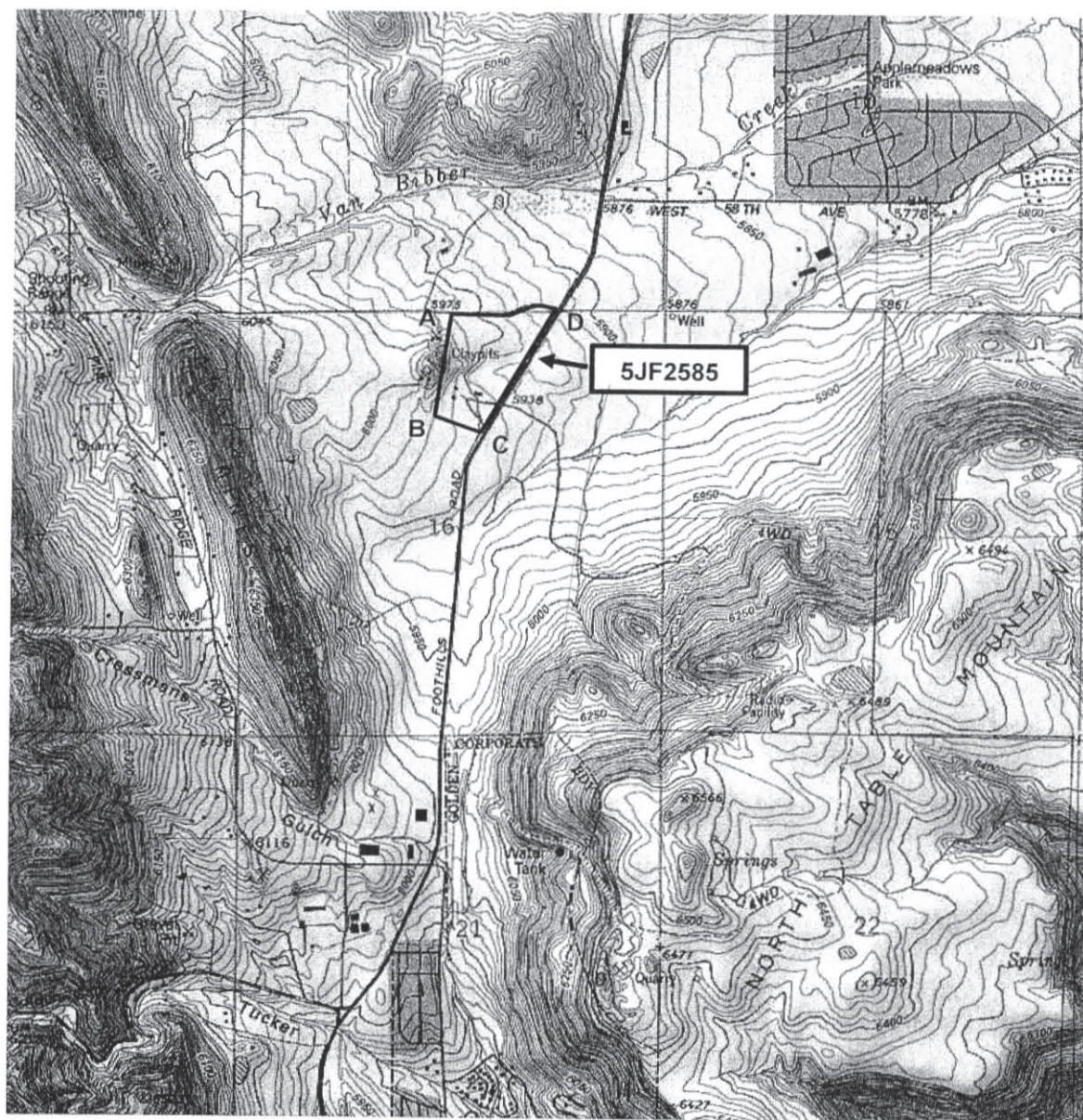
47. Photograph numbers: Roll NWC-BW-3, Frame 37; Roll 4, Frames 1-14
Negatives filed at: Felsburg Holt & Ullevig, Centennial, CO
48. Report title: Historic Architectural Resources Survey Report, Northwest Corridor Environmental Impact Statement
49. Date(s): May 6, 2005
50. Recorder(s): Jason Marmor (with assistance from Dawn Bunyak, Goodbee & Associates)
51. Organization: Felsburg Holt & Ullevig (FHU)
52. Address: 6300 S. Syracuse Way, Suite 600, Centennial, CO 80111
53. Phone number(s): (303) 721-1440

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
(303) 866-3395



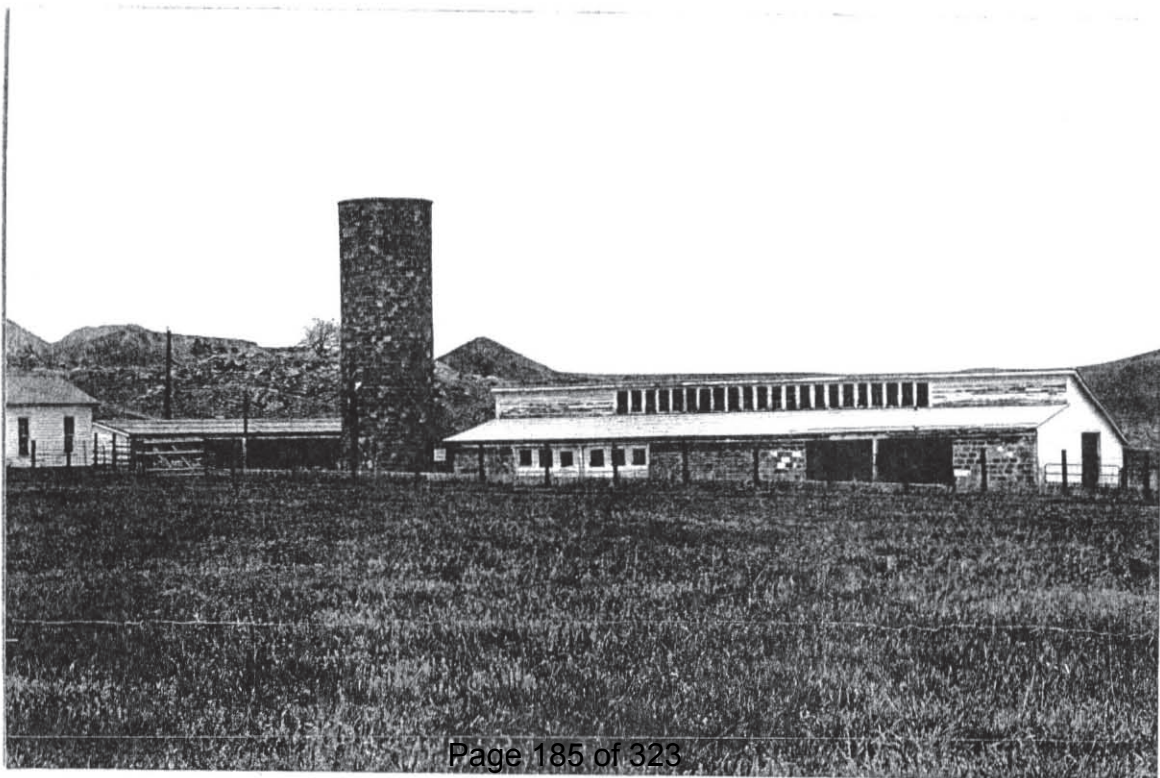
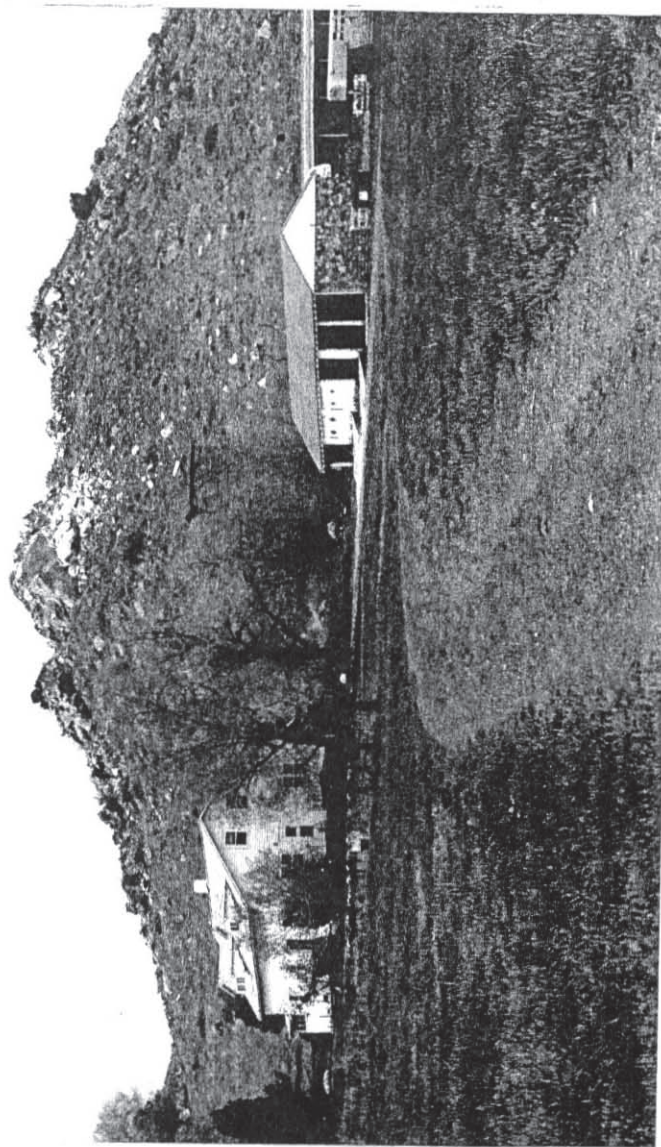
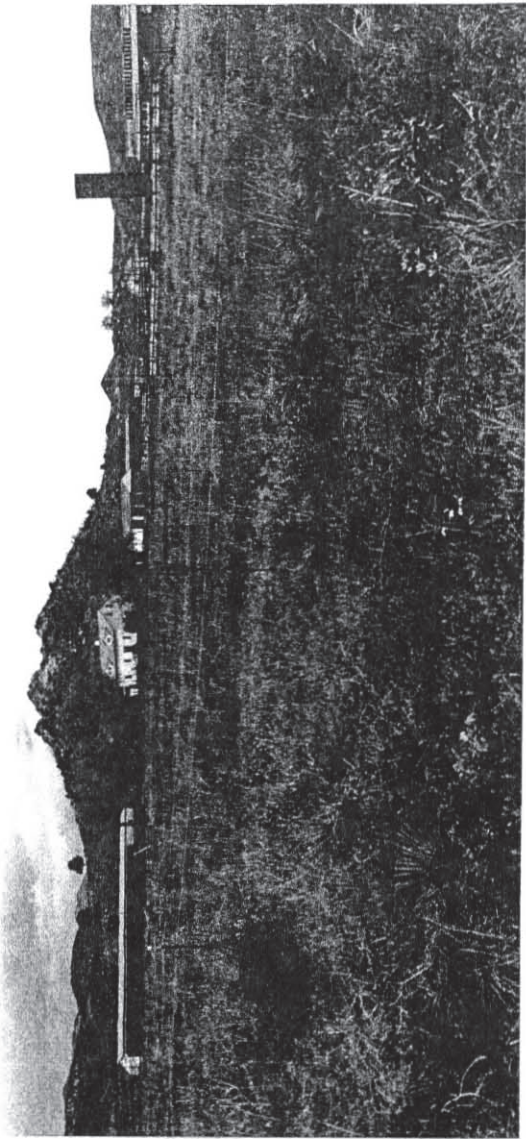
Sketch map of the Ramstetter or Bonvue Ranch, 5399 State Highway 93 (5JF2585)

Property Name: 5399 State Highway 93, Golden Vicinity



Source: USGS *Golden, Colorado* (1965; revised 1994) topographic quadrangle.

See other map



5399 State Hwy. 93, Golden vicinity
~~5JF3852~~ 2585
Overview of site, looking NW

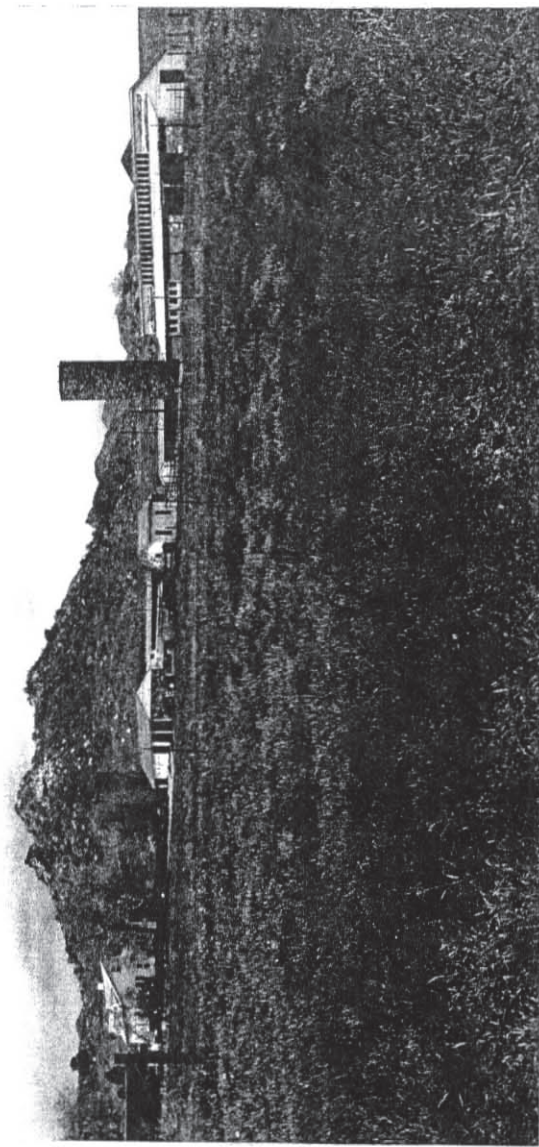
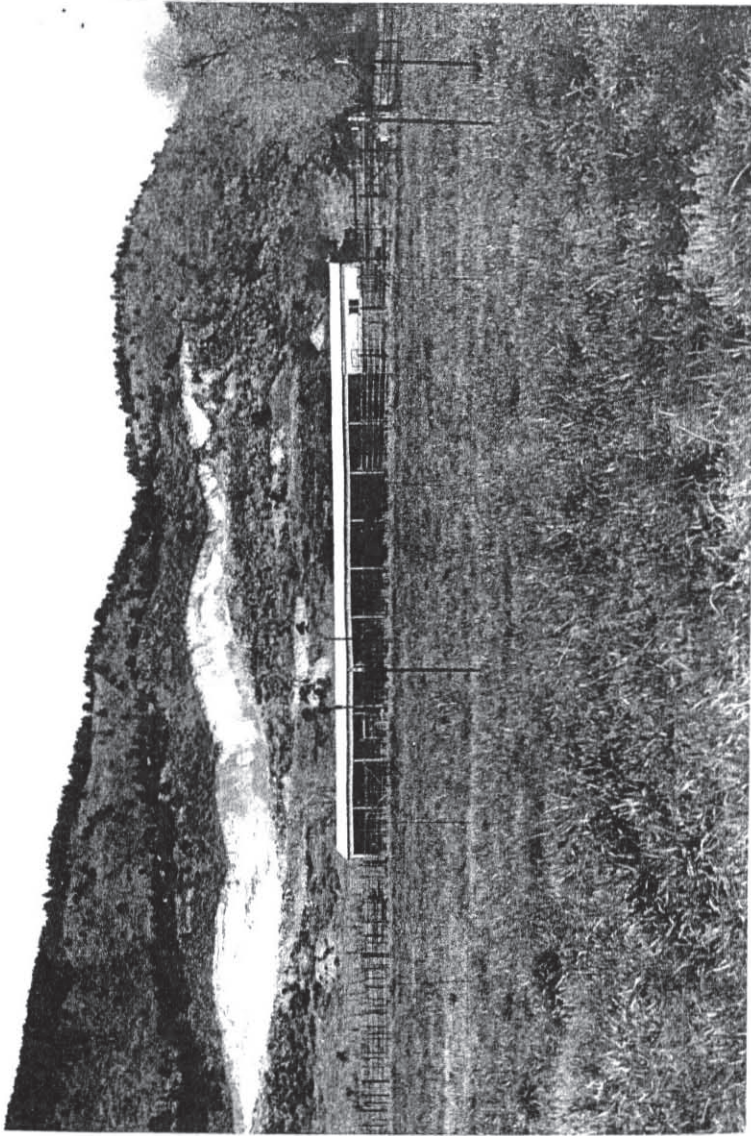
Roll NWC-BW-4, Frame 12
J. Marmor / FHU
5/6/2005

5399 State Hwy. 93, Golden vicinity
~~5JF3852~~ 2585
Ranch house and outbuildings, looking NW

Roll NWC-BW-4, Frame 13
J. Marmor / FHU
5/6/2005

5399 State Hwy. 93, Golden vicinity
~~5JF3852~~ 2585
View of barn and silo, looking NNE

Roll NWC-BW-4, Frame 14
J. Marmor / FHU
5/6/2005



5399 State Hwy. 93, Golden vicinity
5JF3852 2585
View of 10-bay looking shed, looking W

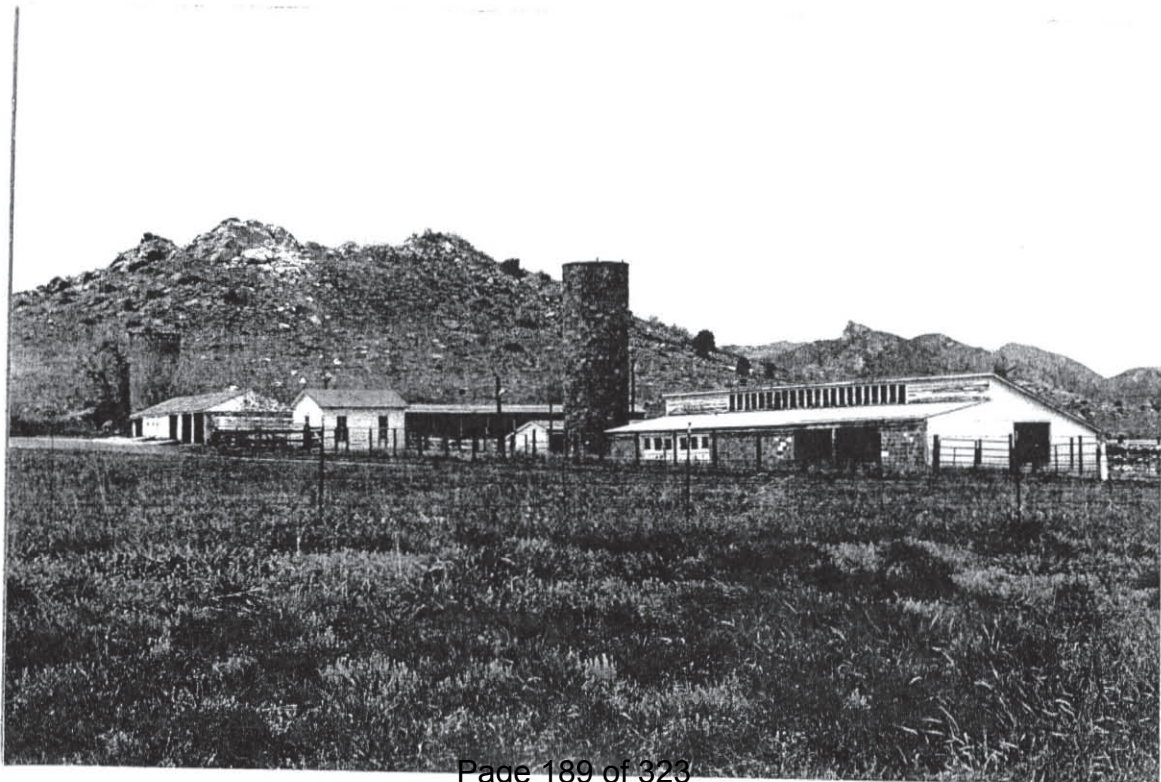
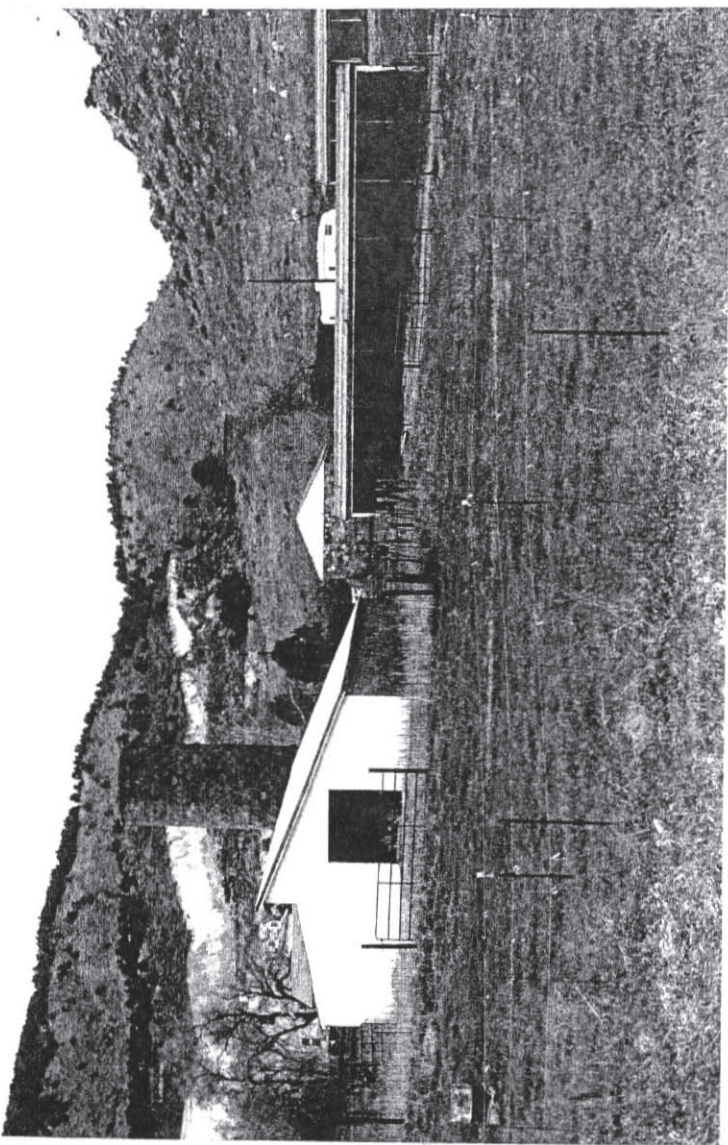
Roll NWC-BW-4, Frame 9
J. Marmor/FHU
5/6/05

5399 State Hwy. 93, Golden vicinity
5JF3852 2585
View looking NNW

Roll NWC-BW-4, Frame 10
J. Marmor/FHU
5/6/2005

5399 State Hwy. 93, Golden vicinity
5JF3852 2585
View of ranch house, looking NNW

Roll NWC-BW-4, Frame 11
J. Marmor/FHU
5/6/2005



5399 State Hwy. 93, Golden vicinity
SJF3852.2585

View of barn, silo, and loafing shed, looking WSW

Roll NWC-BW-4, Frame 6

J. Marmaroff/HU

5/6/2005

5399 State Hwy. 93, Golden vicinity
SJF3852.2585

View of barn, silo, and small bunkhouse (?), looking WSW

Roll NWC-BW-4, Frame 7

J. Marmaroff/HU

5/6/2005

5399 State Hwy. 93, Golden vicinity

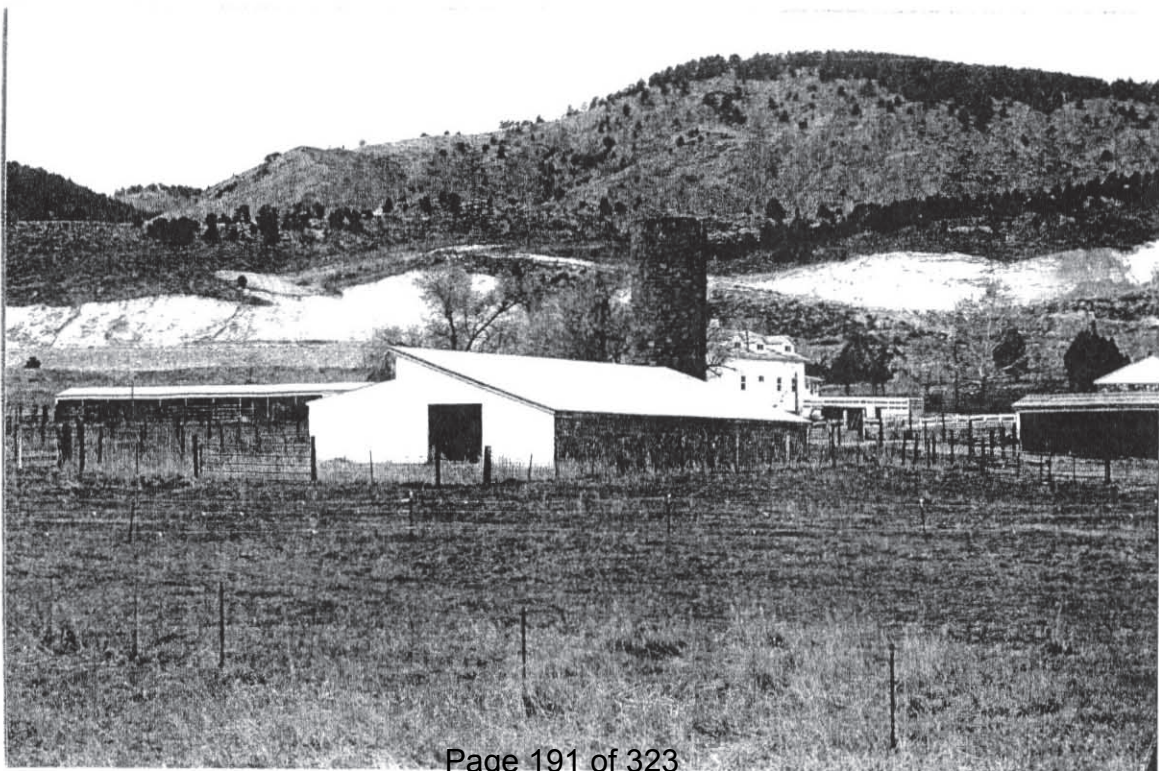
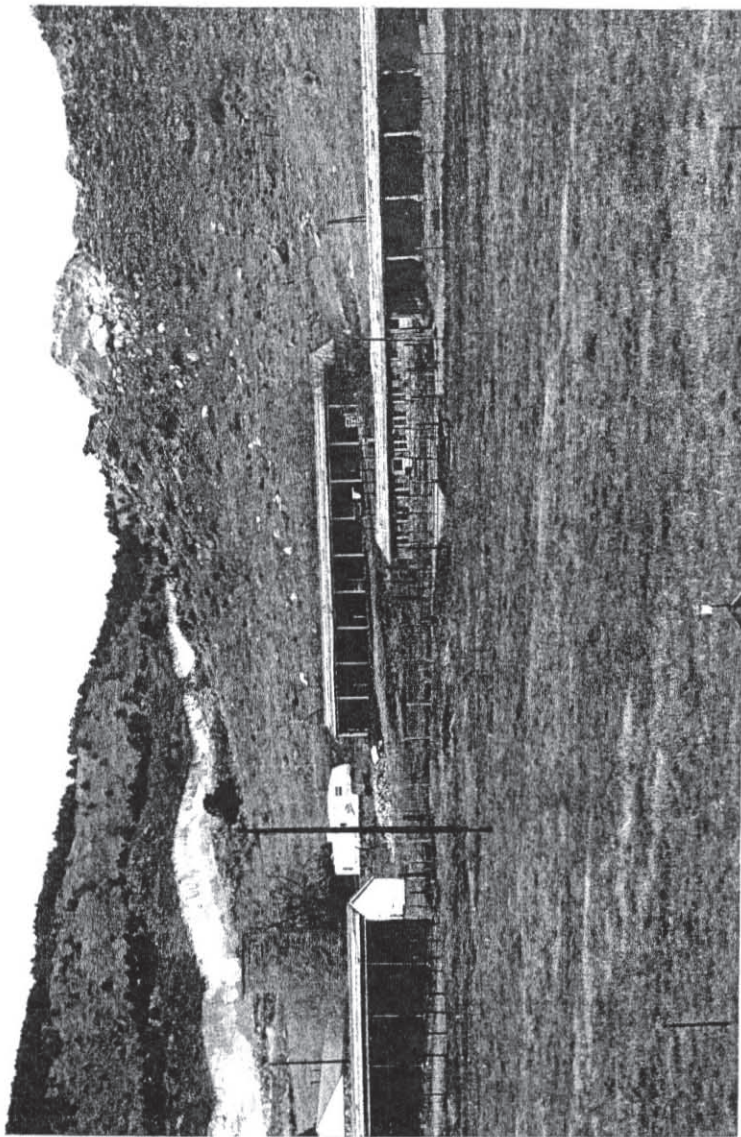
SJF3852.2585

View of barn, silo, bunkhouse, equipment shed, looking NW

Roll NWC-BW-4, Frame 8

J. Marmaroff/HU

5/6/2005



5399 State Hwy. 93, Golden vicinity
~~5JF3852~~ 2585
View of loafing sheds, looking SW

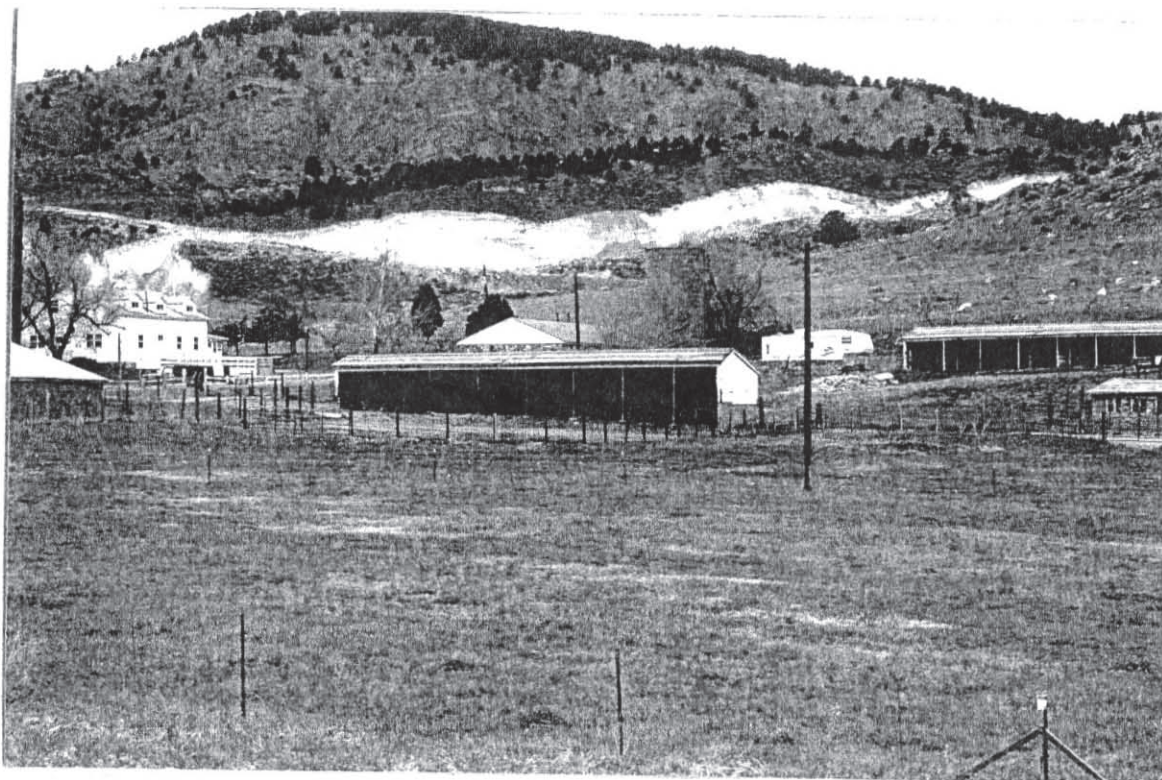
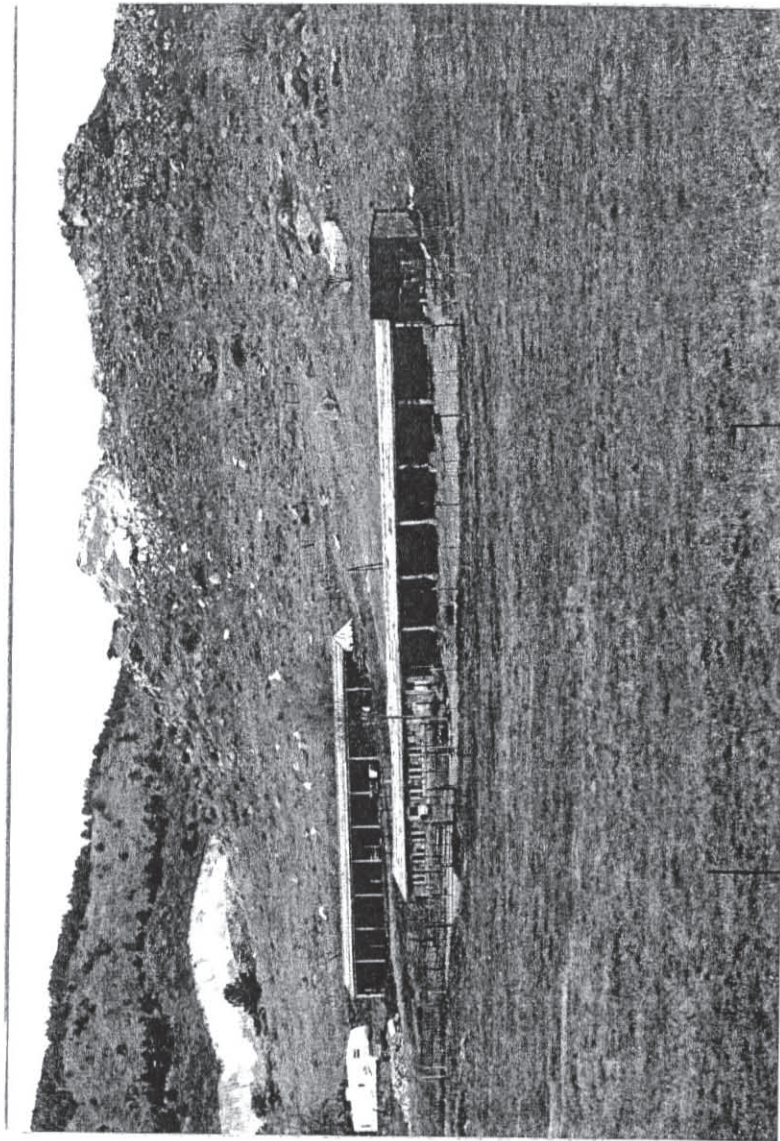
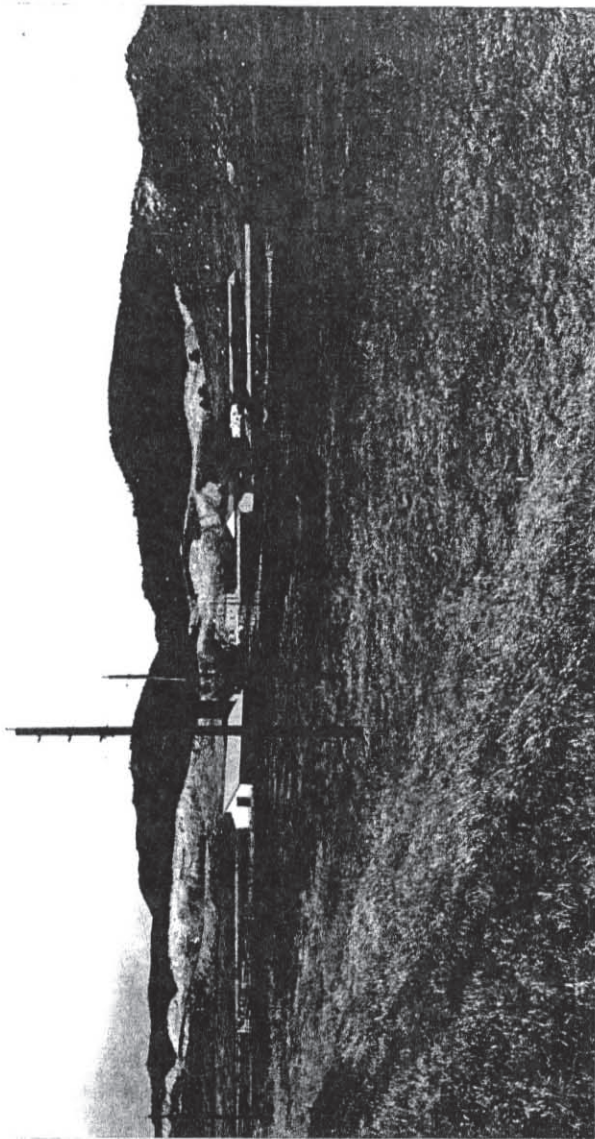
Roll NWC-BW-4, Frame 3
J. Marmor/FHU
5/6/2005

5399 State Hwy. 93, Golden vicinity
~~5JF3852~~ 2585
View of house, barn, silo, loafing shed, looking SW

Roll NWC-BW-4, Frame 4
J. Marmor/FHU
5/6/2005

5399 State Hwy. 93, Golden vicinity
~~5JF3852~~ 2585
View of barn and silo, looking SW

Roll NWC-BW-4, Frame 5
J. Marmor/FHU
5/6/2005



5399 State Hwy. 93, Golden vicinity
~~5JF3852~~ 2585

View of ranch building complex, looking SW

Roll NWC-BW-3, Frame 37
J. Marmor / FHU
4/5/2005

5399 State Hwy. 93, Golden vicinity
~~5JF3852~~ 2585

View of loafing sheds, looking WSW

Roll NWC-BW-4, Frame 1
J. Marmor / FHU
5/6/2005

5399 State Hwy. 93, Golden vicinity

~~5JF3852~~ 2585

View of loafing sheds, looking SW

Roll NWC-BW-4, Frame 2

J. Marmor / FHU

5/6/2005

COLORADO CULTURAL RESOURCE SURVEY

Landscape Inventory Form

(page 1 of 7)

(OAHP1400)

Attach aerials or other pertinent images

I. IDENTIFICATION

1. Resource number: 5JF2585
2. Temporary resource number: GLP-F-2
3. County: Jefferson
4. City/Town/Vicinity: Golden vicinity
5. Historic name: Ramstetter Ranch
6. Current or common name: Ramstetter Ranch
7. Major highways/roads: West side of Colorado 93 south of 56th Street.

