



**Board of County Commissioners Meeting  
AGENDA**

**October 15, 2024, 9:00 a.m.**

**Hybrid BCC Hearing - Hearing Room 1 and WebEx 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](http://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 Webinar 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/j.php?MTID=m2d5934e203f19b3133055a0ce9fe00c0>

Webinar password: yQw5xpTRP64

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

Access Code/Webinar Number: 2492 093 3933

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.

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		<b>Pages</b>
<b>1.</b>	<b>Call to Order</b>	
<b>2.</b>	<b>Pledge of Allegiance</b>	
<b>3.</b>	<b>Public Comment</b> Please see public comment instructions above	
<b>4.</b>	<b>Business Meeting</b> 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.	
<b>5.</b>	<b>Approval of Minutes Dated October 8, 2024</b>	<b>5</b>
<b>6.</b>	<b>Consent Agenda</b> Other Contracts and Resolutions for which Notice was not possible may be considered.	
<b>6.1</b>	<b>Resolution CC24-313</b> Expenditure Approval Listings dated October 10, 2024	<b>10</b>
<b>6.2</b>	<b>Resolution CC24-314</b> Abatement/Refund of Property Taxes	<b>11</b>
<b>6.3</b>	<b>Resolution CC24-315</b> Elk Meadow Park/Bergen Peak- Tibaldo Partnership JCOS23-12	<b>13</b>
<b>6.4</b>	<b>Resolution CC24-316</b> Emergency Watershed Protection Assistance – Award of Assistance Acceptance – Open Space	<b>15</b>
<b>6.5</b>	<b>Resolution CC24-317</b> Support for Foothills Regional Housing’s Application for 2024 PAB Allocation	<b>17</b>
<b>7.</b>	<b>Regular Agenda - No Agenda Items</b>	

## 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, "*Your Guide to Board of County Commissioners Hearings*." 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 - No Agenda Items

## 10. Hearing Regular Agenda

### 10.1 Resolution CC24-318

19

**Case Number: 23-136051RZ Rezoning**

Case Name: Wildhorse Ranch Filing No. 3 Official Development Plan

Owner/Applicant: Wadsworth Capital VI, LLC, a Colorado limited liability company

Location: 19000 W 58th Ave, Golden

Section 10, Township 3 South, Range 70 West

Approximate Area: 22.56 Acres

**Purpose: Rezone from Planned Development (PD) to a new PD to allow up to ninety (90) single-family detached dwellings.**

Case Manager: Reid Powers

**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.



# JEFFERSON

COUNTY COLORADO

## Board of County Commissioners' Hearing Minutes

October 8, 2024, 9:00 a.m.

Hybrid BCC Hearing - Hearing Room 1 and WebEx Webinars

100 Jefferson County Parkway, Golden, CO 80419

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

Staff Present: Joe Kerby, County Manager  
Kym Sorrells, County Attorney  
Cassie Pearce, Public Affairs Director  
Maylee Barraza, Deputy Clerk to the Board  
Ana Cendejas, Deputy Clerk to the Board  
Alanna Blomquist, Deputy Clerk to the Board  
Pattie Houchen, Deputy Clerk to the Board

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**1. Call to Order**

Commissioner Dahlkemper called the meeting to order.

**2. Pledge of Allegiance**

The Pledge of Allegiance was recited.

**3. Public Comment**

No comments.

**4. Business Meeting**

**5. Approval of Minutes Dated October 1, 2024**

Motioned by Commissioner Kraft-Tharp  
Seconded by Commissioner Kerr

The minutes dated October 1, 2024, were unanimously approved.

**6. Consent Agenda**

Motioned by Commissioner Kraft-Tharp  
Seconded by Commissioner Kerr

The Board unanimously approved the following Resolutions:

**6.1 Resolution CC24-299**

Expenditure Approval Listings dated October 3, 2024

**6.2 Resolution CC24-301**

2023 Revenue Limit Refund Checks – Strategy, Innovation & Finance

**6.3 Resolution CC24-302**

Food Systems Grant Project – Rescue Plan Project Fund

**6.4 Resolution CC24-303**

Grant Acceptance – Highway Safety Improvement Program Grant (HSIP)

**6.5 Resolution CC24-304**

2024 Jefferson County Fire Operating Plan Agreement – JCSO

**6.6 Resolution CC24-305**

Change in Purpose of American Rescue Plan Funding - Airport

**6.7 Resolution CC24-306**

Purchase & Sales Agreement with North Metro Fire Rescue - Airport

**6.8 Resolution CC24-307**

Intergovernmental Agreement with Douglas County for Bridge (E-6-4A)  
Deck Replacement over South Platte River

**6.9 Resolution CC24-308**

Appointment of Certain Members of Gateway to the Rockies Opioid  
Council

**6.10 Resolution CC24-309**

**6.11 Resolution CC24-311**

Policy Part 5, Chapter 1, Section 9 Regarding Remote Work–  
Amendments to the Remote Work Policy- Human Resources

- 7. Regular Agenda - No Agenda items**
- 8. Public Hearing**
- 9. Hearing Consent Agenda - No Agenda items**
- 10. Hearing Regular Agenda**

Staff recommended to remove this item from the agenda to allow for further research. This item will be moved to a future meeting date following additional research.

**10.1 Resolution CC24-312**

Policy Part 6, Chapter 2, Section 3 Regarding the Ordinance Regulating  
the Open Carrying of Firearms – First Reading – County Manager’s Office

**11. Public Comment**

No comment.

**12. Reports**

**Commissioner Kerr:** Commissioner Kerr shared that last Wednesday he participated in the Alameda Connects Community Meeting at the West Metro Fire Admin Building and discussed the revitalization of the Alameda Corridor. Last Thursday, Commissioner Kerr shared that he attended the JeffCo Library Employee Event at the Arvada Center. Commissioner Kerr also attended the Wildfire Matters Review Committee and toured the 3 Sisters/Alderfer Open Space Parks on Thursday. This tour was directed by the Parks Operation Managers as well as fire prevention experts who plan for, hire, and then monitor all aspects of the forest health process, all with science in the forefront. Commissioner Kerr shared that last Thursday he volunteered at the Habitat for Humanity Pumpkin Patch located at the Mile Hi Church on the corner of Garrison & Alameda. Commissioner Kerr shared that he volunteered along with Lakewood High School's Boys Lacrosse team and members of the LDS Church to unload pumpkins for the pumpkin patch, which was quite a workout! On Saturday, Commissioner Kerr attended the JeffCo Town Hall at Red Rocks Community College. This event was hosted by Jefferson County Elected Officials and brought in pro and con speakers for 5 different ballot initiatives with many in attendance.

Commissioner Kerr also shared that yesterday, he visited Republic Services in Commerce City to see their new fleet of electric garbage trucks along with the Jefferson County Fleet Department and view their data on these new trucks. Commissioner Kerr noted that Jefferson County does not have garbage trucks, but this exploratory event helped them to see how other entities are evolving their fleets. This initiative has been so successful for Republic Services, they have ordered more than 100 trucks from McNeilus to add to their fleet. Finally, Commissioner Kerr shared that this Friday he will be attending the Arvada B.O.L.D. 2026 Housing Tour. The tour will view Addazu Modular Homes and see the future of housing, business, and living conditions and their potential impact to our community.

**Commissioner Kraft-Tharp:** Commissioner Kraft-Tharp wanted to congratulate Human Resources director Dr. Jennifer Fairweather for receiving the 2024 PSHRA Honorary Life Membership Award for her work in Human Resources.

**Commissioner Dahlkemper:** Commissioner Dahlkemper shared that she attended the Evergreen Chamber Town Hall meeting last Thursday and thanked Mike Vanatta and his team for speaking and discussing upcoming road projects. Commissioner Dahlkemper also shared that she attended the Jefferson County Economic Development Corporation's Annual Retreat with her fellow commissioners and discussed how to grow the EDC network. Commissioner Dahlkemper thanked our dedicated Jefferson County Librarians for their outstanding work. Commissioner Dahlkemper enjoyed a very informative day long professional development session at the Jeffco Library event last Thursday. Commissioner Dahlkemper shared her admiration to our Jeffco Library and how grateful she is of our Librarians. Commissioner Dahlkemper shared she attended the Colorado Wildfire Matters Review Commission chaired by Senator Lisa Cutter and hosted by Sheriff Marinelli along with Brian Keating our Fire Management Officer and Emergency Management Director, Nate Whittington, who is currently helping in Florida. Committee members not only got to tour Jeffco Open Space Parks, but they also had the opportunity to do a tabletop exercise simulating a wildfire followed by a panel discussion regarding mitigation. Commissioner Dahlkemper thanked all those who attended the Jeffco Town Hall this past weekend. Finally, Commissioner Dahlkemper shared housing affordability is a huge issue in our community and the Arvada Chamber will be holding their annual State of the Region October 18th at the Arvada Chamber. There will be a panel discussion on pioneering a regional collaborative approach to housing in our area. You can register for this event on the Arvada Chamber's website. Lastly, Commissioner Dahlkemper shared that she attended the Habitat for Humanity's

Pumpkin Patch and purchased several pumpkins, and recommended others pay them a visit.

**County Manager:** County Manager Kerby thanked our commissioners for volunteering this past week. County Manager Kerby wanted to remind everyone the Rocky Mountain Metropolitan Airport Advisory Board will have their monthly meeting on Wednesday, October 9th from 5:00-6:00pm.

**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.*

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Chair

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Deputy Clerk

**M E M O R A N D U M**

**TO:** Honorable Chairman and Members of the Board of County Commissioners  
**FROM:** Joe Kerby, County Manager  
**RE:** EXPENDITURE APPROVAL LISTINGS  
**DATE:** October 15, 2024

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**Staff Recommendation:**

Allow settlement of accounts listed on the Expenditure Approval Listings dated October 10, 2024.

**Resolution No: CC24-313**

**Background:**

Jefferson County has established a system of controls to reasonably assure that the claims to be examined and settled by the Board of County Commissioners (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:**

Dan Conway, Acting 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:** Kimberly Sorrells, County Attorney

**RE:** Abatement/Refund of Property Taxes

**Date:** 10/15/2024

**Staff Recommendation:**

Whereas, the Board of County Commissioners hereby 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.

<b><u>CASE NO.</u></b>	<b><u>PETITIONER</u></b>	<b><u>TAXES ABATED/ REFUNDED</u></b>
A24-089	Aukum Sloans Lake Investors LLC	\$31,080.38
A24-271	Patricia H Canelos	\$638.90
A24-303	Carr Street LLC	\$5,207.57
A24-166	Gary T Elliott	\$11,753.37
A24-312	Chelsea Fredell	\$238.29
A24-295	Gateway Self Storage LLC	\$166,692.13
A24-350	Hart of Lampert LLC	\$1,141.41
A23-306	David F Heon	\$2,333.13
A24-116	Jansson Investments LLC	\$2,568.56
A24-134	Landie Family LLLP	\$5,354.37
A24-114	Kirk McVay	\$18,505.19*
A23-299	MMC Two LLC	\$15,721.83
A24-171	Prall Holdings LLC	\$6,549.48
A24-125	Ritchie Family Living Trust	\$10,720.44*
A24-284	Douglas Rosenbaum	\$8,375.04
A24-100	Robert Sechler	\$624.72
A24-109	Tagawa Greenhouses Inc.	\$3,863.16
A24-215	Timberline LLC	\$80.27
A24-370	Weaver Carpets Inc	\$2,751.39
A24-176	5545 LLC	\$5,054.07
A24-177	5545 LLC	\$4,929.05

\*To amend previous Resolution CC24-175, due to clerical error.  
 \*To amend previous Resolution CC24-244, due to clerical error.

**Resolution No: CC24-314**

**Background:**

Final Board action on 21 abatement petitions, \$ 304,182.75 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:

A24-089: Assessor recommends approval in part. Adjusted based on filings, audit and agreed adjustments.

A24-166: Assessor recommends approval in part. Comparables support reduction of value.

A24-295: Assessor recommends approval. Inventory corrected and self-storage market and subject information considered.

A24-114: Assessor recommends approval. Used in conjunction with schedule 300148601 as a unit. Valued as if combined at residential assessment rate.

A24-125: Assessor recommends approval. Taxpayer provided photos of foundation installed in 10/2022; improvement valued at 10% complete. Classification changed from vacant land to residential rate.