II. OWNERSHIP AND BOUNDARY

8. Ownership categories:
Federal ____ Agency(ies):
State ____ Agency(ies):
County XX Department(s): Jefferson County Open Space
City ____ Department(s):
Private ____ Multiple Owners ____ Single Owner ____
9. Boundary Description and Justification: The landscape is bounded on the north by fencelines paralleling the south side of 56th Street; the west side by a line of hills (hogback) and mines along those hills; the south by fence lines separating this property from an adjoining one and on the east by Highway 93.

Use continuation sheets as needed

10. Size: 100 acres

III. Description

11. Theme or Themes Represented: Agriculture
12. Period or Periods Represented: 1860-1900
13. Designed Landscape: _____ Vernacular Landscape: XX (Check One)
14. Explain: The landscape includes a farmlot including buildings, pasture lands and wet areas with fences denoting the property edges as well as the fields, stock pens and other use areas.

Use continuation sheets as needed

Official eligibility determination (OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

S
B
G/HP

Resource Number: 5JF2585

Temporary Resource Number: GLP-F-2

Continuation page 2 of 7

Zone 13	480673E	4405157N
Zone 13	479988E	4405145N
Zone 13	479988E	4404722N
Zone 13	479480E	4404349N
Zone 13	480304E	4404349N
Zone 13	480334E	4404604N

See attached

E ½ of NW 1/4	Section 16	T3S	R70W
W1/2 of NE1/4	Section 16	T3S	R70W

See attached

Golden Quad 1965 (rev. 1994)

*Based on
GIS + mapping
from OAHF
6-22-05*

5JF.2585

13;4 79 952mE; 44 05 146mN
13;4 80 649mE; 44 05 149mN
13;4 80 317mE; 44 04 561mN
13;4 80 294mE; 44 04 232Mn
13;4 80 049mE; 44 04 235mN
13;4 79 962mE; 44 04 678Mn

6TH P.M. T3S R70W Section 16

W NE NW NE
NE NE NW NE
W NW NE
E SE NW
NE SW SE NW
E NW SE NW
E SW NE NW
E NW NE NW
E NE NW
N NE NE SW
NW NW NW SE

Resource Number: 5JF2585

Temporary Resource Number: GLP-F-2

Landscape Inventory Form
(page 3 of 7)

15. Landscape Processes Represented: (See NRHP Bulletin 30 for definitions)(Use Continuation Pages as needed; Clearly label the item number and component being continued; Relate to Item V below)

Land uses and activities: farming/pastures, holding pens

Patterns of Spatial Organization: denoted by residential, livestock holding areas, pastures

Responses to the Natural Environment: buildings built up hillsides, areas of wetlands fenced off

Cultural Traditions: None apparent

16. Special features (enter any that apply): stock loading pens, scrap lumber piles

17. General landscape description: The area/site is a well preserved landscape and the buildings evidence changing livestock methods and technologies over time.

Use Continuation Pages as needed

18. Landscape Components Present: (Include and label on site map)
(See NRHP Bulletin 30 for definitions)(Use Continuation Pages as needed; Clearly label the item number and component being continued)

Circulation Network(s): driveways, field roads

Boundary Demarcation(s): fencelines, hills

Resource Number: 5JF2585
Temporary Resource Number: GLP-F-2

Landscape Inventory Form
(page 4 of 7)

Item 18 con't.

Vegetation Related to Land Use(s): areas of pastures, areas on hillsides of natural vegetation, lower, wet areas have more riparian vegetation such as cat tails

Buildings, Structures and Objects: stock barns and sheds, silos, house

Clusters: farmstead buildings (farm lot) clustered near center of landscape

Archaeological Sites/Features: none observed except pile of scrap lumber southeast of farmplot

Small Scale Element(s): fences, power poles, corrals

IV. HISTORY of the Landscape

19. Date of Construction/Initial Occupation: Estimate 1910 Actual 1910

Source of information: County Assessor

20. Key builders: Otto Ramstetter

Source of information:

21. Architect/planner (as applicable): unknown

Source of information:

22. Key Events (with dates): Otto Ramstetter and his wife Bertha homesteaded between Tucker Gulch and Clear Creek Canyon. 160 acres became the basis for the family ranch. Otto's parents, Henry Sr., and Matilda homesteaded in the area along Guy Hill earlier.

Sources of information: Charles and Mary Ramstetter. *John Gregory Country*. Golden, CO: C Lazy Three Press, 1999.

Use Continuation Pages as needed

23. Built Environment History (include description and dates of major additions, alterations, removals, or demolitions):

Assessor dates original buildings to 1910. Since then agricultural buildings including pole barns and buildings/sheds have been added as well as other structures.

Resource Number: 5JF2584

Temporary Resource Number: GLP-F-2

Continuation Page

Page 5 of 7

Item 23

This site has been primarily agricultural, although intermittently clay, coal mining and hay growing occurred on the site. The original Ramstetter Ranch, about 8 miles from Golden, was on the Crawford Gulch ranch of the Golden Gate Canyon Road. Henry and Matilda Ramstetter moved to a location in 1899. The house served as a stage stop on the Golden Gate Canyon Road to Central City and Black Hawk. The Golden Gate Canyon Route was approximately 40 miles from Denver to Central City. The route from Denver to Golden was fairly easy, but the passage from Golden to Blackhawk and Central City was very difficult. The original 2-story frame farmhouse was torn down sometime during the 1960s. Various outbuildings still exist. Sons of Henry and Matilda settled in ranches in the general area. The current property is located closer to Colorado 93. Water was supplied to the Ramstetters and their neighbors, the Bennetts by the City of Golden. The Ramstetter property includes a two-story residence and out buildings. New construction is presently underway to the south. The current property is owned by Jefferson County and Jefferson County Open Space and the Ramstetter family.

General information on the Ramstetter family is available in "Life in the Early Days," by James K. Ramstetter, Denver, CO: Alameda Press, 1996. This provides family information and local color about life on the ranch. Henry Ramstetter, Sr. (1858-1926) and Matilda Koch Ramstetter (1869-1951) had 5 sons, Henry Jr., George, Ernest, Otto and Walter.

Resource Number: 5JF2585
Temporary Resource Number: GLP-F-2

Landscape Inventory Form
(page 6 of 7)

24. Natural Environment History (include description and dates of major disasters, floods, etc.):

Unknown

Use Continuation Pages as needed

V. HISTORICAL ASSOCIATIONS

25. Original use(s): ranching

26. Intermediate use(s): ranching

27. Current use(s): open space/ranching

28. Historical background: See key events, section 22.

Use Continuation Pages as needed

29. Sources of information: Charles and Mary Ramstetter. *John Gregory Country*. Golden, CO: C Lazy Three Press, 1999.

30. Have Any of the components of the landscape been previously recorded? Y or N: No

ATTACH A LIST WITH SITE NAME AND SITE TRINOMIAL ON CONTINUATION PAGE

VI. SIGNIFICANCE of the Landscape

31. Local landmark designation: Yes ____ No XX Date of designation:

Designating authority:

32. Applicable National Register Criteria:

XX A. Associated with events that have made a significant contribution to the broad pattern of our history;

XX B. Associated with the lives of persons significant in our past;

____ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

____ D. Has yielded, or may be likely to yield, information important in history or prehistory.

____ Qualifies under Criteria Considerations A through G (see Manual)

____ Does not meet any of the above National Register criteria

Resource Number: 5JF2585

Temporary Resource Number: GLP-F-2

Landscape Inventory Form

(page 7 of 7)

33. Area(s) of significance: exploration and settlement; agriculture

34. Period of significance: 1913-1950

35. Level of significance: National ____ State ____ Local XX

36. Statement of significance: This landscape is associated with and represents early 20th century ranching patterns in the GLP and thus is considered eligible under A. The Ramstetter family has a long standing involvement in the Golden area agricultural development and have been leaders in the field as well as in local politics during the 20th century. As a result, sufficient associations with important persons result in a recommendation of eligibility under B.

Use Continuation Pages as needed

37. Assessment of historic physical integrity related to significance:

Good integrity; activities and functions of a working ranch still apparent

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

38. National Register eligibility field assessment:

Eligible X Not Eligible ____ Need Data ____

Discuss: This site has good integrity as a cultural landscape for the period of significance. The feeling and fabric of the landscape remains relatively intact.

39. Are any parts of this landscape listed in the National Register? NO
Specify listed components:

VIII. RECORDING INFORMATION

40. Photograph numbers: Roll 1-7,8,9,10 Negatives filed at: City of Golden, Planning Department

41. Report title: Cultural Landscape Survey of the Golden Legacy Project

42. Date(s): 2/25/01 Recorder(s): Steven F. Mehls, Robert F. Mehls

43. Organization: Western Historical Studies, Inc.

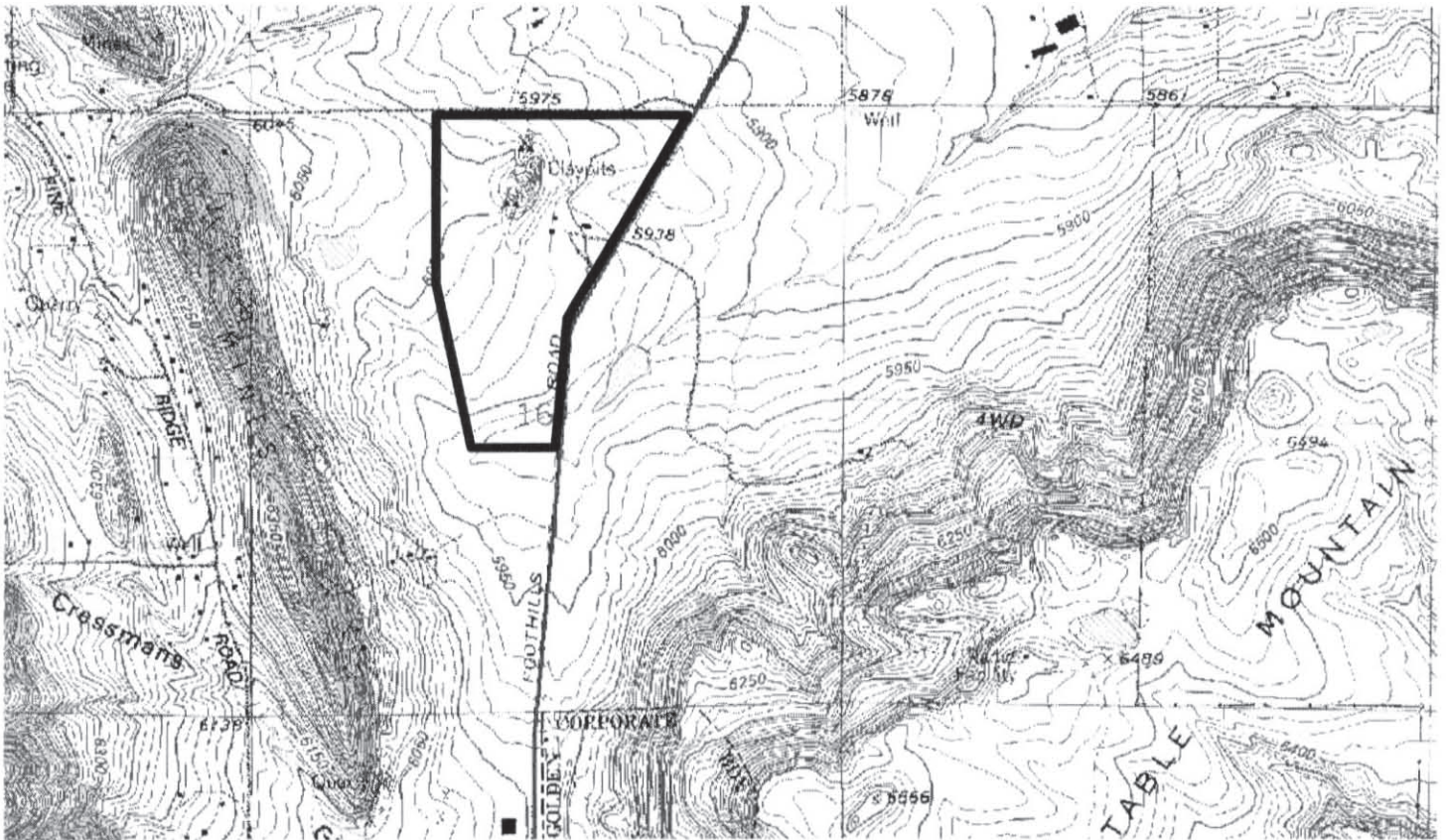
44. Address: 1225 Atlantis Ave., Lafayette, CO 80026

45. Phone number(s): 303-666-6208

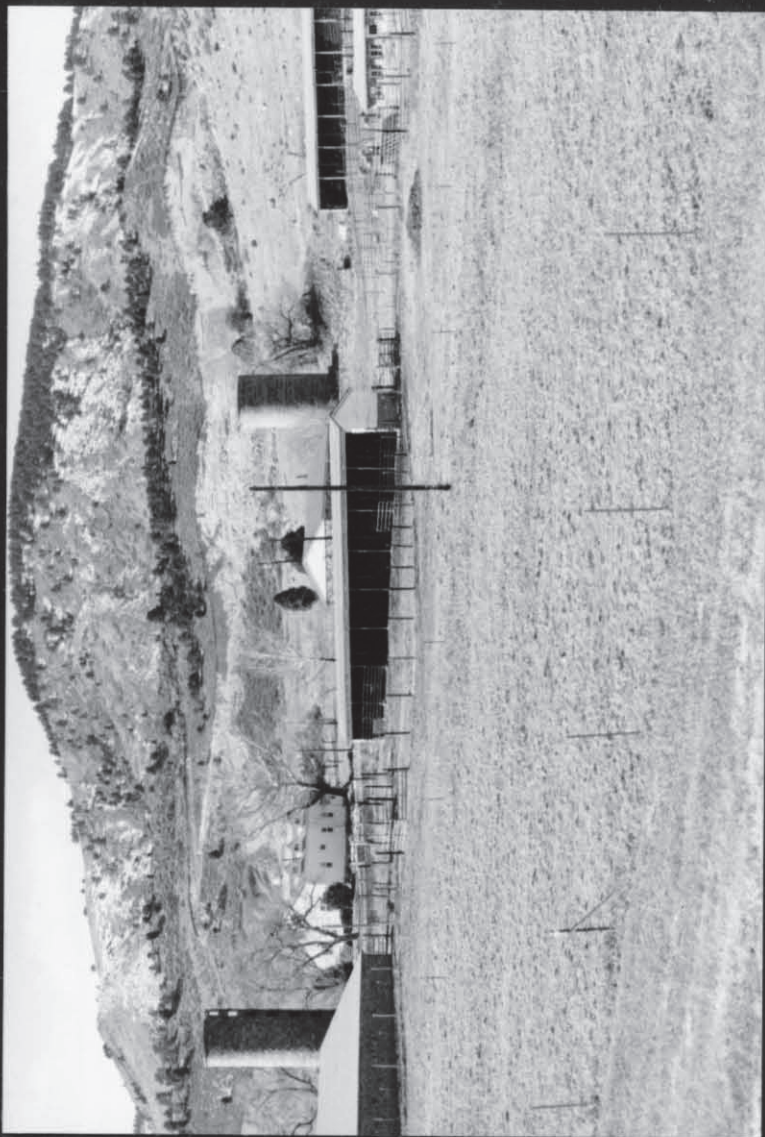
NOTE: Please attach a sketch map, aerial or other map, a photocopy of the USGS quad. map(s) indicating the landscape and element locations, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

5JF2585
Ramstetter Ranch Landscape



Golden, CO Quad 1965 (1994)





CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: January 25, 2023

BCC Hearing Date: February 21, 2023

22-122728RZ Rezoning

Case Name: Vintage Overlook Official Development Plan

Owner/Applicant: Vintage Overlook LLC, a Colorado limited liability company

Location: 6559 South Harlan Street
Section 24, Township 5 South, Range 69 West

Approximate Area: 3.03 Acres

Purpose: To rezone from Planned Development (PD) to a new PD to allow for 7 residential lots.

Case Manager: Allie McGahee

Applicant Team Presenters:

Stephen Sundberg, Creekside Homes, ssundberg@creeksidecommunities.com
Bill Lyons, Creekside Homes, bl@creeksidecommunities.com
Andrew Baker, Baseline Engineering Corporation, andrew.baker@baselinecorp.com

Recommendations:

- **Staff:** Recommends **Approval**

Interested Parties:

- Neighbors

Level of Community Interest: Low

General Location: Generally located East of S Pierce Street, North of W Coal Mine Avenue, and West of S Sheridan Boulevard

Case Manager Information: Phone: 303-271-8736 e-mail: almcgahe@jeffco.us

PC RESOLUTION

It was moved by Commissioner **Becker** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

January 25, 2023

RESOLUTION

<u>22-122728RZ</u>	Rezoning
Case Name:	Vintage Overlook Official Development Plan
Owner/Applicant:	Vintage Overlook LLC, a Colorado limited liability company
Location:	6559 South Harlan Street Section 24, Township 5 South, Range 69 West
Approximate Area:	3.03 Acres
Purpose:	To rezone from Planned Development (PD) to a new PD to allow for 7 residential lots.
Case Manager:	Allie McGahee

The Jefferson County Planning Commission hereby recommends **APPROVAL**, of the above application, on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The rezoning proposal to allow for single-family residential land use on the subject property, at a density of 2.4 dwelling units/acre, is compatible with the existing and allowable single-family, open space, and agricultural land uses in the surrounding area. Single-family residential use is currently allowed at the property. This rezoning will increase the allowed single-family residential lots to seven, which resulting density is compatible with the surrounding area.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations, within the recommended density, and all other applicable sections of the Plan goals and policies are met.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area, has been considered. The negative impacts are found to be minimal and mitigated with the restrictions set forth in the proposed Official Development Plan

(ODP) document. Restrictions to mitigate potential visual impacts include a maximum total number of lots and restrictions on allowed uses and building and lot development standards as defined by the Jefferson County Residential-One A (R-1A) zone district.

- D. The subject property is served by South Metro Fire Rescue Fire Protection District and the Jefferson County Sheriff's Office. Water and wastewater services will be provided by Platte Canyon Water and Sanitation District. Services are available and adequate to service the proposed development.
- E. 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.

Commissioner **Spencer** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Jost	aye
Commissioner	Spencer	aye
Commissioner	Becker	aye
Commissioner	Lemmer	aye
Commissioner	Duncan	aye
Commissioner	Stephens	aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, January 25, 2023.



Kimi Schillinger
Executive Secretary

STAFF REPORT

Staff Report Summary

Case Number:
22-122728RZ

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.

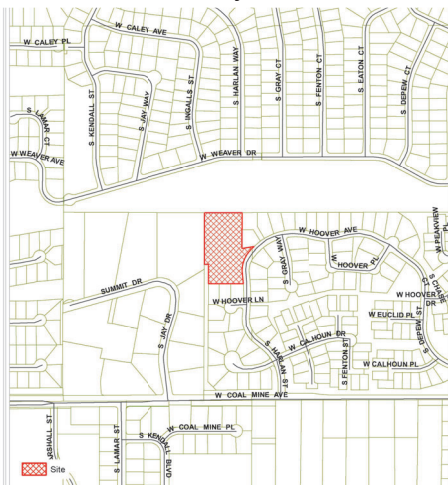
Case Summary

Rezone from Planned Development (PD) - to a Planned Development (PD) that follows Residential-One A (R-1A) standards, with a restriction on the maximum number of lots (seven single-family residential) and minimum lot sizes.

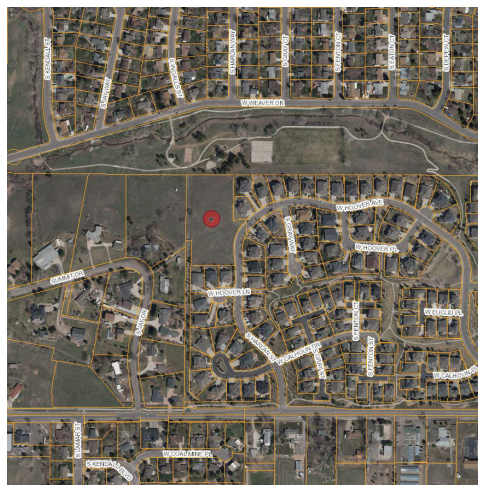
Vintage Overlook ODP		Allie McGahee		August 29, 2022	
Case Name		Case Manager		Formal Submittal Date	
February 3, 2022	June 27, 2022	January 25, 2023	February 21, 2023	Subdivision Plat	
Pre-Application Date		Community Meeting Date		PC Hearing Date	
Andrew Baker, Baseline Corporation		Vintage Overlook, LLC (William S. Lyons, Jr.)		BCC Hearing Date	
Applicant/Representative, check if same as owner: <input type="checkbox"/>		Owner		Next Process	
6559 South Harlan Street	Littleton	80123	3.03 acres	24	05 S 69 W
Property Address	City	Zip	Area ≈	Section	Township Range
59-243-08-111	East of S Pierce Street, North of W Coal Mine Avenue, West of S Sheridan Boulevard				
Pin	General Location				

Land Use and Zoning

Vicinity



Detail



Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
Vacant land	Planned Development	density of < 4 dwelling units/acre	Planned Development

Plan Area: South Plains	Number of citizens at Community Meetings: 40
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PC Recommendations: Approval	Level of Community Interest: Low
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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"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Jefferson County Case Management

CASE DATE SUMMARY

Case Number: 22-122728RZ Case Type: Rezoning
Initial Application Submitted: September 28, 2022
Case Sent on First Referral: October 19, 2022
Referral Responses Provided to Applicant: November 23, 2022
Case Sent on Second Referral: December 12, 2022
Referral Responses Provided to Applicant: N/A
Case Scheduled for Hearing(s): January 9, 2023

1. SUBJECT REQUEST



The applicant is requesting to rezone the existing Planned Development (PD) zone district to create a new PD zone district to allow for seven lots on approximately 3 acres. The current Official Development Plan (ODP) governing the subject property, Vintage Reserve ODP, (Reception No. F1243711) defines the subject property area as Use Area D and allows for a maximum of one (1) single-family dwelling unit on the three (3) acre lot.

The applicant is requesting to create a new Planned Development zone district for what is currently Use Area D of the Vintage Reserve ODP. By creating the Vintage Overlook ODP, all restrictions defined by the Jefferson County Residential One A (R-1A) zone district will apply with the modification to allow for seven (7) lots and to allow modified setbacks within the approximate 3-acre site area.

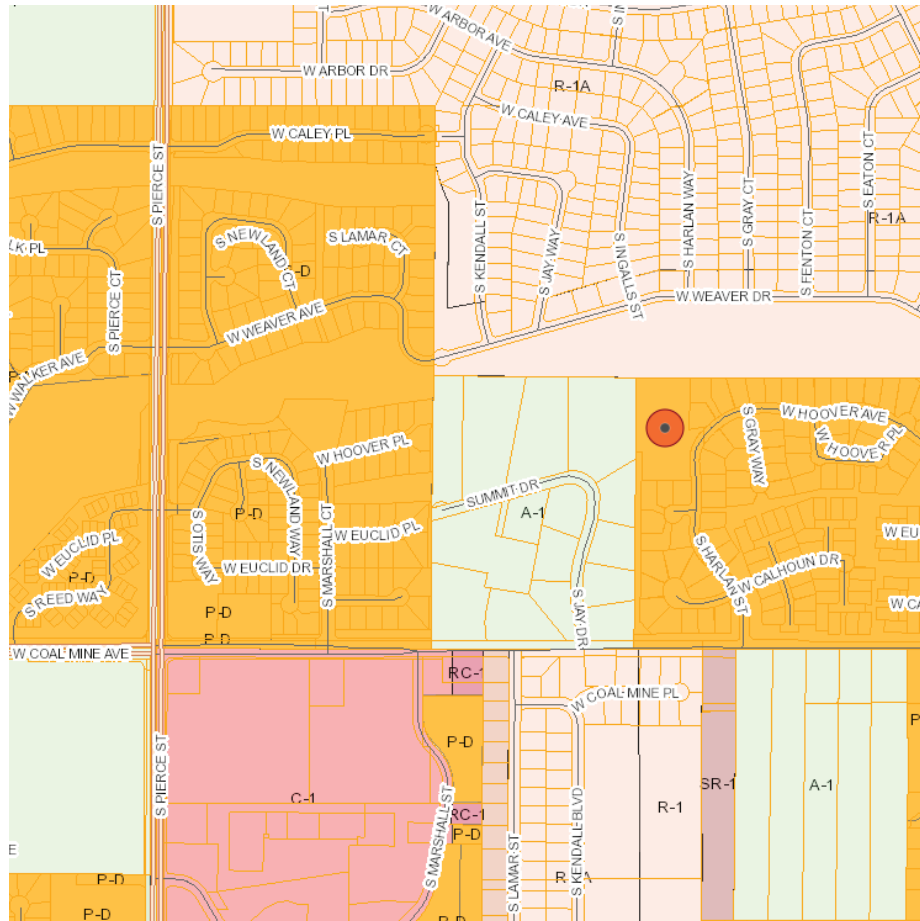
2. CONTEXT

The subject property is in southeast Jefferson County near Arapahoe County, north of West Coal Mine Avenue and west of South Sheridan Boulevard. It is a vacant parcel of land comprised of 3.03 acres. This parcel is adjacent to an open space to the north and single-family homes to the south, west, and east. The governing PD allows for single-family residential uses and varying lot sizes ranging from 6,000 sq ft to 11,000 sq ft. The lots to the west are single-family residential uses that follow Agricultural-One (A-1) lot size requirements. This area is primarily characterized by residential land uses with a commercial development area existing to the southwest at the intersection of West Coal Mine Avenue and South Pierce Street, approximately 0.5 miles from the subject area.

This property was rezoned to PD from A-1 in 2001 to allow numerous single-family lot sizes and use areas. The rezoning in 2001 created the Vintage Reserve ODP that is currently governing the subject property. This governing ODP is included in the document packet created for this case.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Residential-One A (R-1A)	Open Space and then Single-Family Residences
South:	Planned Development (PD)	Single-Family Residences
East:	Planned Development (PD)	Single-Family Residences
West:	Agricultural-One (A-1)	Single-Family Residence



4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning
Setbacks	"Use Area D" Front: 25' Side: 25' Rear: 25'	Minimum front: 18' Minimum front, side load garage: 15' Minimum side: 5' Minimum side, adjacent to street: 10' Minimum rear: 12'
Minimum Lot Size	3 acres	9,000 sq.ft.
Maximum Total Lots	1	7

5. TRANSPORTATION

The proposed Rezoning to allow for single-family residential use on the subject property is not anticipated to have significant impacts to the existing transportation network. The applicant provided a traffic generation memo done by Baseline Engineering Corporation. This traffic memo examined the anticipated traffic generation associated with the site as a vacant property with the proposed maximum of seven lots accessing from a single driveway off South Harlan Street. Analysis was conducted for AM Peak Hour and PM Peak Hour average weekday traffic operations based on calculations referenced by the ITE "Single Family Homes (210)" description. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create a negligible increase to traffic on S Harlan Street and that the proposed trip generation should not create any hazards or conflicts to the existing road conditions in the area.

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 use is compatible with the existing and allowable land uses in the area. The subject property is located near the intersection of two major roads and is accessed through a residential use area. The existing Vintage Reserve ODP that governs the subject property already includes the permitted use of single-family dwellings within the site area, the proposed lot size and building setback standards are similar to the standards for existing lots within the subdivision. The proposed lot size is comparable to the existing ODP Use Area A and building setback standards are comparable to the Use Areas B and C. If this rezoning is approved, the impacts from the proposed increase in lots for residential use 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 CMP recommends residential land use for the subject area at a density of less than four (4) dwelling units per acre. The proposed density with the restriction of seven (7) lots is equal to two and fourth tenths (2.4) dwelling units per acre, which is below what is recommended by the CMP. Single-family residential is a permitted use under the existing Vintage Reserve ODP, and no new land uses are being proposed. Impacts of increased residential units were considered, and mitigation methods include a maximum lot total of seven (7) and restrictive allowable uses as defined by the Residential One-A (R-1A) zone district. Therefore, the request is consistent with the Land-Use goals and policies of the CMP.

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 property is not within any floodplains or known geologic hazard areas. Therefore, the request is consistent 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 development. 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 uses proposed by this Rezoning. If this request is approved, traffic to the site is Anticipated to be low, with daily estimates of 67 trips per day. The existing roadway network is paved and maintained by the County. The property is within the South Metro Fire Rescue Fire Protection District and the Jefferson County Sheriff's Office provides law enforcement to the area. Water and wastewater services will be provided by Platte Canyon Water and Sanitation District. The applicable agencies have reviewed the proposed zoning and there are not any 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 unmitigated 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 to surrounding properties will be similar to the surrounding development as the proposed ODP contains restrictions on building and lot development standards as defined by the R-1A zone district.

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

A Community Meeting was held on June 27, 2022. There were 40 citizens in attendance, the general tone of the meeting was of curiosity. Questions presented by community members during the meeting related to sidewalks and trail connections, drainage and soils, building standards and landscaping, fencing along portions of the lot, and potential construction impacts. Please see the Community Meeting Summary included in this case packet for more details.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, prior to the Planning Commission hearing Staff received two community responses regarding this proposal. These responses were regarding density, traffic impacts, architectural standards, application of HOA rules, environmental impacts, density, land

use consistency, and financial strain. Staff addressed the comments and offered further insight to the case; staff did not identify unresolved citizen comments at that time. After the Planning Commission hearing, Staff received three additional community responses. The responses received were concerning architectural standards, fencing, safety, proposed site layout, and future processes. Staff addressed the comments and provided details about subsequent processes; Staff has not identified unresolved citizen comments. All comments are included in the case packet.

10. AGENCY REFERRAL RESPONSES

This application was sent on referral to 10 Jefferson County Departments & Divisions, 11 external agencies, and 18 registered associations (please see the first referral matrix and HOA mailing list in the case packet for more information). The request was sent on two referrals which resulted in modifications to the proposed written restrictions related to permitted uses and lot and building standards. The second referral did not result in a requirement for additional material or modifications. 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. POST HEARING REVIEW

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

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

If the Rezoning is approved, prior to construction of any buildings on the site a Preliminary and Final Plat would be required. During the subdivision process, the Preliminary and Final Plat will be sent on referral to numerous internal and external agencies. The Preliminary and Final Plat application is a process that will ensure compliance with all of the County's development regulations (e.g., drainage, grading, and circulation standards). The Preliminary and Final Plat case would be presented to the Planning Commission and Board of County Commissioners in public hearings for approval.

SUMMARY OF STAFF ANALYSIS

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 community have been adequately addressed, and infrastructure and services are available to support the use. Staff has no unresolved issues related to this Rezoning application.

FINDINGS:

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

1. The rezoning proposal to allow for single-family residential land use on the subject property, at a density of 2.4 dwelling units/acre, is compatible with the existing and allowable single-family, open space, and agricultural land uses in the surrounding area. Single-family residential use is currently allowed at the property. This rezoning will increase the allowed single-family residential lots to seven, which resulting density is compatible with the surrounding area.
2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations, within the recommended density, and 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. The negative impacts are found to be minimal and mitigated with the restrictions set forth in the proposed Official Development Plan (ODP) document. Restrictions to mitigate potential visual impacts include a maximum total number of lots and restrictions on allowed uses and building and lot development standards as defined by the Jefferson County Residential-One A (R-1A) zone district.
4. The subject property is served by South Metro Fire Rescue Fire Protection District and the Jefferson County Sheriff's Office. Water and wastewater services will be provided by Platte Canyon Water and Sanitation District. The infrastructure and services for the subject property are available and adequate to service the proposed development.
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:

Planning Commission Recommendation (Resolution Dated January 25, 2023 Attached):

Approval	<u>X (7-0)</u>
Approval with Conditions	<u> </u>
Denial	<u> </u>

The case was scheduled and approved on the consent agenda of the Planning Commission hearing based upon no opposition and staff recommending approval. No citizens requested to testify for or against the application at the hybrid hearing in-person or virtually.

BOARD OF COUNTY COMMISSIONERS ACTION:

The Board of County Commissioners is charged with reviewing the request, staff report, and Planning Commission 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:

Allie McGahee

Allie McGahee

Planner

February 14, 2023

PROPOSED ZONING

Vintage Overlook Official Development Plan Rezoning Case # 22-122728RZ

A. Intent

The purpose of this Official Development Plan is to allow up to seven single family detached homes on a three-acre property.

B. Written Restrictions

All of the uses and standards of the Residential One A (R-1A) Zone District and other applicable sections 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 modifications:

1. Lot and Building Standards
 - a. Minimum front setback: 18 feet
 - b. Minimum front setback, side load garage: 15 feet
 - c. Minimum side setback: 5 feet
 - d. Minimum side setback, adjacent to street: 10 feet
 - e. Minimum rear setback: 12 feet
 - f. Maximum number of lots: Seven (7)

APPROVED FOR RECORDING:

This Official Development Plan, titled Vintage Overlook Official Development Plan was approved the _____ day of _____, 20____, by the Board of County Commissioners of the County of Jefferson, State of Colorado and is approved for recording.

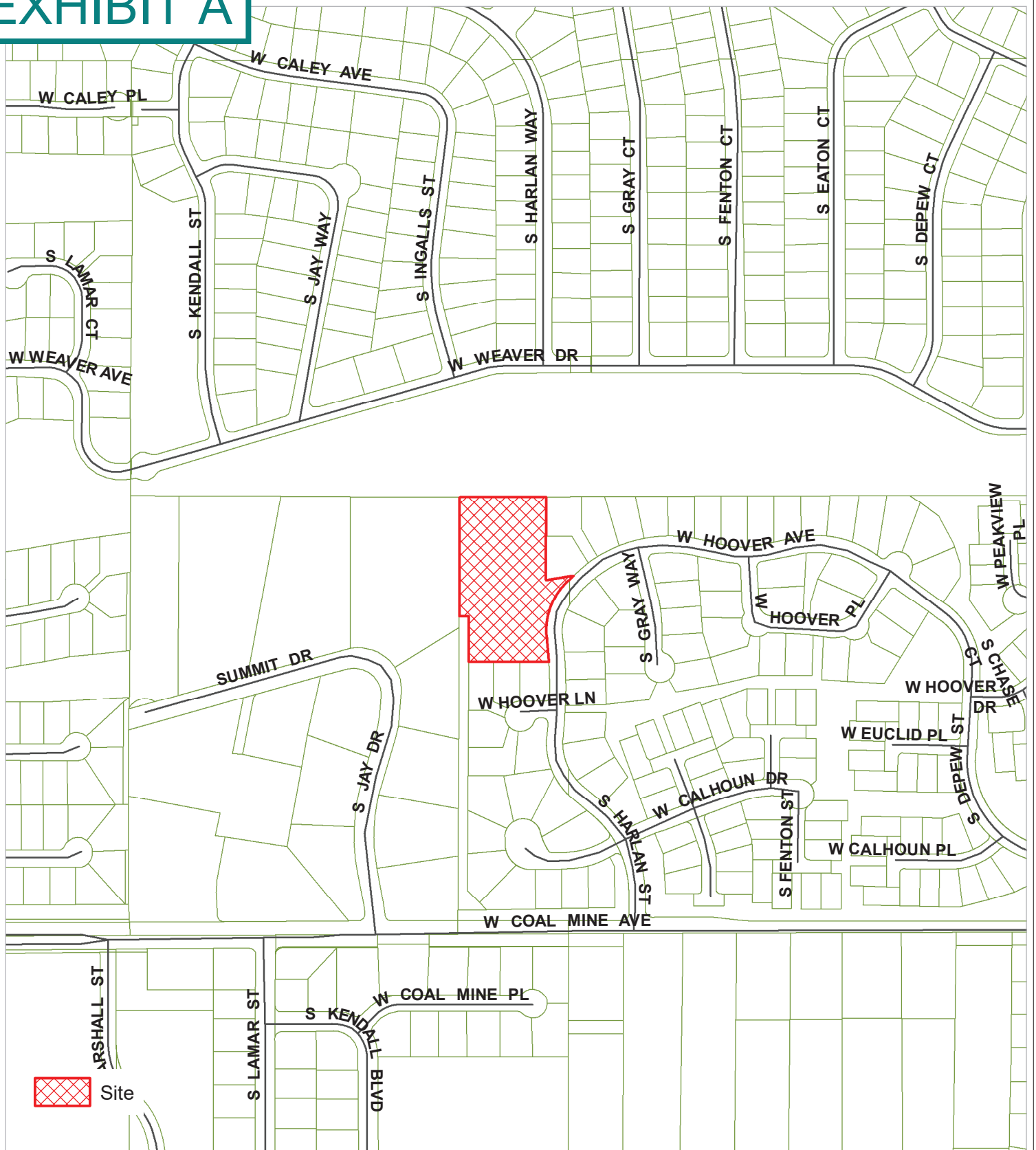
The owner of the property at the time of approval was: Vintage Overlook, LLC, a Colorado limited liability company.

By: Jefferson County Planning and Zoning Director

Signature: _____

Date: _____

EXHIBIT A



Case Number: 22-122728RZ

Location: Section 24, T5S, R69W



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0 200 400 800 Feet



EXHIBIT B

Case No. 22-122728RZ

Legal Description

Street Location of Property 6559 South Harlan Street

Is there an existing structure at this address?

Yes

No X

Type the legal description and address below.

Lot 1, Block 10, Vintage Reserve, recorded at Reception No. F2128918, County of Jefferson, State of Colorado

Section 24 Township 5 S. Range 69 W.

Calculated Acreage 3.03 Acres Checked by: Ben Hasten

Address Assigned (or verified) 6559 South Harlan Street

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:

- a. Is subordinate to and serves the principal building or principal use.
- b. Is subordinate in area, extent, or purpose to the principal building or principal use served.
- c. Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served.
- d. 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 case 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)

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

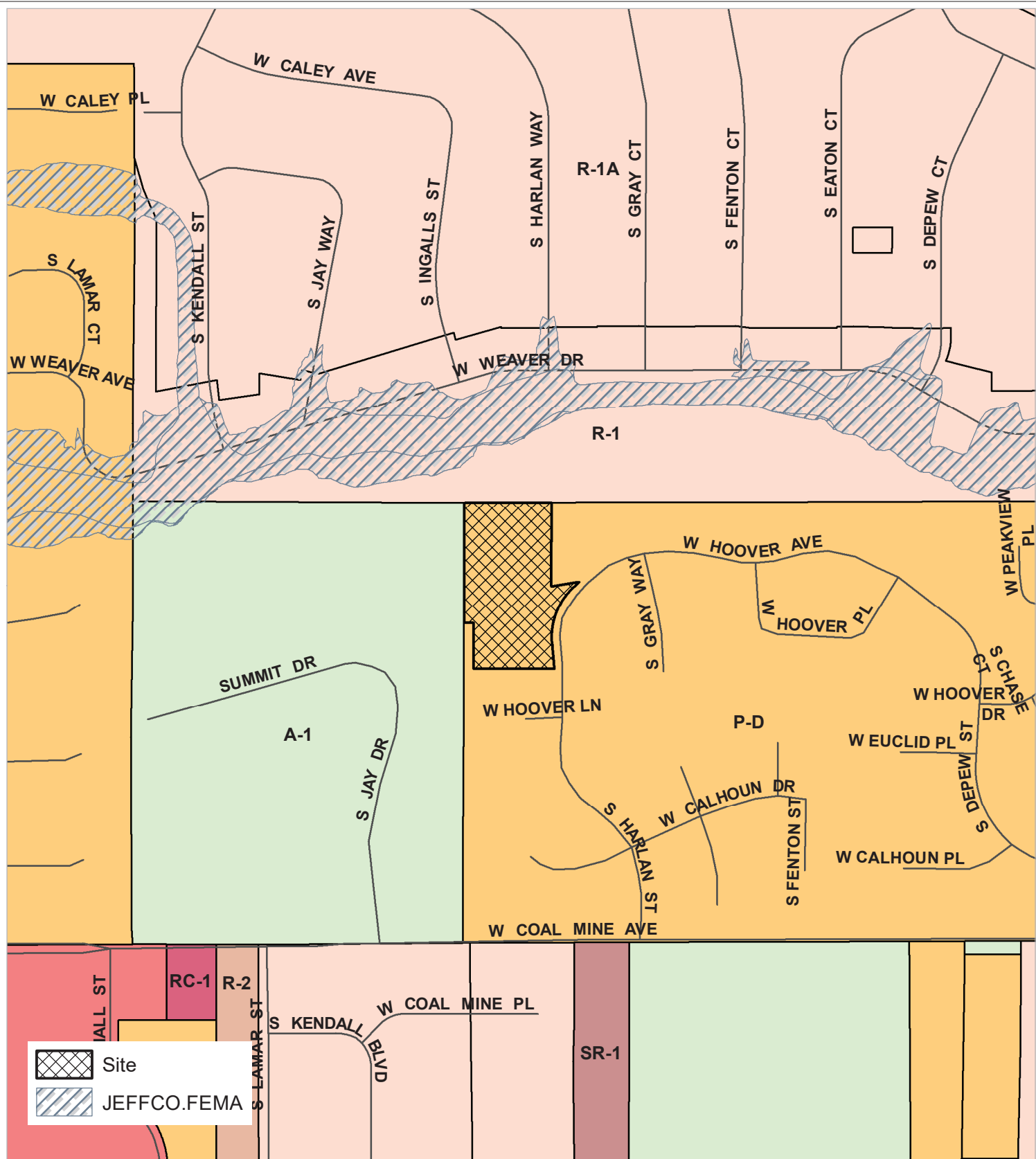
1. Corner lots must comply with the vision clearance triangle requirements. (orig. 3-26-13; am.7-17-18)
2. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig. 3-26-13)

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



Case Number: 22-122728RZ

Location: Section 24, T5S, R69W



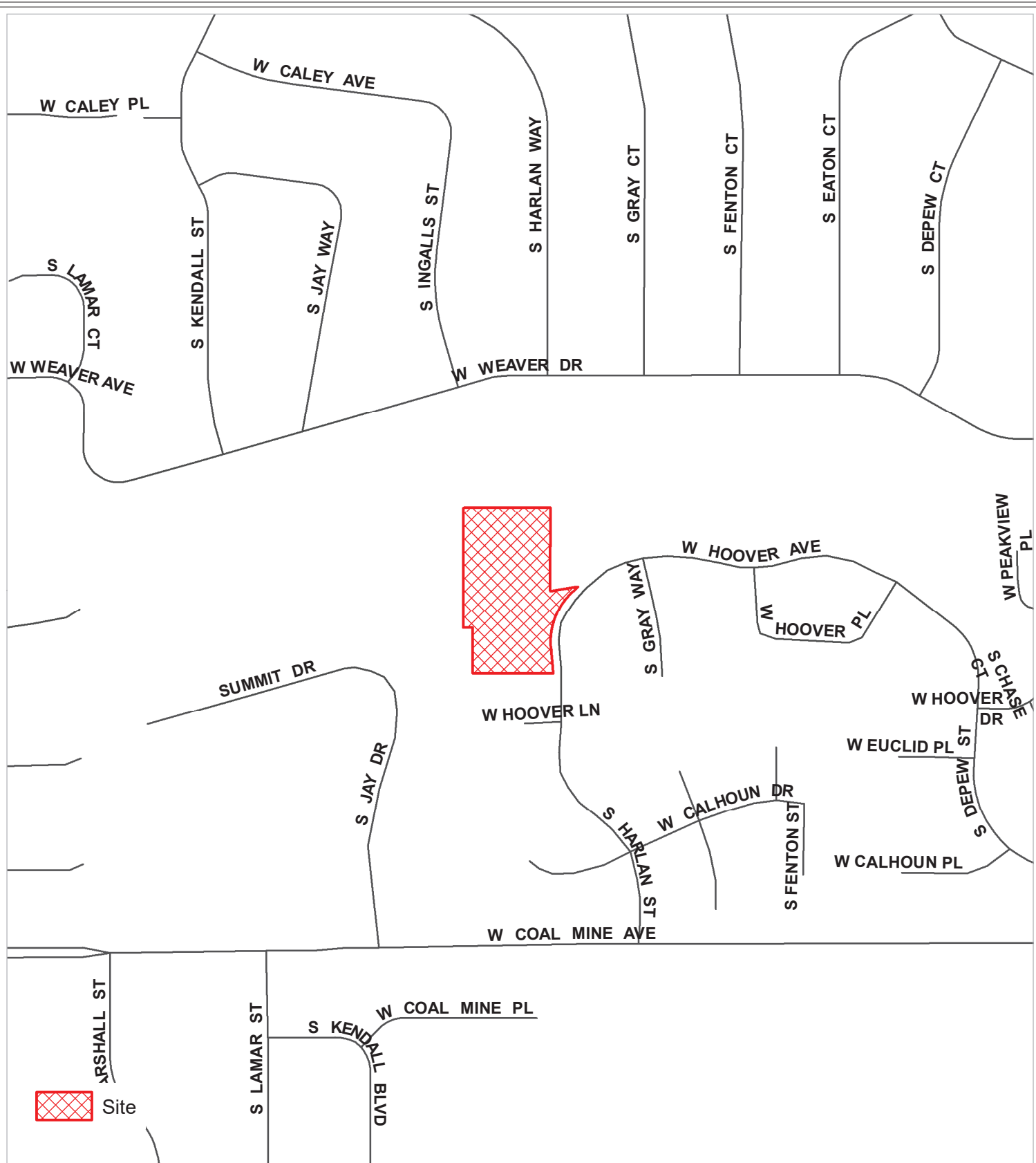
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Case Number: 22-122728RZ

Location: Section 24, T5S, R69W



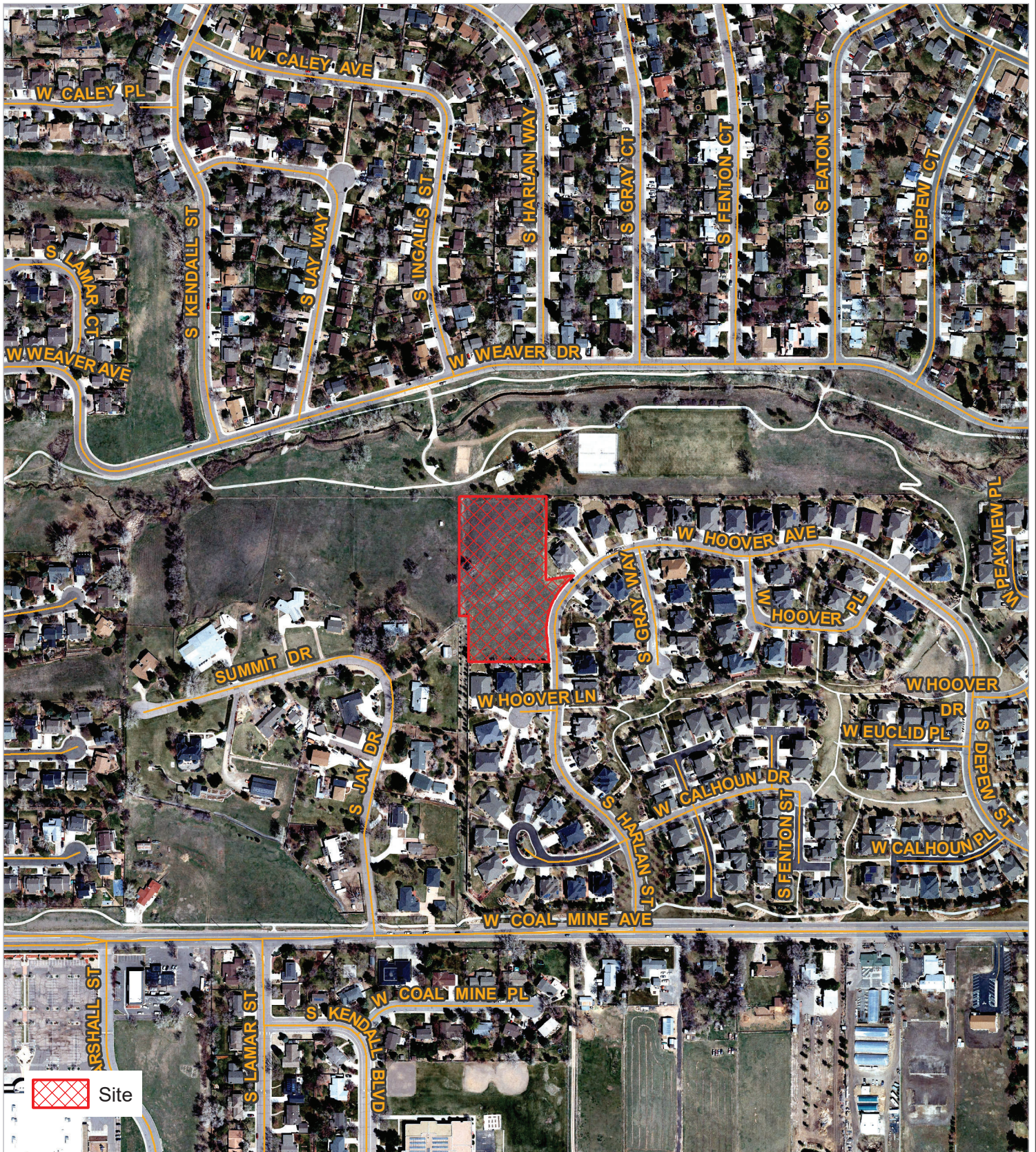
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Case Number: 22-122728RZ

Location: Section 24, T5S, R69W



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0 200 400 800
Feet



COMMUNITY MEETING SUMMARY

COMMUNITY MEETING SUMMARY

Case Number

22-114002CMT

Meeting Date

5:30PM

Approx. # of Citizens

40

Signed in
Meeting Location

Virtual

Subject Property

6559 S Harlan St.

Property Owner

Vintage Overlook, LLC

Applicant/Representative

Stephen Sundberg

Summary of the Applicant's Presentation

Vintage Overlook Single Family Homes. Committed to single story ranch homes. Used the Enclave at Foxhaven as an example of what they want to develop. Low set homes to not obstruct views. States to committing to constructing a trail to Weaver Park. Is proposing 7 lots and a proposed pocket park with an amenity that they are open to determining with the community. Minimum lot size of 9,000 sqft lot. PD that follows R-1 and R-1A zones. Uses density comparison of current land use of surrounding area of 2.72 du/acre as compared to their proposal of 2.34 du/acre. Showed pictures of proposed developments.

Information Presented/Format of the Meeting

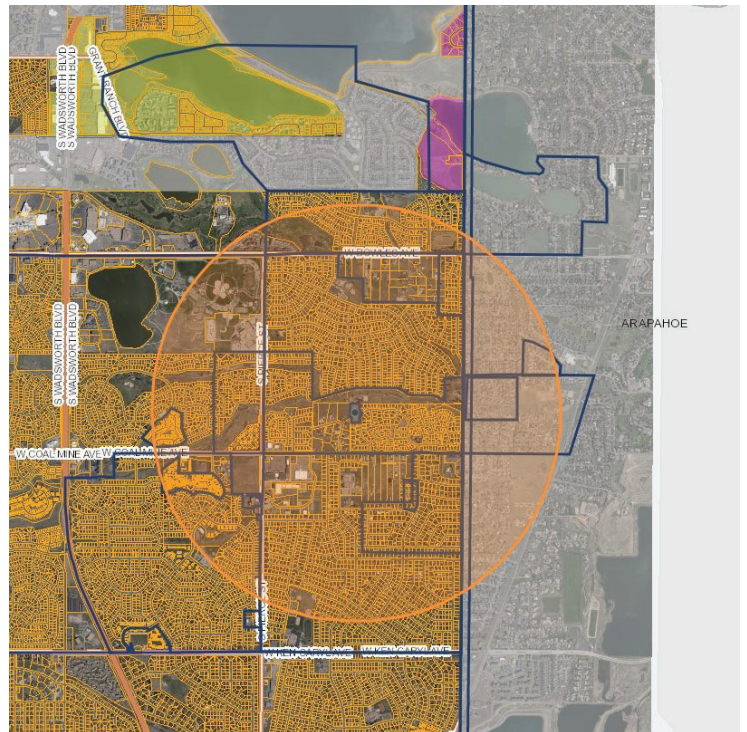
Virtual Presentation

Overall Impression/Tone of Meeting

Curiosity. Positive. Concerns around what quality and geological concerns, but overall accepting. Concerns with construction noise, damage, and inconvenience.

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

Sidewalks and Weaver Park connection? Developer is proposing both; - Access during construction? Would be willing to accommodate a sidewalk throughout construction; - Are their restrictions for construction times? What about runoff from pond? underground drainage ditch; - Overall drainage and earthwork concerns. Original reason for vacancy is because of geological concerns. Soils report has been completed and mitigation will need to be addressed. Drainage report will be required; - Asked about "releveling". The grade will not substantially change; - Controlling foot traffic who try and interact with livestock on property immediately to the west. Developer would be open to a perimeter fence that could be adjusted to keep people away from livestock; - Johnson Mutual Ditch (John Reiber) - An easement exists to the western edge and the ditch company is not currently in favor of pedestrian access within their easement. There is a current fence built by Lennar that the ditch company may want to extend to the park. Developer would still make sure to have that connection to Weaver Park; - Concerns about back yard landscaping requirements - Developer will follow HOA requirements; - When will construction start? 6-7 months until construction and will take 3-4 months for horizontal construction additional 6-10 months for home construction; - How big will the homes themselves be? Approximately 2500 sqft homes (more concerned with homes that would be too small...); - Why don't they just incorporate into the current HOA? Developer wants autonomy. HOA wants a discussion for consistency and a shared fee between HOAs; - Access restriction gates? Developer is open either way. Citizen's are afraid that such a gate could limit access to Weaver Park and all speakers indicated being against a gated community doesn't really fit into an ungated community; - South Harlan is getting busier and residents want some speed mitigation measures; - What if developer sells to someone else? They could make the Planned Development so that a buyer would have to build, or not restrict, what the developer promised. Developer said they intend to build them. Concerns with impacts to roads during construction. Planner responded that concerns would be addressed by T&E as planners don't handle that portion, including a traffic control plan.



The Denver Post, LLC


PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

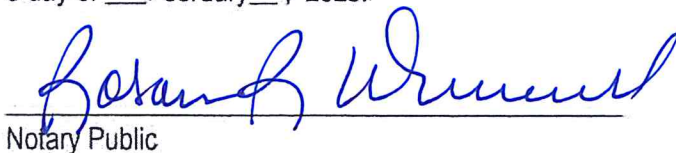
The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
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3. The notice that is attached hereto
is a true copy, published in Your Hub
for West Jeffco (including the counties
of Jefferson, Arapahoe, Arvada, Denver, Lakewood, Gilpin,
Clear Creek, and Westminster) on the following date(s):

February 2, 2023


Signature

Subscribed and sworn to before me this
3 day of February, 2023.


Notary Public

ROSANN R WUNSCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024002315
MY COMMISSION EXPIRES FEBRUARY 26, 2026

(SEAL)

NOTICE OF PUBLIC HEARINGS FOR REZONING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of the County of Jefferson, State of Colorado will hold a hybrid (in-person and online virtual) public hearing on a proposed rezoning of certain property within Jefferson County, Colorado. The public hearing will be held at the Jefferson County Administration and Courts Facility, Hearing Room 1, at 100 Jefferson County Parkway, Golden, Colorado, on February 21, 2023 at 8:00 a.m. with the virtual hearing link being available on the County's website at <https://jeffco.us/meetings>.

FURTHER NOTICE IS HEREBY GIVEN that said public hearings may be continued from time to time without further notice.

Said proposed rezoning is Case No. 22-122728RZ/Vintage Overlook Official Development Plan, which proposes to rezone from Planned Development (PD) to a new PD to allow for 7 residential lots.

Said property is located at: 6559 South Harlan Street, which contains approximately 3.03 acres.

BE IT ALSO KNOWN that the text and/or maps relating to the above referenced rezoning and any text and/or maps so certified by the Jefferson County Planning Commission may be examined by contacting the Jefferson County Planning and Zoning Division during any working day. You can reach Planning & Zoning at 303-271-8700 or pzweb@jeffco.us.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF JEFFERSON
STATE OF COLORADO

Published February 2, 2023

/s/ Andrew Kerr, Chairman

REFERRAL COMMENTS

Allie McGahee

From: Cody Hedges
Sent: Wednesday, November 16, 2022 4:10 PM
To: Allie McGahee
Subject: FW: 22-122728RZ - REFERRAL AGENCY LIST

From: AUTOMAILER@JEFFCO.US <AUTOMAILER@JEFFCO.US>
Sent: Wednesday, October 19, 2022 10:03 AM
To: Cody Hedges <chedges@co.jefferson.co.us>
Cc: Mike Schuster <mschuste@co.jefferson.co.us>; Kim Miller <kmiller@co.jefferson.co.us>
Subject: 22-122728RZ - REFERRAL AGENCY LIST

The referenced has been sent out on the 1st Referral. This e-mail is being sent to provide the Case Manager with a listing of the agencies that received this referral.

Case Number: 22 122728RZ
Case Name: 6559 S Harlan Street
Address: 6559 S Harlan Street
Description: REZONE THE PROPERTY TO ALLOW FOR 7 SINGLE FAMILY HOMES ON 3 ACRES.
Case Manager: Cody Hedges

Referral Agencies:

Addressing - khagaman@jeffco.us;
Arapahoe County - referrals@arapahoe.gov;
Cartography - bhasten@jeffco.us;
Colorado Natural Gas - jgutierrez@summitutilitiesinc.com;
Comcast - kayla_jones3@comcast.com;
Current Planning - SKOHLES@jeffco.us
DRCOG - asummers@drcog.org; gchiapella@drcog.org;
Division of Water Resources - sarah.brucker@state.co.us; joanna.williams@state.co.us;
Geologist - poconnel@jeffco.us;
Historical Commission - fselvosk@co.jefferson.co.us; kbryson@jeffco.us;
IREA - bkaufman@irea.coop;
LUMEN - platreview@lumen.com;
Leawood Metropolitan Recreation and Park District - kwsargent@msn.com;
Long Range - hguthertl@jeffco.us;
Open Space - nyork@jeffco.us; estoner@co.jefferson.co.us;
Planning Engineering - LWIRE@jeffco.us
Platte Canyon Water and Sanitation District - calane@plattecanyon.org;
Public Health - publichealthehlanduse@jeffco.us;
Transportation and Engineering - ltownsen@co.jefferson.co.us; mvanatta@co.jefferson.co.us; rfox@co.jefferson.co.us;
United Power Inc - platreferral@unitedpower.com;
XCEL Energy - donna.L.George@xcelenergy.com;

November 16, 2022

Case Number: 22-122728 RZ

Case Type: Rezoning

Address: 6559 S Harlan Street, 80123

Description: Rezone the property to allow for 7 single family homes on 3 acres.

Case Manager: Cody Hedges

Case Manager Contact Information: chedges@co.jefferson.co.us 303-271-8732

Re: Case Number: 22-122728 RZ – 6559 S. Harlan St

Dear Cody,

Thank you for providing Platte Canyon Water and Sanitation District the opportunity to comment on the proposed development at 6559 S. Harlan St. District staff has been in contact with the developer and engineer. Below see Exhibit A for existing water and sewer fronting the project site.

Below are some guidelines regarding sewer and water plan submittal:

This document is intended to help guide developers on *issues that are more likely to impact project success*. All developments are required to have approved water and sewer plans in accordance with Platte Canyon Water and Sewer Standards and this is not intended as a substitute. Water Plans shall also be subject to review and approval from Denver Water.

Water plan submittal: Water plan review and approval is required for all pipe installations 3” diameter and larger pipe connecting to a public water system controlled by Platte Canyon Water and Sanitation District (District). Water plans must be in accordance with District and Denver Water Engineering Standards.

Sewer plan submittal: Sewer plan review and approval is required for all pipe installations 8” diameter and larger connecting to a public sewer system controlled by the District. Sewer design must be in accordance with the District Engineering Standards.

Details on the District’s Water and Sewer Plan Review Processes are located at:

<https://swmetrowater.org/construction-corner/new-development-project/plan-submittal-procedures/>

Details on Denver Water Plan Review process is located at :

<https://www.denverwater.org/contractors/construction-information/plan-reviews>

Application and Agreement

The process of plan submittal and review begins with the application and agreement which is a contract between the District and the owner that sets forth the terms and conditions pursuant to which such sewer and water mains will be conditionally

accepted by the District and allowed to connect to the District public water and sanitary sewer systems.

Requirements for Water and Sewer Plan Submittal:

1. All plans and specifications submitted to the District for review, comment, and approval of a water or sewer system extension or modification shall be prepared by, or under the direct supervision of a professional engineer registered by the State of Colorado. Said professional engineer shall be responsible for the design, the plans, determining the material specifications and conducting the field survey. All submitted plans and specifications shall include the professional engineer's seal prior to approval for construction
2. All plans must be approved by the District manager, District engineer, and in the case of water plans, Denver Water and/or the City of Littleton prior to initiation of construction. Plans shall be submitted and reviewed in accordance with the District's procedures and requirements.
3. Pipe installation contractor must be qualified by the District.
4. Regarding sewer plans, see District Engineering Standards regarding required flow in pipe, diameter, slope, and pipe length between manholes.
5. Water distribution mains that dead-end and are not looped, may cause water quality and/or fire protection issues and are therefore only permitted in limited circumstances as required. The Developer is responsible for all necessary water distribution system modifications needed to meet the required fire flows, as directed by the governing Fire District.

Easements for Water or Sewer:

1. If a water easement is required, the easement will be granted to the District according to Denver Water Standards.
2. District water easement documents must be in compliance with Denver Water Engineering Standards and easement template – any modification of the Denver Water easement document must be submitted as a “Special Provision” in writing with description and location (northing and easting) as an exhibit for review.
3. Easement widths require a minimum of 30 or 50 feet, depending on easement type. Non-exclusive allows other utilities in easement.
4. If water or sewer facility is installed within a dedicated public street right-of-way, a copy of the recorded plat must be submitted showing such public use dedication.
5. Water and sewer mains installed in platted private roadways tracts will require an easement.
6. The easement must follow the radius of the curbs in the roadway for delamination. The cross slope of easements must not exceed 4%.
7. Easements are granted to the District and must be recorded prior to final plat recording and must be included on the final plat.

Tips to ensure a smooth plan review process

- ◆ Schedule a pre-design meeting with our staff. Requests can be scheduled by sending an email to info@swmetrowater.org - Have the following information prior to meeting:
 - For water plans, please meet with the local fire department regarding emergency access, hydrant locations and site fire flow estimates.
 - Infrastructure Master Plan – for large, redeveloped areas
 - Number of taps for sewer and water
 - Type of building (e.g., residential, commercial, industrial, manufacturing, mixed use, etc.).
 - All points of connection for water and sewer mains
 - Location of fire hydrants and large taps

- Requirements for easements and/or dedicated public right-of-way
- Access to proposed manholes
- Separation of sewer and water mains

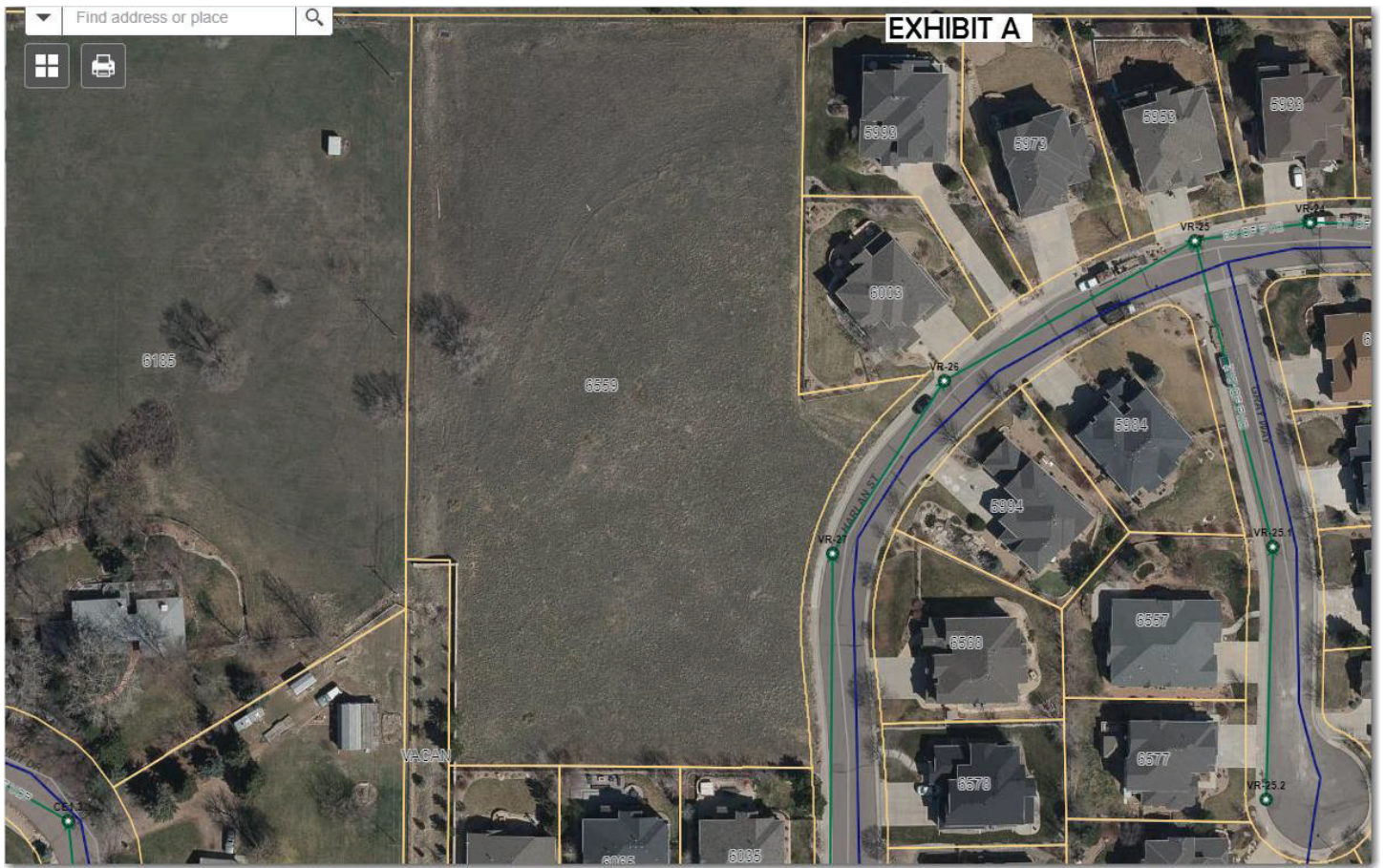
Fees:

- A. Plan Review Fee for Water
 - I. \$5.00/lineal foot for water or sewer (main line pipe only)
 - II. Minimum deposit \$2,000
- B. Construction Inspection Fee for Water
 - I. \$5.00/lineal foot for water (main line pipe only)
 - II. \$3.00/lineal foot for Sewer (main line pipe only)
 - III. \$4.00 Sewer Inclination Survey
 - IV. Minimum deposit \$2,000
- C. Easement Processing Fee
 - I. \$2,000 deposit

Reimbursement of unused fees: Actual costs are reconciled against initial deposit each month and if the deposit will not be sufficient to complete the process, an additional deposit will be required; any remaining funds once the account is reconciled will be returned to the applicant.

Tips for Conditional Acceptance and Service Tap Application

- ♦ In order to obtain Conditional Acceptance which releases the project for sewer and water service tap permits, the following is needed upon completion of construction:
 - As-builts of the project stamped by an engineer
 - Easement certification stamped by a licensed surveyor – ensures the sewer and/or water main is within the easement boundary.
 - Copy of recorded subdivision plat
 - All fees are paid and current
 - Sewer and water construction cost
 - Address, block and lot number of all sewer and/or water taps





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

November 3, 2022

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

Attn: Cody Hedges

Re: 6559 South Harlan Street Rezone, Case # 22-122728RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **6559 South Harlan Street Rezone**. Please be advised that Public Service Company has existing natural gas and electric distribution facilities within the areas indicated in this proposed rezone. 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.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests the following utility easement widths *within each single-family residential lot*:

- 8-feet along the rear lots for electric distribution
- 6-feet along the front lots for natural gas, including required separation from wet utilities

What will Tract A be used for?

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.

For additional easements that may need to be acquired by separate document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

MEMO

TO: Cody Hedges
Jefferson County Planning and Zoning Division

FROM: Urszula Tyl
Jefferson County Environmental Health Services Division

DATE: October 21, 2022

SUBJECT: Case #22-122728 RZ
Andrew Baker
6559 S Harlan St

The applicant has met the public health requirements for the proposed rezoning of this property.

PROPOSAL SUMMARY

Rezone the property to allow for 7 single family homes on 3 acres.

COMMENTS

Jefferson County Public Health (JCPH) has provided comments on January 28, 2022 for the pre-application process. We have 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 rezone of 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. Failure to provide required documentation may delay the planning process.**

REZONING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	10/21/2022	Submit a will serve/proof of services letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	Water/Wastewater
✓	10/21/2022	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

WATER/WASTEWATER

The Platte Canyon Water and Sanitation District provided a letter dated August 9, 2022, stating public water and sewer services can be provided to the proposed development.

ENVIRONMENTAL SITE ASSESSMENT

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 would like to commend the applicant for the addition of a pocket park within this proposed development.

The developer can also consider a central gathering area (gazebos, picnic areas, community plazas), open green space, a community garden, and recreational amenities to promote the well-being of this community. Communities that are planned with these features can help increase the physical activity, promote health and can enhance the social networking for users of this development.

JCPH also recommends that this project be designed in a manner to facilitate walking and biking. We encourage the developer to consider a project plan that includes design elements such as the following:

- Design an integrated and continuous system of sidewalks/pathways throughout the site designed to connect to existing or future paths in the area;
- Construct pedestrian ways that are of adequate width (minimum of 5-6 feet) to allow for two people to walk comfortably abreast;
- Provide safe routes for pedestrians to access all of the buildings within this development.
- Develop safe pedestrian crossings, such as sidewalk flares and raised crossings, at all roadway intersections;
- Create a separation of the sidewalks from the streets using vegetated filter strips to assist with preventing negative effects of water quality.
- Provide some meandering features with the sidewalks in order to provide for a more enjoyable pedestrian experience.

Design elements such as these can promote public health by fostering a sense of community and enhancing the well-being of the users of this development, as well as area residents.

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.

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.

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.



November 7, 2022

Cody Hedges
Jefferson County Planning and Zoning
Transmission via email: chedges@co.jefferson.co.us

RE: 6559 S. Harlan Street Rezoning
Case no. 22-122728RZ
Part of the SE ¼ of the SW ¼, Sec. 24, T5S, R69W, 6th P.M.
Lot 1, Block 10, Vintage Reserve Subdivision
Water Division 1, Water District 8

Dear Cody Hedges:

We have reviewed the information received by this office on October 19, 2022 regarding the above referenced referral. The Applicant is proposing to rezone 3 acres from P-D to residential-one (R-1) and subdivide the 3 acres into seven single-family units.

Water Supply Demand

The proposed water supply demand is 2.8 acre-feet per year.

Source of Water Supply

The proposed source of water supply for this subdivision is Platte Canyon Water and Wastewater District (“District”). A letter from the District dated August 9, 2022 stated the subject property is within the District’s service boundaries and pending the installation and acceptance of necessary water and sanitary sewer facilities and purchase of appropriate tap permits, water and sanitary sewer service is available to the proposed development. The District receives and distributes water pursuant to a “read and bill” contract with the Denver Water Department. The Denver Water Department is considered to be a reliable water supplier. The letter also states that water service requires the purchase of tap permits from the District.

State Engineer’s Office Opinion

This office has no comments to the rezoning of the 3 acres from P-D to residential-one (R-1).

Based on the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, **as long as the District is committed to supply water service to the proposed seven lots.**



22-122728RZ
November 7, 2022
Page 2 of 2

Should you or the applicant have any questions, please contact Ailis Thyne at ailis.thyne@state.co.us or (303) 866-3581 x8216.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: Subdivision File No. 30527

ADDRESSING

MEMO

To: Cody Hedges
FROM: Christine Derby
SUBJECT: 22-122728RZ 6559 South Harlan Street
DATE: November 10, 2022

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone the property to allow for 7 single family homes on 3 acres.
2. Access is off South Harlan Street.
3. There is a valid existing address, 6559 South Harlan Street, 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.