**Fiscal Impact:** NA

**BCC Briefing Presented on:** NA

**Originator:** 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:** Joe Kerby, County Manager

**RE:** Elk Meadow Park/Bergen Peak- Tibaldo Partnership JCOS23-12

**Date:** 10/15/2024

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**Staff Recommendation:**

Whereas, the Board of County Commissioners (BCC) has received the recommendation made in Open Space Advisory Committee Resolution #24-01, to purchase the Elk Meadow Park/Bergen Peak- Tibaldo Partnership JCOS23-12 (Tibaldo) property; and

NOW, THEREFORE, BE IT RESOLVED that the BCC 1) authorizes the Chair of the Board to execute the Purchase and Sale Agreement, Tenants in Common Agreement, and Intergovernmental Agreement for Management (IGA) and all related documents; 2) authorizes the Director of Open Space or his designee to sign the closing documents; 3) authorizes the Chair of the Board or the Assistant County Attorney to accept the deed and other documents when received; 4) authorizes the County Attorney's Office to cause the deed and the Tenants in Common Agreement to be recorded in the Jefferson County Clerk & Recorder's Office; and 5) directs the Treasurer or his designee to make an electronic payment of \$1,500,000 for the purchase price plus transaction costs, using specific payment delivery instructions to be provided by the Director of Accounting.

**Resolution No: CC24-315**

**Background:**

Jefferson County Open Space (JCOS) is partnering with the City and County of Denver (Denver) to acquire approximately 167 acres located on State Highway 74 in Evergreen for \$3,000,000. The Property connects over 4,000 acres of contiguous public land between JCOS's Elk Meadow Park, Denver Mountain Park's (DMP) Bergen Peak and Mount Pence properties, the Bergen Peak State Wildlife Area, and the Arapaho National Forest. The proposed acquisition is the first collaboration between JCOS and

Denver where the entities will co-own the property as tenants in common. An IGA between the parties will include a cost-sharing plan for demolition and cleanup of structures on the Property, estimated at approximately \$1 million, and future development and management. The Property will provide opportunities for trail connections from Elk Meadow Park, through DMP property and into the Arapaho National Forest to the west. The existing two-track roads could be used for trails/public access within the Property. The purchase agreement with the landowner includes a requirement that the rock outcropping located on the peak of the Property be identified on a wooden sign as Pietro Point after the family's patriarch.

JCOS and Denver will each contribute \$1,500,000 toward the \$3,000,000 purchase price and co-own the property, with each party owning an undivided 50% interest. Future development and management of the property will be addressed in a separate IGA. In a Tenants in Common Agreement, which will be recorded in the Jefferson County Records, JCOS and Denver have each also agreed to grant each other a Right of First Offer before ever conveying the Property, and to permanently restrict the Property to be used as a public park and open space area with the intent to protect and manage the Property's scenic viewshed, wildlife habitat, recreational uses, and water and forest resources. The parties have agreed that the Tenants in Common Agreement will be enforced in accordance with both Denver and Jefferson County governing law.

**Fiscal Impact:**

\$1,500,000 paid with Open Space funds from the adopted 2024 budget

**BCC Briefing Presented on:** 8/20/2024

**Originator:** Hillary Merritt, Deputy Director

**Distribution:** Karey Baker, Lori Foster, Anne Kelson, Anthony Chambers, Joy Lucisano, Leticia Lamprecht, Becky Gehrig and Clerk to the Board

**M E M O R A N D U M**

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

**FROM:** Joe Kerby, County Manager

**RE:** Emergency Watershed Protection Assistance – Award of Assistance  
Acceptance – Open Space

**Date:** 10/15/2024

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**Staff Recommendation:**

Resolved, that the Board of County Commissioners (BCC) approves of and authorizes the Chair of the BCC to execute the financial assistance award and all related documents for the Emergency Watershed Protection (EWP) Assistance funding application from the Natural Resources Conservation Service (NRCS) for up to \$300,000 to offset the cost of post-fire erosion mitigation on the Quarry Fire burn.

**Resolution No: CC24-316**

**Background:**

The U. S. Department of Agriculture’s Natural Resources Conservation Service (NRCS) works to realize the vision of a world of clean and abundant water, healthy soils and resilient landscapes. The NRCS manages the Emergency Watershed Protection (EWP) program which offers technical and financial assistance to help local communities relieve imminent threats to life and property caused by floods, fires, windstorms and other natural disasters that impair a watershed. EWP does not require a disaster declaration by federal or state government officials for program assistance to begin. Open Space staff is working with the Colorado EWP State Program Manager, USDA-Natural Resources Conservation Service, to complete Damage Survey Report necessary to declare a local watershed emergency and initiate EWP program assistance.

The Quarry Fire burned 580 acres of Open Space land at Deer Creek Canyon Park between July 30 and August 7, 2024. Wildfires destabilize soils and increase available nutrient loads, particularly in high burn-severity patches. Heavy rainfall and/or snowmelt could transport significant sediment and nutrient loads from the burn scar to Chatfield

Reservoir; this could negatively impact drinking water supply and recreation. Post-fire erosion mitigation in the form of helicopter-applied mulch in areas most vulnerable to significantly increased erosion would mitigate the risk of damage to the water supply.

**Fiscal Impact:** A cash match of 25% (up to \$75,000) is required and will be provided through the Jefferson County Open Space (JCOS) operating budget. There is no TABOR impact and no impact to other County departments/divisions.

**BCC Briefing Presented on:** 9/24/2024

**Originator:** Julie Liggett, Grants and Special Projects Coordinator

**Distribution:** Clerk to the Board, Anthony Chambers, Hillary Merritt, Lori Foster, Karey Baker, Leticia Lamprecht, Becky Gehrig and Steve Murdock

**M E M O R A N D U M**

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

**FROM:** Kimberly Sorrells, County Attorney

**RE:** Support for Foothills Regional Housing’s Application for 2024 PAB Allocation

**Date:** 10/15/2024

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**Staff Recommendation:**

WHEREAS, the Board of County Commissioners of Jefferson County, Colorado (the “County”) previously approved the assignment of \$7,746,682 of the County’s 2024 Private Activity Bond allocation to Jefferson County Housing Authority d/b/a Foothills Regional Housing (“FRH”) for use in the issuance of private activity bonds to support the Ives 2 and Ridge affordable housing projects in Wheat Ridge; and

WHEREAS, before this assignment could be finalized, the September 15<sup>th</sup> statutory deadline for using or assigning PAB allocations lapsed, resulting in the relinquishment of \$7,746,682 of the County’s 2024 Private Activity Bond allocation to the Colorado Department of Local Affairs; and

WHEREAS, FRH will apply to the Colorado Department of Local Affairs for \$7,746,682 of the 2024 Colorado statewide balance allocation, which if awarded would be used for the Ives 2 and Ridge affordable housing projects; and

WHEREAS, given the County’s need for affordable housing, the Board of County Commissioners desires to support FRH’s application for \$7,746,682 of the 2024 Colorado statewide balance allocation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, COLORADO THAT:

**Section 1.** Jefferson County hereby formally supports the application of Jefferson County Housing Authority d/b/a Foothills Regional Housing, to the Colorado Department of Local Affairs, for \$7,746,682 of the 2024 Colorado statewide balance allocation, which if awarded, will be used to support the Ives 2 and Ridge affordable housing projects in Wheat Ridge, Colorado.

**Section 2.** The Chair of the Board of County Commissioners or, in the absence of the Chair, any other member of the Board, is authorized to execute and deliver any instruments and to take any actions as are reasonably requested by Foothills Regional

Housing or the Colorado Department of Local Affairs to carry out and give effect to this Resolution.

**Section 3.** All actions not inconsistent with the provisions of this Resolution heretofore taken by the Board of County Commissioners and the officers of the County are ratified, approved, and confirmed.

**Section 4.** This Resolution shall be in full force and effect upon its passage and approval.

**Resolution No: CC24-317**

**Background:**

Jefferson County received a 2024 Private Activity Bond (“PAB”) allocation in the amount of \$12,746,682 from the State of Colorado. In August, the County assigned \$5,000,000 of its 2024 PAB allocation to Colorado Housing and Finance Authority, leaving a remaining balance of \$7,746,682. At a briefing held on August 27th, the Board of County Commissioners (the “BCC”) approved the assignment of the remaining balance to FRH to support two affordable housing projects in Wheat Ridge, the Ives 2 project and the Ridge Project.

Following approval at briefing, the September 15th statutory deadline for using or assigning PAB allocations lapsed before the assignment to FRH could be finalized, resulting in the relinquishment of the balance to the Colorado Department of Local Affairs (“DOLA”). FRH is now applying to DOLA for an equal amount of the statewide balance and is requesting that the BCC pass a resolution supporting its application to DOLA.

**Fiscal Impact:** No fiscal impact other than administrative time in considering and processing the assignment of allocation.

**BCC Briefing Presented on:** 10/1/2024

**Originator:** Heather Frizzell, Finance Director, x8575

**Distribution:**

Heather Frizzell, Finance Director, x8575

Emily Sander, Community Development, 303-248-6318

Jean Biondi, County Attorney’s Office x8963

# CASE SUMMARY

**CASE SUMMARY**  
**Regular Agenda**

**PC Hearing Date:** September 25, 2024

**BCC Hearing Date:** October 15, 2024

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**23-136051RZ** Rezoning

**Case Name:** Wildhorse Ranch Filing NO. 3 Official Development Plan

**Owner/Applicant:** Wadsworth Capital VI, LLC, a Colorado limited liability company

**Location:** 19000 W 58<sup>th</sup> Ave, Golden  
Section 10, Township 3 South, Range 70 West

**Approximate Area:** 22.56 Acres

**Purpose:** Rezone from Planned Development (PD) to a new PD to allow up to ninety (90) single-family detached dwellings.

**Case Manager:** Reid Powers

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**Issues:**

- None

**Recommendations:**

- **Staff:** Recommends APPROVAL

**Interested Parties:**

- None

**Level of Community Interest:** Low

**General Location:** Approximate 2.3 miles north of State Highway 58 and approximately 0.5 miles east of State Highway 93

**Case Manager Information:** Phone: 303-271-8703 e-mail: rzpowers@jeffco.us

# STAFF REPORT

Case Number:  
23-136051 RZ

**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**

Rezoning from Planned Development (PD) to Planned Development (PD) to allow for up to ninety (90) single-family detached

*Purpose*

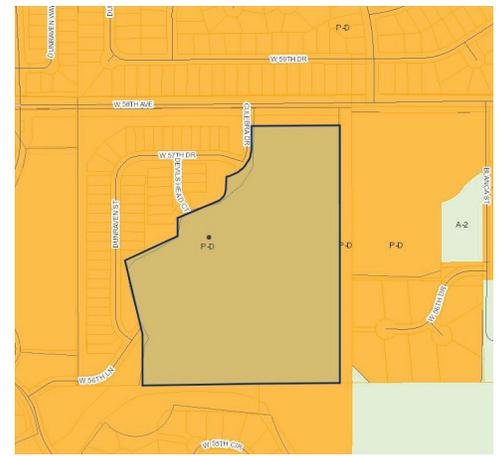
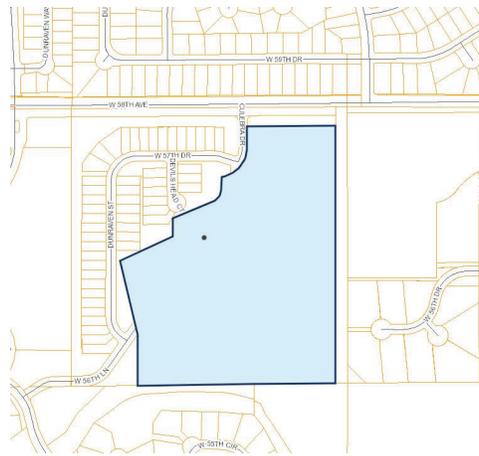
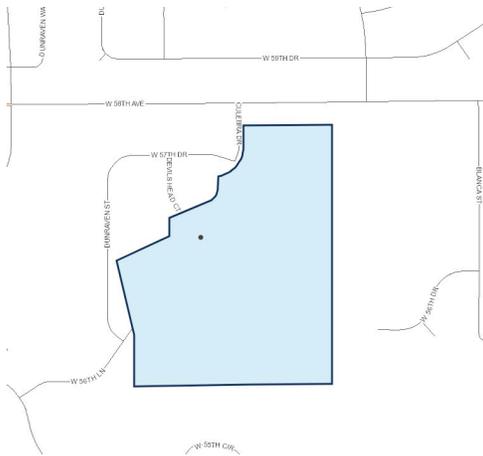
Wildhorse Ranch Filing NO. 3 ODP		Reid Powers		12-19-2023		
Case Name		Case Manager		Formal Submittal Date		
06-12-2023	10-19-2023	09-25-2024	10-15-2024	Subdivision Plat		
<i>Pre-Application Date</i>		<i>Community Meeting Date</i>		<i>PC Hearing Date</i>		<i>BCC Hearing Date</i>
Ken Toland		Wadsworth Capital VI, LLC				
<i>Applicant/Representative, check if same as owner:</i> <input type="checkbox"/>		<i>Owner</i>				
19000 W 58th Ave	Golden	80403	22.56	10	3	70
<i>Property Address</i>		<i>City</i>	<i>Zip</i>	<i>Area ≈</i>	<i>Section</i>	<i>Township</i>
51-151-02-001		Approximately 0.5 miles east of State Highway 93 and approximately 2.2 miles north of State Highway 58				
<i>Pin</i>		<i>General Location</i>				

**Land Use and Zoning**

Vicinity

Detail

Surrounding Zoning



<i>Existing Land Use:</i>	<i>Existing Zoning:</i>	<i>CMP Recommended Land Use:</i>	<i>Requested Zoning:</i>
Commercial/agricultural	PD	4 dwellings per acre	PD

*Plan Area:* North Plains *Number of citizens at Community Meetings:* 48

*PC Recommendations:* Approval (6-0) *Level of Community Interest:* medium

*Key Issues:* None

*Criteria for Rezoning:*

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

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

## 1. SUBJECT REQUEST



The applicants are requesting to Rezone the subject property from Planned Development (PD) governed by the Wildhorse Ranch Official Development Plan, to a new Planned Development (PD), governed by the Wildhorse Ranch Filing No. 3 Official Development Plan, to allow for the construction of up to ninety (90) single-family detached dwellings.