PUBLIC / HOA COMMENTS

From: P&Z Admin
Bcc: "jon@kchoa.com"; "kathy.christensen@kchoa.com"; "paul.d.schaffnit@lmco.com"; "ltsperry@comcast.net"; "ray@cohopejeffco.com"; "DIANE@COHOPEJEFFCO.COM"; "wrmoorej@msn.com"; "rsimms@rsimmspc.com"; "info@ckha.org"; "pasperi@comcast.net"; "dennismontaguecasey@msn.com"; "cwcatalk@gmail.com"; "hobsonstaxes@msn.com"; "dhastings@lcmpm.com"; "ricbechter@comcast.net"; "chip.brunk@gmail.com"; "plefever@grantranch.org"; "lspies@msihoa.com"; "franevers@centurylink.net"; "etomandjudy@centurylink.net"; "neia.president@gmail.com"; "kwgreenman@yahoo.com"; "mpoolet@gmail.com"; "jklitz@comcast.net"; "tinamarie@pmidenvermetro.com"; "jmamusciano7@comcast.net"; "cathy@skylinedenver.com"; "terri@skylinedenver.com"; "donaldsno@msn.com"; "derrhitt@yahoo.com"; "clodfelterds@hotmail.com"
Subject: 22-122728RZ ELECTRONIC NOTIFICATION OF HEARING
Date: Monday, January 9, 2023 10:02:00 AM
Attachments: [image001.png](#)



Planning and Zoning

HYBRID PUBLIC HEARING

Case Type: Rezoning

Case Number: 22-122728RZ

Case Name: Vintage Overlook Official Development Plan

Where: 6559 S Harlan St.

Case Manager: Allie McGahee, 303-271-8736, almcgahe@jeffco.us

Purpose: To rezone from Planned Development (PD) to a new PD to allow for 7 residential lots.

Planning Commission: Wednesday, Jan 25, 2023 at 6:15 p.m.

Board of County Commissioners: Tuesday, Feb 21, 2023 at 8:00 a.m.

To provide public testimony, please pre-register by visiting www.jeffco.us/testimony. If you would like to present documents or images at the hearing, please attach your files while pre-registering to ensure these documents can be presented. Written comments and testimony will be included in the Staff packet if provided at least one week prior to the scheduled hearing.

Location of Hybrid Hearings:

Virtual: Online hearing available at <https://jeffco.us/meetings> on the hearing date.

In-Person: Hearing Room 1, 100 Jefferson County Pkwy., Administration and Courts Building, Golden Colorado

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.



Cody Hedges

From: Cody Hedges
Sent: Tuesday, November 15, 2022 9:43 AM
To: Tom Harper
Subject: RE: Case # 22-122728-RZ 6559 S Harlan St

Hello Tom,

To address your comments:

The proposed density of the project is a factor that is weighed in a recommendation of approval or denial by Staff. "Consistency", as you put it, is considered by comparing the density of the project to that recommended by the Comprehensive Master Plan.

A Traffic Generation Memo was created for this project and is being reviewed.

Architectural standards are not required during the Rezoning process. As the proposal is to Rezone and then to Plat (what you might call subdividing) into single family lots, a review of architectural standards is not expected to be required by Planning and Zoning. In order for such a review to take place, a project typically needs to go through a Site Development Plan process. At this time, it is not expected that this proposal will ever need to go through that process. As for the HOA rules, Planning and Zoning does not consider HOA rules in any of its considerations. There was discussion of being a part of the Vintage Reserve HOA at the Community Meeting, but, since it is beyond the purview of Zoning, no follow up on this topic was pursued by Planning and Zoning. Even if it were, Zoning would not be the ones enforcing such guidelines as HOA Covenants are not enforced by Planning and Zoning.

An EIR has not been performed, nor do I see any reason why one would be performed. NEPA Review requires a Federal nexus to be triggered (such as being on Federal land, being pursued by a Federal agency, or being funded through Federal money), and I see no such connection that exists here.

If you have further questions, let me know.

Cody J. Hedges
Planner, Planning & Zoning
☎ (303) 271-8732



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: Tom Harper
Sent: Wednesday, November 9, 2022 3:09 PM
To: Cody Hedges <chedges@co.jefferson.co.us>
Subject: --[EXTERNAL]-- Case # 22-122728-RZ 6559 S Harlan St

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cody,

I live down the street from 6559 S Halen Street and received a postcard on the proposed zoning change. I would like to formally raise the following concerns **against** the rezoning of this property:

- The proposed density change is not consistent with the rest of the homes on S Harlan street or Hoover Ave. All homes are on approx 3/4 acre lots.
- Traffic impact study has not been done - both from a child safety concern and road impact Harlan Street to Coal is full of potholes and has not been related in over 15 years. The increase in cars ~15 by proposed new units will impact both.
- Architectural consistency with the rest of vintage reserve - has there been a plan review ? will proposed units fall under vintage reserve guideline and HOA rules
- Environmental Impact report - has one been completed ? There is a woodpecker nest in the trees near the back of current property

Before any further approvals are made, I would like to understand if my concerns will be addressed.

Thanks,

Tom Harper

Allie McGahee

From: dau7584@comcast.net
Sent: Monday, January 16, 2023 7:09 AM
To: Allie McGahee
Subject: --{EXTERNAL}-- Objection to Case Number 22-122728RZ - 6559 S Harlan
Attachments: Line of 3 acre parcels.JPG

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Case Number: 22-122728RZ
Address: 6559 S Harlan Street
Sub Type: Single Family
Case Manager: Allie McGahee

Dear Allie & Planning Commission,

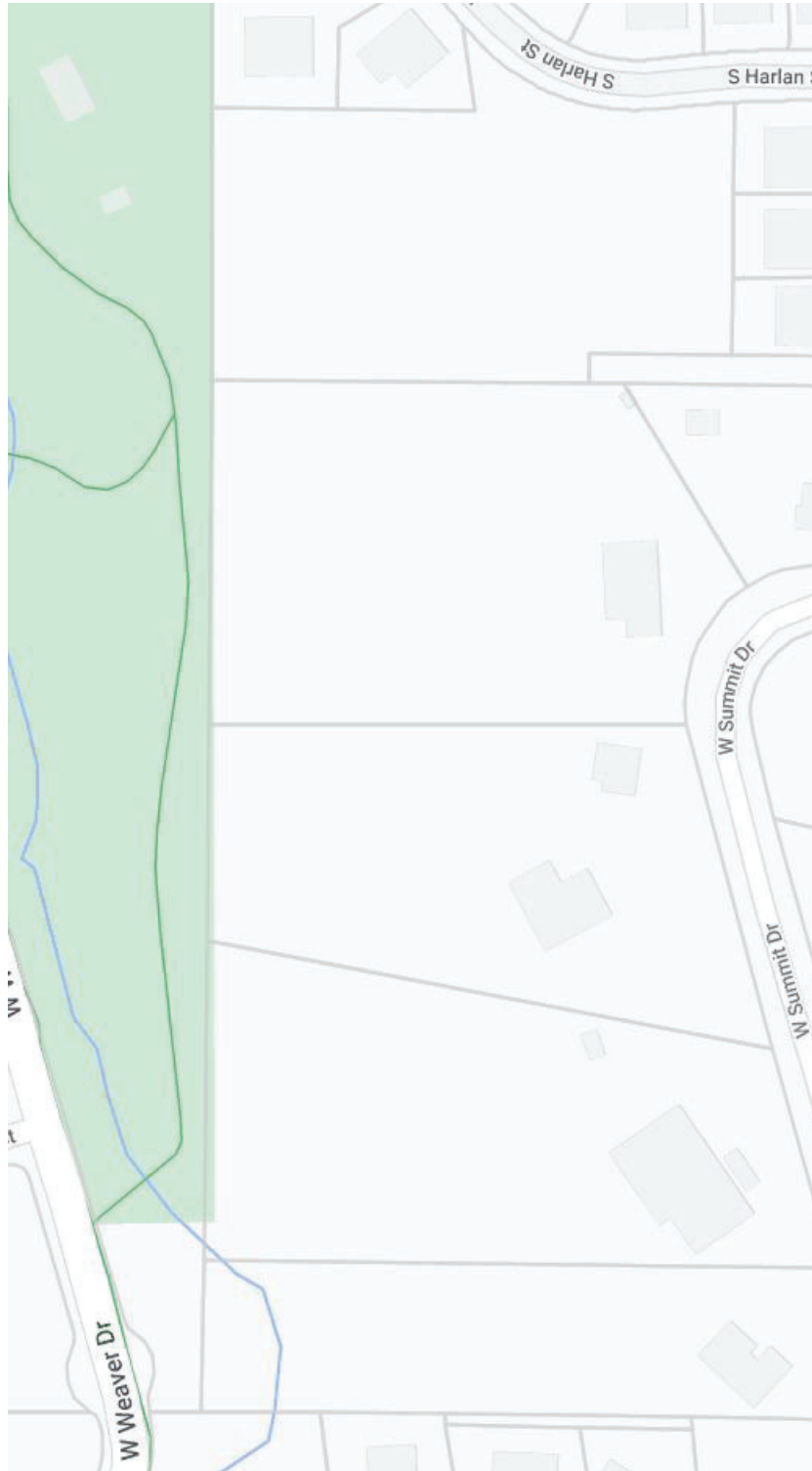
I would like to file a protest petition to the aforementioned rezoning case on the following grounds:

1. The zone plan is inconsistent with the original comprehensive plan for the area. When the neighboring homes were originally developed, it was approved with the limited density and preservation of open space currently in place. Adding this level of density and lack of open space likely wouldn't have been approved then, and shouldn't be approved now.
2. The zone change is inconsistent with surrounding uses. This property is the 5th in a line of 3 acre properties zoned for single family homes. It's not an anomaly; it's consistent with this entire line of properties (see attached photo). Secondarily, even if a rezone is allowed, this is significantly higher density than all surrounding properties. All neighboring properties average .28 acre in lot size, and it's our belief that in the unfortunate instance that the County Commissioners pick winners and losers, and chooses to allow a rezone, that the minimum allowable lot size should be .28 acre.
3. It limits all neighboring properties their right to quiet enjoyment, while also causing significant financial strain on all by decreasing property values. When all neighboring properties purchased their homes, they did so at a higher price based on the current zoning and allowable uses of this property. Allowing this unnecessary change will financially benefit developers and financial strain individual homeowners.
4. This decision sets precedent for over-development. There are thousands of 3-5 acre lots in Jefferson County that are zoned for one single family unit, and allowing developers to cram 7-10 houses on all of them would significantly alter the communities enjoyment.

Thank you for your consideration. Please confirm receipt. Thank you!

Sincerely,

David Umphress



Allie McGahee

From: Allie McGahee
Sent: Monday, February 6, 2023 1:01 PM
To: Bill Davis
Subject: RE: --{EXTERNAL}-- Vintage Overlook Case No 22-122728RZ

Bill,

Following up on our phone call this morning –

The purpose of the February 21st hearing is just to address the rezoning request, this will be held at 8am. Plans regarding the layout of the site are not reviewed in the rezoning process, this is done during the platting process. Any site layout that is presented during the rezoning process is conceptual and by no means is it final.

The platting process occurs after the rezoning and will hold its' own respective public hearing processes – there will be an opportunity to bring forward comments regarding the site layout at that point. A new sign and case manager details will be placed at the site once a formal application has been submitted for platting (ie subdividing the land), at that point it would be best to contact the case manager and bring forward any comments/feedback about the site layout. An application for this process has not been submitted for at this time.

Cheers,
Allie McGahee
Planner | Development Review

Jefferson County
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419
o (303) 271-8700
almcgahe@jeffco.us



www.jeffco.us/Planning-and-Zoning/

From: Bill Davis <bill_nancy_davis@comcast.net>
Sent: Saturday, February 4, 2023 12:37 PM
To: Allie McGahee <almcgahe@co.jefferson.co.us>
Subject: --{EXTERNAL}-- Vintage Overlook Case No 22-122728RZ

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Allie,

I apologize for this uniformed question, but is the purpose of the February 21, 2023 Public Hearing for Vintage Overlook with the BCC to just address the rezoning request? Or is this hearing also addressing any aspect of the proposed lot layout, walking path, parking, traffic, encroachment on existing easements, etc. ?

We are trying to understand when to submit questions from residents and our HOA in Vintage Reserve regarding very specific aspects of the actual development. In the initial public outreach meeting there were questions from Johnson Ditch Company regarding their easement on the west side, there were questions regarding the lot layout and the lack of visitor parking in the proposed Cul-de-Sac thus possibly impacting traffic on adjacent Harlan Street, there was a brief discussion from the developer regarding a possible "gated entrance" to the seven (7) lots, and there is a general concern that Vintage Overlook will proceed without any adherence to our existing HOA guidelines regarding such items like lot fences, paint colors, etc, as there is still an outstanding question regarding how Vintage Overlook will incorporate an HOA or join ours here in Vintage Reserve.

Has an updated development plan possibly addressing the above-mentioned concerns been provided by the developer? Some of these concerns had already been submitted to Cody Hedges late last year.

Finally, Vintage Reserve will be represented in the February 21 BCC on-line hearing. In the attached photo, it is difficult to determine the actual time of the meeting as the posted sign/notice has been covered over with a fastener. Is the correct time 8:00 am?

We appreciate your efforts regarding this project.

Bill Davis, Vintage Reserve Metro District and VR HOA

bill_nancy_davis@comcast.net

5425 W. Euclid Ave,

Littleton Co 80123

LL: 303-979-3243

Bill Cell: 303-875-2197



Allie McGahee

From: Allie McGahee
Sent: Wednesday, February 1, 2023 10:10 AM
To: dau7584@comcast.net
Subject: RE: --{EXTERNAL}-- Re: Objection to Case Number 22-122728RZ - 6559 S Harlan

Hi Dave,

The case that was heard last week was for a rezoning. Plans regarding the layout of the site are not reviewed in the rezoning process, this is done during the platting process. Any site layout that is presented during the rezoning process is conceptual and by no means is it final.

The platting process occurs after the rezoning and will hold its' own respective public hearing processes – there will be an opportunity to bring forward comments regarding the site layout at that point. A new sign and case manager will be placed at the site once a formal application has been submitted for platting (ie subdividing the land), at that point it would be best to contact the case manager and bring forward any comments/feedback about the site layout.

Cheers,
Allie McGahee
Planner | Development Review

Jefferson County
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419
o (303) 271-8700
almcgahe@jeffco.us

The logo for Jefferson County Colorado Planning and Zoning. It features the word "JEFFERSON" in large, bold, blue capital letters. Below it, "COUNTY COLORADO" is written in smaller, blue capital letters. Underneath that, "Planning and Zoning" is written in orange. To the right of the text is a circular logo containing a stylized mountain and sun.

www.jeffco.us/Planning-and-Zoning/

From: dau7584@comcast.net <dau7584@comcast.net>
Sent: Saturday, January 28, 2023 9:15 AM
To: Allie McGahee <almcgahe@co.jefferson.co.us>
Subject: RE: --{EXTERNAL}-- Re: Objection to Case Number 22-122728RZ - 6559 S Harlan

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Hi Allie, sorry for the delay. I was out of the country until Friday. I did talk to some of the neighbors that went to the hearing, and it sounds like it was pretty uneventful, and that they didn't even really

realize what was going on until it was over. One of the things that the developer shared with a neighbor was that the plans have changed, and that they now have plans for a pedestrian path right up against our fence. With 3 kids under 6 years old playing in that yard, a path right by our 3 foot fence is something we have massive opposition to.

It sounds like things were pushed through pretty quickly before any objections were given any sort of voicing; does that mean it's over, or was this just the first step of many?

Dave

On 01/17/2023 5:18 PM Allie McGahee <almcgahe@co.jefferson.co.us> wrote:

Hi Dave,

Thank you for submitting comments for the case, they will be included in the hearing packet.

Please let me know if you'd like to set-up a time this week for a phone call or virtual meeting to go over the comments – my direct number is 303-271-8736.

Cheers,

Allie McGahee

Planner | Development Review

Jefferson County

100 Jefferson County Parkway, Suite 3550

Golden, CO 80419

o (303) 271-8700

almcgahe@jeffco.us

JEFFERSON
COUNTY COLORADO
Planning and Zoning

www.jeffco.us/Planning-and-Zoning/

From: dau7584@comcast.net <dau7584@comcast.net>
Sent: Tuesday, January 17, 2023 4:39 PM
To: Allie McGahee <almcgahe@co.jefferson.co.us>; dave@umphressgroup.com
Subject: --{EXTERNAL}-- Re: Objection to Case Number 22-122728RZ - 6559 S Harlan

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Hi Allie, I just wanted to confirm that you've received this in time for the 7 day deadline.

Dave Umphress

On 01/16/2023 7:09 AM dau7584@comcast.net wrote:

Case Number: 22-122728RZ
Address: 6559 S Harlan Street
Sub Type: Single Family
Case Manager: Allie McGahee

Dear Allie & Planning Commission,

I would like to file a protest petition to the aforementioned rezoning case on the following grounds:

1. The zone plan is inconsistent with the original comprehensive plan for the area. When the neighboring homes were originally developed, it was approved with the limited density and preservation of open space currently in place. Adding this level of density and lack of open space likely wouldn't have been approved then, and shouldn't be approved now.

2. The zone change is inconsistent with surrounding uses. This property is the 5th in a line of 3 acre properties zoned for single family homes. It's not an anomaly; it's consistent with this entire line of properties (see attached photo). Secondly, even if a rezone is allowed, this is significantly higher density than all surrounding properties. All neighboring properties average .28 acre in lot size, and it's our belief that in the unfortunate instance that the County Commissioners pick winners and losers, and chooses to allow a rezone, that the minimum allowable lot size should be .28 acre.

3. It limits all neighboring properties their right to quiet enjoyment, while also causing significant financial strain on all by decreasing property values. When all neighboring properties purchased their homes, they did so at a higher price based on the current zoning and allowable uses of this property. Allowing this unnecessary change will financially benefit developers and financial strain individual homeowners.

4. This decision sets precedent for over-development. There are thousands of 3-5 acre lots in Jefferson County that are zoned for one single family unit, and allowing developers to cram 7-10 houses on all of them would significantly alter the communities enjoyment.

Thank you for your consideration. Please confirm receipt. Thank you!

Sincerely,

David Umphress

Allie McGahee

From: Allie McGahee
Sent: Monday, January 30, 2023 8:26 AM
To: Joe Jarvie
Subject: RE: --{EXTERNAL}-- Overlook homes

Hi Joe,

You may find pages 51-59 of the packet to be helpful; they are the plat documents for the Vintage Reserve subdivision, and it includes an outline of the layout of the subdivision.

Cheers,
Allie McGahee
Planner | Development Review

Jefferson County
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419
o (303) 271-8700
almcgahe@jeffco.us
JEFFERSON
COUNTY COLORADO
Planning and Zoning

www.jeffco.us/Planning-and-Zoning/

From: Joe Jarvie <joejarvie@yahoo.com>
Sent: Friday, January 27, 2023 11:50 AM
To: Allie McGahee <almcgahe@co.jefferson.co.us>
Subject: Re: --{EXTERNAL}-- Overlook homes

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Hi Allie.....I have just started to read over what you sent me and have a question. I see they wanna build 7 houses on that property which would make it at a density of 2.4 dwelling units/acre. Do you know what the current rate is or how I can find out? I'm curious what it is not on the smaller interior lots/houses in Vintage Reserve but out on the green belt like my house and the houses where they intend to build.....the bigger homes with the bigger lots. Thanks.

Joe

On Jan 26, 2023, at 2:45 PM, Allie McGahee <almcgahe@co.jefferson.co.us> wrote:

Hi Joe,

Attached is the case packet from the 1/25 Planning Commission hearing for 22-122728RZ.

Cheers,

Allie McGahee

Planner | Development Review

Jefferson County

100 Jefferson County Parkway, Suite 3550

Golden, CO 80419

o (303) 271-8700

almcgahe@jeffco.us

<image001.jpg>

www.jeffco.us/Planning-and-Zoning/

From: Joe Jarvie <joejarvie@yahoo.com>

Sent: Thursday, January 26, 2023 2:08 PM

To: Allie McGahee <almcgahe@co.jefferson.co.us>

Subject: --{EXTERNAL}-- Overlook homes

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Hi Allie.....was interested in whatever info you can send me on the Overlook home project case #22-122728RZ you can. Thanks.

Joe

<22-122728RZ_PC Hearing Packet.pdf>

CURRENT ZONING

Land Use Summary

Land Use Area	Land Use Type	Acreage	No. of Units	Percent of Total Area
A	Res. SFD - 9600 s.f. Lots	40.3 Ac.	96 DU	46.1 %
B	Res. SFD - 6600 s.f. Lots	23.0 Ac.	75 DU	26.3 %
C	Res. SFD - 6000 s.f. Lots	18.9 Ac.	59 DU	21.6 %
D	SFD - Landowner Custom Home	3.0 Ac.	1 DU	3.4 %
E	Recreation Area	1.5 Ac.	-	1.7 %
F	Dutch Creek Floodplain	0.8 Ac.	-	0.9 %
Total		87.5 Ac.	231 DU	100.0 %
Gross Density - 2.6 DU/Ac.				

Vintage Reserve
Official Development Plan

Sheet 1 of 3

Map No. 15
Case No. 00015289RZP1

Legal Description

PARCEL 1:
THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E 1/2 E 1/2 SE 1/4 SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FIVE (5) SOUTH, RANGE SIXTY-NINE (69) WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, SUBJECT TO EXISTING RIGHTS OF WAY FOR COUNTY ROAD, AND IRRIGATION DITCHES AND LATERALS, CONTAINING 429,603 SQUARE FEET OR 9.862 ACRES MORE OR LESS.

PARCEL 2:
THE WEST ONE HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, SUBJECT TO EXISTING RIGHTS OF WAY FOR COUNTY ROAD. CONTAINING 858,943 SQUARE FEET OR 19.719 ACRES MORE OR LESS.

PARCEL 3:
THE EAST ONE-HALF OF THE SOUTHWEST ONE-FOURTH (SW 1/4) SOUTH-EAST ONE-FOURTH (SE 1/4) AND THE WEST-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-FOURTH (SE 1/4) OF THE SOUTHEAST ONE-FOURTH (SE 1/4) OF THE SOUTHEAST ONE-FOURTH (SE 1/4) OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, SUBJECT TO RIGHT OF WAY FOR PIPELINES OF THE DENVER UNION WATER CO. AND COUNTY ROADS AND IRRIGATION DITCHES NOW LOCATED ON SAID PREMISES. CONTAINING 1,287,923 SQUARE FEET OR 29.567 ACRES MORE OR LESS.

PARCEL 4:
EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP FIVE (5) SOUTH RANGE SIXTY-NINE (69) WEST OF THE SIXTH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, SUBJECT TO ALL EXISTING RIGHTS OF WAY FOR COUNTY ROAD. CONTAINING 1,235,986 SQUARE FEET OR 28.374 ACRES MORE OR LESS.

TOTAL ACREAGE 87.52 ACRES

COUNTY COMMISSIONER’S CERTIFICATE:

This Official Development Plan, titled Vintage Reserve Official Development Plan, was approved the 24th day of February, 2001 and is accepted by the Board of County Commissioners this 24th day of May, 2001

BOARD OF COUNTY COMMISSIONERS: Michelle Lawrence, Chairman
George Woodley, Clerk

CLERK AND RECORDER’S CERTIFICATE:

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this 25th day of May, 2001 at 12 o'clock P.m.

George Woodley, Jefferson County Clerk
George Woodley, Deputy Clerk

OWNER’S CERTIFICATES:

I, GEORGE BRENNAN, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

By: George Brennan

Date: May 18, 2001

STATE OF COLORADO }
COUNTY OF JEFFERSON } SS

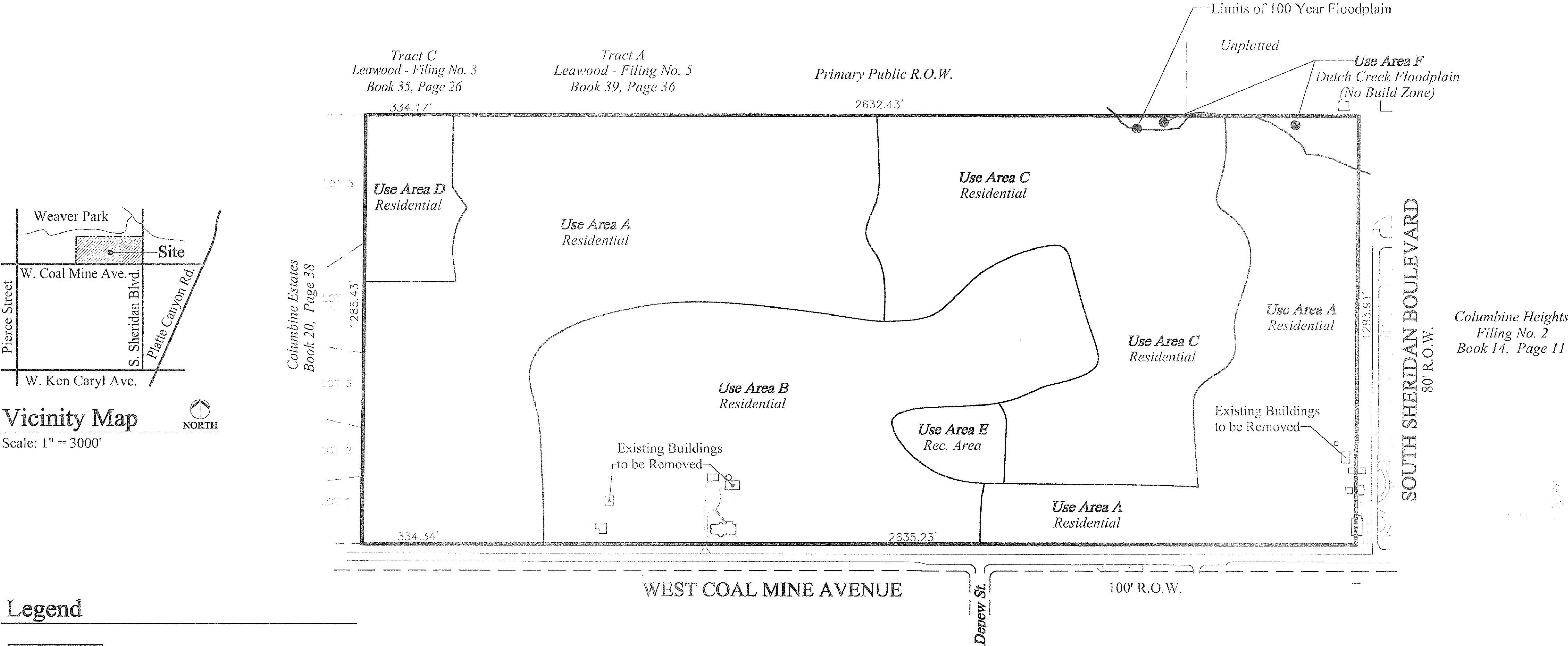
The foregoing instrument was acknowledged before me this 18th day of May, 2001.



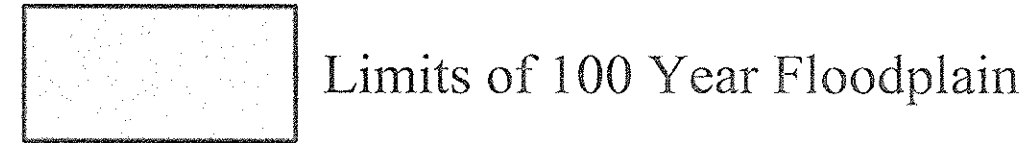
Witness my hand and official seal.
Cathy L. Caserio, Notary Public

My Commission Expires:

March 22, 2002



Legend



STANDARD FLEXIBILITY STATEMENT:

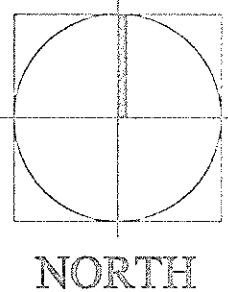
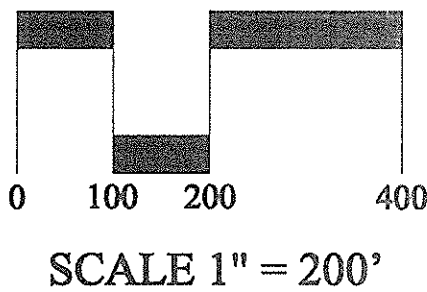
The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. In granting plat approval, the Board of County Commissioners may allow minor variations for the purpose of establishing:

- a. Final road alignments
- b. Final configuration of lot and tract sizes and shapes
- c. Final building envelopes
- d. Final access and parking locations
- e. 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 Resolution in effect at the time of platting and building permit application.

Prepared by
David A. Clinger & Assoc. Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
303-526-9126

Developer
The Genesee Company
603 Park Point Drive, Suite 201
Golden, Colorado 80401
303-526-9000



Rev. 15 May 2001
Rev. 21 February 2001
Rev. 20 October 2000
7 August 2000

Vintage Reserve

Official Development Plan

A. TITLE AND NAMES

1. Prepared by:
David A. Clinger & Associates, Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
303-526-9126 - Telephone
303-526-9320 - Fax
2. ODP Name: **Vintage Reserve Official Development Plan**
3. Date: August 7, 2000
October 13, 2000 (revised)
February 21, 2001 (revised)
April 23, 2001 (revised)

B. STATEMENT OF INTENT

This Official Development Plan is intended to establish the standards for development of a 87.52-acre site within the influence area of the South Jefferson County Community Plan. It is the intent of this ODP to create a community of mixed single family residential uses combined with extensive open space, a coordinated trail system and a community recreation area.

C. PERMITTED USES

1. The following primary uses are permitted within the Vintage Reserve development:

Use Areas A through D

Single Family detached dwellings with attached garages. A maximum of **one (1)** dwelling unit per lot is allowed.

Use Area E

Semi-public park
Visitor parking
Recreational uses including but not limited to clubhouse /cabaña, picnic shelter or gazebo, swimming pool, pool equipment structure, tot-lots, court games, trails and similar uses.

Use Area F

100-year floodplain or designated wetlands. No structures, roads or grading shall be constructed or take place within the 100-year floodplain or designated wetlands areas.

2. The following accessory uses are permitted within the Vintage Reserve Development:

Use Areas A through E

Accessory attached garages (Use Areas A-D only)
Visitor or guest parking
Entry feature, security gate and/or guard station (maximum of 150 square feet)
Temporary real estate sales and/or construction offices and trailers
Open space including natural areas, open areas, landscaped or buffer areas and recreational areas
Recreational areas including but not limited to:
clubhouse/cabaña, swimming pool, pool equipment structures, active parks (i.e. multi-purpose athletic fields), tot-lots, court games, pedestrian trails and similar uses
Semi-public parks
Signs, entry features, fences or walls, lighting and landscaped improvements
Utility, access, and drainage easements and facilities

Home occupations in conformance with the Jefferson County Zoning Resolution

Temporary sales or construction offices and trailers are permitted provided that sales offices are removed within 30 days of the initial sale of the last lot within the community, and construction offices and trailers are removed from the site within 30 days of the issuance of a Certificate of Occupancy for the last structure within the community.

Use Area F

No accessory structures are permitted

D. LOT AND BUILDING STANDARDS

Single family detached standards for height limitations, lot standards and building setbacks (Use Areas A through D) are summarized as follows:

1. Height Limitation:

- a. No building or structure shall exceed **thirty-five (35)** feet in height

b. A minimum of fifty percent (50%) of the houses constructed along the east (along South Sheridan Blvd.) and north (adjacent to Weaver Park) property lines of the development shall be limited to ranch-style units, and shall not exceed one (1) story in height.

2. Lot Standards:

- a. The Maximum number of lots shall be:

Use Area A	96 lots
Use Area B	75 lots
Use Area C	59 lots
Use Area D	1 lot

- b. The Minimum lot area shall be:

Use Area A	9,600 s.f. (except for those lots directly adjacent to the western property line whose minimum lot area shall be 11,000 s.f.)
Use Area B	6,600 s.f.
Use Area C	6,000 s.f.
Use Area D	3 acres

3. Building Setbacks:

Use Area A
Minimum Lot Size 80' x 120'
*(*Except for those lots directly adjacent to the western property line whose minimum lot area shall be 11,000 square feet)*

Front	25 feet
Front with side load garage	15 feet
Side	7.5 feet
Side adjacent to a street	12.5 feet
Rear	20 feet

Use Area B
Minimum Lot Size 60' x 110'

Front	18 feet
Front with side load garage	10 feet
Side	5 feet
Side adjacent to a street	10 feet
Rear	12 feet

Use Area C
Minimum Lot Size 60' x 100'

Front	18 feet
Front with side load garage	10 feet
Side	5 feet
Side adjacent to a street	10 feet
Rear	10 feet

Use Area D
Lot Size = 3 acres

Front	25 feet
Side	25 feet
Rear	25 feet

All front setbacks from private streets shall be measured to back of curb. All front setbacks from public streets shall be measured from the property line.

In all Use Areas, architectural features including eaves, cantilevers and fireplaces may encroach into the required setback up to a maximum of **twenty-four (24)** inches.

E. RECREATION AREA

Recreational Area standards for building height limitations, lot standards and building and parking setbacks (Use Area E) are summarized as follows:

1. Height Limitation:

No building or structure shall exceed **thirty-five (35)** feet in height

2. Lot Standards:

- a. The minimum lot or tract area shall be 1.5 acres.

b. The maximum number of buildings or structures (not including utility or drainage structures) shall be four (4) per Use Area. These may include a clubhouse/cabaña, picnic shelter, gazebo, swimming pool with pool house, or court games. The maximum building ground floor area (GFA) shall be 2,500 square feet.

3. Building Setbacks

Use Area E

Front	30 feet
Side	20 feet
Rear	25 feet

Architectural features including eaves, cantilever and fireplaces may encroach into the required setback up to a maximum of **twenty-four (24)** inches.

4. Parking Setbacks

- a. Recreation area parking shall be setback from right-of-way, private road easements or property lines a minimum of **ten (10)** feet.

F. NO-BUILD AREA RESTRICTIONS

1. No structures, roads or grading shall be constructed or take place in Use Area F.

2. No structures, with the exception of trails, walks, and utility or drainage structures, shall be constructed in buffer areas.

G. OFF-STREET PARKING REQUIREMENT

1. A minimum of two (2) off-street parking spaces shall be provided per single family detached dwelling unit in driveways.

2. A minimum of three (3) parking spaces shall be provided per **one (1)** acre of park land, or per 1,000 square feet of recreational area structures, whichever is greater.

3. All parking spaces shall be 9 feet x 18 feet.

H. FENCES AND RETAINING WALLS

1. Maximum fence height in any Use Area shall be **six (6)** feet.

2. Privacy fences to accommodate seating areas, hot tubs and other similar outdoor uses shall be allowed when attached to and extending from the rear of homes. These fences shall not exceed six (6) feet in height, and shall be painted or stained to match or complement the residence.

3. Fences on lot lines adjoining other lots or open space, whether within or directly adjacent to the Vintage Reserve development, shall be limited to the use of open-rail style fence only, and shall not exceed **four (4)** feet in height. However, a **six (6)** foot high solid fence may be installed by the developer along the western property line between lots in the Vintage Reserve and Columbine Estates neighborhoods.

4. No barbed wire, chain-link, or electric fence shall be permitted in the Vintage Reserve development.

5. Fences are not permitted in the internal streetscape area.

6. No fences shall be permitted within the required front setback of any residential use area.

7. Fence permits are required for the construction of any fences over **forty-two (42)** inches in height.

8. A minimum **four (4)** foot wide planting area shall be required between multiple, stair-stepped retaining walls.

9. Retaining walls over **thirty-six (36)** inches in height shall be constructed in accordance with a design prepared by a professional engineer, and shall require a building permit.

I. LIGHTING

1. Lighting shall not cast significant glare on adjacent or neighboring properties, or on internal or external streets.

2. Pedestrian pole lights for recreational areas shall be downcast, cut-off type not to exceed **twelve (12)** feet in height.

3. Street and parking area pole lights shall be downcast, cut-off type not to exceed **twenty (20)** feet in height.

4. Building mounted lights must be shielded and directed downward or toward the building to which they are attached.

J. SIGNS

1. **Two (2)** double-faced or single-faced monument style project identification signs, one per each project entry along West Coal Mine Avenue are allowed, and shall not exceed a maximum of **thirty-two (32)** square feet per face, excluding any structural base and/or wall. The maximum height of any such sign shall be **eight (8)** feet, including the structural base and/or wall. If placed on an earthen berm, the berm height is included in the measurement. The minimum setback is **eight (8)** feet from any property or right-of-way line.

2. **Two (2)** double-faced or single-faced monument style internal neighborhood identification signs are allowed per residential neighborhood (Use Area) not to exceed a maximum of **twenty (20)** square feet per face, excluding any structural base and/or wall. The maximum sign height shall be **eight (8)** feet, including the structural base and/or wall. If placed on an earthen berm, the berm height is included in the measurement. The minimum setback is **eight (8)** feet from any property or right-of-way line.

3. Community entry signs shall be considered free-standing walls as opposed to fences, and shall not exceed **eight (8)** feet in height.

4. Temporary on-site marketing signs not exceeding **twenty-four (24)** square feet, double or single-faced are permitted. Signs shall not exceed **eight (8)** feet in height. The minimum setback from the property line shall be **eight (8)** feet.

5. Temporary on-site directional/informational signs not exceeding **eight (8)** square feet, double or single-faced are permitted. Signs shall not exceed **eight (8)** feet in height.

6. Park and recreation area identification signs not exceeding **twenty (20)** square feet, double or single-faced are permitted. Signs shall not exceed **eight (8)** feet in height.

7. Park and recreation area directional/informational signs not exceeding **eight (8)** square feet, double or single-faced are permitted. Signs shall not exceed **six (6)** feet in height.

8. All temporary signs must be removed upon the closing of the last unit within Vintage Reserve.

9. A county sign permit must be obtained prior to the construction of any sign.

Vintage Reserve

Official Development Plan

K. STORAGE AND TRASH

1. Storage or parking of commercial type vehicles, as well as recreational vehicles such as boats, trailers and campers, is not permitted within the planned development, unless completely enclosed within a garage. No storage of such vehicles is allowed on any open space or in common recreational areas.

2. Trash containers shall be kept within garages or trash enclosures, except on the day of pick up, and shall be screened by closed fencing or walls, and/or landscaping.

L. OPEN SPACE, BUFFER AREAS AND LANDSCAPING

Vintage Reserve will be a mixed single family residential community, which emphasizes open space amenities. Open space, which is defined as "natural, open or recreational areas" in the Jefferson County Zoning Resolution shall be developed as follows:

1. A semi-public recreational area serving the Vintage Reserve development is planned in the south-central portion of the development (see Use Area E on Sheet 1 of the ODP Graphic). This recreational area will include a clubhouse/cabaña, picnic shelter or gazebo, an active park, a tot-lot, swimming pool, and may include court games or other similar recreation facilities. The design and commitment for these facilities shall occur at the time of platting. These recreational facilities shall be installed by the developer and maintained by the Homeowners Association.

2. Open space buffers shall be provided in several critical areas of the development at the time of platting. A **thirty (30') to fifty (50')** foot wide buffer with undulating berms (minimum height 8 feet) shall be installed along West Coal Mine Avenue. This buffer shall be landscaped with a minimum density of **one (1)** tree for every **twenty (20)** lineal feet of street, and **six (6)** shrubs for every 350 square feet of landscape area. In addition, a varying **fifteen (15) to thirty (30)** foot wide buffer shall be reserved along the western portion of the north property line adjacent to Weaver Park. This buffer shall be landscaped with a minimum density of **one (1)** tree for every **thirty (30)** lineal feet of buffer. Trees in all buffer areas may be grouped together to create more natural-looking arrangements, and at least 50% of these trees must be evergreens to maximize their screening effect.

3. The minimum percentage of common open space and landscaped areas (natural, open areas including buffers, and recreational areas) for the Vintage Reserve development (Use Areas A through E) shall be twenty percent (20%).

4. Landscaped streetscapes shall be provided adjacent to and within the right-of-way of all internal streets. The streetscape planting shall include, at a minimum, an average of one (1) tree for every thirty (30) lineal feet of street frontage. Streetscape plantings shall consist of shade trees, ornamental trees, evergreen trees, or a combination of these. Trees may be grouped together to create more informal, natural-looking arrangements.

5. Standards for trails and walkways within the Vintage Reserve development can be found in Section P.

6. The following minimum sizes apply wherever landscaping is required:

Deciduous shade trees	2½" caliper
Evergreen trees	6' height
Ornamental trees	1½" caliper
Shrubs	5 gallon container
Perennials	1 gallon container

7. Landscaped islands within public or private rights-of-way will be designated as tracts and deeded to the Homeowners Association for ownership and maintenance.

8. A 50-foot wide setback from Dutch Creek shall be maintained, except in those areas of extreme topographic limitation.

M. PROPERTY OWNERS ASSOCIATION

A mandatory master Homeowners Association and subsidiary associations shall be established by the developer for the enforcement of the community's Master Declaration of Conditions, Covenants and Restrictions, and for ownership and maintenance of any common property not dedicated to a public entity, including but not limited to private roads, stormwater detention areas, and open space tracts (natural, open or recreational areas).

N. ARCHITECTURAL STANDARDS

The architectural character of all residential buildings and other structures in the Vintage Reserve development shall be consistent with or of higher quality than the surrounding neighborhood. The architectural design shall be reflective of residential character through the use of scale, massing, architectural detail, building materials, color and design motif. To accomplish this goal, the following minimum architectural standards shall apply to buildings within this Official Development Plan:

1. Single Family Residential

Design standards for single family detached residential development are as follows:

a. **Roofs**
All single family detached residences shall have a pitched roof with a minimum slope of at least 5/12. All sloped roofs shall include a minimum **twelve (12)** inch overhang beyond each major wall plane of the residence. Other acceptable architectural features such as eyebrows, cornice boards or frieze boards may be used. All residences in the development shall have roofs with high profile composition shingles such as tile, dimensional asphalt shingles, or similar 'Class A' roofing material.

2. Façades

a. An area equivalent to at least 30% of the first floor front façade shall be clad in brick, natural or synthetic stone or stucco, with the balance being any type of lap siding and/or stucco. Brick or stone shall be wrapped a minimum of two (2) feet around the side of front elevations at outside corners.

b. Where side entry garages are attached between the primary front wall plane of the residence and the street, at least 30% of the garage wall plane facing the street shall be clad in brick, stone or stucco, and such wall plane shall have at least one window.

3. Openings

a. Entrances shall be identifiable by an architectural treatment such as a covered porch, recessed doorway, double door, entry sidelights, or a different roofline treatment.

b. Window frames shall be wood, vinyl or anodized aluminum clad. Wood frames shall be painted, sealed or stained. All windows shall be trimmed with a minimum 1" x 4" trim all sides.

4. Colors

a. The color palette for single family detached residences shall be earth tones or pastels. White, primary colors, and other bright colors shall be permitted as accent colors only.

O. CIRCULATION

1. Private streets shall be installed by the developer and maintained by a mandatory homeowners association.

2. Driveways from streets to residential units may be designed as shared driveways.

3. Public and private roads within this planned development shall conform to the standards found in the Jefferson County Roadway Design and Construction Manual and Land Development Regulations that are in effect at the time of platting.

4. Trails for pedestrian use shall be constructed by the developer within easements or open space tracts, and maintained by the developer or their assigns. See Section P.

P. TRAILS

1. In order to encourage pedestrian circulation within the Vintage Reserve community, the following trails and walkways shall be provided at the time of platting:

a. A meandering **eight (8)** foot wide concrete trail shall be provided along West Coal Mine Avenue. Trail easements, if required, shall be granted at time of platting for trails located outside right-of-way.

b. A **six (6)** foot wide attached sidewalk shall be provided along one side of the internal public collector and local streets. Trail easements, if required, shall be granted at time of platting for trails located outside right-of-way.

c. A **six (6)** foot wide Homeowners Association maintained concrete pedestrian and open space trail shall be provided connecting Use Areas A, B, C, and E and Weaver Park.

d. A meandering eight (8) foot wide concrete trail shall be provided along South Sheridan Boulevard. Trail easements, if required, shall be granted at time of platting for trails located outside right-of-way.

2. The result of these planned trails will be a coordinated circulation system that will allow pedestrian circulation along West Coal Mine Avenue and South Sheridan Boulevard, as well as internal circulation to the greenbelts, recreation areas, residential neighborhoods, and off-site open space areas.

Q. UTILITIES

All new utilities, with the exception of fire hydrants, electrical transformers, telephone boxes, satellite television dish antennas and cable television boxes, or other similar facilities shall be installed underground.

R. GENERAL REQUIREMENTS

1. Vision Clearance Triangles

No fence, wall, hedge, shrub, structure or other view obstruction which is over **forty-two (42)** inches in height shall be erected, placed or maintained within a triangle formed by the point of intersection of lot lines as follows:

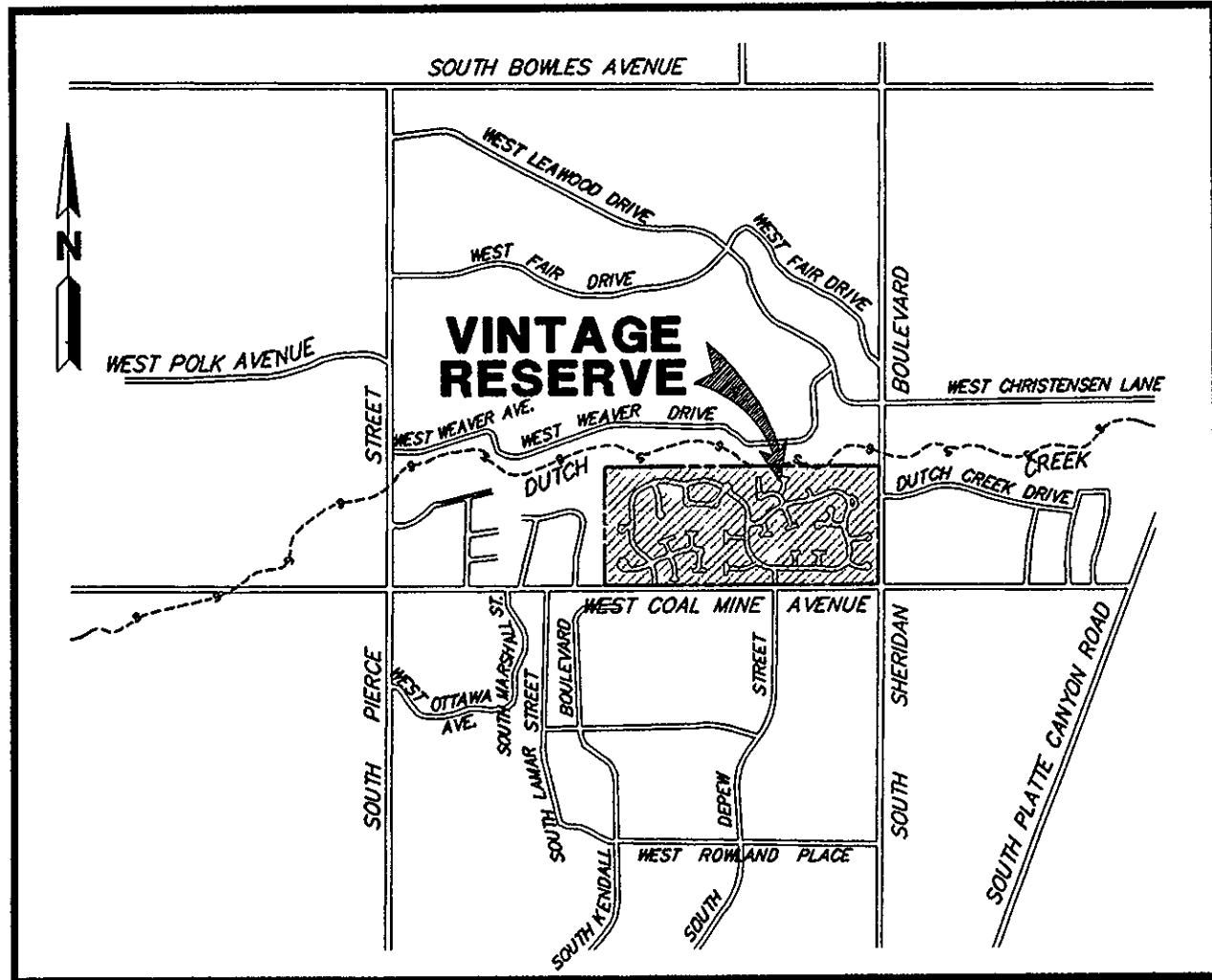
Vision clearance triangles for Use Area A and for streets which intersect with West Coal Mine Avenue shall be at least **fifty-five (55)** feet as measured from the property line.

Vision clearance triangle for streets internal to the subdivision (specifically Use Areas B, C, D and E) shall be at least **thirty (30)** feet from the curb line.

2. Other issues not specifically addressed herein will be addressed by those standards in the Jefferson County Zoning Resolution for the district most similar to this ODP.

VINTAGE RESERVE

A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 6



VICINITY MAP
SCALE: 1"=2000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED BELOW, HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, BLOCKS, PUBLIC AND PRIVATE STREETS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF VINTAGE RESERVE AND DOES, BY THESE PRESENTS, OF HIS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE, TRACT T, TRACT Q AND THE PUBLIC STREETS (THOSE NOT LABELED AS "PRIVATE ACCESS DRIVE") FOR PUBLIC USE AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON OR AS DESCRIBED IN NOTE 11, AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24, THENCE N89°57'22"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2675.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N89°57'28"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 334.40 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE DEPARTING THE SOUTH LINE AND ALONG SAID WEST LINE, N00°30'36"E, A DISTANCE OF 1325.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE S89°55'31"E, ALONG SAID NORTH LINE A DISTANCE OF 334.21 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S89°55'40"E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24 A DISTANCE OF 2672.96 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S00°22'44"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1324.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 91.514 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°57'22"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, BEING MONUMENTED BY A 3 1/4" ALUMINUM CAP PLS # 13258 IN A RANGE BOX AT THE SOUTH EAST CORNER OF SECTION 24 AND A FOUND 3 1/4" ALUMINUM CAP PLS # 12353 AT THE SOUTH QUARTER OF SECTION 24.

COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., AS AMENDED, NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

- THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER FA23919 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVICING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER FA23919 OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATIONS, AND,
- THE APPLICABLE SPECIAL DISTRICT OR SERVICING AUTHORITY HAS CERTIFIED IN WRITING TO THE COUNTY OF JEFFERSON THAT ALL NECESSARY WATER TAPS NEEDED TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE HAVE OR WILL IN FACT BE ISSUED BY SUCH DISTRICT OR AUTHORITY.
- A COMPACTION REPORT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON WHICH SHOWS CONFORMANCE TO THE APPLICABLE GRADING REQUIREMENTS IN ACCORDANCE WITH THE JEFFERSON COUNTY LAND DEVELOPMENT REGULATION.

A BUILDING PERMIT MAY BE ISSUED FOR UP TO FIVE (5) HOMES TO BE DESIGNATED AS "SHOW HOMES" WITHOUT COMPLETING PUBLIC IMPROVEMENTS OR OBTAINING THE NECESSARY WATER TAPS PROVIDED NEITHER THE SUBDIVIDER, ANY HOLDER OF DEEDS OF TRUST NOR ANY OTHER PERSON SHALL BE PERMITTED TO SELL, OFFER TO SELL, LEASE, RENT, CONVEY, TRANSFER, OR ASSIGN ANY SUCH HOME(S), LOT(S), OR TRACT(S) OR TO OCCUPY AS A DWELLING OR A PERMANENT OFFICE ANY PORTION OF SUCH HOME(S) PRIOR TO THE GRANTING BY THE COUNTY OF JEFFERSON OF A CERTIFICATE OF COMPLIANCE FOR SUCH LOT(S) OR TRACT(S). ALL FINAL INSPECTIONS BY THE BUILDING DEPARTMENT MUST BE COMPLETED AND A COMPACTION REPORT SUBMITTED BY THE SUBDIVIDER PRIOR TO ANY USE OF SHOW HOME AND PRIOR TO ISSUANCE OF A BUILDING PERMIT. IN ADDITION, AS PART OF THE BUILDING DEPARTMENT'S FINAL INSPECTION, THE SUBDIVIDER SHALL DEMONSTRATE THAT ALL REQUIRED FIRE HYDRANTS HAVE BEEN INSTALLED AND ARE OPERATIONAL. THE SUBDIVIDERS AND HOLDERS OF DEEDS OF TRUST AGREE AND PROMISE TO FOREVER RELEASE, HOLD HARMLESS, AND INDEMNIFY THE COUNTY OF JEFFERSON, STATE OF COLORADO, ITS ELECTED OFFICIALS, EMPLOYEES AND AGENTS, FROM ANY SUIT, CLAIM, DAMAGES OR OTHER LEGAL LIABILITY, INCLUDING COSTS AND ATTORNEYS FEES, ARISING EITHER DIRECTLY OR INDIRECTLY OUT OF, THE CONSTRUCTION OF ANY SUCH HOME(S) OR THE USE OF ANY SUCH HOME(S). THE SUBDIVIDER HEREBY ACKNOWLEDGES AND AGREES THAT A DOCUMENT WILL BE RECORDED IN JEFFERSON COUNTY UPON THE ISSUANCE OF A BUILDING PERMIT FOR A SHOW HOME(S) THAT WILL CONTAIN THE RESTRICTIONS SET FORTH HEREIN.

PROVIDED, HOWEVER, THAT A CONVEYANCE, SALE OR TRANSFER OF A SPECIFIC LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE ABOVE PROVISIONS WHERE THE SUBDIVIDER(S) AND THE PROPOSED TRANSFERREE, WHO MUST ALSO QUALIFY AS A "SUBDIVIDER" UNDER THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS DEFINED IN SECTION 30-28-101 (9), C.R.S., AND THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY HAVE EXECUTED AN AMENDMENT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT WHEREBY THE TRANSFERREE SUBDIVIDER AGREES TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND PLAT RESTRICTION ON SALE, CONVEYANCE OR TRANSFER.

THESE RESTRICTIONS OR CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT(S), OR TRACT(S) OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISION OF SECTION 30-28-137, C.R.S., AS AMENDED.

APPROVED, COVENANTED AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS 22nd DAY OF OCTOBER, 2004

FOUNDATION PLAT RESTRICTION

PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL CERTIFY TO THE COUNTY THE FOLLOWING.

- THAT A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- THAT PROPER SUBSURFACE DRAINAGE HAS BEEN DESIGNED FOR THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- THAT THE PLANS SUBMITTED TO JEFFERSON COUNTY BUILDING DEPARTMENT HAVE BEEN REVIEWED AND/OR PREPARED BY SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS (1) AND (2) ABOVE.

BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE JEFFERSON COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEMS MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

LANDSCAPE RESTRICTION

- MAINTENANCE OF REQUIRED LANDSCAPING, INCLUDING IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS AND OTHER LANDSCAPE STRUCTURES WHERE THEY EXIST, IS THE ONGOING RESPONSIBILITY OF THE LANDOWNER.
- PLANT MATERIALS REQUIRED AS PART OF A COUNTY-APPROVED LANDSCAPE PLAN SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING AND ORDERLY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF TURF AREAS, FERTILIZATION, THE REGULAR APPLICATION OF APPROPRIATE QUANTITIES OF WATER AND THE REGULAR TREATMENT AND REPAIR OF ALL DISEASED OR INSECT RIDDEN MATERIALS. ALL UNHEALTHY, DAMAGED, DESTROYED, IRREPARABLE, REMOVED OR DEAD PLANT MATERIALS SHALL BE REPLACED WITHIN ONE (1) GROWING SEASON (WHERE A GROWING SEASON IS DEFINED AS THE DAYS BETWEEN APRIL 15 AND OCTOBER 15) WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE. IN ALL CASES, THE REPLACEMENT PLANT MATERIAL SHALL PRESERVE THE INTENT AND PURPOSE OF THE ORIGINAL PLANT MATERIAL AND THE COUNTY-APPROVED LANDSCAPE PLAN.
- STRUCTURES REQUIRED AS PART OF THE COUNTY-APPROVED LANDSCAPE PLAN, SUCH AS IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS AND OTHER LANDSCAPE ELEMENTS, SHALL BE CONTINUOUSLY MAINTAINED IN A STRUCTURALLY SOUND AND ORDERLY CONDITION. ALL DAMAGED, DESTROYED, IRREPARABLE OR REMOVED LANDSCAPE STRUCTURES SHALL BE REPLACED WITHIN ONE (1) YEAR WITH SIMILAR STRUCTURES. IN ALL CASES, THE REPLACEMENT STRUCTURE SHALL PRESERVE THE INTENT AND PURPOSE OF THE ORIGINAL STRUCTURE AND THE COUNTY-APPROVED LANDSCAPE PLAN.
- REQUIRED LANDSCAPE AREAS, AS DELINEATED IN THE COUNTY-APPROVED LANDSCAPE PLAN, SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, PESTS AND OTHER SUCH ELEMENTS NOT PART OF THE COUNTY-APPROVED LANDSCAPE PLAN.
- ENTRANCE ONTO THE PROPERTY AND PERIODIC INSPECTIONS OF LANDSCAPING BY PERSONNEL FROM THE COUNTY SHALL BE ALLOWED BY THE LANDOWNER.
- ANY DEVIATION FROM THE PROVISIONS AND TERMS OF THE COUNTY-APPROVED LANDSCAPE PLAN IS PROHIBITED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OR STAFF APPROVAL PURSUANT TO THE PROVISIONS OF THE LAND DEVELOPMENT REGULATION.

PLAT NO. 02-118802FI
MAP NO. 15

OWNER/SUBDIVIDER:

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Bill Robison
BILL ROBISON AS VICE PRESIDENT OF MOUNTAIN LAND DIVISION

STATE OF COLORADO)
COUNTY OF Douglas)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October, 2004, BY BILL ROBISON AS VICE PRESIDENT OF MOUNTAIN LAND DIVISION OF LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL: Yvonne Smith
NOTARY PUBLIC
ADDRESS 1116 Peak Meadows Dr.

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 9/17/2007 10/7/2007



ACCEPTANCE CERTIFICATE

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF TRACT T, TRACT Q, THE PUBLIC STREETS (THOSE NOT LABELED AS "PRIVATE ACCESS DRIVE") AND EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO THIS 15th DAY OF November 2004. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND PUBLIC WAYS ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE DEVELOPER OR ACCEPTED BY THE COUNTY.

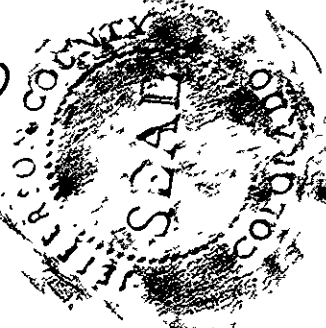


Michelle Lawrence
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
Faye Woodley
CLERK

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 16th DAY OF November 2004

Faye Woodley
COUNTY CLERK AND RECORDER
Malania Jacinto
BY: DEPUTY CLERK



SURVEYOR'S CERTIFICATE

I, RICHARD A. NOBBE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF VINTAGE RESERVE WAS MADE BY ME OR DIRECTLY UNDER BY SUPERVISION ON OR ABOUT SEPTEMBER 26, 2001, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

DATE: 10/22/04 REGISTERED COLORADO LAND SURVEYOR
REGISTRATION NO. 23899



REVIEW CERTIFICATE

REVIEWED BY THE JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT THIS 5th DAY OF November, 2004.

David Anderson
HEALTH AND ENVIRONMENT

REVIEWED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 10th DAY OF Nov., 2004.

James Gile
CHAIRMAN

ATTORNEY'S CERTIFICATE

I, LUZETTE, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, except those matters shown in Commitment #888 226 091-1 by North American Title dated 10-05-04
ATTORNEY AT LAW
REGISTRATION NO. 26997



Blk 179 pg 29 Rec # F2128918

NOTES

- (NR) AS SHOWN HEREON INDICATES THE LOT LINE IS NON-RADIAL TO ITS RESPECTIVE CURVE.
- BASIS OF BEARING: BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°57'22"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, BEING MONUMENTED BY A 3 1/4" ALUMINUM CAP PLS # 13258 IN A RANGE BOX AT THE SOUTH EAST CORNER OF SECTION 24 AND A FOUND 3 1/4" ALUMINUM CAP PLS # 12353 AT THE SOUTH QUARTER CORNER OF SECTION 24.
- THE OFFICIAL DEVELOPMENT PLAN, VINTAGE RESERVE OFFICIAL DEVELOPMENT PLAN, APPLICABLE TO THIS SUBDIVISION IS RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER F1243711.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT.
- BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP L.S. # 23899, UNLESS NOTED OTHERWISE.
- EIGHT (8) AND TWELVE (12) FOOT WIDE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, TELEPHONE, GAS, CABLE, TELECOMMUNICATIONS AND POSTAL FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN THE PRIVATE ACCESS DRIVES SHOWN HEREON. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE ALLOWED WITHIN SAID UTILITY EASEMENTS.
- THE APPROVED DRAINAGE PLANS FOR VINTAGE RESERVE ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING DEPARTMENT. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. THE SUBDIVIDER SHALL PROVIDE THE HOMEOWNERS ASSOCIATION WITH THE NECESSARY EASEMENTS, ACROSS PRIVATE PROPERTY, SO THAT THE HOMEOWNERS ASSOCIATION CAN FULFILL ITS MAINTENANCE OBLIGATION OF THE DRAINAGE SYSTEM. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION ACCEPTS SUCH RESPONSIBILITY.
- THE CENTERLINE OF DRIVEWAYS SHALL NOT BE PERMITTED WITHIN THIRTY (30) FEET OF ANY STREET INTERSECTION. DISTANCES WILL BE MEASURED FROM THE FLOWLINE OF THE CURB AND GUTTER EXTENDED.
- DIRECT VEHICLE ACCESS IS NOT PERMITTED BETWEEN ADJOINING LOTS OR TRACTS AND WEST COAL MINE AVENUE OR SOUTH SHERIDAN BOULEVARD.
- FIVE (5) FOOT WIDE DRAINAGE EASEMENTS, 2.5 FEET ON EACH SIDE OF THE COMMON SIDE LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THE TOTAL NUMBER OF LOTS IS 230.
- THE 100-YEAR FLOOD LIMIT EXISTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION AS SHOWN HEREON. NO CHANGES OR ALTERATIONS TO THE 100-YEAR FLOODPLAIN ARE PROPOSED WITH THIS DEVELOPMENT.
- TRACTS A, C, J, K, R AND U ARE FOR COMMON AREA, LANDSCAPE, DRAINAGE, UTILITY AND TRAIL PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. TRACTS A, C, J, K, R AND U WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION.
- TRACT X IS FOR LANDSCAPE, DRAINAGE, UTILITY, IRRIGATION AND IRRIGATION DITCH MAINTENANCE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. TRACT X WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION.
- TRACT Q IS FOR COMMON AREA, LANDSCAPE, DRAINAGE, UTILITY, TRAIL AND PARK PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. A PORTION OF TRACT Q WILL RECEIVE PARKLAND DEDICATION CREDIT IN ACCORDANCE WITH THE JEFFERSON COUNTY LAND DEVELOPMENT REGULATION. TRACT Q IS DEDICATED BY THIS PLAT TO JEFFERSON COUNTY AND IS SUBSEQUENTLY CONVEYED TO THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION BY DEED RECORDED AT RECEPTION NO. **F1243711**.
- TRACTS B, D, E, F, G, H, I, L, M, N, O, P, S, V AND W ARE FOR COMMON AREA, LANDSCAPE, DRAINAGE, UTILITY AND PRIVATE ACCESS DRIVE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. TRACTS B, D, E, F, G, H, I, L, M, N, O, P, S, V AND W WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION.
- TRACT T IS DEDICATED BY THIS PLAT TO JEFFERSON COUNTY FOR PARK/TRAIL PURPOSES. TRACT T IS CONVEYED TO THE LEAWOOD PARK AND RECREATION DISTRICT BY DEED RECORDED AT RECEPTION NO. **F1243711**.
- AN UNDERGROUND DRAIN SYSTEM IS REQUIRED FOR THIS SUBDIVISION. THE MAIN COLLECTION LINES OF THE UNDERDRAIN SYSTEM WILL BE LOCATED IN THE STREET RIGHT-OF-WAY AND WITHIN THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON. THE MAIN COLLECTION LINES SHALL BE MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS WILL MAINTAIN THE MAIN COLLECTION LINES UNTIL THE HOMEOWNERS ASSOCIATION ACCEPTS SUCH RESPONSIBILITY. THAT PART OF THE UNDERDRAIN SYSTEM WITHIN EACH LOT CONNECTING TO THE MAIN COLLECTION LINES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS WILL MAINTAIN THE INDIVIDUAL SYSTEM IN EACH LOT UNTIL THE LOT IS CONVEYED TO ANOTHER OWNER.
- THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR RAISING THE DRAIN SYSTEM VALVES LOCATED IN THE PUBLIC STREET PAVEMENT PRIOR TO ANY PAVEMENT OVERLAY AS DIRECTED BY THE COUNTY. IT SHALL BE THE HOMEOWNERS ASSOCIATION'S RESPONSIBILITY TO KEEP CURRENT AT THE JEFFERSON COUNTY ROAD AND BRIDGE DEPARTMENT THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE MEMBER OR DESIGNEE OF THE ASSOCIATION RESPONSIBLE FOR THE SYSTEMS MAINTENANCE.
- THE UNDERGROUND DRAIN SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SUBSURFACE GROUNDWATER COLLECTION SYSTEM MAINTENANCE PLAN RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER **F1243711**.

VINTAGE RESERVE

A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 6
(OVERALL SITE MAP)

PLAT NO. 02-118802FI
MAP NO. 15

WITHIN USE AREA B, C, D AND E, ALLOW FOR THE INTERNAL VISION CLEARANCE TRIANGLES TO BE 20 FEET MEASURED FROM THE RIGHT-OF-WAY LINE/EASEMENT LINE WHERE THE STANDARD IN THE ODP IS FOR THE INTERNAL VISION CLEARANCE TRIANGLES TO BE 30 FEET MEASURED FROM THE FLOWLINE.

REDUCTION OF MINIMUM LOT SIZE REQUIREMENTS FOR LOTS 1 THROUGH 4, BLOCK 6, FROM 9,600 SQUARE FEET TO 6,000 SQUARE FEET.

ALLOW FOR THE REDUCTION IN THE FRONT SETBACK REQUIREMENTS FROM 25 FEET TO 15 FEET AS LONG AS THE SETBACK TO THE GARAGE IS 25 FEET AND A PORTE-COCHERE IS PROVIDED.

ALLOW FOR THE ELIMINATION OF THE REQUIREMENT THAT LOTS IN USE AREA A BE 80'x120'.

ALLOW FOR REVISIONS TO THE ODP REQUIREMENT FOR THE NUMBER OF LOTS WITHIN EACH USE AREA IN ACCORDANCE WITH THE FOLLOWING TABLE:

ODP REQUIREMENT	VARIANCE CHANGE
USE AREA A	96 DWELLING UNITS
USE AREA B	75 DWELLING UNITS
USE AREA C	59 DWELLING UNITS
USE AREA D	1 DWELLING UNITS
	92 DWELLING UNITS
	74 DWELLING UNITS
	64 DWELLING UNITS
	1 DWELLING UNITS

30. LOTS WHICH HAVE THE POTENTIAL FOR MORE THAN ONE ACCESS TO A STREET, SHALL ONLY TAKE ACCESS ALONG THE LOT LINE DESIGNATED AS "FRONT" ON SHEETS 3-6.

31. LOTS 3 AND 4 OF BLOCK 8, AND LOTS 3 AND 4 OF BLOCK 9 SHALL BE RESTRICTED TO RANCH STYLE HOMES ONLY.

- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING STRUCTURE ON ANY LOT WHERE DRIVEWAY CONSTRUCTION PLANS ARE REQUIRED BY JEFFERSON COUNTY UNTIL THE DRIVEWAY CONSTRUCTION PLANS HAVE BEEN SUBMITTED TO THE COUNTY AND HAVE BEEN FOUND TO COMPLY WITH COUNTY REGULATIONS. WHEN THE CONSTRUCTION OF A DRIVEWAY WILL RESULT IN MORE THAN 10,000 SQUARE FEET OF DISTURBANCE OR MORE THAN 300 CUBIC YARDS OF MATERIAL BEING MOVED, A GRADING PERMIT FOR THE DRIVEWAY CONSTRUCTION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- THE PRIVATE ACCESS DRIVE WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSUMED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVES PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE. WITH THE SALE OF EACH LOT ADJOINING A PARTICULAR PRIVATE ACCESS DRIVE, THE OWNER SHALL PROVIDE THE PURCHASER(S) A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER, THROUGH AND ACROSS THAT PARTICULAR PRIVATE ACCESS DRIVE, AND ACROSS ANY OTHER PRIVATE STREET THAT CONNECTS THE LOT TO A PUBLIC STREET.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH LANDSCAPE PLAN APPROVED BY AND ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT. NO ALTERATIONS OR MODIFICATIONS TO THE LANDSCAPING SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE PLANNING AND ZONING DEPARTMENT.
- LANDSCAPE MATERIALS LOCATED WITHIN FIVE (5) FEET OF THE BACK OF CURB SHALL NOT EXCEED TWENTY-FOUR (24) INCHES AT MATURE HEIGHT. TREES AND ANY OTHER LANDSCAPE MATERIALS SHALL NOT CAUSE SIGHT DISTANCE PROBLEMS WITH VEHICLES ENTERING THE ADJOINING STREET FROM DRIVEWAYS OR NEARBY INTERSECTIONS. IN CASE OF FUTURE DISPUTES REGARDING SIGHT DISTANCE, THE COUNTY'S SIGHT DISTANCE TABLE SHALL BE USED TO DETERMINE THE OUTCOME.

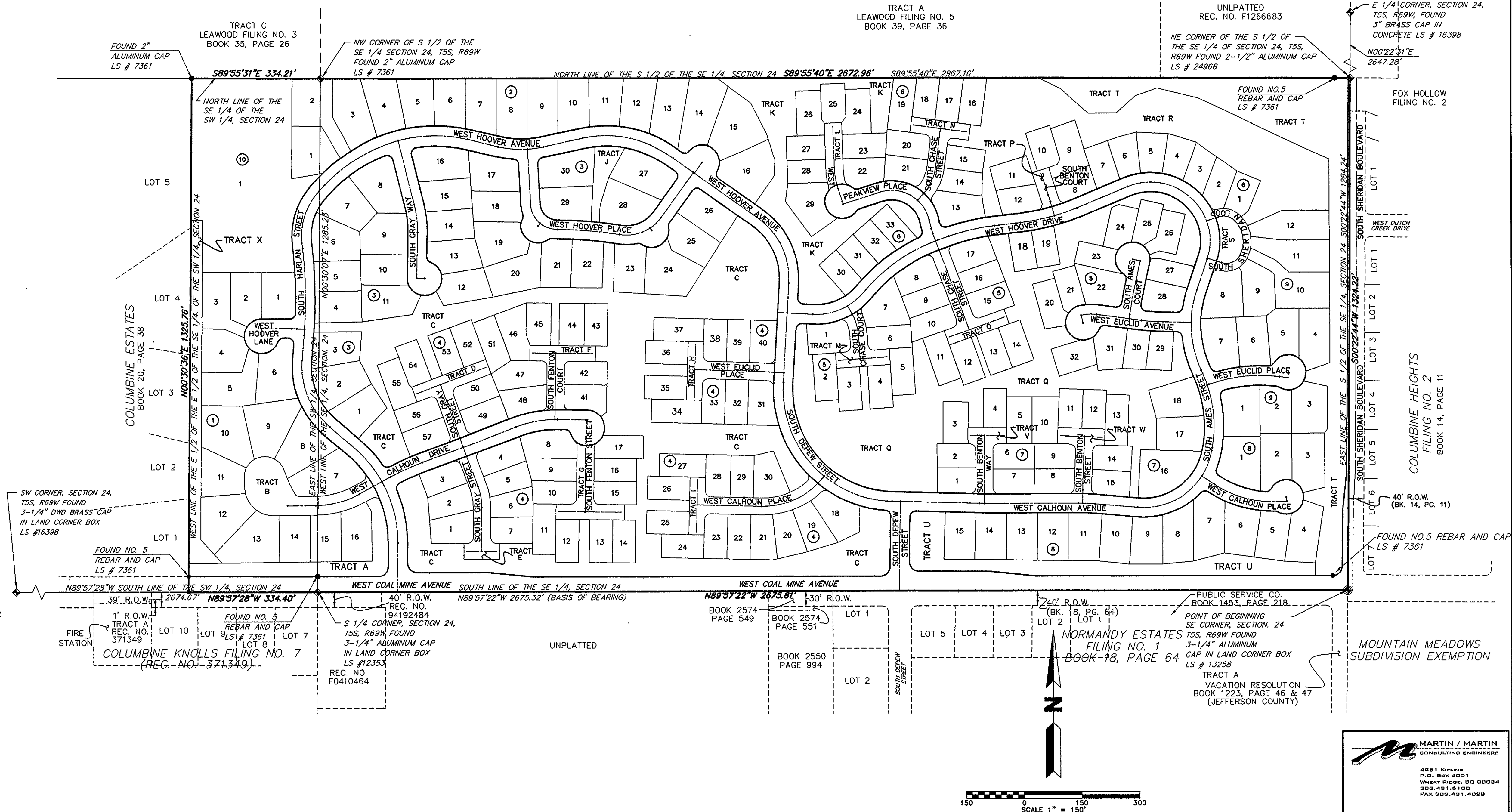
27. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MARTIN/MARTIN TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHT OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER **80A 226091-1** DATED **NOVEMBER 5, 2007** PREPARED BY NORTH AMERICAN TITLE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.

28. ★ INDICATES THOSE LOTS IN WHICH FINAL GRADING MAY INFLUENCE DRAINAGE PATTERNS. PRIOR TO ISSUANCE OF A BUILDING PERMIT ON SUCH MARKED LOTS, A SITE GRADING PLAN CONSISTENT WITH THE INTENT OF THE OVERLOT GRADING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING AND ZONING DEPARTMENT.

29. PURSUANT TO SECTION 3.E.1 OF THE JEFFERSON COUNTY ZONING RESOLUTION, THE PLANNING DIRECTOR HAS ALLOWED THE FOLLOWING MINOR VARIATIONS TO THE PLANNED DEVELOPMENT ZONE DISTRICT IN THE PLATING OF VINTAGE RESERVE, CASE NUMBER 02-1.8802FI.

ALLOW FOR A FOUR (4) FOOT WIDE ATTACHED SIDEWALK ALONG ONE SIDE OF THE INTERNAL COLLECTOR AND LOCAL STREETS WHERE SECTION P-TRAILS, SUBSECTION 1-b REQUIRES A SIX (6) FOOT WIDE ATTACHED SIDEWALK.