In addition to allowing up to ninety single-family detached dwellings the proposed Planned Development also includes restrictions/regulations related to setbacks, fences, signage, and open spaces and buffers. It is specified that any regulation not addressed within the Planned Development would default back to the Jefferson County Residential-One B (R-1B) zone district.

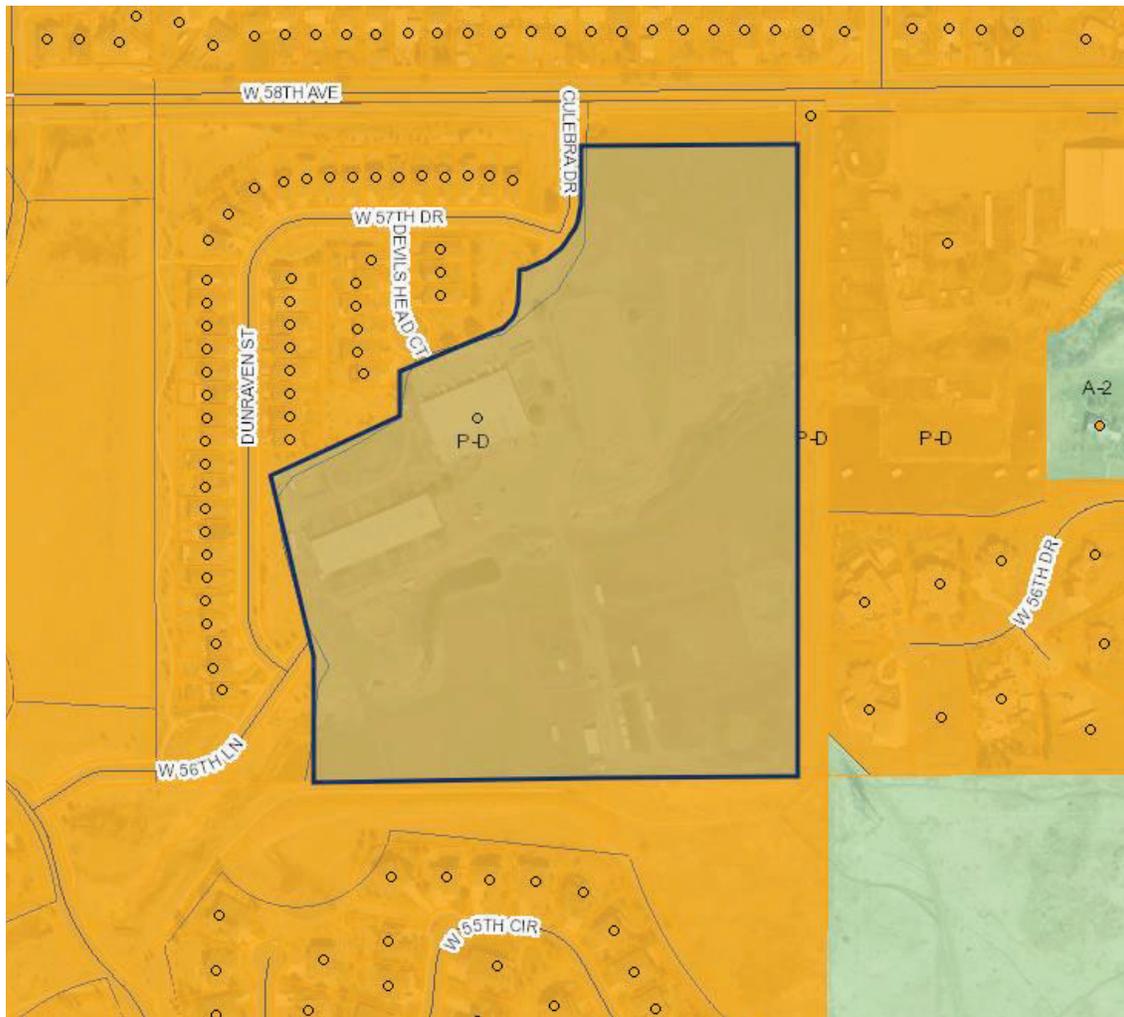
## 2. CONTEXT

The subject property is located approximately 0.5 miles east of State Highway 93 on West 58<sup>th</sup> Avenue. The immediate area around the subject property is largely residential in nature, with subdivisions of single-family detached dwellings to the north, south, east, and west. A property to the east is zoned as a Planned Development and allows for single-family residential and agricultural uses related to the boarding and keeping of horses. The land to the southeast is Open Space.



### 3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
<b>North:</b>	Planned Development (PD)	Single-Family
<b>South:</b>	Planned Development (PD)	Single-Family
<b>East:</b>	Planned Development (PD)	Single-Family & horse boarding
<b>West:</b>	Planned Development (PD)	Single-Family



## 4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning
	PD (Wildhorse Ranch ODP)	PD (Wildhorse Ranch Filing No.3 ODP)
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Detached single-family residences</li> <li>• Equestrian boarding</li> <li>• Riding and horse training</li> <li>• Horse shows</li> <li>• Seminars and public exhibitions</li> <li>• Indoor riding arenas and stables</li> <li>• Open space</li> <li>• Equestrian clinic</li> <li>• Pocket parks and common areas</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family detached dwellings</li> </ul>

## 5. TRANSPORTATION

A traffic analysis was prepared and reviewed as a part of the required referral process for the proposed Rezoning. The analysis found that the local road network, in its current state, is capable of handling the proposed traffic. Additional analysis of transportation impacts may be reviewed in the subsequent Preliminary-Final Plat process, should this Rezoning request be approved. Improvements to the roadways or points of access may be required of the applicant at time of future Preliminary-Final Plat application, if warranted by the traffic analysis.

## 6. CRITERIA FOR DECISIONS FOR REZONING TO PLANNED DEVELOPMENT APPLICATIONS

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Section 6 of the Zoning Resolution states, *In reviewing Rezoning & 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 area surrounding the subject property of this Rezoning is made up mostly of residential land uses, with nearby, limited agricultural uses. The proposed allowed use of up to ninety single-family detached dwellings is compatible with the surrounding area, as much of the surrounding area is already used for single-family detached dwellings of a similar density. For example, the subdivision to the west has a density of 3.27 dwellings per acre and the subdivision northeast has a density of 3.6 dwellings per acre. The proposed allowed use of 90 single-family dwellings would result in a maximum density of 3.98 dwellings per acre.

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

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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.

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	Summary	Conforms with CMP?   
<b>Land Use</b>	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.	
<b>Physical Constraints</b>	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	
<b>Community Resources</b>	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.	
<b>Infrastructure Water and Services</b>	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	

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

**Land Use:** The subject properties are located within the North Plains Area Plan of the CMP and have a land use recommendation of up to four dwellings per acre (4du/acre). The density allowed by the proposed ODP would be below the maximum density recommended by the CMP. The proposed 90 dwellings on the 22.56 acres of land would result in a density of 3.98 dwellings per acre. The proposed land use is similar in density to the development to the west and similar in nature to surrounding land uses.

**Physical Constraints:** There is a 100-year floodplain running through the center of the subject property. The proposed ODP calls out this floodplain and specifies restrictions related to the floodplain area. The floodplain is to remain as open area save for a single roadway crossing. Much of the property is within the maximum wildlife quality area, due to the floodplain, and may contain Prebles Meadow Jumping Mouse habitat. Because of this the floodplain should be preserved and the US Fish and Wildlife Service should be a referral agency during the Preliminary-Final Plat process. There were no other hazards or constraints discovered during the review of this application that would impact the consistency of this application with 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. Of these community resources to be considered only the trails resource and historic structures of sites is applicable to this property. There is a trail/sidewalk along W 58<sup>th</sup> Ave that should not be altered due to this proposed development. Similarly, there are also trails to the south and east of the property which, if connected to, may be a valuable community amenity. Jefferson County Open Space and any relevant third parties who own or maintain the trails should be contacted during the Preliminary-Final Plat process to ensure the proposed development is properly connected to existing pedestrian/recreational infrastructure, if possible.

There are no historic structures on site and the site itself is not historic. An adjacent property is a historic survey area. A historic, archaeological, and paleontological report/plan will be required at time of Preliminary-Final Plat and will be used to evaluate any historical factors which may be on site or adjacent historical factors which the proposed development may impact.

**Infrastructure, Water, and Services:** A primary goal of the CMP is to ensure that development has an adequate provision of infrastructure and services. The property is served by the North Table Mountain Water and Sanitation District, the Fairmount Fire Protection District, and the Jefferson County Sheriff's Office for law enforcement. The providers have indicated they would be able to serve the proposed development. Additionally, the traffic analysis reviewed during the referral process has indicated the existing transportation network can support the proposed development. The infrastructure, water and service goals and policies of the CMP are met.

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

The proposed uses are generally no more impactful to the surrounding area than the already allowed uses and those uses already allowed on adjacent properties. Possible visual, odor, or noise impacts the development could have an adjacent agricultural and Open Space uses are addressed by a required 25-foot landscape buffer along the east and southern property lines.

*d. The availability of infrastructure and services*

The properties are within the North Table Mountain Water and Sanitation District for water and sewer services and the Fairmount Fire Protection District for fire protection services. Both Districts have indicated they can serve the uses proposed with this Rezoning. Additionally, The Jefferson County Sheriff's Office provides law enforcement services. The transportation network has been found to be able to accommodate additional traffic that may be generated from the proposal. Staff finds the proposal has adequate infrastructure and services available to it.

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

The proposed land use has been found to be appropriate for the area. The potential deleterious effects related to the Rezoning have been found to be minimal or mitigated. Staff finds the proposal will not create an adverse impact on the health, safety, or welfare of the residents and landowners of the surrounding area.

## 7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

## 8. COMMUNITY MEETING

A Community Meeting (23-126266CMT) was completed on October 19, 2023, for the proposed Rezoning. There were forty-eight (48) citizens in attendance, and the primary topics covered included traffic, loss of existing land use (horse boarding/related uses), housing density and type, and concern for the river crossing the property. The meeting was held virtually. The applicant presented the development proposal/Rezoning. The applicant responded to citizens' questions during the meeting, and the meeting summary is included in this case packet.

## 9. COMMUNITY RESPONSES

During the processing and review of this Rezoning application staff received several comments pertaining to this Rezoning. At the time of writing this staff report staff has received five (5) written comments. Public comments were generally related to traffic impacts, availability of utilities, and loss of the existing use.

## 10. AGENCY REFERRAL RESPONSES

This Rezoning application was sent on two (2) referrals to thirteen (13) Jefferson County departments and eight (8) external agencies. The referrals are an opportunity for the applicant to update the application to meet other Jefferson County and agency requirements, as well as for Planning & Zoning to propose revisions for the ODP to best meet the intent of the Zoning Resolution.

There are no unresolved concerns raised by referral agencies regarding the Rezoning proposal.

## 11. NOTIFICATION

Notification of the proposed development was sent and posted in accordance with the Zoning Resolution for Rezoning applications, at least fourteen (14) days ahead of the scheduled hearings.

## 12. POST HEARING REVIEW

If the Rezoning is approved by the Board of County Commissioners, the post hearing review shall be in accordance with the Zoning Resolution as follows:

*The applicant shall have 28 days after the 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 applicant would be required to submit a Preliminary-Final Plat application before constructing the proposed uses. The Preliminary-Final Plat process involves an intensive review of the applicant's proposed site plan, grading, drainage, parking, and other plans for compliance with the ODP, Zoning Resolution, Land Development Regulation, Transportation Design & Construction Manual, and the

Storm Drainage Design & Technical Criteria. If the Preliminary-Final Plat is approved, the applicant may then apply for Building Permit(s).