WITHIN USE AREA A, ALLOW FOR THE INTERNAL VISION CLEARANCE TRIANGLES TO BE REDUCED TO 20 FEET MEASURED FROM THE RIGHT-OF-WAY LINE/EASEMENT LINE WHERE SECTION R(1) ODP REQUIRES THE INTERNAL VISION CLEARANCE TRIANGLES TO BE 55 FEET MEASURED FROM THE FLOWLINE.



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VINTAGE RESERVE

A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 3 OF 6

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N86°11'07"W	19.84'
L2	S00°06'35"E	20.00'
L3	N89°15'37"E	73.21'
L4	N61°06'14"E	92.82'
L5	S20°13'07"E	19.84'
L6	S50°45'38"E	10.00'
L7	N20°27'00"W	30.35'
L8	S00°08'12"W	112.66'
L9	N89°51'48"W	92.00'
L10	S00°48'01"W	170.00'
L11	N89°11'59"W	170.00'
L12	N00°48'01"E	238.13'
L13	N89°11'59"W	177.48'
L14	S01°41'10"W	150.00'
L15	N88°18'50"W	139.88'
L16	S01°26'12"W	150.00'
L17	N88°33'48"W	167.43'
L18	S50°45'38"E	10.00'
L19	S20°27'00"E	30.35'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C23	90°00'00"	15.00	23.56	N65°13'07"W	21.21
C24	90°00'00"	15.00	23.56	S24°46'53"W	21.21
C25	90°00'00"	15.00	23.56	S65°13'07"E	21.21
C26	82°39'21"	15.00	21.64	N42°07'41"E	19.81
C27	90°00'00"	15.00	23.56	N44°11'59"W	21.21
C28	90°00'00"	15.00	23.56	S45°48'01"W	21.21
C29	90°00'00"	15.00	23.56	S44°11'59"E	21.21
C30	250°31'44"	45.00	196.76	S36°03'52"W	73.48
C31	55°25'26"	15.00	14.51	S28°30'43"W	13.95
C32	90°00'00"	15.00	23.56	S44°11'59"E	21.21
C33	90°00'00"	15.00	23.56	N45°48'01"E	21.21
C34	43°17'35"	25.00	18.89	N20°50'47"W	18.44
C35	70°31'44"	15.00	18.46	N53°56'08"W	17.32
C36	90°00'00"	15.00	23.56	S43°18'50"E	21.21
C37	90°00'00"	15.00	23.56	S46°41'10"W	21.21
C38	90°00'00"	15.00	23.56	S43°33'48"E	21.21
C39	90°00'00"	15.00	23.56	S46°26'12"W	21.21
C40	90°00'00"	15.00	23.56	S24°46'53"W	21.21
C41	90°00'00"	15.00	23.56	S44°51'48"E	21.21
C42	90°00'00"	15.00	23.56	N45°08'12"E	21.21
C43	90°00'00"	15.00	23.56	N85°13'07"W	21.21
C44	85°01'03"	15.00	22.26	S19°50'22"W	20.27
C45	90°00'00"	25.00	39.27	S44°57'22"E	35.36

PLAT NO. 02-118802FI
MAP NO. 15



SCALE 1"=50'

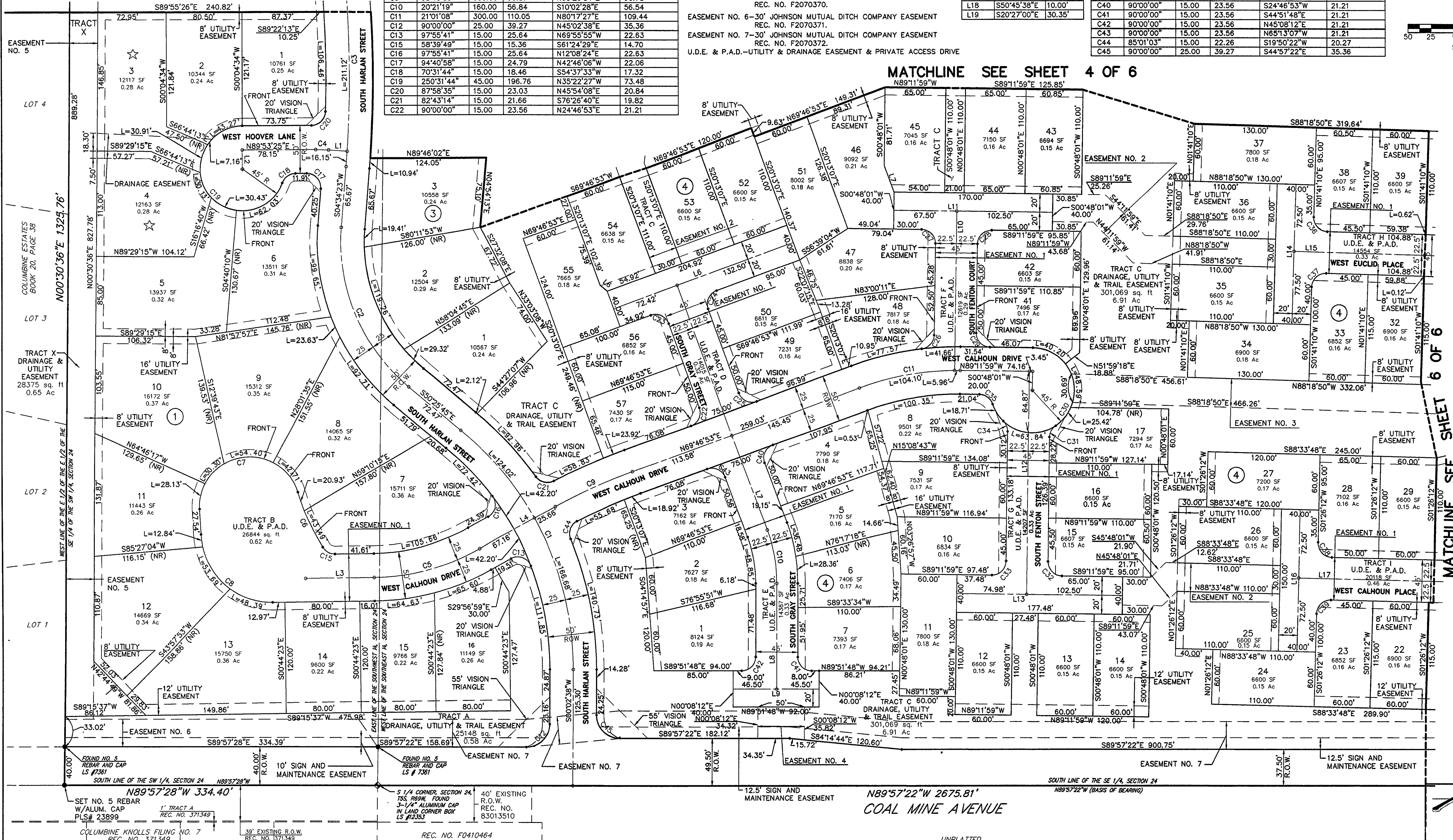
CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	50°28'22"	330.00	290.70	N25°11'34"W	281.39
C2	55°00'08"	200.00	191.99	N22°55'41"W	184.71
C3	10°40'24"	1,220.00	227.27	N00°45'49"W	226.94
C4	03°55'28"	200.00	13.70	N88°08'51"W	13.70
C5	28°09'23"	240.00	117.94	S75°10'55"W	116.76
C6	15°42'25"	235.00	64.42	S24°13'22"E	64.22
C7	166°34'33"	53.50	155.54	S80°20'34"W	106.27
C8	87°47'41"	75.00	114.92	S46°50'33"E	104.01
C9	08°40'39"	600.00	90.87	N65°26'34"E	90.78
C10	20°21'19"	160.00	56.84	S10°02'28"E	56.54
C11	21°01'08"	300.00	110.05	N80°17'27"E	109.44
C12	90°00'00"	25.00	39.27	N45°02'38"E	35.36
C13	97°55'41"	15.00	25.64	N69°55'55"W	22.63
C15	58°39'49"	15.00	15.36	S61°24'29"E	14.70
C16	97°55'41"	15.00	25.64	N12°08'24"E	22.63
C17	94°40'58"	15.00	24.79	N42°46'06"W	22.06
C18	70°31'44"	15.00	18.46	S54°37'33"W	17.32
C19	250°31'44"	45.00	196.76	N35°22'27"W	73.48
C20	87°58'35"	15.00	23.03	N45°54'08"E	20.84
C21	82°43'14"	15.00	21.66	S76°26'40"E	19.82
C22	90°00'00"	15.00	23.56	N24°46'53"E	21.21

EASEMENTS

EASEMENT NO. 1-WATER EASEMENT REC. NO. F2071719.
SANITARY SEWER EASEMENT REC. NO. F2071718
INCLUDING TRACTS B, D, E, F, G, H, I, L, M, N, O, P,
S, V, AND W.
EASEMENT NO. 2-30' WATER EASEMENT REC. NO. F2071719.
EASEMENT NO. 3-30' SANITARY SEWER EASEMENT REC. NO. F2071718.
EASEMENT NO. 4-50' WATER EASEMENT REC. NO. F2071720.
EASEMENT NO. 5-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070370.
EASEMENT NO. 6-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070371.
EASEMENT NO. 7-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070372.
U.D.E. & P.A.D.-UTILITY & DRAINAGE EASEMENT & PRIVATE ACCESS DRIVE

MATCHLINE SEE SHEET 4 OF 6

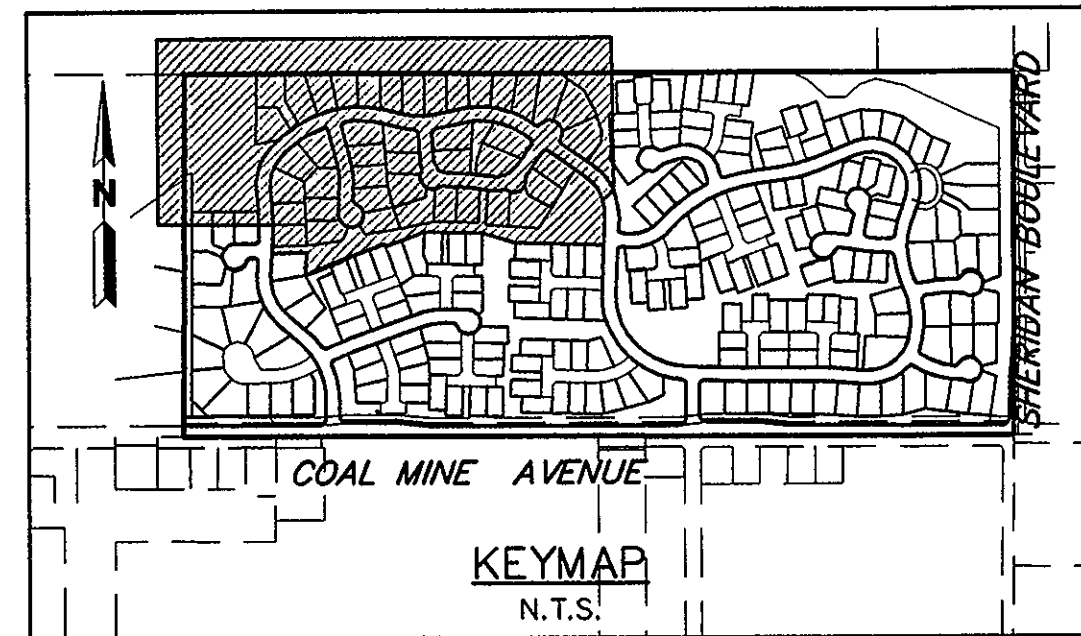


MATCHLINE SEE SHEET 6 OF 6

N89°57'22"W 2675.81'
COAL MINE AVENUE

SOUTH LINE OF THE SE 1/4, SECTION 24
N89°57'22"W (BASIS OF BEARING)

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VINTAGE RESERVE

A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 4 OF 6

EASEMENTS

EASEMENT NO. 1—WATER EASEMENT REC. NO. F2071719.
SANITARY SEWER EASEMENT REC. NO. F2071718
INCLUDING TRACTS B, D, E, F, G, H, I, L, M, N, O, P,
S, V, AND W.

EASEMENT NO. 2—30' WATER EASEMENT REC. NO. F2071719.

EASEMENT NO. 3—30' SANITARY SEWER EASEMENT REC. NO. F2071718.

EASEMENT NO. 4—50' WATER EASEMENT REC. NO. F2071720.

EASEMENT NO. 5—30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070370.

EASEMENT NO. 6—30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070371.

EASEMENT NO. 7—30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070372.

U.D.E. & P.A.D.—UTILITY & DRAINAGE EASEMENT & PRIVATE ACCESS DRIVE

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L20	N88°46'08"W	20.00'
L21	N40°11'12"E	8.79'
L22	N33°40'05"W	7.11'
L23	S35°38'49"W	34.25'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C3	10°40'24"	1220.00	227.27	N00°45'49"W	228.94
C46	48°52'37"	175.00	149.29	N18°20'17"E	144.81
C47	59°51'52"	390.00	407.48	N72°42'32"E	389.20
C48	24°14'02"	280.00	118.43	S89°28'33"E	117.55
C49	47°14'23"	300.00	247.35	S77°58'23"E	240.40
C50	57°39'57"	200.00	201.29	S25°31'13"E	192.90
C51	63°48'36"	110.00	122.51	S67°55'46"W	116.27
C52	09°42'23"	950.00	160.94	N85°01'07"W	160.75
C53	86°51'40"	70.00	106.12	N46°26'29"W	96.25
C54	15°19'45"	280.00	74.91	S06°26'01"E	74.69
C55	84°34'03"	15.00	22.12	N83°23'47"E	20.17
C56	169°00'05"	45.00	132.73	S54°21'11"E	89.59
C57	84°30'03"	15.00	22.12	S12°06'10"E	20.17
C58	90°00'00"	15.00	23.56	S09°21'11"E	21.21
C59	90°00'00"	15.00	23.56	S80°38'49"W	21.21
C60	47°37'39"	15.00	12.47	S11°49'59"W	12.11
C61	136°39'49"	45.00	107.34	S56°21'04"W	83.64
C62	46°31'31"	15.00	12.18	N78°34'47"W	11.85
C63	44°01'04"	15.00	11.52	S76°13'40"W	11.24
C64	151°56'08"	45.00	119.33	N49°48'48"W	87.31
C65	44°01'04"	15.00	11.52	N04°08'43"E	11.24
C66	82°49'09"	15.00	21.68	N44°25'13"W	19.84
C67	96°33'45"	15.00	25.28	S34°10'59"W	22.39
C68	70°31'44"	15.00	18.46	S34°02'00"E	17.32
C69	250°31'44"	45.00	196.76	S55°58'00"W	73.48
C70	96°33'45"	15.00	25.28	N62°22'45"W	22.39
C161	82°49'09"	15.00	21.68	N38°23'56"E	19.84

PLAT NO. 02-118802FI

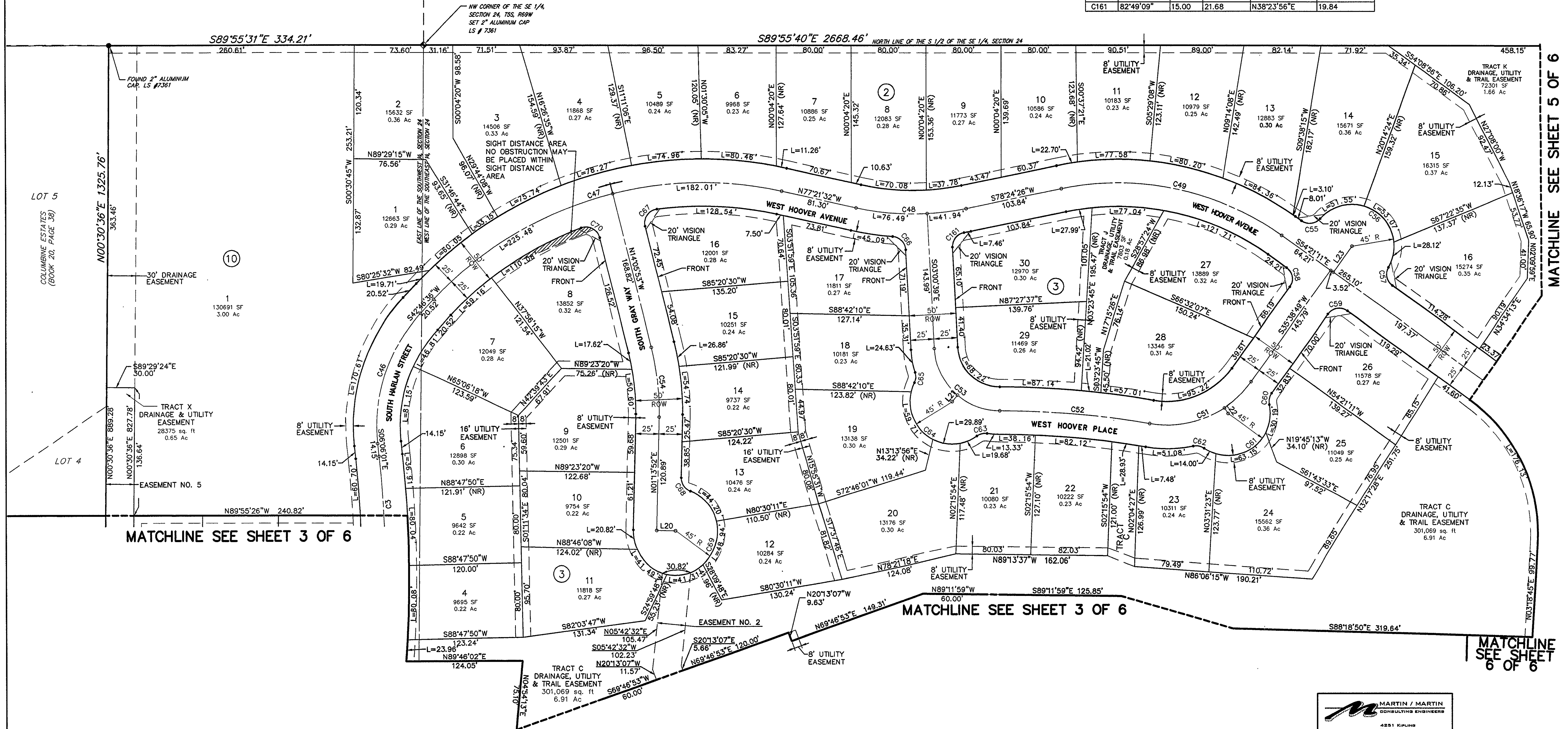
MAP NO. 15



SCALE 1"= 50'

TRACT C
LEAWOOD - FILING NO. 3
BOOK 35, PAGE 26
(WEAVER PARK - LEAWOOD PARK
AND RECREATION DISTRICT)

TRACT A
LEAWOOD - FILING NO. 5
BOOK 39, PAGE 36
(WEAVER PARK - LEAWOOD PARK
AND RECREATION DISTRICT)

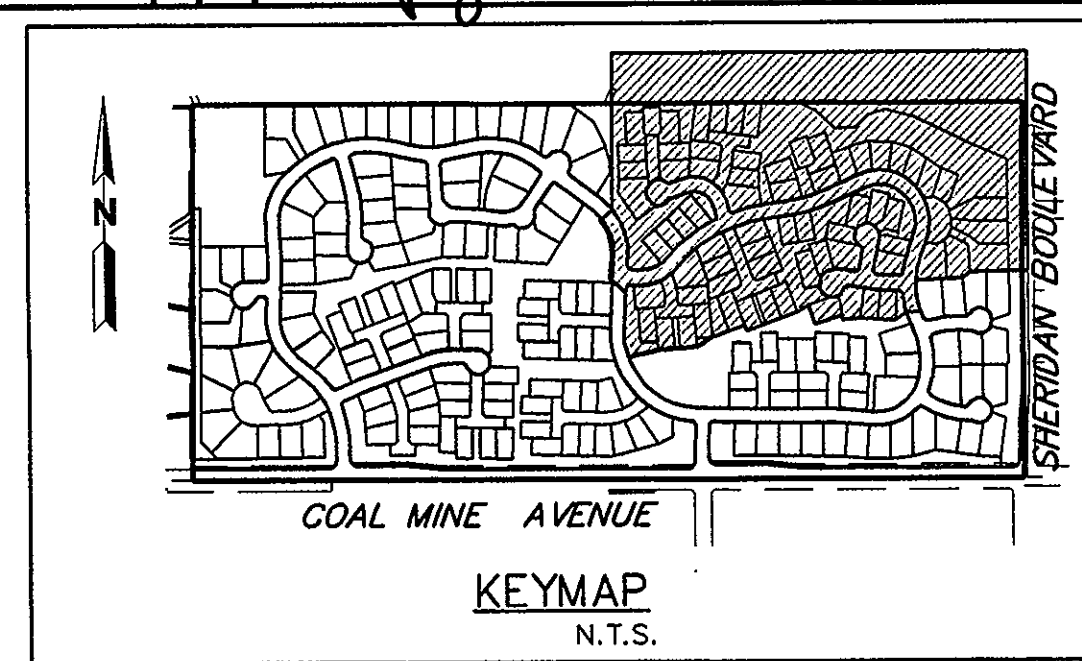


MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 3 OF 6

MATCHLINE
SEE SHEET
6 OF 6

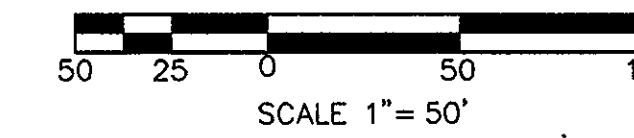
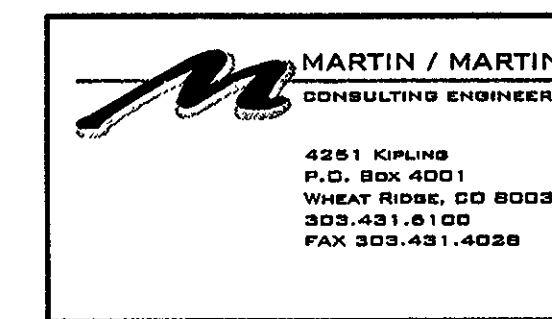
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FAX 303.431.4088



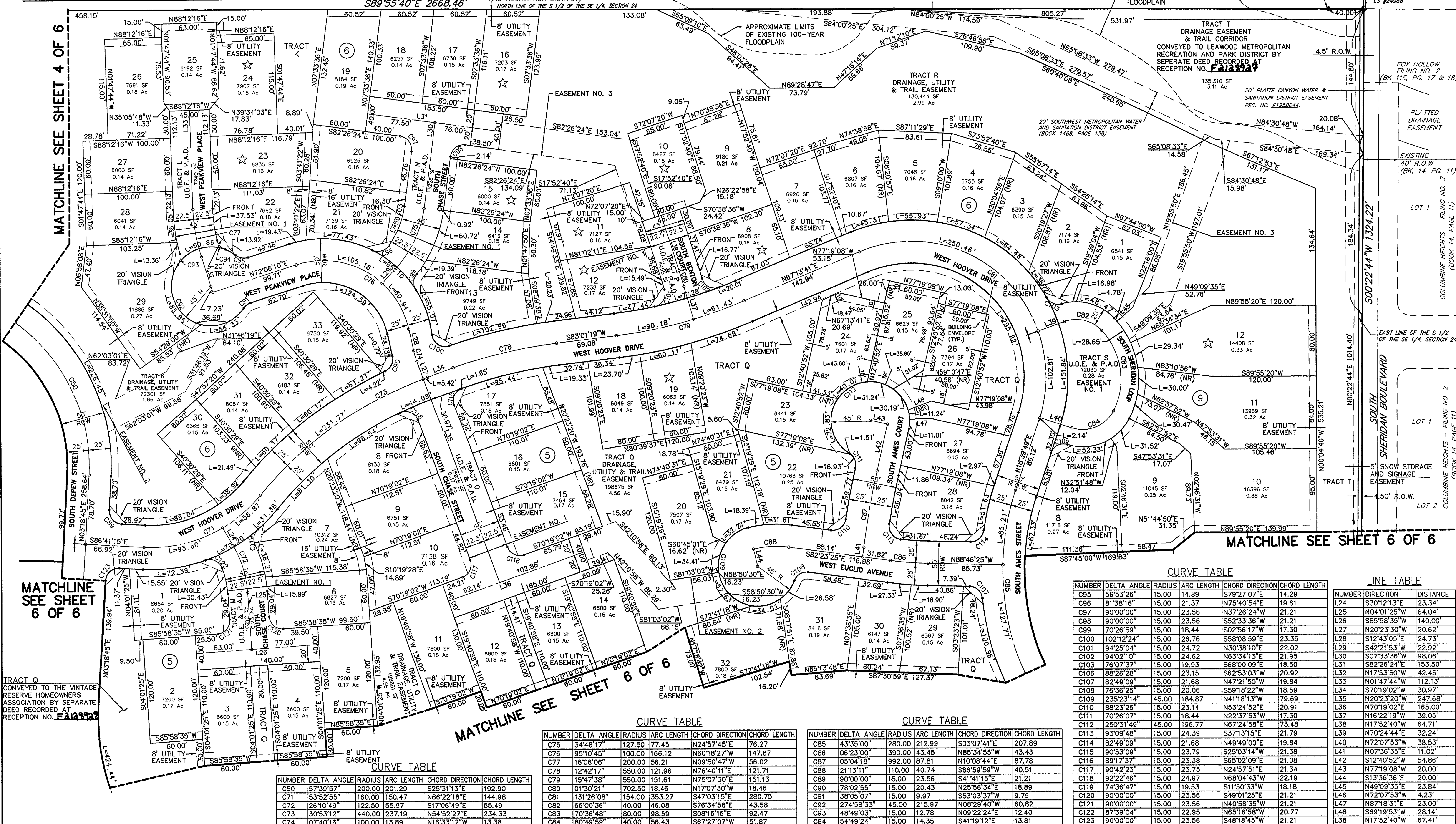
EASEMENTS
EASEMENT NO. 1-WATER EASEMENT REC. NO. F2071719.
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U.D.E. & P.A.D.-UTILITY & DRAINAGE EASEMENT
& PRIVATE ACCESS DRIVE

VINTAGE RESERVE

A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 5 OF 6



PLAT NO. 02-118802FI
MAP NO. 15



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C75	34°48'17"	127.50	77.45	N24°57'45"E	76.27
C76	95°10'45"	100.00	166.12	N60°18'27"W	147.67
C77	16°06'06"	200.00	56.21	N09°50'47"W	56.02
C78	12°42'17"	550.00	121.96	N76°40'11"E	121.71
C79	15°47'38"	550.00	151.61	N75°07'30"E	151.13
C80	01°30'21"	702.50	18.46	N17°07'30"W	18.46
C81	131°26'08"	154.00	353.27	S47°03'15"E	280.75
C82	66°00'36"	40.00	46.08	S76°34'58"E	43.58
C83	70°36'48"	80.00	98.59	S08°16'16"E	92.47
C84	80°49'59"	40.00	56.43	S67°27'07"W	51.87

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C85	43°35'00"	280.00	212.99	S03°07'41"E	207.89
C86	06°23'00"	390.00	43.45	N85°34'55"W	43.43
C87	05°04'18"	992.00	87.81	N10°08'44"E	87.78
C88	21°13'11"	110.00	40.74	S86°59'59"W	40.51
C89	90°00'00"	15.00	23.56	S41°41'15"E	21.21
C90	78°02'55"	15.00	20.43	N25°56'34"E	18.89
C91	38°05'07"	15.00	9.97	S53°03'37"W	9.79
C92	27°45'33"	15.00	215.97	N08°29'40"W	60.82
C93	48°49'03"	15.00	12.78	N09°22'24"E	12.40
C94	54°49'24"	15.00	14.35	S41°19'12"E	13.81

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C95	56°53'26"	15.00	14.89	S79°27'07"E	14.29
C96	81°38'16"	15.00	21.37	N75°40'54"E	19.61
C97	90°00'00"	15.00	23.56	N37°26'24"W	21.21
C98	90°00'00"	15.00	23.56	S52°33'36"W	21.21
C99	70°26'59"	15.00	18.44	S02°56'17"W	17.30
C100	102°12'24"	15.00	26.76	S58°08'59"E	23.35
C101	94°25'04"	15.00	24.72	N30°38'10"E	22.02
C102	94°02'10"	15.00	24.62	N63°34'13"E	21.95
C103	76°07'37"	15.00	19.93	S68°00'09"E	18.50
C106	88°26'28"	15.00	23.15	S62°53'03"W	20.92
C107	82°49'09"	15.00	21.68	N47°21'50"W	19.84
C108	76°36'25"	15.00	20.06	S59°18'22"W	18.59
C109	235°23'14"	45.00	184.87	N41°18'13"W	79.69
C110	88°23'26"	15.00	23.14	N53°24'52"E	20.91
C111	70°26'07"	15.00	18.44	N22°37'53"W	17.30
C112	250°31'49"	45.00	196.77	N67°24'58"E	73.48
C113	93°09'48"	15.00	24.39	S37°13'15"E	21.79
C114	82°49'09"	15.00	21.68	N49°49'00"E	19.84
C115	90°53'09"	15.00	23.79	S25°03'14"W	21.38
C116	89°17'37"	15.00	23.38	S65°02'09"E	21.08
C117	90°42'23"	15.00	23.75	N24°57'51"E	21.34
C118	92°22'46"	15.00	24.97	N68°04'43"W	22.19
C119	74°36'47"	15.00	19.53	S11°50'33"W	18.18
C120	90°00'00"	15.00	23.56	S49°01'25"E	21.21
C121	90°00'00"	15.00	23.56	N40°58'35"W	21.21
C122	87°39'04"	15.00	22.95	N65°16'58"W	20.77
C123	90°00'00"	15.00	23.56	S48°18'45"W	21.21

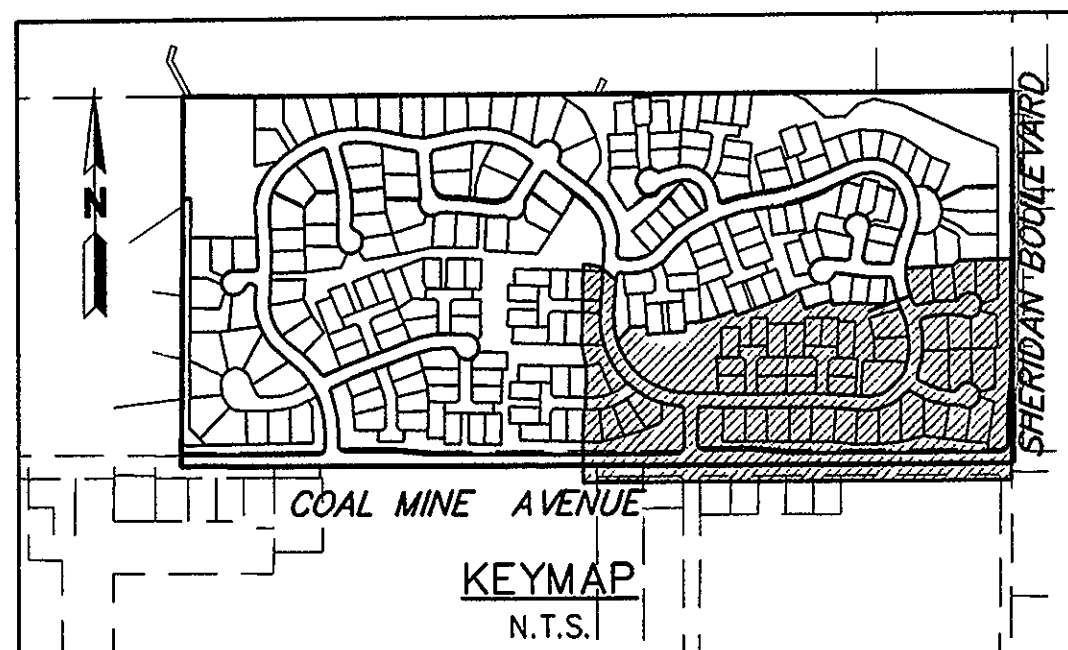
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L24	S30°12'13"E	23.34
L25	N04°01'25"W	64.04
L26	S85°58'35"W	140.00
L27	N20°23'30"W	20.62
L28	S12°43'05"E	24.73
L29	S42°21'53"W	22.92
L30	S07°33'36"W	98.06
L31	S82°26'24"E	153.50
L32	N17°53'50"W	42.45
L33	N01°47'44"W	112.13
L34	S70°19'02"W	30.97
L35	N20°23'20"W	247.68
L36	N70°19'02"E	165.00
L37	N16°22'19"W	39.05
L38	N17°52'40"W	64.71
L39	N70°24'44"E	32.24
L40	N72°07'53"W	38.53
L41	N07°36'35"E	11.02
L42	S12°40'52"W	54.86
L43	N17°19'08"W	20.00
L44	S13°36'36"E	20.00
L45	N49°09'35"E	23.84
L46	N72°07'53"W	4.23
L47	N87°18'31"E	23.00
L48	S69°19'53"W	28.14
L38	N17°52'40"W	67.41

VINTAGE RESERVE

A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 6 OF 6

PLAT NO. 02-118802F1
MAP NO. 15



LINE TABLE

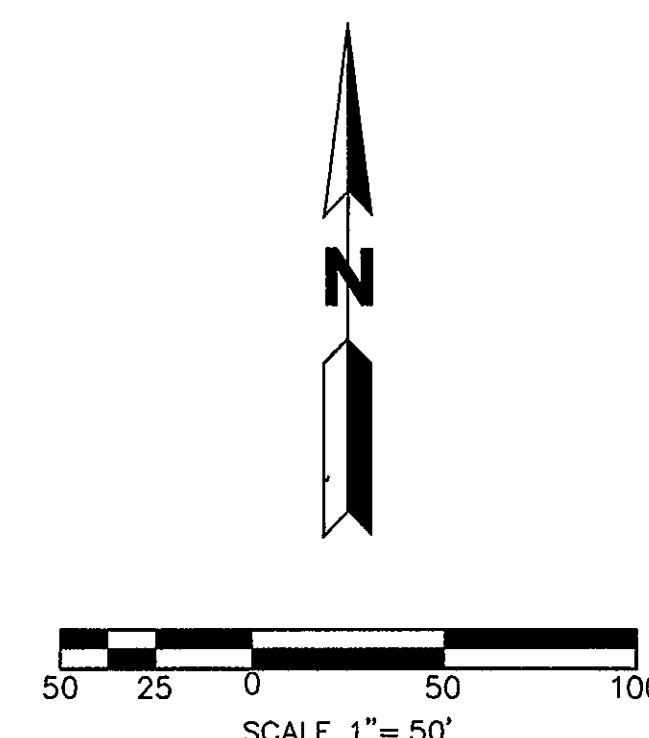
NUMBER	DIRECTION	DISTANCE
L49	N86°41'15"W	76.77'
L50	N39°24'41"E	7.75'
L51	N00°05'39"W	176.09'
L52	S89°54'21"W	100.99'
L53	N01°07'51"E	34.20'
L54	N02°08'43"E	121.63'
L55	S87°51'17"E	122.00'
L56	N57°02'03"W	39.99'
L57	N07°08'20"W	10.02'
L58	N09°49'31"E	7.58'
L59	S70°54'10"W	5.29'
L60	S82°42'04"E	22.92'
L61	N07°17'56"E	14.48'
L62	S24°55'11"E	8.40'