## SUMMARY OF STAFF ANALYSIS

Staff has identified through a complete referral process and analysis that the proposed Rezoning from PD to a new PD for the purpose of allowing ninety (90) single-family detached dwellings is appropriate for the area and the proposed ODP has adequate measures to limit the impact of the proposed land uses on the surrounding area. The proposal meets the applicable goals and policies of the CMP and has adequately addressed comments from County and outside agency referrals. Staff recommends APPROVAL of the proposed Rezoning.

## FINDINGS:

Based on the analysis included in this report, Staff concludes that this Rezoning 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 proposed Rezoning to allow for ninety (90) single-family detached dwellings on the subject properties is compatible with the existing and allowable single-family agricultural land uses in the surrounding area as it is a similar use at a comparable density.
2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). The proposed Rezoning is in an area where the CMP recommends for up to four dwellings per acre. The proposed Rezoning would allow for a maximum density at or below the CMP recommendation. All other applicable CMP goals and policies have been met.
3. The negative impacts of the proposed land use upon the surrounding area have been considered and found to be minimal or mitigated by the provisions in the proposed Official Development Plan.
4. The subject property is within the North Table Mountain Water and Sanitation District for water and sewer services and the Fairmount Fire Protection District for fire protection services. Both districts have indicated they can serve the uses proposed with this Rezoning. The Sheriff's Office provides law enforcement services. The existing transportation network is capable of absorbing the anticipated traffic. The infrastructure and services available to the subject property are available and adequate to serve the proposed uses.
5. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

## PLANNING COMMISSION ACTION:

Planning Commission Recommendation (Resolution Dated September 25, 2024 Attached):

Approval	_____
Approval with Conditions	X (6-0)
Denial	_____

The case was scheduled on the regular agenda of the Planning Commission hearing based upon staff anticipation of public comment related to the application. Five citizens did attend the hearing virtually and in person to offer public comment related to the case. Public comment was generally related to concerns about loss of the existing land use, that being a horse boarding facility, and possible preble's jumping mouse habitat disturbance. Some public comment was in favor of the application. Planning Commission members requested the applicant and planning staff to respond to the stated concerns. The applicant responded by reiterating that they were working with the local horse community to get horse related equipment and buildings currently on site relocated. It was also reiterated that the sale of closure of the horse facility was a private matter unrelated to the Rezoning application or evaluation. During the subdivision process a Habitat Conservation Plan (HCP) may be required if preble's jumping mice are found on site. The Planning Commission discussed the proposed Rezoning, acknowledged that the applicant was trying to honor the existing horse heritage, and urged citizens in attendance to attend other County organized Together Jeffco events to voice concern about the Comprehensive Master Plan update and its inclusion of areas designated for recreational areas, including horse related recreational areas. The Planning Commission recommends approval of this case (6-0), with one condition. During the hearing, it was discussed that provision H.2. in the proposed ODP did not identify which zone district standards would apply for those requirements not specifically addressed in the ODP. Staff proposed working with the applicant on this provision prior to the Board of County Commissioners Hearing. Doing so was made a condition of approval. Provision H.2. has been revised as follows: *Other issues not specifically addressed herein will be addressed by those standards in the Jefferson County Zoning Resolution for the R-1B zone district*

COMMENTS PREPARED BY:

*Reid Powers*  
Reid Powers – Planner

# PLANNING COMMISSION RESOLUTION

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**September 25, 2024**

**RESOLUTION**

---

**23-136051RZ** Rezoning  
**Case Name:** Wildhorse Ranch Filing NO. 3 Official Development Plan  
**Owner/Applicant:** Wadsworth Capital VI, LLC, a Colorado limited liability company  
**Location:** 19000 W 58th Ave, Golden  
Section 10, Township 3 South, Range 70 West  
**Approximate Area:** 22.56 Acres  
**Purpose:** **Rezone from Planned Development (PD) to a new PD to allow up to ninety (90) single-family detached dwellings.**  
**Case Manager:** Reid Powers

The Jefferson County Planning Commission hereby recommends **APPROVAL WITH ONE CONDITION**, 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 Rezoning to allow for ninety (90) single-family detached dwellings on the subject properties is compatible with the existing and allowable single-family agricultural land uses in the surrounding area as it is a similar use at a comparable density.
  - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan). The proposed Rezoning is in an area where the CMP recommends for up to four dwellings per acre. The proposed Rezoning would allow for a maximum density at or

- below the CMP recommendation. All other applicable CMP goals and policies have been met.
- C. The negative impacts of the proposed land use upon the surrounding area have been considered and found to be minimal or mitigated by the provisions in the proposed Official Development Plan.
  - D. The properties are within the North Table Mountain Water and Sanitation District for water and sewer services and the Fairmount Fire Protection District for fire protection services. Both Districts have indicated they can serve the uses proposed with this Rezoning. The Sheriff’s Office provides law enforcement services. The existing transportation network is capable of absorbing the anticipated traffic. The infrastructure and services available to the subject property are adequate to serve the proposed uses.
  - 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.
3. The following is a condition of the Planning Commission recommendation for approval:
- A. Staff and the applicant will update Section H.2. of the proposed Official Development Plan (ODP) to clarify which zone district in the Jefferson County Zoning Resolution applies to the subject property for those development standards not specifically addressed in the proposed ODP.

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

Commissioner	<b>Rogers</b>	<b>aye</b>
Commissioner	<b>Spencer</b>	<b>aye</b>
Commissioner	<b>Becker</b>	<b>aye</b>
Commissioner	<b>Duncan</b>	<b>aye</b>
Commissioner	<b>Bolin</b>	<b>aye</b>
Commissioner	<b>Liles</b>	<b>aye</b>
Commissioner	<b>Messner</b>	<b>aye</b>

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

Jefferson County Planning Commission Resolution  
Case #23-136051RZ  
September 25, 2024  
3 of 3

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, September 25, 2024.

  
\_\_\_\_\_  
Kimi Schillinger  
Executive Secretary

# PROPOSED ZONING

# WILDHORSE RANCH FILING NO. 3 OFFICIAL DEVELOPMENT PLAN

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NUMBER 23-136051 RZ

## LEGAL DESCRIPTION:

LOT 2, WILDHORSE RANCH SUBDIVISION RECORDED AT RECEPTION NUMBER 2011019530, COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING 982,712 SF OR 22.5600 ACRES MORE OR LESS.

## WRITTEN RESTRICTIONS:

- A. PERMITTED USES:**
- SINGLE-FAMILY DETACHED DWELLINGS (NINETY (90) DWELLING UNITS MAXIMUM).
  - ACCESSORY USES INCLUDING:
    - PRIVATE GARAGE(S).
    - ONE (1) STORAGE SHED NOT TO EXCEED 200 SQUARE FEET/LOT.
    - ONE (1) GAZEBO/LOT.
    - POOLS, PLAY SETS, TENNIS COURTS, HOT TUBS, DECKS, AND OTHER SIMILAR OUTSIDE PRIVATE RECREATIONAL FACILITIES.
- B. LOT STANDARDS:**
- SINGLE-FAMILY PRIVATE ALLEY LOADED GARAGE:
    - BUILDING SETBACKS:
 

FRONT:	18 FEET
SIDE (TO STREET):	10 FEET
SIDE (TO PROPERTY LINE):	5 FEET
REAR:	10 FEET
  - SINGLE-FAMILY PUBLIC STREET LOADED GARAGE:
    - BUILDING SETBACKS:
 

FRONT (TO LIVING SPACE):	10 FEET
FRONT (TO GARAGE):	15.5 FEET
SIDE (TO STREET):	10 FEET
SIDE (TO PROPERTY LINE):	5 FEET
REAR:	10 FEET
- EAVES, ROOF OVERHANGS, GUTTERS, BAY/BOX WINDOWS AND FIREPLACES MAY PROTRUDE TWENTY-FOUR (24) INCHES INTO THE SETBACK, THREE (3) FEET FOR WINDOW WELLS AND AIR CONDITIONING UNITS AND FOUR (4) FEET FOR COUNTER TOPS OR OTHER SUB GRADE FOUNDATION STRUCTURES. OTHER ITEMS ALLOWED IN THE SETBACK: BUILDING FACADES, BUILDING SIDING, MASONRY VENEER, PLUMBING/VENTS PROTRUSION AND CONCRETE STOOPS.
  - SUBGRADE COUNTERFORTS AND WINDOW WELLS MAY ENCR OACH INTO DRAINAGE EASEMENTS BETWEEN LOTS SUBJECT TO PROVIDING AN ACCEPTABLE DRAINAGE STUDY FOR REVIEW AND APPROVAL BY PLANNING AND ZONING DURING THE PLAT PROCESS.
  - MINIMUM LOT AREA REQUIREMENT: 3,000 SQUARE FEET.
  - HEIGHT LIMITATION: NO STRUCTURE SHALL EXCEED THIRTY-FIVE (35) FEET IN HEIGHT.
- C. FENCES:**
- THE MAXIMUM HEIGHT OF FENCES SHALL BE FORTY-TWO (42) INCHES WITHIN THE REQUIRED FRONT OR SIDE-TO-STREET BUILDING SETBACK; SIX (6) FEET IN ALL OTHER AREAS.
  - BARBED WIRE AND ELECTRICAL FENCES ARE PROHIBITED.
  - ALL FENCES WILL BE LIMITED TO FENCES CONSTRUCTED OF WOOD, MASONRY, STUCCO, OR VINYL.
- D. SIGNS:**
- ONE DOUBLE FACED OR TWO SINGLE FACED (ONE AT EACH SIDE OF ENTRY) SIGNS ARE ALLOWED AT PROJECT AND/OR COMMUNITY ENTRANCES, AND SHALL NOT EXCEED A MAXIMUM OF THIRTY-TWO (32) SQUARE FEET PER FACE. THE MAXIMUM HEIGHT OF ANY SUCH SIGN SHALL BE SIX (6) FEET IN HEIGHT. IF PLACED ON AN EARTHEN BERM, THE BERM HEIGHTS ARE INCLUDED IN THIS MEASUREMENT.
  - TWO TEMPORARY SIGNS NOT EXCEEDING THIRTY TWO (32) SQUARE FEET, DOUBLE OR SINGLE FACED ARE PERMITTED. THESE SIGNS SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT.
  - ALL TEMPORARY SIGNS LISTED ABOVE OR PROVIDED IN THIS SECTION F MUST BE REMOVED UPON THE CLOSING OF THE LAST UNIT WITHIN THE COMMUNITY. PROVIDED, HOWEVER, OTHER TEMPORARY SIGNS ARE ALLOWED AS PERMITTED BY THE JEFFERSON COUNTY ZONING RESOLUTION, AS AMENDED.
  - SIGNS AND ENTRY MONUMENTS MAY BE ILLUMINATED FROM CONCEALED LIGHT SOURCES, NOT ILLUMINATED INTERNALLY.
- E. OPEN SPACE AND BUFFER AREAS:**
- THE MINIMUM PERCENTAGE OF COMMON OPEN SPACE AND LANDSCAPING WITHIN THE OFFICIAL DEVELOPMENT PLAN BOUNDARY SHALL BE THIRTY PERCENT (30%).
  - A MINIMUM TWENTY-FIVE (25) FOOT BUILDING SETBACK IS REQUIRED ALONG THE EAST AND SOUTH OFFICIAL DEVELOPMENT PLAN BOUNDARY AS A BUFFER FOR ADJACENT PROPERTIES.
  - THE RAMSTETTER CREEK FLOODPLAIN TRAVERSES THE SITE, THE FLOODPLAIN WILL BE PRESERVED AS OPEN SPACE WITH THE EXCEPTION OF A SINGLE ROADWAY CROSSING AND ANY DRAINAGE IMPROVEMENTS REQUIRED BY FEMA AND/OR THE MILE HIGH FLOOD DISTRICT.
- F. GENERAL REQUIREMENTS:**
- ALL UTILITY LINES WITHIN THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND AS TO MINIMIZE THE VISUAL INTRUSIVENESS OF THE UTILITY.
  - OTHER ISSUES NOT SPECIFICALLY ADDRESSED HEREIN WILL BE ADDRESSED BY THOSE STANDARDS IN THE JEFFERSON COUNTY ZONING RESOLUTION FOR THE R-1B Zone District.
  - ANY MAN-MADE CHANGE TO IMPROVED OR UNIMPROVED REAL ESTATE, INCLUDING BUT NOT LIMITED TO BUILDINGS OR OTHER STRUCTURES, MINING, DREDGING, FILLING, GRADING, PAVING, EXCAVATION OR DRILLING OPERATIONS IS NOT PERMITTED WITHIN THE 100-YEAR FLOODPLAIN UNLESS A FLOODPLAIN DEVELOPMENT PERMIT PURSUANT TO THE FLOODPLAIN SECTION OF THE JEFFERSON COUNTY ZONING RESOLUTION IS FIRST OBTAINED.
  - A 6-FOOT DETACHED SIDEWALK IS REQUIRED TO BE INSTALLED ALONG W. 58TH AVENUE WITHIN TRACTS B & D OF WILDHORSE RANCH FILING 2 (REC NO 2011103354) WHEN WILDHORSE RANCH SUBDIVISION (REC NO 20111019530) LOT 2 IS DEVELOPED.

## STANDARD FLEXIBILITY STATEMENT:

THE GRAPHIC DRAWING CONTAINED IN THIS OFFICIAL DEVELOPMENT PLAN IS INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTURAL PROVISIONS OF THIS OFFICIAL DEVELOPMENT PLAN IN GRANTING PLAT APPROVAL. THE DIRECTOR OF PLANNING AND ZONING MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- FINAL ROAD ALIGNMENTS.
- FINAL CONFIGURATION OF LOTS AND TRACTS SIZES AND SHAPES.
- FINAL BUILDING ENVELOPES.
- LANDSCAPE ADJUSTMENTS.
- TRAIL AND BUFFER LOCATIONS.

## APPROVED FOR RECORDING:

THIS OFFICIAL DEVELOPMENT PLAN, TITLED WILDHORSE RANCH FILING NO. 3 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 WADSWORTH CAPITAL VI LLC.

BY: JEFFERSON COUNTY PLANNING AND ZONING DIRECTOR

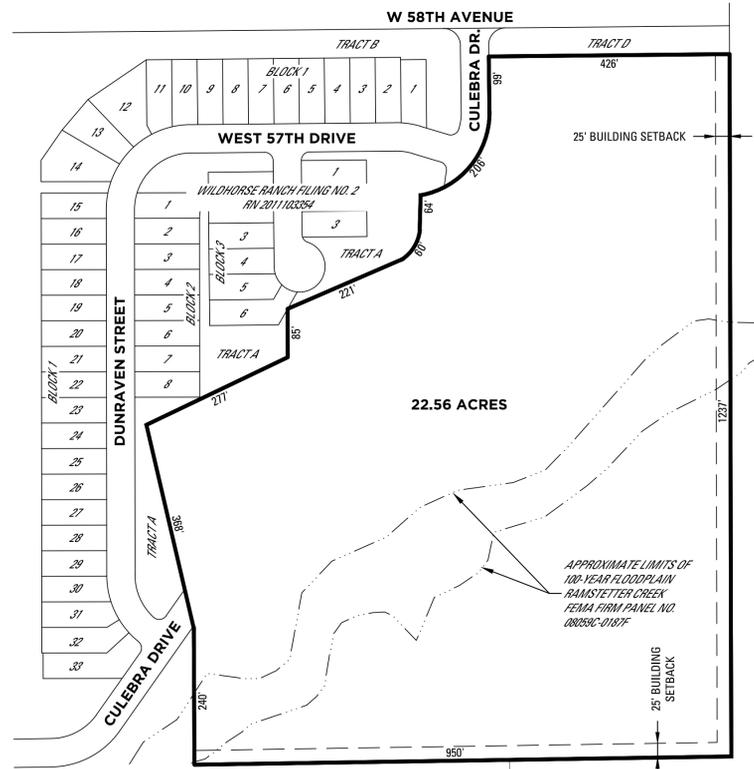
SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

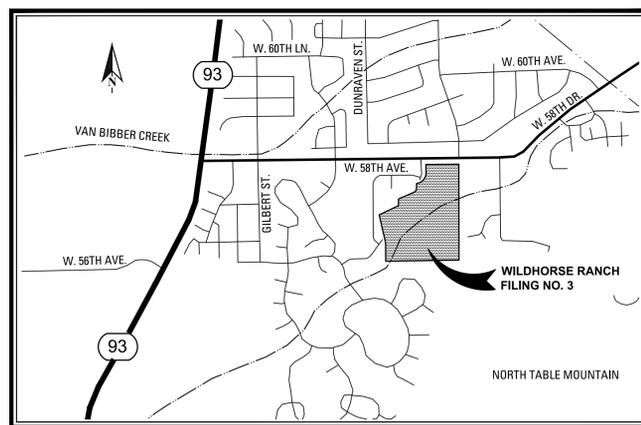
## CLERK AND RECORDER'S CERTIFICATE:

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



ODP GRAPHIC MAP



VICINITY MAP  
1" = 1000'

## TITLES AND NAMES:

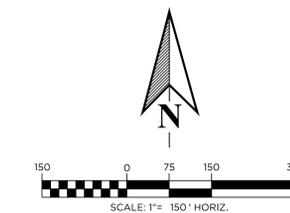
TITLE: WILDHORSE RANCH FILING NO. 3 OFFICIAL DEVELOPMENT  
OWNER: WADSWORTH CAPITAL VI, LLC.  
REPRESENTATIVE: GUILLAUME POUCHOT, MANAGER  
5740 OLDE WADSWORTH BLVD., ARVADA, CO 80002  
PREPARED BY: KT ENGINEERING  
12500 W. 58TH AVE, SUITE 230, ARVADA, CO 80002

## STATEMENT OF INTENT:

TO ALLOW NINETY (90) SINGLE-FAMILY DETACHED UNITS.

## LEGEND

- EXISTING PROPERTY LINES
- OFFICIAL DEVELOPMENT PLAN BOUNDARY
- 100-YEAR FLOODPLAIN LIMITS



DATE SUBMITTED: 11.03.2023	
REVISION NO.	DATE
1	04.08.2024
2	08.02.2024
3	08.28.2024
4	
5	
PREPARED FOR: WADSWORTH CAPITAL VI, LLC 5740 Olde Wadsworth Blvd Arvada, CO 80002	
SCALE: 1" = 150'	JOB NO: 0009-2214
BY: KPT	
SHEET 1 OF 1	



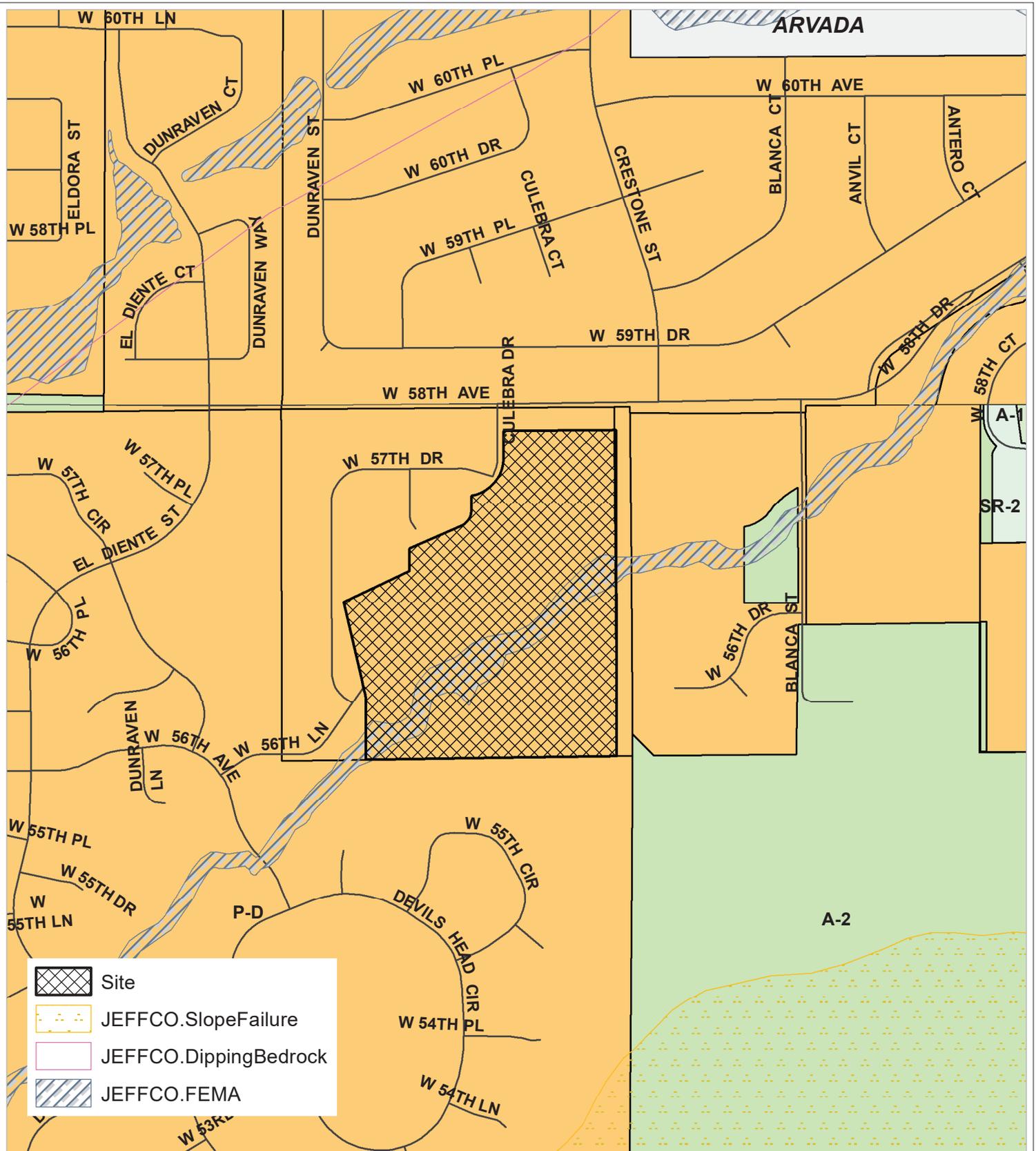
**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

# MAPS





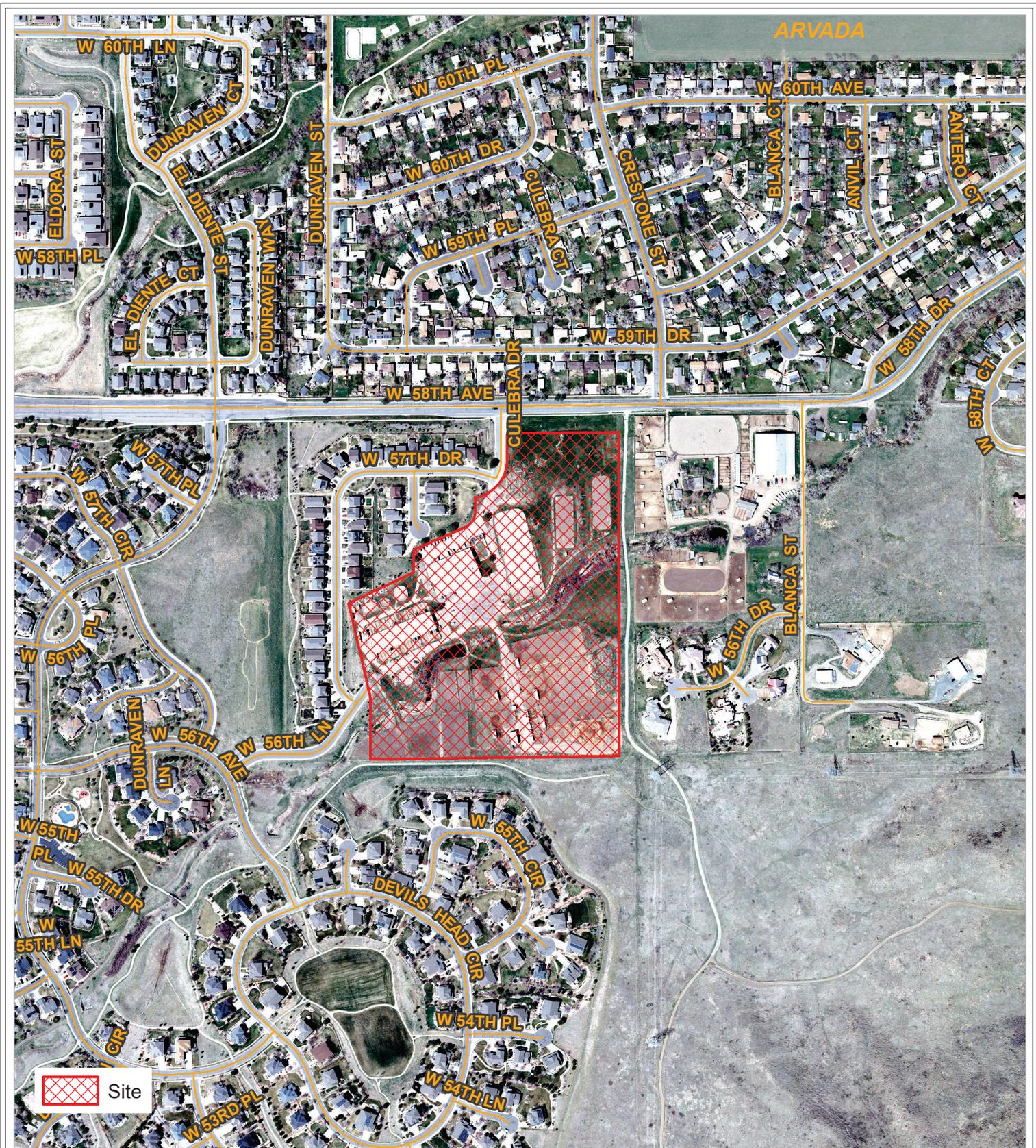


**Case Number: 23-136051RZ**  
**Location: Section 10, T3S, R70W**



This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.