CURVE TABLE

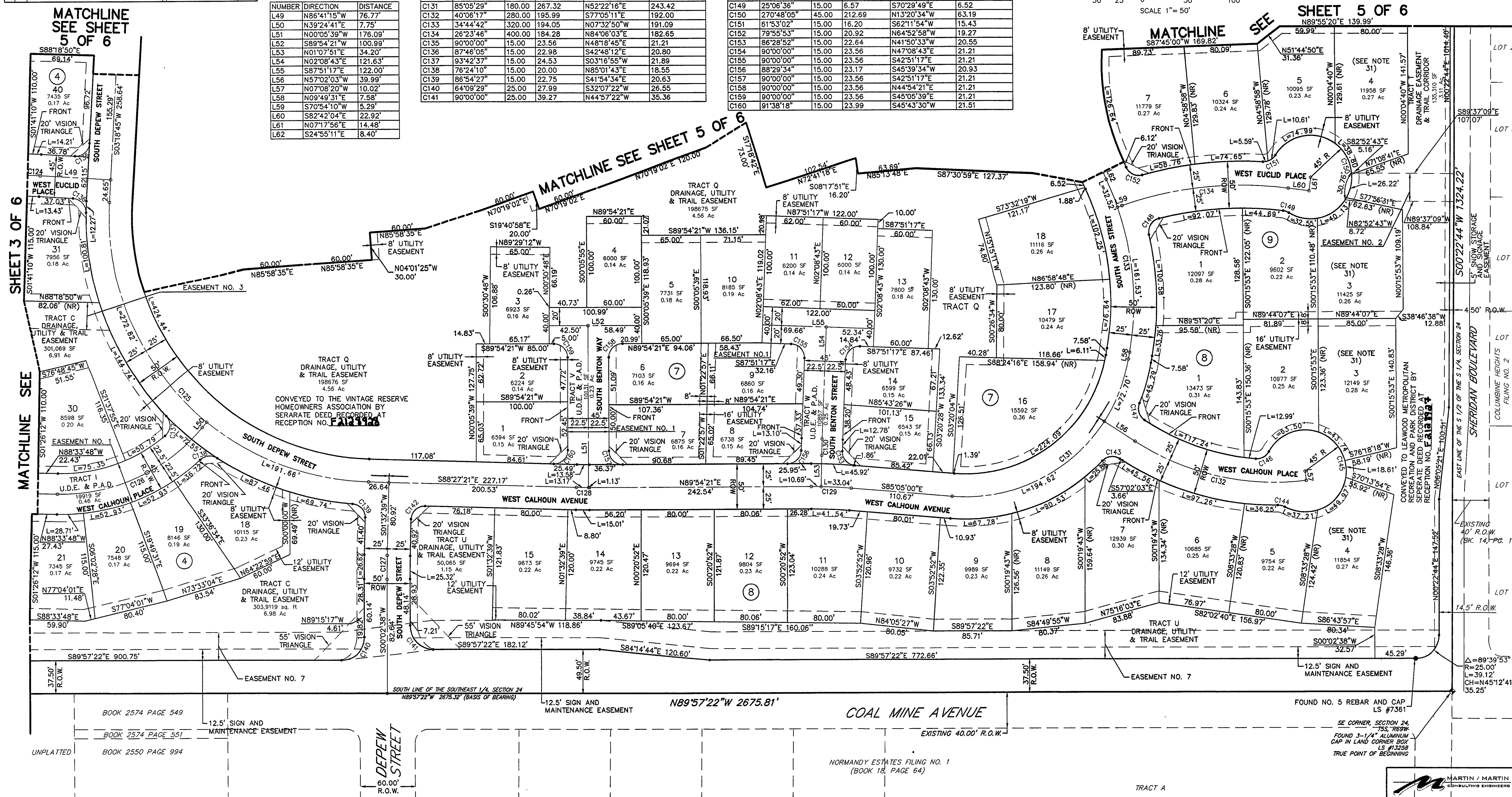
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C124	01°37'35"	500.00	14.19	S87°30'02"E	14.19
C125	91°46'06"	290.00	464.48	S42°34'18"E	416.40
C126	52°01'30"	197.50	179.33	N65°25'27"E	173.23
C127	01°30'01"	1000.00	26.19	S00°47'38"W	26.19
C128	01°38'18"	500.00	14.30	S89°16'30"E	21.89
C129	05°00'40"	500.00	48.73	S87°35'19"E	43.72
C130	01°00'52"	1002.50	17.75	N01°38'17"E	17.75
C131	85°05'29"	180.00	267.32	N52°22'16"E	243.42
C132	40°06'17"	280.00	195.99	S77°05'11"E	192.00
C133	34°44'42"	320.00	194.05	N07°32'50"W	191.09
C134	26°23'46"	400.00	184.28	N84°08'03"E	182.65
C135	90°00'00"	15.00	23.56	N48°18'45"E	21.21
C136	87°46'05"	15.00	22.98	S42°48'12"E	20.80
C137	93°42'37"	15.00	24.53	S03°16'55"W	21.89
C138	76°24'10"	15.00	20.00	N85°01'43"E	18.55
C139	86°54'27"	15.00	22.75	S41°54'34"E	20.63
C140	64°09'29"	25.00	27.99	S32°07'22"W	26.55
C141	90°00'00"	25.00	39.27	N44°57'22"W	35.36

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C142	90°00'00"	15.00	23.56	S46°32'39"W	21.21
C143	79°31'28"	15.00	20.82	N83°12'14"E	19.19
C144	30°25'58"	15.00	7.97	S75°27'33"E	7.87
C145	27°13'43"	45.00	213.02	N15°51'25"W	62.95
C146	66°03'04"	15.00	17.29	S61°33'15"W	16.35
C147	78°38'31"	15.00	20.59	N16°50'17"W	19.01
C148	88°32'16"	15.00	23.18	N31°47'02"E	20.94
C149	25°06'36"	15.00	6.57	S70°29'49"E	6.52
C150	27°04'05"	45.00	212.69	N13°20'34"W	63.19
C151	61°53'02"	15.00	16.20	S62°11'54"W	15.43
C152	79°55'53"	15.00	20.92	N64°52'58"W	19.27
C153	86°28'52"	15.00	22.64	N41°50'33"W	20.55
C154	90°00'00"	15.00	23.56	S47°08'43"E	21.21
C155	90°00'00"	15.00	23.56	S42°51'17"E	21.21
C156	88°29'34"	15.00	23.17	S45°39'34"W	20.93
C157	90°00'00"	15.00	23.56	S42°51'17"E	21.21
C158	90°00'00"	15.00	23.56	N44°54'21"E	21.21
C159	90°00'00"	15.00	23.56	S45°05'39"E	21.21
C160	91°38'18"	15.00	23.99	S45°43'30"W	21.51




EASEMENTS
EASEMENT NO. 1-WATER EASEMENT REC. NO. F2071719.
SANITARY SEWER EASEMENT REC. NO. F2071718
INCLUDING TRACTS B, D, E, F, G, H, I, L, M, N, O, P,
S, V, AND W.
EASEMENT NO. 2-30' WATER EASEMENT REC. NO. F2071719.
EASEMENT NO. 3-30' SANITARY SEWER EASEMENT REC. NO. F2071718.
EASEMENT NO. 4-50' WATER EASEMENT REC. NO. F2071720.
EASEMENT NO. 5-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070370.
EASEMENT NO. 6-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070371.
EASEMENT NO. 7-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070372.
U.D.E. & P.A.D.-UTILITY & DRAINAGE EASEMENT & PRIVATE ACCESS DRIVE



MARTIN / MARTIN
CONSULTING ENGINEERS
4251 KIRKLAND
P.O. BOX 4001
WHEAT RIDGE, CO 80034
303.431.6100
FAX 303.431.4029

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: Sheriff – Ordinance Adopting Policy Manual Part 3, Chapter 8, Section 1 Distressed Real Property

DATE: February 21, 2023

Staff Recommendation:

WHEREAS, by virtue of Section 30-15-401, C.R.S., the Board of County Commissioners (BCC) has the power to adopt ordinances for the control of matters of purely local concern, and to do all acts and make all regulations which may be necessary or expedient for the promotion of the health, safety and welfare of its citizens, and

WHEREAS, the Colorado Legislature passed SB 21-271, the Misdemeanor Reform Bill, and

WHEREAS, the Board of County Commissioners of Jefferson County hereby finds that an amendment to its current Distressed Real Property Ordinance is necessary, and

WHEREAS, the Distressed Real Property Ordinance, including the proposed amendments thereto, was introduced and read into the record at a public hearing of the Board of County Commissioners of Jefferson County on January 31, 2023, and

WHEREAS, the Distressed Real Property Ordinance, including the proposed amendments thereto, was published in full in the Golden Transcript, a newspaper of general circulation published in Jefferson County, on February 9, 2023, and

WHEREAS, a public hearing for consideration of the adoption of the proposed amendments to the Distressed Real Property Ordinance was held on February 21, 2023 at 8:00 a.m., and

NOW THEREFORE, BE IT ORDAINED, that the Distressed Real Property Ordinance, as amended, is hereby adopted by the Board of County Commissioners of Jefferson County in the form attached hereto, and the Chairman of the Board of County Commissioners is authorized to authenticate the amended ordinance by his/her signature on the face thereof.

BE IT FURTHER RESOLVED that the Clerk and Recorder shall record the Distressed Real Property Ordinance, as amended, in a book kept for that purpose.

BE IT FURTHER RESOLVED that the Distressed Real Property Ordinance, as amended, shall be published by title only in a newspaper of general circulation published in Jefferson County in accordance with the requirements of C.R.S. Section 30-15-405.

BE IT FURTHER RESOLVED that the Distressed Real Property Ordinance, as amended, shall take effect on April 10, 2023, or 30 days after publication of the title of the ordinance, whichever date occurs last.

Resolution No. CC23-051

Background:

The Misdemeanor Reform Bill, SB 21-271, impacted several county ordinances. Proposed amendments will bring the Distressed Real Property Ordinance into compliance with state statute. Provisions of this ordinance have become civil matters.

Fiscal Impact:

The proposed ordinance changes may result in increases or decreases to associated revenue, with potential changes varying year to year.

BCC Briefing Presented on: January 10, 2023, by Kate Newman

BCC First Reading Presented on: January 31, 2023, by Kate Newman

Originator: Kate Newman, Acting County Manager

Distribution: Carey Markel, Deputy County Attorney; Rebecca Klymkowsky, Assistant Deputy County Attorney; Abel Montoya, Director of Development and Transportation; Chris O'Keefe, Director of Planning and Zoning; Pat O'Connell, Engineering Geologist; Mike Schuster, Assistant Director Planning and Zoning; Russell Clark, Planning Manager

LEGAL NOTICE AND PUBLICATION

ORDINANCE

An Ordinance Adopting Policy Part 3, Chapter 8, Section 1 Distressed Real Property. BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Colorado as follows:

Title: Regulatory Policy Distressed Real Property	Policy No. Part 3, Regulations Chapter 8, Property Section 1
	Effective Date April 10, 2023
Policy Custodian Sheriff	Adoption/Revision Date February 21, 2023

Adopting Resolution(s):

References (Statutes/Resos/Policies): C.R.S. § 30-15-401(1)(q) & (r); CC11-353, CC23-025

Purpose: An Ordinance, pursuant to the authority granted by C.R.S. § 30-15-401(1)(q) & (r), regulating distressed Real Property within unincorporated Jefferson County for the purposes of protecting public safety and health.

Policy: Regulation of Distressed Real Property

A. Definitions

1. “Distressed Property” means any Vacant Real Property in Foreclosure or any Vacant Real Property with a Hazardous Condition.
2. “Hazardous Condition” means a condition that threatens public safety and/or health.
3. “In Foreclosure” means that (1) a notice of election and demand has been recorded in the office of the county clerk and recorder pursuant to section 38-38-102, C.R.S., (2) an action has been filed in a court requesting an order of foreclosure, and/or (3) a notice of default and sale has been served pursuant to Chapter 38 of the Multifamily Mortgage Foreclosure Act of 1981. Real Property remains In Foreclosure until (1) the foreclosure proceedings are terminated without any transfer of title from the owner or (2) a party unaffiliated with the foreclosing party takes title to the Real Property and the Real Property becomes occupied by that title holder or persons authorized by that title holder.

4. "Preservation" of Distressed Property includes registration, security, and maintenance as described in this ordinance.
5. "Real Property" means both residential and non-residential improved land, including the improvements on such land.
6. "Responsible Party" means any (1) owner of the Real Property; (2) holder of a lien on the Real Property that has taken possession of the Real Property pursuant to C.R.S. § 38-38-601 to -602; or (3) receiver appointed to take possession of or to Preserve the Real Property.
7. "Secured" means inaccessible to unauthorized persons, including but not limited to having fences and walls in good repair, gates chained or locked, and doors, windows or other openings locked and in good repair, in conformance with all applicable standards of the United States Department of Housing and Urban Development.
8. "Vacant" means unoccupied by the owner or persons authorized by the owner.

B. Registration of Vacant Real Property in Foreclosure

1. If a Real Property is Vacant and In Foreclosure, the Responsible Party shall register the property with the Jefferson County Planning and Zoning Division by providing contact information for a person or entity responsible for the Preservation of the Real Property in Foreclosure, including a telephone number by which the person or entity responsible for the Preservation of the Real Property in Foreclosure may be contacted 24 hours a day in case of emergency. The Responsible Party shall register the Real Property within 10 days of the Real Property meeting the definition of In Foreclosure.
2. The Responsible Party may be required to pay a nonrefundable registration fee if specified by the Board of County Commissioners.

C. Registration of Other Distressed Property

The County may issue written notice to Responsible Parties requiring them to register any Real Property that becomes Distressed Property through identification of a Hazardous Condition. The Responsible Party shall register any such Distressed Property in accordance with the requirements of Section B above within 10 days of the issuance of such notice. The notice that may be provided in this section applies only to the registration requirements. The Security and Maintenance requirements of this Ordinance apply to any Distressed Property regardless of whether notice of a requirement for registration has been provided.

D. Security

The Responsible Party shall ensure that a Distressed Property remains Secured at all times. In the event that the property is not secured through no fault of the Responsible Party, the Responsible Party shall secure the property within 24 hours of notice or, if substantial construction is necessary to secure the Distressed Property, as soon as reasonably possible. Under no circumstances shall such time exceed 45 days unless circumstances beyond the control of the Responsible Party make timely compliance impossible.

E. Maintenance Standards for Distressed Properties

The Responsible Party for a Distressed Property shall ensure that the Real Property is maintained so that it does not have Hazardous Conditions. Examples of Hazardous Conditions include, but are not limited to:

1. Deteriorating structure.
2. Presence of trespassers.
3. Unmaintained pools and spas.
4. Failed septic systems.
5. Presence of graffiti.

F. Violations

1. A Responsible Party who violates this ordinance commits a civil infraction and, upon conviction thereof, shall be subject to fine pursuant to C.R.S. § 30-15-402(1) and -402(2)(a). Any law enforcement officer may enforce this ordinance through the penalty assessment procedure established by C.R.S. § 16-2-201. Every seven (7) calendar days from the date of the issuance of the initial penalty assessment during which a Responsible Party fails to correct a violation of this ordinance shall constitute a separate violation.
2. The penalty for such violation shall be a fine of not more than \$1,000 for each separate violation.
3. The County Attorney is authorized to prosecute violations of this ordinance.


G. Validity of Other Laws and Requirements

1. Compliance with the requirements of this ordinance shall not relieve any person of the duty to comply with any other local, state, or federal laws or regulations, including zoning or building code regulations.
2. Compliance with the requirements of this ordinance shall not relieve any person of any obligations set forth in any covenant, condition, or restriction

on property or common interest community/homeowners' association requirement which may apply to the property.

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: Sheriff – Ordinance Adopting Policy Manual Part 3, Chapter 4, Section 2 Jefferson County Traffic Code

DATE: February 21, 2023

Staff Recommendation:

WHEREAS, by virtue of Section 30-15-401, C.R.S., the Board of County Commissioners (BCC) has the power to adopt ordinances for the control of matters of purely local concern, and to do all acts and make all regulations which may be necessary or expedient for the promotion of the health, safety and welfare of its citizens, and

WHEREAS, the Colorado Legislature passed SB 21-271, the Misdemeanor Reform Bill, and

WHEREAS, the Board of County Commissioners of Jefferson County hereby finds that an amendment to its current Jefferson County Traffic Code Ordinance is necessary, and

WHEREAS, the Jefferson County Traffic Code Ordinance, including the proposed amendments thereto, was introduced and read into the record at a public hearing of the Board of County Commissioners of Jefferson County on January 31, 2023, and

WHEREAS, the Jefferson County Traffic Code Ordinance, including the proposed amendments thereto, was published in full in the Golden Transcript, a newspaper of general circulation published in Jefferson County, on February 9, 2023, and

WHEREAS, a public hearing for consideration of the adoption of the proposed amendments to the Jefferson County Traffic Code Ordinance was held on February 21, 2023 at 8:00 a.m., and

NOW THEREFORE, BE IT ORDAINED, that the Jefferson County Traffic Code Ordinance, as amended, is hereby adopted by the Board of County Commissioners of Jefferson County in the form attached hereto, and the Chairman of the Board of County Commissioners is authorized to authenticate the amended ordinance by his/her signature on the face thereof.

BE IT FURTHER RESOLVED that the Clerk and Recorder shall record the Jefferson County Traffic Code Ordinance, as amended, in a book kept for that purpose.

BE IT FURTHER RESOLVED that the Jefferson County Traffic Code Ordinance, as amended, shall be published by title only in a newspaper of general circulation published in Jefferson County in accordance with the requirements of C.R.S. Section 30-15-405.

BE IT FURTHER RESOLVED that the Jefferson County Traffic Code Ordinance, as amended, shall take effect on April 10, 2023, or 30 days after publication of the title of the ordinance, whichever date occurs last.

Resolution No. CC23-052

Background:

The Misdemeanor Reform Bill, SB 21-271, impacted several county ordinances. Proposed amendments will bring the Jefferson County Traffic Code Ordinance into compliance with state statute. Provisions of this ordinance have become civil matters.

Fiscal Impact:

The proposed ordinance changes may result in increases or decreases to associated revenue, with potential changes varying year to year.

BCC Briefing Presented on: January 10, 2023, by Kate Newman

BCC First Reading Presented on: January 31, 2023, by Kate Newman

Originator: Kate Newman, Acting County Manager

Distribution: Carey Markel, Deputy County Attorney; Rebecca Klymkowsky, Assistant Deputy County Attorney; Scott Eddie, Undersheriff

ORDINANCE

An Ordinance Adopting Policy Part 3, Chapter 4, Section 2 Jefferson County Traffic Code. BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Colorado as follows:

Title: Regulatory Policy Jefferson County Traffic Code	Policy No. Part 3 Regulations, Chapter 4, Motor Vehicles Section 2
	Effective Date April 10, 2023
Policy Custodian Sheriff's Office	Adoption/Revision Date February 21, 2023

Adopting Resolution(s):

References (Statutes/Resos/Policies): 2010 Edition of the Model Traffic Code for Colorado, as amended by S.B. 13-283 (2013); C.R.S. §§24-4.2-103; 30-15-401, et seq.; 30-15-401(1)(h); 42-4-101, et seq.; 42-4-110(1)(b); 42-2-127; CC04-382, CC04-411, CC06-163, CC06-164, CC08-332, CC14-061, CC14-088, CC23-026

Purpose: To provide a system of traffic regulations consistent with state law and generally conforming to similar regulations throughout the state and the nation.

Policy: Jefferson County Traffic Code

A. Adoption

The 2010 edition of the "Model Traffic Code for Colorado," as amended by S.B. 13-283, promulgated and published as such by the Colorado Department of Transportation, is hereby adopted by reference. The subject matter of the Model Traffic Code relates primarily to comprehensive traffic control regulations. The purpose of this Ordinance and the code adopted herein is to provide a system of traffic regulations consistent with state law and generally conforming to similar regulations throughout the state and the nation. Three (3) copies of the Model Traffic Code adopted herein are now filed in the office of the Clerk to the Board, Jefferson County, Colorado, and may be inspected during regular business hours.

This title of this ordinance referencing the Model Traffic Code shall be known as the JEFFERSON COUNTY TRAFFIC CODE.

B. Deletions

The 2010 edition of the Model Traffic Code is adopted as if set out at length save and except the following articles and/or sections which are declared to be inapplicable to the County of Jefferson and are therefore expressly excluded and/or deleted from the Jefferson County Traffic Code:

Section 107	Section 510	Section 1409
Section 114	Section 511	Section 1412(12)(a)
Section 118	Section 611	Section 1413
Section 203	Section 713	Section 1415
Section 227(3)(b)	Section 1008.5	Section 1501
Section 228(7) & (8)(b)	Section 1012	Section 1715(2) & (3)
Section 233	Section 1101(12)(b)	Sections 1801-1814
Section 235	Section 1102	Sections 1901-1904
Section 238	Section 1105	
Section 501	Section 1208(6) and (8) the penalties related to third offenses only and 1208(7) and (11) in their entirety	
Section 505	Section 1212	
Section 507	Section 1401	
Section 508	Section 1402	
Section 509	Section 1407(3)(c)	

C. Additions and Modifications

The said adopted Code is subject to the following additions or modifications:

1. All references made to "municipal", "municipality" or "municipalities" shall be deleted and "county" or "counties" be inserted in their stead.
2. All references made to "police officers" shall be deleted and "deputy sheriff" or "deputy sheriffs" be inserted in their stead.
3. All references to the "Colorado Municipal Court Rules of Procedure (C.M.C.R.)" shall be deleted and the "Colorado Rules for Traffic Infractions", and/or the "Colorado Rules for County Court and Traffic Violations Bureaus" be inserted in its stead, as applicable.
4. Section 1209 delete "prosecutorial division of the appropriate jurisdiction" and insert in its stead, "the Jefferson County Sheriff's Traffic Violations Bureau."
5. Section 1701 delete all references to "traffic offenses" and insert "traffic infractions" in their stead.

D. Penalty Procedure and Penalty

The following penalties, herewith set forth in full, shall apply to this Ordinance:

1. Any person who violates any provision of this Ordinance commits a traffic infraction. Such a traffic infraction constitutes a civil matter. Except when otherwise prohibited herein, the penalty assessment procedure provided in Colo. Rev. Stat. § 42-4-1701 (2008), may be followed by the assessing deputy for any such violation of this Ordinance. In addition to the penalties prescribed in this section, persons convicted of a violation of this Ordinance are subject to a surcharge as set forth in Colo. Rev. Stat. § 30-15-402 (2004) and Colo. Rev. Stat. § 42-4-1208 (2013). The fines and the surcharges shall be paid to the Jefferson County Sheriff's Traffic Violations Bureau Clerk by each defendant. The clerk shall transmit the surcharge to the court administrator of the 1st Judicial District for credit to the Victims and Witness Assistance and Law Enforcement Aid fund established pursuant to Colo. Rev. Stat. § 24-4.2-103 (2003), the Disabled Parking Education and Enforcement Fund pursuant to Colo. Rev. Stat. § 42-1-226 (2013) and the Colorado Traumatic Brain Injury Trust Fund established pursuant to Colo. Rev. Stat. § 26-1-309 (2002). Court costs, if any, shall be paid directly to the Clerk of the Court by each defendant.
2. Traffic infractions are divided into two classes denoted by "TIA" for Class A Traffic Infractions, and "TIB" for Class B Traffic Infractions.
3. In the case of multiple traffic offenses involving aggressive driving, the applicable penalty or penalty assessment shall be doubled for each traffic offense. For purposes of this subsection, "aggressive driving" means committing any two or more of the following violations in a single act or series of acts in close proximity to another motor vehicle: 1) exceeding the speed limits (1101); 2) following too closely (1008); 3) failure to obey official traffic control devices (603); 4) passing on shoulder of road (1004); 5) failure to give an adequate signal (903); 6) failure to yield right-of-way (701, 702, 703); and 7) unsafe lane change (903).

The penalties for violating specific Sections of this ordinance shall be as follows:

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class- Fine or Summons	Comm on Code	Surcharge
Traffic Regulation – Generally					
0109	42-4-	Operated or permitted operation	TIA-	170	\$10.00

	109(6.5)	of motorized bicycles, skates, skis, toy vehicles and recreational vehicles on highways by minors—use of low powered scooter by minor without helmet or carrying minor passenger without helmet.	\$100.00		
0109	42-4-109(9)	Operated or permitted operation of motorized bicycles, skates, skis, toy vehicles and recreational vehicles on highways—ticket for use of prohibited vehicle/toy on highway	TIB-\$15.00	926	\$10.00
0109	42-4-109(11)	Operated or permitted operation of motorized bicycles, skates, skis, toy vehicles and recreational vehicles on highways by minors—ticket for use of vehicle where suitable bike path or trail is available.	TIB-\$15.00	926	\$10.00
0109	42-4-109(12)	Operated or permitted operation of motorized bicycles, skates, skis, toy vehicles and recreational vehicles on highways by minors—ticket for parent who authorizes or knowingly allows a minor to violate this provision.	TIB-\$100.00	901	\$10.00

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class-Fine or Summons	Comm on Code	Surcharge
Vehicle Equipment					
0201	42-4-201	Obstruction of view or interference with driving mechanism	TIA-\$35.00	450	\$10.00
0202	42-4-202	Unsafe vehicle	TIA-\$35.00	542	\$10.00
0204	42-4-204	When lighted lamps required	TIA-\$15.00	611	\$6.00
0205	42-4-205	Head lamps on motor vehicles	TIB-\$15.00	613	\$6.00
0206	42-4-206	Tail lamps and reflectors	TIB-\$15.00	615	\$6.00
0207	42-4-207	Clearance and identification	TIB-\$15.00	620	\$6.00
0208	42-4-208	Stop lamps and turn signals	TIB-\$15.00	623	\$6.00

0209	42-4-209	Lamp or flag on a projecting load	TIA-\$15.00	543	\$6.00
0210	42-4-210	Lamps on parked vehicles	TIB-\$15.00	350	\$6.00
0211	42-4-211	Lamps on farm equipment and other vehicles and equipment	TIB-\$15.00	627	\$6.00
0212	42-4-212	Vehicle spot lamps and auxiliary lamps	TIB-\$15.00	544	\$6.00
0213	42-4-213	Audible and visual signals on emergency vehicle	TIA-\$15.00	545	\$6.00
0214	42-4-214	Visual signals on a service vehicle	TIB-15.00	645	\$6.00
0215	42-4-215	Signal lamps, devices and additional lighting equipment	TIB-15.00	629	\$6.00
0216	42-4-216	Multiple-beam road lights	TIB-\$15.00	631	\$6.00
0217	42-4-217	Use of multiple beam lights	TIA-\$15.00	632	\$6.00
0218	42-4-218	Single-beam road-lighting equipment	TIB-\$15.00	634	\$6.00
0219	42-4-219	Number of lamps permitted	TIB-\$15.00	635	\$6.00
0220	42-4-220	Motorized bicycles – motor driven cycles – lighting equipment – department control – use and operation	TIB-\$15.00	931	\$6.00
0221	42-4-221	Bicycle equipment	TIB-\$15.00	931	\$6.00
0222	42-4-222(1)	Volunteer firemen – volunteer ambulance attendants – special lights and alarm systems	TIB-\$15.00	638	\$6.00
0223	42-4-223	Brake equipment required	TIA-\$15.00	549	\$6.00
0224	42-4-224	Horn and warning devices	TIB-\$15.00	551	\$6.00
0225	42-4-225	Mufflers – prevention of noise	TIB-\$15.00	552	\$6.00
0226	42-4-226	Mirrors – exterior placements	TIB-\$15.00	553	\$6.00
0227	42-4-227(2)	Windows unobstructed – certain materials prohibited – windshield wiper requirement	TIB-\$50.00	466	\$16.00
0228	42-4-228(1), (2), (3), (5), or (6)	Restrictions on tire equipment	TIA-\$15.00	556	\$6.00
0229	42-4-229	Safety glazing materials in motor vehicle	TIB-\$15.00	572	\$6.00
0230	42-4-230	Emergency lighting equipment – who must carry	TIB-\$15.00	640	\$6.00
0231	42-4-231	Parking lights	TIB-\$15.00	642	\$6.00
0232	42-4-232	Minimum safety standards for motorcycles and motor driven cycles	TIA-\$15.00	161	\$6.00
0234	42-4-234	Slow moving vehicle – display of emblem	TIB-\$15.00	565	\$6.00

0236	42-4-236	Child restraint system/safety belt required	TIB-\$65.00	574	\$16.00
0237	42-4-237	Safety belt system – mandatory use	TIB-\$65.00	575	\$6.00
0239	42-4-239(5)(a)	Misuse of wireless telephone (second violation) Misuse of wireless telephone by individual under 18 years of age (second violation)	TIA-\$50.00 (TIA-\$100.00) TIA-\$50.00 (TIA-\$100.00)	585 (586) 587 (588)	\$10.00 (\$10.00) \$10.00 (\$10.00)
0240	42-4-240	Low-speed electric vehicle equipment requirements	TIB-\$15.00	559	\$10.00

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class-Fine or Summons	Comm on Code	Surcharge
Overweight – Oversized Vehicles					
0502	42-4-502	Overwidth vehicle	TIB-\$75.00	561	\$24.00
0503	42-4-503	Projected loads on passenger vehicle	TIB-\$15.00	515	\$6.00
0504	42-4-504	Height and length of vehicles	TIB-\$75.00	529	\$24.00
0506	42-4-506	Trailers and towed vehicles	TIB-\$15.00	471	\$6.00
0512	42-4-512	Operated vehicle/object/contrivance that caused damage to a highway/highway structure – liability for damage to highway	TIA-\$75.00	495	\$24.00

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class-Fine or Summons	Comm on Code	Surcharge
Signals – Signs – Markings					
0603	42-4-603	Obedience (disregard) official traffic control devices	TIA-\$100.00	999	\$10.00
0604	42-4-604	Traffic control signal legend	TIA-100.00	220	\$10.00
0605	42-4-605	Flashing signals	TIA-\$70.00	310	\$10.00
0606	42-4-606	Display of unauthorized signs or	TIA-\$15.00	311	\$6.00

		devices			
0607	42-4-607(1)	Interference with official devices	TIB-\$50.00	314	\$16.00
0607	42-4-607(2)(a)	Interference with official devices	TIA-\$100	312	\$32.00
0608	42-4-608(1)	Signals by hand or signal device	TIA-\$70.00	436	\$6.00
0608	42-4-608(2)	Signals by hand or signal device	TIA-\$15.00	540	\$6.00
0609	42-4-609	Method of giving hand arm signals	TIA-\$15.00	433	\$6.00
0610	42-4-610	Unauthorized insignia	TIB-\$15.00	541	\$6.00
0612	42-4-612	When signals are inoperative or malfunctioning	TIA-\$70.00	320	\$10.00
0613	42-4-613	Failure to pay toll established by regional transportation authority	TIA-\$35.00	966	\$10.00

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class-Fine or Summons	Comm on Code	Surcharge
Rights of Way					
0701	42-4-701	Vehicles approaching or entering intersection	TIA-\$70.00	371	\$10.00
0702	42-4-702	Vehicle turning left	TIA-\$70.00	278	\$10.00
0703	42-4-703	Entering through highway – stop or yield intersection	TIA-\$70.00	319	\$10.00
0704	42-4-704	Vehicle entering roadway	TIA-\$70.00	374	\$10.00
0705	42-4-705	Operation on approach of an emergency vehicle	TIA-\$70.00	375	\$16.00
0706	42-4-706	Obedience to railroad signal	TIA-\$70.00	315	\$10.00
0707	42-4-707	Certain vehicles must stop at railroad grade crossings	TIA-\$70.00	317	\$10.00
0708	42-4-708	Moving heavy equipment at railroad grade crossing	TIB-\$35.00	318	\$10.00
0709	42-4-709	Stop when traffic obstructed	TIA-\$70.00	952	\$10.00
0710	42-4-710	Emerging from or entering alley, driveway or building	TIA-\$70.00	378	\$10.00
0711	42-4-711	Driving on mountain highways	TIA-\$100.00	146	\$10.00
0712	42-4-712	Driving in highway work area	TIA-\$70.00	382	\$10.00

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class-Fine or Summons	Comm on Code	Surcharge
Pedestrians					
0801	42-4-801	Pedestrian obedience to traffic control devices and traffic regulations	TIB-\$15.00	401	\$6.00
0802	42-4-802(1), (4), or (5)	Pedestrians' right-of-way in crosswalk	TIA-\$30.00	376	\$6.00
		(1) Failure to yield to pedestrian where no traffic signals in place	TIA-\$15.00	411	\$6.00
		(3) No pedestrian shall suddenly leave a curb in	TIA-\$30.00	203	\$6.00

		front of a moving vehicle (4) Passing a vehicle that is yielding for a pedestrian (5) Failure to yield right-of-way to a pedestrian at a signalized intersection	TIA-\$30.00	377	\$6.00
0803	42-4-803	Crossing at other than a crosswalk	TIB-\$15.00	402	\$16.00
0805	42-4-805	Pedestrian was under the influence of alcohol or drug while on a roadway Rider of an animal was under the influence of alcohol or drug while on a roadway	TIB-\$15.00 TIB-\$15.00	802 803	\$6.00 \$6.00
0806	42-4-806	Driving through safety zone prohibited	TIA-\$70.00	145	\$10.00
0807	42-4-807	Drivers to exercise due care	TIA-\$70.00	381	\$10.00
0808	42-4-808	Drivers and pedestrians, other than persons in wheelchairs, to yield to persons with disabilities	TIA-\$70.00	380	\$10.00

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class-Fine or Summons	Comm on Code	Surcharge
Turning – Stopping					
0901	42-4-901	Required position and method of turning – (right and left)	TIA-\$70.00	273	\$10.00
0902	42-4-902	Limitations on turning around (U-turn)	TIA-\$70.00	270	\$10.00
0903	42-4-903	Turning movements and required signals	TIA-\$70.00	433	\$10.00

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class-Fine or Summons	Comm on Code	Surcharge
Driving – Overtaking – Passing					
1001	42-4-1001	Drive on right side exceptions	TIA-\$70.00	250	\$10.00

1002	42-4-1002	Passing oncoming vehicles	TIA-\$100.00	190	\$10.00
1003	42-4-1003	Overtaking vehicle on left	TIA-\$100.00	193	\$10.00
1004	42-4-1004	When overtaking on right is permitted	TIA-\$100.00	194	\$10.00
1005	42-4-1005	Limitations on overtaking on left	TIA-\$100.00	195	\$10.00
1006	42-4-1006	Drove the wrong way on a one-way roadway and rotary traffic islands	TIA-\$70.00	256	\$10.00
1007	42-4-1007	Driving on roadways laned for traffic	TIA-\$100.00	222	\$10.00
1008	42-4-1008	Following too closely	TIA-\$100.00	142	\$10.00
1009	42-4-1009	Coasting prohibited	TIA-\$70.00	147	\$10.00
1010	42-4-1010	Driving on divided or controlled access highway	TIA-\$70.00	253	\$10.00
1011	42-4-1011	Use of runaway vehicle ramp	TIA-\$200.00	231	\$32.00
1012	42-4-1012	High occupancy vehicle lane (Three or more times – within a 12 month period)	TIA-\$65.00 (\$125.00)	232	None None
1013	42-4-1013	Passing lane	TIA-\$100.00	204	None

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class-Fine or Summons	Comm on Code	Surcharge
Speed Regulations					
1101	42-4-1101	Driving too fast for conditions	TIA \$100.00	007	\$25.00
		Speeding 1-4 miles per hour over the posted limit	TIA-\$30.00	020	\$6.00
		Speeding 5-9 miles per hour over the posted limit	TIA-\$70.00	004	\$10.00
		Speeding 10-19 miles per hour over the posted limit	TIA-\$135.00	005	\$16.00
		Speeding 20-24 miles per hour			

		over the posted limit		006	\$32.00
		Speeding 1-4 miles per hour over the posted speed limit driving a low-power scooter	TIA-\$200.00	021	\$6.00
		Speeding 5 to 9 miles per hour over the posted speed limit driving a low-power scooter	TIA-\$50.00	022	\$10.00
		Speeding greater than 9 miles per hour over the posted speed limit driving a low-power scooter	TIA-\$75.00	023	\$1600
		* Speeding fines doubled in a school/construction/wildlife crossing zone	TIA-\$100.00		
1103	42-4-1103	Impeding normal flow of traffic	TIA-\$50.00	008	\$6.00

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class-Fine or Summons	Common Code	Surcharge
Parking Regulations					
1201	42-4-1201	Starting parked vehicle	TIA-\$30.00	144	\$6.00
1202	42-4-1202	Parking or abandonment of vehicles	TIB-\$30.00	350	\$6.00
1204	42-4-1204	Stopping, standing, or parking prohibited in specific places	TIB-\$15.00	350	\$6.00
1205	42-4-1205	Parking at curb or shoulder of a roadway	TIB-\$15.00	350	\$6.00
1206	42-4-1206	Unattended motor vehicle	TIB-\$15.00	350	\$6.00
1207	42-4-1207	Opening and closing vehicle doors	TIB-\$15.00	916	\$6.00
1208	42-4-1208	Parking privileges for persons with disabilities— (5) Unauthorized parking in designated disabled parking spot (second offense) (3)(d)(1) Use of disabled placard by employee of company that transports	TIA-\$150.00 (TIA-\$150.00) TIB-	362 362	\$32.00 \$32.00 \$10.00

		disabled individuals when not transporting disabled individuals (4) Unlawful to park a vehicle so blocking curb ramps, passenger loading zones, or accessible routes (second offense) (15) Violation of time limits for reserved disabled parking spot (16) Use of business disabled placard or license for non-business purposes --Fines doubled for commercial carriers who violate subsections (5) or (10)	\$100.00 TIA-\$150.00 (TIB-\$150.00) TIB-\$150.00 TIB-\$150.00	368 369	\$32.00 \$3 \\2.00 \$10.00 \$10.00
1211	42-4-1211	Limitations on backing (unsafe)	TIA-\$30.00	153	\$6.00

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class-Fine or Summons	Comm on Code	Surcharge
Other Offenses					
1403	42-4-1403	Following fire apparatus prohibited	TIA-\$30.00	149	\$6.00
1404	42-4-1404	Crossed a fire hose	TIB-\$15.00	150	\$6.00
1405	42-4-1405	Riding in trailers	TIB-\$15.00	156	\$6.00
1406	42-4-1406	Littered foreign material on a highway	TIB-\$35.00	490	\$10.00
1407	42-4-1407(3)(a)	Spilled loads/debris on a highway	TIB-\$35.00	494	\$10.00
1407	42-4-1407(3)(b)	Spilled loads/debris on a highway	TIA-\$100.00	498	\$30.00
1408	42-4-1408	Operation of motor vehicles on property under control of or owned by parks and recreation districts	TIB-\$15.00	159	\$6.00
1411	42-4-1411	Use of earphones while driving	TIB-\$15.00	467	\$6.00

Jefferson County Traffic Code Section	CRS Ref	Violation Description	Class-Fine or Summons	Comm on Code	Surcharge
Motorcycles					
1502	42-4-1502	Improper riding on motorcycles	TIA-\$30.00	157	\$6.00
1502	42-4-1502(4.5)(a)	Riding on motorcycles—helmets required for minors	TIA-\$100.00	170	\$15.00
1503	42-4-1503	Operated motorcycles on roadways laned for traffic	TIA-\$30.00	226	\$6.00
1504	42-4-1504	Clinging to other vehicles	TIA-\$30.00	158	\$6.00

4. Driving Privilege and points:

Pursuant to Part 17 of the Model Traffic Code, points assessed against a driving privilege, shall be in conformance to the provisions of Colo. Rev. Stat. § 42-2-127 (2013), to include reduction in points specified in Colo. Rev. Stat. § 42-2-127 (5.5) (2013).