**Case Number: 23-136051RZ**  
**Location: Section 10, T3S, R70W**



**JEFFERSON**  
 COUNTY COLORADO

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0 235 470

940

Feet

Page 42 of 88



Legal Description

Street Location of Property: 19000 West 58<sup>th</sup> Avenue

Is there an existing structure at this address?

Yes X No       

Type the legal description and address below.

**Lot 2, Wildhorse Ranch Subdivision, County of Jefferson, State of Colorado.**

Section 10 Township 3 S. Range 70 W.

Calculated Acreage 22.56 Acres Checked by: Kendell Court

Address Assigned (or verified): 19000 West 58<sup>th</sup> Avenue

# CURRENT ZONING

# Wildhorse Ranch

## Official Development Plan

### Jefferson County, Colorado

1 OF 2

**LAND USE DATA**

**LAND USE AREA A - RESIDENTIAL**  
Total Acreage 15.29 Ac.  
Total Units 50  
Gross Density Area A 3.0 DU/Ac.

**LAND USE AREA B - EQUESTRIAN CENTER**  
Total Acreage 17.6 Ac.  
Total Units 3  
Gross Density Area B 0.17 DU/Ac.

**LAND USE AREA C - EQUESTRIAN CENTER**  
Total Acreage 5.87 Ac.  
Total Units 0  
Gross Density Area B 0.0 DU/Ac.

TOTAL SITE AREA 38.76 Ac.  
TOTAL UNITS 53  
TOTAL GROSS DENSITY 1.4 DU/Ac.

**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. 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 and building permit application.

**LAND DESCRIPTION**

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH P.M., EXCEPT THE EAST 60 FEET THEREOF AND EXCEPTING ANY PORTION LYING WITHIN WEST 58th AVENUE, COUNTY OF JEFFERSON, STATE OF COLORADO.

**LEGAL DESCRIPTION: LIMITS OF POTENTIAL LANDSLIDE AREA**

A PORTION OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6th PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 2" ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE QUARTER OF SECTION 10; THENCE S 89° 17' 17" W ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE QUARTER, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF A 60.00 FOOT EXCEPTION (REC. NO. F0912351) & VEHICULAR ACCESS AGREEMENT (REC. NO. F0912354) TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF SAID SOUTHWEST ONE QUARTER S 89° 17' 17" W, A DISTANCE OF 595.00 FEET; THENCE N 23° 10' 10" E, A DISTANCE OF 39.54 FEET; THENCE N 34° 42' 04" E, A DISTANCE OF 57.43 FEET; THENCE N 41° 39' 23" E, A DISTANCE OF 275.65 FEET; THENCE N 41° 44' 18" E, A DISTANCE OF 47.39 FEET; THENCE N 35° 15' 47" E, A DISTANCE OF 84.12 FEET; THENCE N 59° 54' 20" E, A DISTANCE OF 327.79 FEET TO A POINT ON THE WEST LINE OF SAID EXCEPTION; THENCE S 00° 01' 26" W, A DISTANCE OF 550.54 FEET ALONG THE WEST LINE OF SAID EXCEPTION TO THE TRUE POINT OF BEGINNING. CONTAINING 196,217.35 SQUARE FEET OR 4.50 ACRES MORE OR LESS.

**COUNTY COMMISSIONER'S CERTIFICATE:**

This Official Development Plan, titled Argentine Mine Official Development Plan, was approved the 13<sup>th</sup> day of March, 2007, and is accepted by the Board of County Commissioners on this 21<sup>st</sup> day of March, 2007.

BOARD OF COUNTY COMMISSIONERS: *[Signature]* Chairman  
*[Signature]* 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 21<sup>st</sup> day of MARCH, 2007 at 2:27:34 p.m.

*[Signature]* By: *[Signature]*  
Jefferson County Clerk and Recorder Deputy Clerk

**OWNER'S CERTIFICATES:**

The Argentine Mine, LLC as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

The Argentine Mine a Delaware company  
By: *[Signature]*  
Gerald C. Shea, Member, Trustee  
Date: March 16, 2007

STATE OF COLORADO } SS Fairfield CT  
COUNTY OF JEFFERSON }

The foregoing instrument was acknowledged before me this 16 day of MARCH, 2007.

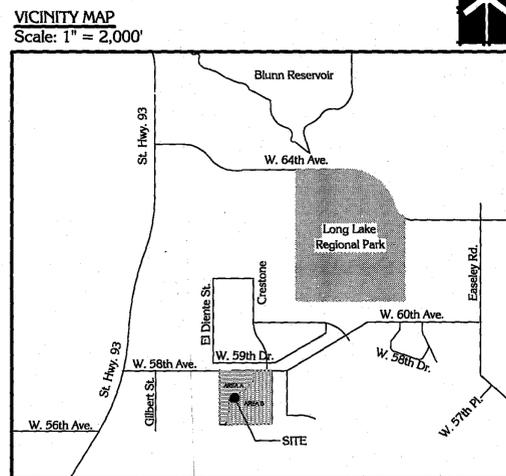
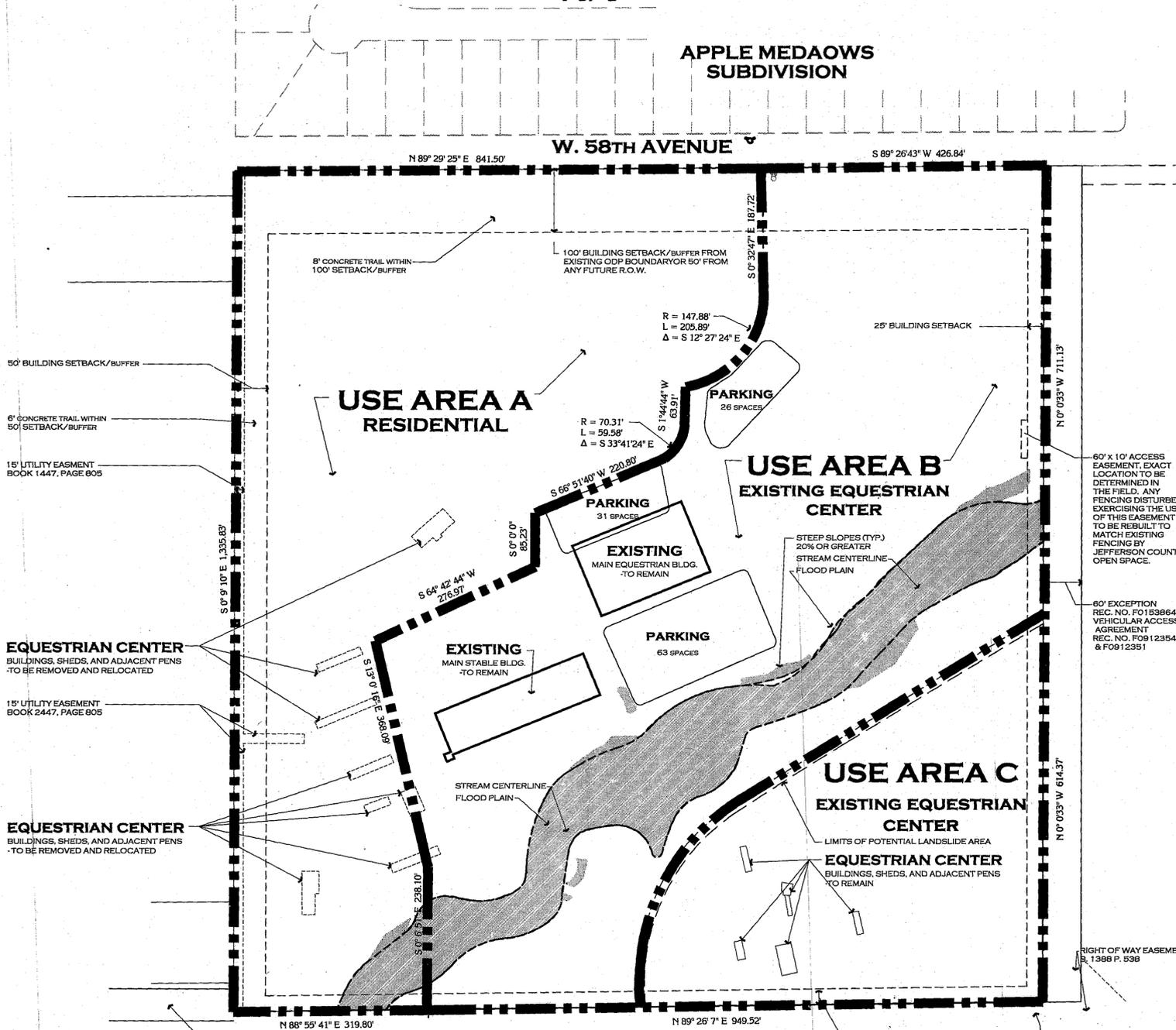
Witness my hand and official seal.  
*[Signature]*  
Notary Public

PAUL D. KRILIVSKY  
NOTARY PUBLIC  
COMMISSION EXPIRES 11/20/11

My Commission Expires: 10/31/10

JOB NO: 20506  
ACAD FILE: 20506cad1  
DRAWN: RR/TCH  
CHECKED: TCH/KN

REVISIONS:  
February 1, 2007  
January 24, 2007  
December 8, 2006  
July 25, 2006  
June 6, 2006



PREPARED BY:  
**VIGNETTE**  
Landscape Architecture  
Site Planning  
Graphics  
144 N. Mason Street Suite 2 Fort Collins, CO 80524  
Tel: (970) 472-9125 Fax: (970) 494-0728  
www.vignettestudios.com

**OWNER:**  
The Argentine Mine, LLC  
Gerald Shea  
363 Pequot Ave.  
P.O. Box 577  
Southport, CT 06890-0577  
(203) 259-7522

**ENGINEER:**  
MB Consultants, Inc.  
Travis Nicholson  
333 W. Colfax Avenue Suite 500  
Denver, CO 80204  
(303) 825-7475

**LEGEND**

	USE AREA BOUNDARY		EXISTING BUILDINGS TO BE RELOCATED
	UTILITY EASEMENTS/BUILDING SETBACKS		EXISTING BUILDINGS TO REMAIN
	FLOOD PLAIN		PARKING AREAS
	STREAM/LAKE		POTENTIAL LANDSLIDE AREA
	STEEP SLOPES (OVER 30%) NOT INCLUDED IN FLOOD PLAIN		



Unofficial

# Wildhorse Ranch

## Official Development Plan

### Jefferson County, Colorado

#### I. Title and Names

##### A. Name, Address, and Phone Number of Owners:

Gerald Shea  
The Argentine Mine, LLC  
181 Old Post Road  
Southport, CT 06890-0577  
(203) 259-7522  
(203) 259-0864 FAX

##### B. Name, Address, and Phone Number of Engineer:

Travis Nicholson  
MB Consultants, Inc.  
333 W. Colfax Avenue  
Suite 500  
Denver, CO 80204  
(303) 825-7475  
(303) 825-7341 FAX

##### C. Name, Address, and Phone Number of ODP Preparer:

Kim Nelson, ASLA  
Vignette Studios, LLC  
1115 Grant Street  
Suite G-5  
Denver, CO 80203  
(303) 832-2530  
(303) 832-2536 FAX

##### D. Name of proposed development:

Wildhorse Ranch

#### II. Statement of Intent

The purpose of this development is to develop an approximately 15 acre corner of the existing Table Mountain Ranch ODP into a residential single family home development (land use area A), while maintaining the existing equestrian facility on 23 acres in a separate land use area B.

The intent of the residential patio home development is to develop 50 single family homes at a gross density of 3.0 DU/Acre in Land Use Area A. On this portion, a landscape buffer is proposed adjacent to West 58th Avenue, as well as a minimum of 40% common open space. This open space includes the buffers, a pocket park and internal trail systems to connect with the regional trail system to the south of the property.

#### III. Land Use Area A

##### A. Permitted Uses:

- Detached single family residences
- Accessory structures including:
  - A private attached garage, a maximum of 800 square feet
  - No more than one (1) mini-structure a maximum of 200 square feet and 8 feet tall. All mini-structures shall follow the guidelines of the Jefferson County Zoning Resolution, Section 5 Accessory Uses.
- Open space including natural areas, open areas, or landscape berm areas.
- Pocket parks and other common areas.