E. Application

This Ordinance shall apply to every street, alley, sidewalk area, driveway, park and to every other public way or public place or public parking area within the unincorporated areas of Jefferson County, Colorado.

F. Severability

If any part or parts of this Ordinance are for any other reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of County Commissioners hereby declares that it would have passed this Ordinance and each part or parts thereof, irrespective of the fact that any one part or parts be declared invalid.

G. Interpretation

This Ordinance shall be so interpreted and construed as to effectuate its general purpose to conform with the State's uniform system for the regulation of vehicles and traffic. Section headings and cross references of this Ordinance and adopted Model Traffic Code shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or extent of the provisions of any article or section thereof.

H. Enforcement

The provisions of this Ordinance shall be enforced by the Jefferson County Sheriff or deputies.

I. Prior Ordinance


This Ordinance and this version of Policy and Procedure Part 3 Regulations, Chapter 4, Motor Vehicles, Section 2 shall supersede all previous Ordinances addressing Policy and Procedure 5.68 Jefferson County Traffic Code for traffic infractions occurring on or after 30 days after final publication pursuant to CRS 30-15-405.

J. Safety Clause

This Ordinance is necessary to the immediate preservation of the public health and safety to clarify the validity of the Model Traffic Code and shall therefore take effect upon adoption.

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: Planning and Zoning – Ordinance Adopting Policy Manual Part 7, Chapter 2, Section 7 Illicit Stormwater Discharge

DATE: February 21, 2023

Staff Recommendation:

WHEREAS, by virtue of Section 30-15-401, C.R.S., the Board of County Commissioners (BCC) has the power to adopt ordinances for the control of matters of purely local concern, and to do all acts and make all regulations which may be necessary or expedient for the promotion of the health, safety and welfare of its citizens, and

WHEREAS, the Colorado Legislature passed SB 21-271, the Misdemeanor Reform Bill, and

WHEREAS, the Board of County Commissioners of Jefferson County hereby finds that an amendment to its current Illicit Stormwater Discharge Ordinance is necessary, and

WHEREAS, the Illicit Stormwater Discharge Ordinance, including the proposed amendments thereto, was introduced and read into the record at a public hearing of the Board of County Commissioners of Jefferson County on January 31, 2023, and

WHEREAS, the Illicit Stormwater Discharge Ordinance, including the proposed amendments thereto, was published in full in the Golden Transcript, a newspaper of general circulation published in Jefferson County, on February 9, 2023, and

WHEREAS, a public hearing for consideration of the adoption of the proposed amendments to the Illicit Stormwater Discharge Ordinance was held on February 21, 2023 at 8:00 a.m., and

NOW THEREFORE, BE IT ORDAINED, that the Illicit Stormwater Discharge Ordinance, as amended, is hereby adopted by the Board of County Commissioners of Jefferson County in the form attached hereto, and the Chairman of the Board of County Commissioners is authorized to authenticate the amended ordinance by his/her signature on the face thereof.

BE IT FURTHER RESOLVED that the Clerk and Recorder shall record the Illicit Stormwater Discharge Ordinance, as amended, in a book kept for that purpose.

BE IT FURTHER RESOLVED that the Illicit Stormwater Discharge Ordinance, as amended, shall be published by title only in a newspaper of general circulation published in Jefferson County in accordance with the requirements of C.R.S. Section 30-15-405.

BE IT FURTHER RESOLVED that the Illicit Stormwater Discharge Ordinance, as amended, shall take effect on April 10, 2023, or 30 days after publication of the title of the ordinance, whichever date occurs last.

Resolution No. CC23-053

Background:

The Misdemeanor Reform Bill, SB 21-271, impacted several county ordinances. Proposed amendments will bring the Illicit Stormwater Discharge Ordinance into compliance with state statute. Provisions of this ordinance have become civil matters.

Fiscal Impact:

The proposed ordinance changes may result in increases or decreases to associated revenue, with potential changes varying year to year.

BCC Briefing Presented on: January 10, 2023, by Kate Newman

BCC First Reading Presented on: January 31, 2023, by Kate Newman

Originator: Kate Newman, Acting County Manager

Distribution: Carey Markel, Deputy County Attorney; Rebecca Klymkowsky, Assistant Deputy County Attorney; Abel Montoya, Director of Development and Transportation; Chris O'Keefe, Director of Planning and Zoning; Pat O'Connell, Engineering Geologist; Mike Schuster, Assistant Director Planning and Zoning; Russell Clark, Planning Manager

LEGAL NOTICE AND PUBLICATION

ORDINANCE

An Ordinance Adopting Policy Part 7, Chapter 2, Section 7 Illicit Stormwater Discharge. BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Colorado as follows:

Title: Regulatory Policy Illicit Stormwater Discharge	Policy No. Part 7, Planning and Land Use Chapter 2, Regulations Section 7
	Effective Date April 10, 2022
Policy Custodian Planning and Zoning	Adoption/Revision Date February 21, 2022

Adopting Resolution(s):

References (Statutes/Resos/Policies): C.R.S. §18-4-511, §30-15-401, §16-13-305; CC12-371, CC12-414, CC16-116, CC19-116, CC19-133, CC23-029

Purpose: An ordinance, pursuant to the authority granted by §30-15-401(1)(a)(V) and §30-15-401(11)(a)(1), C.R.S., regulating illicit Stormwater discharge within unincorporated Jefferson County. The purposes of this Ordinance is to regulate the contribution of pollutants to the municipal separate storm sewer system (MS4) by Stormwater discharges by any user, to protect the health, safety, and general welfare of the citizens of Jefferson County through the regulation of non-Stormwater discharges to the municipal separate storm sewer system (MS4), to prohibit illicit connections and discharges to the municipal separate storm sewer system (MS4), to establish procedures to carry out the inspection, surveillance and monitoring necessary to ensure compliance with this Ordinance, to promote public awareness of the hazards involved in the improper discharge of trash, yard waste, lawn chemicals, pet waste, wastewater, grease, oil, petroleum products, cleaning products, paint products, hazardous waste, sediment and other pollutants into the municipal separate storm sewer system (MS4), and, to ensure Jefferson County is in compliance with CDPS Permit No. COR-090000 and the Colorado Department of Public Health and Environment, Water Quality Control Commission Regulations No. 61 (Colorado Discharge Permit System Regulations), No. 73 (Chatfield Reservoir Control Regulation) and No. 74 (Bear Creek Watershed Control Regulation).

Policy: Illicit Stormwater Discharge

A. Definitions

For the purposes of this Ordinance, the following definitions shall apply:

1. Authorized Enforcement Agency: The Jefferson County Planning and Zoning Division and the Jefferson County Sheriff's Office and/or their designated agents.
2. Best Management Practices (BMPs): Schedules of activities, prohibitions of practices, general good house-keeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to Stormwater, receiving waters, or Stormwater conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.
3. Colorado Discharge Permit System or CDPS: The State of Colorado's system of permitting discharges (e.g. Stormwater, wastewater) to Waters of the State which corresponds to the Federal NPDES permits under the Federal Clean Water Act.
4. CDPHE: The Colorado Department of Public Health and the Environment.
5. Construction Activity: Activities including but not limited to clearing and grubbing, grading, excavating, and demolition.
6. Emergency Fire Fighting Discharge: A discharge of non-Stormwater to the MS4 or Waters of the State resulting from the act of extinguishing fires.
7. Hazardous Material: Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.
8. Illicit Connection: (1) Any drain or conveyance, whether on the surface or subsurface, which allows an Illicit Discharge to enter the storm drain system, including but not limited to any conveyance which allows any non-Stormwater discharge including sewage, process wastewater, and wash water to enter the storm drain system, or (2) any connection to the storm drain system from indoor drains, sump pumps and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an Authorized Enforcement Agency; or any drain or conveyance connected from a commercial or industrial land use to the storm drain system which has not been documented in plans, maps, or equivalent records and approved by an Authorized Enforcement Agency.
9. Illicit Discharge: Any prohibited direct or indirect Non-Stormwater Discharge to MS4.

10. Mobile Washing Operation: A commercial activity involving power washing, steam cleaning, and any other method of mobile cosmetic cleaning of, by way of example, the following: vehicles, fabric, pets and/or exterior surfaces.
11. Municipal Separate Storm Sewer System or MS4: The system of conveyances including, but not limited to, roads with drainage systems, streets, catch basins, curbs, gutters, ditches, inlets, retention and detention ponds, outfalls, ditches, man-made channels, or storm drains owned and/or maintained by Jefferson County and designed for collecting or conveying Stormwater and which is not used for collecting or conveying sewage.
12. National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit: A permit issued by United State's Environmental Protection Agency (EPA) (or by a State under authority delegated pursuant to 33 USC § 1342(b) i.e. Colorado Discharge Permit System) that authorizes the discharge of pollutants to Waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.
13. Non-Stormwater Discharge: Any discharge to the storm drain system that is not composed entirely of Stormwater.
14. Person: Any individual, association, trust, organization, partnership, firm, corporation or other entity recognized by law and acting as either the owner or as the owner's agent.
15. Pollutant: Anything, which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes; yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects; accumulations that may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; wastes and residues that result from mobile washing operations; noxious or offensive matter of any kind, and any soil, sediment, rock, and any type of landscaping material.
16. Premises: Any building, lot, parcel of land, or portion of land whether improved or unimproved, including adjacent sidewalks and parking strips.
17. Stormwater: Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation.
18. Stormwater Pollution Prevention Plan or Stormwater Management Plan: A document which describes the Best Management Practices and activities to be implemented by a person or business to identify sources of pollution or

contamination at a site and the actions to eliminate or reduce pollutant discharges to Stormwater, Stormwater conveyance systems, and/or receiving waters to the maximum extent practicable.

19. Threatened Discharge: A condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources.

20. Watercourse: A natural or artificial channel through which Stormwater or floodwater can flow, either regularly or infrequently.

21. Waters of the State/United States (State waters): Any and all surface waters that are contained in or flow in or through the State of Colorado. The definition includes all Watercourses, even if they are usually dry. (Note: These terms are used interchangeably throughout.)

B. Applicability

This Ordinance shall apply to all water entering the MS4 generated on any developed or undeveloped lands within the area of unincorporated Jefferson County, unless explicitly exempted by this Ordinance.

C. Responsibility for Administration

The Jefferson County Planning and Zoning Division shall administer, implement, and enforce the provisions of this Ordinance. Any powers granted or duties imposed upon the Authorized Enforcement Agency may be delegated in writing by the Director of Planning and Zoning to persons or entities acting in the beneficial interest of or in the employ of the agency.

D. Ultimate Responsibility

The standards set forth herein and promulgated pursuant to this Ordinance are minimum standards; therefore this Ordinance does not intend nor imply that compliance by any person will ensure that there will be no contamination, pollution, nor unauthorized discharge of pollutants.

E. Discharge Prohibitions, Exemptions and Requirements

1. Prohibition of Illicit Discharges

a. No person shall discharge or cause to be discharged into the MS4 or Watercourses any Pollutants or waters containing any Pollutants that cause or contribute to a violation of applicable water quality standards, other than Stormwater.

b. It shall be unlawful to cause Pollutants to be deposited in such a manner or location as to constitute a Threatened Discharge into MS4 or Waters of the State. Pollutants that are no longer contained in a pipe, tank or other container are considered to be Threatened Discharges unless they

are actively being cleaned up.

2. Prohibition of Illicit Connections

- a. The construction, use, maintenance or continued existence of Illicit Connections to the MS4 is prohibited.
- b. This prohibition expressly includes, without limitation, Illicit Connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
- c. A person is considered to be in violation of this Ordinance if the person connects a line conveying sewage to the MS4 or allows such a connection to continue.

3. Exemptions

The commencement, conduct or continuance of any Illicit Discharge to the storm drain system is prohibited except as described as follows:

- a. The following discharges are exempt from the discharge prohibitions established by this Ordinance when properly managed: water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, irrigation return flow, rising ground water, uncontaminated ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains, crawl space pumps, air conditioning condensation, springs, residential washing of vehicles, natural riparian habitat or wetland flows, swimming pools (if dechlorinated - typically less than one PPM chlorine), Emergency Fire Fighting Activities, Stormwater runoff with incidental pollutants, agricultural Stormwater runoff, and any water incidental to street sweeping that is not associated with construction.
- b. Agricultural irrigation activities and road maintenance activities performed by state or local governments are exempt from the discharge prohibitions established by this Ordinance provided that BMPs or standardized industry practices are followed.
- c. Dye testing is an allowable discharge but requires a written notification to the Jefferson County Planning and Zoning Division at least 24 hours prior to the time of the test.
- d. The discharge prohibition shall not apply to any Non-Stormwater Discharge permitted under an NPDES permit, CDPS permit, or CDPHE issued policy provided that the discharge is in full compliance with all requirements of the permit, waiver, guidance or order and other applicable laws and regulations.
- e. Discharges that are in accordance with the CDPHE-WQCD Low Risk

Policy guidance documents or other CDPHE-WQCD policies and guidance documents where the CDPHE-WQCD has stated that it will not pursue permit coverage or enforcement for specified point source discharges.

4. Requirements Applicable to Potential Dischargers

- a. **Watercourse Protection.** Every person owning property through which a Watercourse passes, or such person's lessee, shall keep and maintain that part of the Watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the Watercourse. Irrigation structures themselves are excepted. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a Watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the Watercourse.
- b. **Minimization of Irrigation Runoff.** A discharge of irrigation water that is of sufficient quantity to cause a concentrated flow in the storm drainage system is prohibited. Irrigation systems shall be managed to reduce the discharge of water from a site.
- c. **Cleaning of Paved Surfaces Required.** The owner of any paved parking lot, street or drive shall clean the pavement as required to prevent the buildup and discharge of Pollutants. The visible buildup of mechanical fluid, waste materials, sediment or debris is a violation of this Ordinance. Paved surfaces shall be cleaned by dry sweeping, wet vacuum sweeping, collection and treatment of wash water or other methods in compliance with this Ordinance.
- d. **Mobile Washing Operations.** Mobile washing operations shall not discharge to the storm drainage system in violation of this Ordinance.
- e. **Maintenance of Equipment.** Any leak or spill related to equipment maintenance in an outdoor, uncovered area should be contained to prevent the potential release of Pollutants.
- f. **Pesticides, Herbicides and Fertilizers.** Pesticides, herbicides and fertilizers shall be applied in accordance with manufacturer recommendations and applicable laws. Excessive application shall be avoided.

F. Suspensions Due to Emergency Situations

1. The Authorized Enforcement Agency may, without prior notice, suspend MS4 discharge access to a person when such suspension is necessary to stop an actual or Threatened Discharge which presents or may present

imminent and substantial danger to the environment, or to the health or welfare of persons, or to the MS4 or Waters of the United States. If the violator fails to comply with a suspension order issued in an emergency, Authorized Enforcement Agency may take such steps as deemed necessary to prevent or minimize damage to the MS4 or Waters of the United States, or to minimize danger to persons.

2. Termination due to the Detection of Illicit Discharge

Any person discharging to the MS4 in violation of this Ordinance may have their MS4 access terminated if such termination would abate or reduce an Illicit Discharge. The Jefferson County Planning and Zoning Division will notify a violator of the proposed termination of its MS4 access. The violator may petition the Board of County Commissioners for reconsideration and hearing as set forth in Section K(2) below.

A person commits a civil infraction if the person reinstates MS4 access to a Premises terminated pursuant to this Ordinance, without the prior written approval of the Jefferson County Planning and Zoning Division.

G. Industrial or Construction Activity Discharges

Any person subject to an industrial or construction activity CDPS Stormwater Discharge Permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the Jefferson County Planning and Zoning Division prior to the allowing of discharges to the MS4.

H. Access and Inspection of Properties and Facilities

1. Access to Facilities

The Authorized Enforcement Agency shall be allowed to enter and inspect permitted facilities subject to regulation under this Ordinance as often as may be necessary to determine compliance with this Ordinance. If a discharger has security measures in force, which require proper identification and clearance before entry into its Premises, the discharger shall make the necessary arrangements to allow access to representatives of Authorized Enforcement Agency.

Facility operators shall allow the Authorized Enforcement Agency ready access to all parts of the Premises for the purposes of inspection, sampling, examination and copying of records that must be kept under the conditions of an NPDES Permit to Discharge Stormwater, and the performance of any additional duties as defined by state and federal law.

The Authorized Enforcement Agency shall have the right to set up on any permitted facility such devices as are necessary in the opinion of the Authorized Enforcement Agency to conduct monitoring and/or sampling of the facility's Stormwater discharge.

The Authorized Enforcement Agency has the right to require the discharger

to install monitoring equipment as necessary to ensure the protection of public health and environment. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure Stormwater flow and quality shall be calibrated to ensure their accuracy.

Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the owner or lessee of the property at the written or oral request of the Authorized Enforcement Agency and shall not be replaced. The costs of clearing such access shall be borne by the owner or lessee.

Unreasonable delays in allowing the Authorized Enforcement Agency access to a permitted facility is a violation of a Stormwater discharge permit and of this Ordinance. A person who is the operator of a facility with a NPDES Permit to Discharge Stormwater associated with industrial activity commits an offense if the person denies the Authorized Enforcement Agency reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this Ordinance.

If the Authorized Enforcement Agency has been refused access to any part of the Premises from which Stormwater is discharged, and he/she is able to demonstrate probable cause to believe that there may be a violation of this Ordinance, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this Ordinance or any order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the Authorized Enforcement Agency may seek issuance of a search warrant from any court of competent jurisdiction.

I. Requirement to Prevent, Control, and Reduce Stormwater Pollutants by the Use of Best Management Practices

The Jefferson County Planning and Zoning Division will adopt requirements identifying Best Management Practices (BMPs) for any activity, operation, or facility, which may cause or contribute to pollution or contamination of Stormwater, the storm drain system, or Waters of the State. The owner or operator of a commercial or industrial establishment shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal storm drain system or Watercourses through the use of these structural and non-structural BMPs. Further, any person responsible for a property or Premises, which is, or may be, the source of an Illicit Discharge may be required to implement, at said person's expense, additional structural and non-structural BMPs to prevent the further discharge of Pollutants to the Municipal Separate Storm Sewer System. Compliance with all terms and conditions of a valid NPDES or CDPS Permit authorizing the discharge of Stormwater associated with industrial activity, to the extent practicable, shall be deemed compliant with the provisions of this section. These

BMPs shall be part of a Stormwater Pollution Prevention Plan (SWPP) or Stormwater Management Plan (SWMP) as necessary for compliance with requirements of the NPDES or CDPS Permit.

J. Notification of Spills

Notwithstanding other requirements of law, as soon as any person responsible for a Premises, or responsible for emergency response for such Premises has information of any known or suspected release of materials which are resulting or may result in Illicit Discharges into Stormwater, the storm drain system, or State Waters, said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of Hazardous Materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, said person shall notify the Jefferson County Planning and Zoning Division in person or by phone no later than 24 hours. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the Jefferson County Planning and Zoning Division within five (5) calendar days of the initial notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three (3) years.

K. Violations, Abatement, Enforcement and Penalties

1. Notice of Violation

When the Authorized Enforcement Agency finds that a person has violated a prohibition or failed to meet a requirement of this Ordinance, the Authorized Enforcement Agency may order compliance by written notice of violation to the responsible person. Such notice may require without limitation:

- a. The performance of monitoring, analyses, and reporting;
- b. The elimination of Illicit Connections or Discharges;
- c. That violating discharges, practices, or operations shall cease and desist;
- d. The abatement or remediation of Stormwater pollution or contamination hazards and the restoration of any affected property;
- e. Payment to cover administrative and remediation costs; and
- f. The implementation of source control or treatment BMPs.

If abatement of a violation and/or restoration of affected property is required, the notice shall set forth a deadline within which such remediation or restoration must be completed. Said notice shall further

advise that, should the violator fail to remediate or restore within the established deadline, Jefferson County may seek the enforcement of the work through injunction or other legal means, or the work will be done by a designated governmental agency or a contractor and the expense thereof shall be charged to the violator. Each day or part of a day that the violation occurs or continues is a separate offense.

The notice of violation shall be served by hand-delivery or by first-class mail. Any such notice shall be deemed valid if it is mailed to the address of the owner of the Premises on file with the Jefferson County Assessor's Office for the receipt of tax notices or mailed as otherwise set forth herein. A copy of the same notice shall be sent to the "occupant" of the property if the property address and the owners address differ. If a person violates this Ordinance and such violation is not associated with a specific premise, then: if the violation is committed by a person that is a legal entity, notice to such entity shall be deemed valid if sent to the registered agent's address on file with the Secretary of State; or, if the violation is committed by a person other than a legal entity, notice shall be deemed valid if sent to such person at the person's residence, if known, or to any address of such person reported by such person in any political subdivision or State official records, kept for any purpose whatsoever.

If the violation has not been corrected pursuant to the requirements set forth in the notice of violation, the Authorized Enforcement Agency may pursue civil enforcement pursuant this Section K.

2. Appeal of Notice of Violation

Any person receiving a notice of violation may appeal to the Board of County Commissioners the determination of the Jefferson County Planning and Zoning Division. Any exemptions, waivers, or variances included in the appeal of the Notice of Violation must comply with the terms and conditions of the MS4 Permit (COR090000). The notice of appeal must be received within 10 days from the date of the notice of violation. Hearing on the appeal before the Board of County Commissioners shall take place within 15 business days from the date of receipt of the notice of appeal. The decision of the Board of County Commissioners shall be final. Nothing in this Section K(2) shall impact the County's ability to seek abatement, as described in Section K(3) below, or any other remedies during the pendency of such appeal process.

3. Abatement

The Authorized Enforcement Agency may apply to the county court or the district court having jurisdiction over the property for an administrative entry and seizure warrant permitting the Authorized Enforcement Agency and/or any additional persons deemed necessary and appropriate to abate the violation to enter the Premises and take any and all actions necessary to abate the conditions violating this Ordinance and for restoration of the

affected Premises. Such application to the court shall include: (1) a copy of this Ordinance, (2) a sworn or affirmed affidavit stating the factual basis for such warrant, (3) evidence that notice of violation has been provided or that reasonable efforts to serve the notice of violation have been made to no avail and such person has failed to abate the condition within the prescribed period, and (4) a general description of the location of the Premises that is the subject of the warrant and a list of corrective actions needed.

Within ten (10) days after the date of issuance of an administrative entry and seizure warrant, the Authorized Enforcement Agency shall (A) execute the warrant in accordance with directions by the issuing court, (B) deliver or mail a copy of such warrant to the property owner where the violation has occurred by first-class mail, and (C) submit proof of the execution of such warrant to the court, including a written inventory of any property impounded by the Authorized Enforcement Agency.

4. Collection of Costs

Upon notice to and failure of the property owner to abate or mitigate the discharge of Pollutants, the County may perform the work needed to comply with this Ordinance. The whole cost thereof, including five percent for inspection and other incidental costs in connection therewith, shall become an assessment upon the property from which such condition has been abated or remediated. The County shall keep a written record of all such costs which shall be part of the file. Any assessment pursuant to this Ordinance shall, once recorded, be a lien against such property until paid and shall have priority based upon its date of recording. In case such assessment is not paid within 60 days after notice is mailed to the property owner, it may be certified by the County Clerk and Recorder to the County Treasurer, who shall collect the assessment, together with a ten percent (10%) penalty for the cost of collection, in the same manner as other taxes are collected. The laws of this State for assessment and collection of general taxes, including the laws for the sale and redemption of property for taxes, shall apply to the collections of assessments pursuant to this Ordinance.

5. Civil Prosecution

Any person who violates any provision of this Ordinance commits, pursuant to §30-15-402(1), C.R.S., a civil infraction, and upon conviction thereof, shall be punished by a fine of \$250 for the first offense, \$500 for the second repeat offense, and \$1,000 for the third and subsequent repeat offenses. Each day during which such violation of this Ordinance continues shall be deemed a separate offense.

The penalty assessment procedure set out in section 16-2-201, C.R.S. and section 16-2.3.-102, C.R.S., shall be followed in enforcing this Ordinance pursuant to this Section.

In addition to the penalties prescribed in this Section K, persons convicted

of a violation of this Ordinance shall be subject to a surcharge of ten dollars (\$10) that shall be paid to the clerk of the court by the defendant as provided by §30-15-402(2)(a), C.R.S. and any other fines or surcharges deemed appropriate by the court.

The County Attorney is authorized to prosecute violations of this Ordinance.

6. Remedies Not Exclusive


The remedies listed in this Ordinance are not exclusive of any other remedies available under any applicable federal, state or local law or procedure, and it is within the discretion of the Authorized Enforcement Agency to seek cumulative remedies.

L. Severability

If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: Building Safety – Ordinance Adopting Policy Manual Part 3, Chapter 8, Section 3 The International Fire Code (2018 Edition), Minimum Fire Safety Standard

DATE: February 21, 2023

Staff Recommendation:

WHEREAS, by virtue of Section 30-15-401, C.R.S., the Board of County Commissioners (BCC) has the power to adopt ordinances for the control of matters of purely local concern, and to do all acts and make all regulations which may be necessary or expedient for the promotion of the health, safety and welfare of its citizens, and

WHEREAS, the Colorado Legislature passed SB 21-271, the Misdemeanor Reform Bill, and

WHEREAS, the Board of County Commissioners of Jefferson County hereby finds that an amendment to its current International Fire Code (2018 Edition), Minimum Fire Safety Standard Ordinance is necessary, and

WHEREAS, the International Fire Code (2018 Edition), Minimum Fire Safety Standard (2018 Edition) Ordinance, including the proposed amendments thereto, was introduced and read into the record at a public hearing of the Board of County Commissioners of Jefferson County on January 31, 2023, and

WHEREAS the International Fire Code (2018 Edition), Minimum Fire Safety Standard Ordinance, including the proposed amendments thereto, was published in full in the Golden Transcript, a newspaper of general circulation published in Jefferson County, on February 9, 2023, and

WHEREAS, a public hearing for consideration of the adoption of the proposed amendments to the International Fire Code (2018 Edition), Minimum Fire Safety Standard Ordinance was held on February 21, 2023 at 8:00 a.m., and

NOW THEREFORE, BE IT ORDAINED, that the International Fire Code (2018 Edition), Minimum Fire Safety Standard Ordinance, as amended, is hereby adopted by the Board

of County Commissioners of Jefferson County in the form attached hereto, and the Chairman of the Board of County Commissioners is authorized to authenticate the amended ordinance by his/her signature on the face thereof.

BE IT FURTHER RESOLVED that the Clerk and Recorder shall record the International Fire Code (2018 Edition), Minimum Fire Safety Standard Ordinance, as amended, in a book kept for that purpose.

BE IT FURTHER RESOLVED that the International Fire Code (2018 Edition), Minimum Fire Safety Standard Ordinance, as amended, shall be published by title only in a newspaper of general circulation published in Jefferson County in accordance with the requirements of C.R.S. Section 30-15-405.

BE IT FURTHER RESOLVED that the International Fire Code (2018 Edition), Minimum Fire Safety Standard Ordinance, as amended, shall take effect on April 10, 2023, or 30 days after publication of the title of the ordinance, whichever date occurs last.

Resolution No. 10.4

Background:

The Misdemeanor Reform Bill, SB 21-271, impacted several county ordinances. Proposed amendments will bring the International Fire Code (2018 Edition), Minimum Fire Safety Standard Ordinance into compliance with state statute. Provisions of this ordinance have become civil matters.

Fiscal Impact:

The proposed ordinance changes may result in increases or decreases to associated revenue, with potential changes varying year to year.

BCC Briefing Presented on: January 10, 2023, by Kate Newman

BCC First Reading Presented on: January 31, 2023, by Kate Newman

Originator: Kate Newman, Acting County Manager

Distribution: Carey Markel, Deputy County Attorney; Becky Baker, Director of Building Safety

ORDINANCE

An Ordinance Adopting Policy Part 3, Chapter 8, Section 3 The International Fire Code (2018 Edition), Minimum Fire Safety Standard. BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Colorado as follows:

Title: Regulatory Policy The International Fire Code (2018 Edition), Minimum Fire Safety Standard	Policy No. Part 3, Regulations Chapter 8, Property Section 3
	Effective Date April 10, 2023
Policy Custodian Building Safety	Adoption/Revision Date February 21, 2023

Adopting Resolution(s):

References (Statutes/Resos/Policies): C.R.S. § 30-15-401.5; CC13-326, CC15-490, CC16-014, CC18-338. CC18-365, CC23-028

Purpose: An Ordinance, pursuant to the authority granted by C.R.S. § 30-15-401.5, adopting the International Fire Code (2018 Edition) as the minimum fire safety standard within unincorporated Jefferson County.

Policy: The International Fire Code (2018 Edition), Minimum Fire Safety Standards

A. Adoption

The 2018 edition of the International Fire Code, as promulgated by the International Code Council, with Appendices E, F and G only (the "Fire Code") shall serve as the minimum fire safety standards for unincorporated Jefferson County. The full text of the 2018 edition of the International Fire Code is incorporated into this Ordinance as if fully set forth herein, save and except for Appendices A-D and H-N, which are expressly excluded from the Fire Code.

B. Application

1. The Fire Code shall be controlling within the limits of unincorporated Jefferson County to the maximum extent permitted by law.
2. If any fire protection district (or other special district that provides fire protection) organized pursuant to C.R.S., Title 32 adopts its own fire code and such code is approved by the Board of County Commissioners, such code shall be controlling in the unincorporated

areas of Jefferson County within the boundaries of the special district.

C. Enforcement

1. Fire protection districts organized pursuant to C.R.S. Title 32 who have adopted the Fire Code shall enforce the Fire Code within their respective jurisdictions.
2. The Jefferson County Sheriff's Office shall enforce the Fire Code in areas of unincorporated Jefferson County that are not within the jurisdiction of a fire protection district.
3. Any decision of the Sheriff based on or made in the enforcement of the Fire Code (including any decision to disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the Fire Code do not apply or that the true intent and meaning of the Fire Code has been misconstrued or wrongly interpreted) may be appealed to the Board of Appeals within 30 days from the date of the decision appealed. The Board of Appeals shall be the Jefferson County Board of Review.

D. Violations

Any person who violates any of the provisions of the Fire Code commits a civil infraction and, upon conviction thereof, such person shall be punished by a fine of not more than \$1000 for each separate violation, which shall be collected by the Treasurer of Jefferson County and paid into the treasury of Jefferson County. As provided in C.R.S. § 30-15-402(2), any person convicted of violating any of the provisions of the Fire Code shall also pay a \$10 surcharge, which shall be collected by the clerk of the court and transmitted to the court administrator of the judicial district in which the offense occurred for credit to the victims and witnesses assistance and law enforcement fund.

E. Severability


Should any provision of this Ordinance or the Fire Code be adjudged by any court of competent jurisdiction to be invalid for any reason, such judgment shall not affect, impair or invalidate this Ordinance or the Fire Code as a whole or any part thereof other than the part declared to be invalid.

F. Prior Ordinances

This Ordinance shall supersede all prior Ordinances addressing The International Fire Code, Minimum Fire Safety Standards.

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Kate Newman, Acting County Manager 

RE: Building Safety – Ordinance Adopting Policy Manual Part 3, Chapter 8, Section 5 Unsafe Buildings and Structures

DATE: February 21, 2023

Staff Recommendation:

WHEREAS, by virtue of Section 30-15-401, C.R.S., the Board of County Commissioners (BCC) has the power to adopt ordinances for the control of matters of purely local concern, and to do all acts and make all regulations which may be necessary or expedient for the promotion of the health, safety and welfare of its citizens, and

WHEREAS, the Colorado Legislature passed SB 21-271, the Misdemeanor Reform Bill, and

WHEREAS, the Board of County Commissioners of Jefferson County hereby finds that an amendment to its current Unsafe Buildings and Structures Ordinance is necessary, and

WHEREAS, the Unsafe Buildings and Structures Ordinance, including the proposed amendments thereto, was introduced and read into the record at a public hearing of the Board of County Commissioners of Jefferson County on January 31, 2023, and

WHEREAS, the Unsafe Buildings and Structures Ordinance, including the proposed amendments thereto, was published in full in the Golden Transcript, a newspaper of general circulation published in Jefferson County, on February 9, 2023, and

WHEREAS, a public hearing for consideration of the adoption of the proposed amendments to the Unsafe Buildings and Structures Ordinance was held on February 21, 2023 at 8:00 a.m., and

NOW THEREFORE, BE IT ORDAINED, that the Unsafe Buildings and Structures Ordinance, as amended, is hereby adopted by the Board of County Commissioners of Jefferson County in the form attached hereto, and the Chairman of the Board of County Commissioners is authorized to authenticate the amended ordinance by his/her signature on the face thereof.

BE IT FURTHER RESOLVED that the Clerk and Recorder shall record the Unsafe Buildings and Structures Ordinance, as amended, in a book kept for that purpose.

BE IT FURTHER RESOLVED that the Unsafe Buildings and Structures Ordinance, as amended, shall be published by title only in a newspaper of general circulation published in Jefferson County in accordance with the requirements of C.R.S. Section 30-15-405.

BE IT FURTHER RESOLVED that the Unsafe Buildings and Structures Ordinance, as amended, shall take effect on April 10, 2023, or 30 days after publication of the title of the ordinance, whichever date occurs last.

Resolution No. CC23-055

Background:

The Misdemeanor Reform Bill, SB 21-271, impacted several county ordinances. Proposed amendments will bring the Unsafe Buildings and Structures Ordinance into compliance with state statute. Provisions of this ordinance have become civil matters.

Fiscal Impact:

The proposed ordinance changes may result in increases or decreases to associated revenue, with potential changes varying year to year.

BCC Briefing Presented on: January 10, 2023, by Kate Newman

BCC First Reading Presented on: January 31, 2023, by Kate Newman

Originator: Kate Newman, Acting County Manager

Distribution: Carey Markel, Deputy County Attorney; Becky Baker, Director of Building Safety

ORDINANCE

An Ordinance Adopting Policy Part 3, Chapter 8, Section 5 Unsafe Buildings and Structures. BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Colorado as follows:

Title: Regulatory Policy Unsafe Buildings and Structures	Policy No. Part 3, Regulations Chapter 8, Property Section 5
	Effective Date April 10, 2023
Policy Custodian Building Safety	Adoption/Revision Date February 21, 2023

Adopting Resolution(s):

References (Statutes/Resos/Policies): C.R.S. §§ 30-15-401, 30-28-204; CC13-287, CC13-326, CC15-329, CC15-353, CC15-389, CC18-339, CC18-364, CC23-027

Purpose: An Ordinance, pursuant to the authority granted by C.R.S. § 30-15-401 prescribing regulations governing the enforcement of Jefferson County's unsafe building and structure code within unincorporated Jefferson County.

Policy: Unsafe Buildings and Structures

A. Adoption

Jefferson County currently administers Appendix Y to the 2018 Jefferson County Building Code and the 2018 Jefferson County Residential Code, entitled "Unsafe Buildings and Structures" (the "Unsafe Building Code"). The full text of the Unsafe Building Code is incorporated into this Ordinance as if fully set forth herein. This Ordinance establishes regulations governing the enforcement of the Unsafe Building Code.

B. Violations

1. Any person who receives written notice from the Jefferson County Building Division stating that a building or structure owned by such person has been determined to be unsafe under the Unsafe Building Code and who fails to comply with such notice commits a civil infraction and, upon conviction thereof, such person shall be punished by a fine of not more than \$1000 for each separate violation, which shall be collected by the Treasurer of Jefferson County and paid into the treasury of Jefferson County. As provided in C.R.S. § 30-15-402(2), any person convicted of

violating any of the provisions of the Unsafe Building Code shall also pay a \$10 surcharge, which shall be collected by the clerk of the court and transmitted to the court administrator of the judicial district in which the offense occurred for credit to the victims and witnesses assistance and law enforcement fund.

2. In addition to the penalties described above, if any person fails to comply with such notice, Jefferson County shall have the right to order the repair, rehabilitation, demolition and/or removal of any buildings or structures deemed to be unsafe and to levy the cost of such work as a special assessment against the property on which the unsafe building or structure is located, in accordance with the provisions of the Unsafe Building Code.

C. Application

This Ordinance shall apply to all buildings and structures within the limits of unincorporated Jefferson County, except for buildings or structures on "affected land" (as that term is defined in C.R.S. § 34-32-103(1.5)) subject to the "Colorado Mined Land Reclamation Act" or on lands subject to the "Colorado Surface Coal Mining Reclamation Act."

D. Severability

Should any provision of this Ordinance be adjudged by any court of competent jurisdiction to be invalid for any reason, such judgment shall not affect, impair or invalidate this Ordinance as a whole or any part thereof other than the part declared to be invalid.

E. Prior Ordinances

This Ordinance shall supersede all prior Ordinances establishing regulations governing the enforcement of the Unsafe Building Code within unincorporated Jefferson County.