##### B. Lot and Building Standards:

- Maximum number of detached single family patio homes: 50.
- Minimum lot size: 4,500 square feet (0.10 acre)
- Minimum Setbacks:

Front	20 feet on public ROW
	5 feet to private drives
Side	5 feet
Corner Side	10 feet
Rear	10 feet
- Corner lots must comply with the vision clearance triangle requirements as specified in the 'Definitions' section of the Jefferson County Zoning Resolution.
- All setbacks shall be measured from the foundation wall; however, eaves, roof overhangs, and fireplaces may protrude 24 inches into the setback.
- Maximum building height 35'.

##### C. Off-street Parking:

- A minimum of two (2) off-street parking spaces (garage spaces apply) that comply with the applicable section of the Jefferson County Zoning Resolution shall be provided for each dwelling unit.

##### D. Fencing and Retaining Walls:

- If fencing is to occur within the buffer along West 58th Avenue, it shall be a maximum height of 42 inches. Fencing opacity shall be 50% and limited to wood, masonry, wrought iron, vinyl, or PVC material.
- Fencing in all other areas shall be a maximum height of 6 feet. Fencing materials in this area shall be limited to wood, masonry, wrought iron, vinyl, or PVC material, and shall be of a split rail or open-face design.
- Permits are required prior to the construction of any new fence over 42 inches in height.
- Barbed wire and electric fences are not allowed in this land use area.
- Fences on corner lots shall comply with the vision clearance triangle requirements as specified in the 'Definitions' section of the Jefferson County Zoning Resolution.
- Retaining walls over 36 inch shall require certification by a professional engineer as to design and structural stability, and a Jefferson County Miscellaneous Permit.

##### E. Landscaping:

- Open Space Buffers shall be required in critical areas of the development at the time of platting. A landscape buffer shall be a minimum width of 50 feet and a minimum five (5) foot undulating berm shall be installed along W. 58th Avenue. This buffer shall be landscaped with a minimum density of one (1) tree for every thirty (30) lineal feet of street and five (5) shrubs for every thousand (1,000) square feet of buffer. Trees in buffer areas may be grouped together to create more natural-looking arrangements, and at least 50% of these trees must be evergreens to maximize screening effect. Turf areas to be no more than 75% of the buffer. All landscaping shall meet Jefferson County Zoning Resolution, Section 14 requirements.

PREPARED BY:

**VIGNETTE**  
Landscape Architecture  
Site Planning  
Graphics  
144 N. Mason Street Suite 2 Fort Collins, CO 80524  
Tel: (970) 472-9125 Fax: (970) 494-0728  
www.vignettestudios.com

- The flood plain of the South Bibber Creek tributary shall be reserved for open space purposes (where it falls within Land Use Area A) at the time of platting. No structures shall be built within 50 feet to the designated 100-year flood plain.
- The minimum percentage of common open space and landscaped areas within Land Use Area A shall be 40%. The open space internal to the site shall be landscaped at a density of one (1) tree and five (5) shrubs for every one thousand (1,000) square feet.
- Open Space areas shall be calculated as all tracts owned and maintained by the HOA, except for private drives. This shall include all buffers, park areas, trail connections and other landscape or natural open space areas.
- There shall be a pocket park internal to development with a minimum size of .25 acre. Park shall meet applicable sections of the Jefferson County Zoning Resolution.

##### F. Lighting:

- Lighting shall comply with section 11 of the Jefferson County Zoning Resolution.

##### G. Signs:

- Double faced or single faced monument style project identification signs are allowed at project and/or community entrances, 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. 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.
- Temporary on-site marketing signs (i.e. Builder names and phone numbers) not exceeding thirty-two (32) square feet, double or single faced are permitted. Signs shall not exceed eight (8) feet in height.
- Temporary on-site directional/informative signs (i.e. identifying sales or construction offices or model homes vs. private residences) not exceeding ten (10) square feet, double or single faced are permitted. Signs shall not exceed eight (8) feet in height.
- All temporary signs must be removed upon the closing of the last unit within the community.
- Signs and entry monuments may be illuminated from concealed lighting sources. They shall not be illuminated internally.
- A county sign permit must be obtained prior to the construction of any sign.
- Signs must comply with the vision clearance triangle requirements as specified in the 'Definitions' section of the Jefferson County Zoning Resolution.
- Maximum of 3 signs allowed in Use Area A.

##### H. Design / Architecture

- Pitched roofs shall be used on all roofs.
- Building facade treatment shall be required on all sides and rear walls and shall be constructed of similar building materials and architectural treatment as the front of the building, excluding window areas with a minimum 2' masonry wrap, or of similar architectural character.
- At least two types of materials shall be used as part of the building facade. These materials may include: brick, stone/rock/sandstone, synthetic stone, stucco, synthetic stucco, and a variety of siding materials such as lap siding, shingle siding, board and batten etc.

##### I. Trails and Buffers

- In order to encourage pedestrian circulation with the community, the following trails and walkways will be provided.
  - An eight (8) foot wide concrete trail within Use Area A along West 58th Avenue. Trail easements shall be granted at time of platting for trails located outside right-of-way.
  - A six (6) foot wide concrete trail along the west side of Use Area A (adjacent to Table Rock) to connect the trail along West 58th Street to the regional trail to the south of the property, easement to be granted at time of plat.
- Buffering between land use area A and B shall be located in area A and shall include visual buffers such as landscaping and fencing. Fencing materials in this area shall be limited to wood, masonry, wrought iron, vinyl, or PVC material. A minimum 25 foot setback from equestrian structures to any residential dwellings shall be maintained.
- A minimum fifty (50) foot landscape buffer along the west edge of Area A shall include a minimum of one (1) tree per every forty (40) lineal feet and three (3) shrubs per every one thousand (1,000) lineal feet.

##### J. General requirements:

- The keeping of horses, cattle, sheep, goats or other similar livestock is not allowed.
- A vehicular connection will be created at the time of platting to connect Tract H of the Table Rock Subdivision to the southwest corner of this site.
- 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 Planned Development Plan.
- At the time of platting any portion of any use Area of this property, the applicant will grant an access easement to Jefferson County Open Space as shown on the ODP graphic.

#### IV. Land Use Area B

##### A. Permitted Uses:

- Equestrian Boarding - 100 horses/stalls maximum
- Rider and horse training and instruction
- Horse shows
- Equestrian clinics
- Seminars and public exhibitions
- Indoor riding arenas and stables

##### B. Accessory Uses:

- Residential living quarters - maximum of 3 including one single family dwelling unit, and up to two (2) non-family quarters (for ranch hands) in an equestrian building or separate structure.
- Retail (tack/gift shop) 1,800 GFA, maximum
- Snack bar/ Kitchen 600 GFA, maximum
- Lounge and office 2,300 GFA, maximum
- Storage (tack/equipment) 3,300 GFA, maximum
- Veterinary Care Unit 400 GFA, maximum
- Farrier Care Unit 400 GFA, maximum
- Daycare 850 GFA, maximum
- Swimming Pool
- Tennis Courts
- Public Riding Stable (temporary bleachers may be used for spectator seating for events).

**OWNER:**  
The Argentine Mine, LLC  
Gerald Shea  
363 Pequot Ave.  
P.O. Box 577  
Southport, CT 06890-0577  
(203) 259-7522

**ENGINEER:**  
MB Consultants, Inc.  
Travis Nicholson  
333 W. Colfax Avenue Suite 500  
Denver, CO 80204  
(303) 825-7475

##### C. Lot and Building Standards:

- Maximum number of lots: 1
- Minimum lot size: 17.6 acres
- Existing accessory horse related structures to remain. For any expansions to existing primary or accessory structures, all setbacks for new structures as outlined below apply.
- Minimum setbacks from property lines for all new buildings/structures:

From West 58th Ave	100 feet building setback from existing ODP boundary or 50' from any future ROW
From side lot lines	25 feet
From south lot line	25 feet
- Maximum building height 35 feet
- Total allowable gross floor area shall (GFA) shall be 40,000 sq. ft.

##### D. Off-street parking:

- Maximum number of parking spaces provided for Use Areas B & C shall be 120, which includes 5 parking spaces per stall/horse, and up to 50 parking spaces for special events such as horse shows. Parking areas shown on ODP.
- Short term (60 days) horse trailer parking will be permitted within enclosed structures.

##### E. Fencing and Retaining Walls:

- Existing fencing of chain link/barbed wire within the 100 foot buffer along West 58th Avenue is to remain. If new fencing is to occur within the minimum 50 foot buffer along West 58th Avenue, it shall be a maximum height of 42 inches. Fencing materials in this area shall be limited to wood, masonry, wrought iron, vinyl, or PVC material, and shall be of a split rail or open-face design.
- The maximum height of fencing shall be 6 feet in all other areas.
- Permits are required prior to the construction of any new fence over 42 inches in height.
- Retaining walls over 36 inch shall require certification by a professional engineer as to design and structural stability, and a Jefferson County Miscellaneous Permit.
- Stallions and bulls shall be kept in pens, corrals, or run areas enclosed by a 6-foot chain link fence or material equal to or greater in strength.

##### F. Landscaping:

- Open Space Buffers shall be required in critical areas of the development at the time of platting. A landscape buffer shall be a minimum width of 50 feet with a minimum of a five (5) foot undulating berm shall be installed along W. 58th Avenue. This buffer shall be landscaped with a minimum density of one (1) tree for every thirty (30) lineal feet and five (5) shrubs for every thousand (1,000) square feet of buffer. Trees in buffer areas may be grouped together to create more natural-looking arrangements, and at least 50% of these trees must be evergreens to maximize screening effect. Turf areas to be no more than 75% of the buffer. All landscaping shall meet Jefferson County Zoning Resolution, Section 14 requirements.
- No structures shall be built within 50 feet to the designated 100-year flood plain.
- Any areas where parking comes with in thirty (30) feet of adjacent use areas there shall be a landscape buffer of a minimum of twenty (20) foot with a minimum of one (1) tree and five (5) shrubs for every one thousand (1,000) square feet.
- The minimum percentage of open space within Land Use Area B shall be 15%. In connection with any future residential development of Land Use Area B, the minimum percentage of common open space shall be 40%.
- With respect to the 15% open space requirement described above, open space shall be calculated as 100' easement/buffer along 58th Avenue, the flood plain and all 30% slopes or less (along the flood plain).

##### G. Lighting:

- Lighting shall not cast glare on adjacent properties or streets.
- New light poles shall be downcast cut-off type not to exceed 20 feet in height. Existing pole light fixtures can be replaced and remain at its existing height. If the pole needs to be replaced, they shall meet these standards.
- Building mounted lights must be directed downward or toward the building.
- All other lighting restrictions per section 11 of the Jefferson County Zoning Resolution shall apply.

##### H. Signs:

- Double faced or single faced monument style project identification signs are allowed at project and/or community entrances, 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. 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.
- Signs and entry monuments may be illuminated from concealed lighting sources. They shall not be illuminated internally.
- A county sign permit must be obtained prior to the construction of any sign.
- Signs must comply with the vision clearance triangle requirements as specified in the 'Definitions' section of the Jefferson County Zoning Resolution.
- Maximum of 3 signs allowed in Use Area B.

##### I. Storage:

- Existing storage facilities shall be allowed to remain with the associated uses provided they are adequately screened from view from adjacent residential development/open space, and meet all required setbacks for structures. Accessory storage allowed including hay storage, associated equestrian equipment and supplies and recreational vehicles owned by the employees/owners of this property, provided they are stored in a building that adequately screen them from view by adjacent residential development/open space, and meet all required setbacks for structures.

##### J. Trails and Buffers

- In order to encourage pedestrian circulation with the community, the following trails and walkways will be provided.
  - An eight (8) foot wide concrete trail within Use Area B along West 58th Avenue. Trail easements shall be granted at time of platting for trails located outside right-of-way.

##### K. General Requirements:

- A portion of this land use area is denoted on the ODP graphic as containing a 100-year flood plain as defined by the Federal Emergency Management Agency (FEMA). Grading, new structures, additions to existing structures, decks, fencing and other obstructions are not permitted within the 100-year flood plain unless a flood plain development permit is first obtained pursuant to the Jefferson County Zoning Resolution.
- 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 overall outer Planned Development boundary and use Area A or within 50 feet of the limits of the 100-year flood plain.
- 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 Planned Development Plan.
- At the time of platting any portion of any use Area of this property, the applicant will grant an access easement to Jefferson County Open Space as shown on the ODP graphic.

#### IV. Land Use Area C

##### A. Permitted Uses:

- Equestrian boarding - 40 horses/stalls maximum
- Rider and horse training and instruction
- Horse shows
- Equestrian clinics
- Seminars and public exhibitions

##### B. Accessory Uses:

- Horse stables.
- Storage for hay, manure, equipment and trailers 3,300 GFA maximum.
- Pump house.

##### C. Lot and Building Standards:

- Maximum number of lots: 1
- Minimum lot size: 5.87 acres
- Existing accessory horse related structures to remain. For any expansions to existing primary or accessory structures, all setbacks for new structures as outlined below apply.
- From north lot line 25 feet  
From side lot lines 25 feet  
From south lot line 25 feet
- Maximum structure height 15 feet

##### D. Off-street parking:

- Maximum number of parking spaces provided for Use Areas B & C shall be 120, which includes 5 parking spaces per stall/horse, and up to 50 parking spaces for special events such as horse shows. Parking areas shown on ODP.
- Short term (60 days) horse trailer parking will be permitted within enclosed structures.

##### E. Fencing and Retaining Walls:

- Existing fencing of chain link/barbed wire along property line is to remain.
- The maximum height of fencing shall be 6 feet in all other areas.
- Permits are required prior to the construction of any new fence over 42 inches in height.
- Retaining walls over 36 inch shall require certification by a professional engineer as to design and structural stability, and a Jefferson County Miscellaneous Permit.
- Stallions and bulls shall be kept in pens, corrals, or run areas enclosed by a 6-foot chain link fence or material equal to or greater in strength.

##### F. Landscaping:

- Open Space Buffers shall be required in critical areas of the development at the time of platting. All landscaping shall meet Jefferson County Zoning Resolution, Section 14 requirements.
- No structures shall be built within 50 feet to the designated 100-year flood plain.
- Any areas where parking comes with in thirty (30) feet of adjacent use areas there shall be a landscape buffer of a minimum of twenty (20) foot with a minimum of one (1) tree and five (5) shrubs for every one thousand (1,000) square feet.
- The minimum percentage of open space within Land Use Area B & Area C shall be 15%. In connection with any future residential development of Land Use Area B & C, the minimum percentage of common open space shall be 40%.
- With respect to the 15% open space requirement described above, open space shall be calculated as 100' easement/buffer along 58th Avenue, the flood plain and all 30% slopes or less (along the flood plain).

##### G. Lighting:

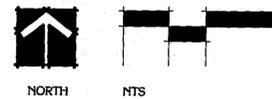
- Lighting shall not cast glare on adjacent properties or streets.
- New light poles shall be downcast cut-off type not to exceed 20 feet in height. Existing pole light fixtures can be replaced and remain at its existing height. If the pole needs to be replaced, they shall meet these standards.
- Building mounted lights must be directed downward or toward the building.
- All other lighting restrictions per section 11 of the Jefferson County Zoning Resolution shall apply.

##### I. Storage:

- Existing storage facilities shall be allowed to remain with the associated uses provided they are adequately screened from view from adjacent residential development/open space, and meet all required setbacks for structures. Accessory storage is allowed including hay storage, associated equestrian equipment and supplies and recreational vehicles owned by the employees/owners of this property, provided they are stored in a building that adequately screen them from view by adjacent residential development/open space, and meet all required setbacks for structures.

##### J. General Requirements:

- A portion of this land use area is denoted on the ODP graphic as containing a 100-year flood plain as defined by the Federal Emergency Management Agency (FEMA). Grading, new structures, additions to existing structures, decks, fencing and other obstructions are not permitted within the 100-year flood plain unless a flood plain development permit is first obtained pursuant to the Jefferson County Zoning Resolution.
- A portion of this site is located within an area identified as a historic landslide deposit. Prior to performing any site grading activities or construction of any improvements, a geotechnical engineer must demonstrate adequate slope stability will exist as a result of the proposed construction.
- 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 overall outer Planned Development boundary and use Area A or within 50 feet of the limits of the 100-year flood plain.
- 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 Planned Development Plan.
- At the time of platting any portion of any use Area of this property, the applicant will grant an access easement to Jefferson County Open Space as shown on the ODP graphic.



NORTH

NTS

JOB NO: 20506  
ACAD FILE: 20506cdp1  
DRAWN: RR/TCH  
CHECKED: TCH  
REVISIONS:  
February 1, 2007  
January 24, 2007  
December 8, 2006  
July 25, 2006  
June 6, 2006  
DATE: March 17, 2006

# COMMUNITY MEETING SUMMARY



Planning & Zoning Division

## COMMUNITY MEETING SUMMARY

<b>Case Number</b> 23-126266CMT	<b>Meeting Date</b> oct 19, 2023	<b>Approx. # of Citizens</b> 48	<b># Signed in</b> 
<b>Meeting Location</b> virtual			
<b>Subject Property</b> 19000 W 58th Ave			
<b>Property Owner</b> Wadsworth capital VI LLC		<b>Applicant/Representative</b> Marcus Pachner/Matt Cavanaugh	

### Summary of the Applicant's Presentation

intro, meeting objection and outreach, project background, jeffco guidelines, project highlights, jeffco process, Q&A. overview of Remington Homes, RZ process background, info on who was notified for the CMT, looked at project site and summary of existing site, looking at CMP and its suggestion for the site, applicant got property from past owner and then applied for CMT and RZ. overview of home stock applicant would want to build, two main types shown, price starting at mid 7 and go up, likely. Park shown on south part of lot and the creek area being left as open space. contact info shared. Said they would continue to operate horse boarding business for 2 years, possible longer, and to give 6 month notice before business closes. Some talk about moving and repurposing existing buildings on another site in Arvada. Q&A

### Information Presented/Format of the Meeting

virtual meeting. Applicant had powerpoint showing rezoning process, introductions, site location in county, and then went over site plan draft and types of housing the applicant plans to build.

### Overall Impression/Tone of Meeting

General concern about removing the existing horse related uses and concern about the creek. Some people wanted info about project, but most seemed opposed to development.

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

Made questions presented about traffic, existing horse use, concern about the river, and density of homes.  
Q&A part of meeting  
question on wildfire safety. Said ready to meet wildfire regs of jeffco. Will work with Fairmount fire.  
question on habitat and if will be protected.  
question on why number of houses has changed, from 50 to 87. project changed since pre-app and planner error on which number to go on the CMT notice signs.  
question on floodplain and envi impacts. Will be looked at with County during RZ process.  
question on possible impacts to traffic. A traffic study will be required.  
Question on what will happen to the creek. creek area to remain, only work related to it may be additional detention of water  
Question HOA and if a newly created HOA will join existing one. Unsure on what will happen with the HOAs.  
Question on what input current land uses can give/input they can have. Willing to continue use for a bit, but want to follow CMP which calls for residential on the site.  
Question on traffic impacts. Traffic info will be required and evaluated. Traffic impact fees collected to help deal with regional traffic.  
What is the PD zone district? Explaining what PD is and what will change with new one.  
Where will current uses go for horse boarding? Understand its frustrated that a use is changing, but following CMP  
Is density per lot or full whole site. Density is gross density, so entire site/number of homes planned.  
how can infrastructure handle all the growth in the area. County can and will require needed improvements on ROW.  
Will there be affordable housing? Is planned as a market rate development. No county rule on affordable housing

# REFERRAL COMMENTS

# WILDHORSE RANCH FILING NO. 3 OFFICIAL DEVELOPMENT PLAN

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NUMBER 23-00000RZ  
MAP NUMBER 104

## LEGAL DESCRIPTION:

LOT 2, WILDHORSE RANCH SUBDIVISION RECORDED AT RECEPTION NUMBER 2011019530, COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING 982,712 SF OR 22.5600 ACRES MORE OR LESS.

## WRITTEN RESTRICTIONS:

### A. TITLES & NAMES:

1. TITLE: WILDHORSE RANCH FILING NO. 3 OFFICIAL DEVELOPMENT PLAN  
OWNER: WADSWORTH CAPITAL VI, LLC.  
REPRESENTATIVE: GUILLAUME POUCHOT, MANAGER  
5740 OLDE WADSWORTH BLVD., ARVADA, CO 80002  
2. PREPARED BY: KT ENGINEERING  
12500 W. 58TH AVE, SUITE 230, ARVADA, CO 80002

### B. STATEMENT OF INTENT:

1. TO ALLOW NINETY (90) SINGLE-FAMILY DETACHED UNITS AND OPEN SPACE.

### C. PERMITTED USES:

- USE AREA A - PLANNED DEVELOPMENT (PD): THIRTY (30) DWELLING UNITS (MAXIMUM)
  - SINGLE-FAMILY DETACHED DWELLINGS AND OPEN SPACE.
  - ACCESSORY USES INCLUDING:
    - PRIVATE GARAGE(S).
    - ONE (1) STORAGE SHED NOT TO EXCEED 200 SQUARE FEET/LOT.
    - ONE (1) GAZEBO/LOT.
    - POOLS, PLAY SETS, TENNIS COURTS, HOT TUBS, DECKS, AND OTHER SIMILAR OUTSIDE PRIVATE RECREATIONAL FACILITIES.
  - TEMPORARY CONSTRUCTION OR SALES TRAILERS AND OFFICES ARE PERMITTED, PROVIDED THAT CONSTRUCTION OFFICES AND TRAILERS ARE REMOVED FROM THE SITE WITHIN THIRTY (30) DAYS OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO WHICH THE OFFICE IS APPURTENANT. SALES OFFICES AND TRAILERS MUST BE REMOVED WITHIN THIRTY (30) DAYS OF THE INITIAL SALE OF THE LAST LOT.
- USE AREA B: PLANNED DEVELOPMENT (PD): SIXTY (60) DWELLING UNITS (MAXIMUM).
  - SINGLE-FAMILY DETACHED DWELLINGS AND OPEN SPACE.
  - ACCESSORY USES INCLUDING:
    - PRIVATE GARAGE(S).
    - ONE (1) STORAGE SHED NOT TO EXCEED 200 SQUARE FEET/LOT.
    - ONE (1) GAZEBO/LOT.
    - POOLS, PLAY SETS, TENNIS COURTS, HOT TUBS, DECKS, AND OTHER SIMILAR OUTSIDE PRIVATE RECREATIONAL FACILITIES.

### D. LOT STANDARDS:

- USE AREA A:
  - BUILDING SETBACKS:
 

FRONT:	16 FEET
SIDE (TO STREET):	10 FEET
SIDE (TO PROPERTY LINE):	5 FEET
REAR:	10 FEET
- USE AREA B:
  - BUILDING SETBACKS:
 

FRONT (TO LIVING SPACE):	10 FEET
FRONT (TO GARAGE):	15.5 FEET
SIDE (TO STREET):	10 FEET
SIDE (TO PROPERTY LINE):	5 FEET
REAR:	10 FEET
- EAVES, ROOF OVERHANGS, GUTTERS, BAY/BOX WINDOWS AND FIREPLACES MAY PROTRUDE TWENTY-FOUR (24) INCHES INTO THE SETBACK, THREE (3) FEET FOR WINDOW WELLS AND FOUR (4) FEET FOR COUNTER TOPS OR OTHER SUB GRADE FOUNDATION STRUCTURES. OTHER ITEMS ALLOWED IN THE SETBACK: BUILDING FACADES, BUILDING SIDING, MASONRY VENEER, PLUMBING/VENTS PROTRUSION AND CONCRETE STOOPS.
- SUBGRADE COUNTERFORTS AND WINDOW WELLS MAY ENCR OACH INTO DRAINAGE EASEMENTS BETWEEN LOTS SUBJECT TO PROVIDING AN ACCEPTABLE DRAINAGE STUDY FOR REVIEW AND APPROVAL BY PLANNING AND ZONING DURING THE PLAT PROCESS.
- MINIMUM LOT AREA REQUIREMENT: 3,000 SQUARE FEET.
- HEIGHT LIMITATION: NO STRUCTURE SHALL EXCEED THIRTY-FIVE (35) FEET IN HEIGHT.

### E. FENCES:

- THE MAXIMUM HEIGHT OF FENCES SHALL BE FORTY-TWO (42) INCHES WITHIN THE REQUIRED FRONT OR SIDE-TO-STREET BUILDING SETBACK; SIX (6) FEET IN ALL OTHER AREAS.
- BARBED WIRE AND ELECTRICAL FENCES ARE PROHIBITED.
- ALL FENCES WILL BE LIMITED TO FENCES CONSTRUCTED OF WOOD, MASONRY, STUCCO, OR VINYL.

### F. SIGNS:

- ONE DOUBLE FACED OR TWO SINGLE FACED (ONE AT EACH SIDE OF ENTRY) SIGNS ARE ALLOWED AT PROJECT AND/OR COMMUNITY ENTRANCES, AND SHALL NOT EXCEED A MAXIMUM OF THIRTY-TWO (32) SQUARE FEET PER FACE. THE MAXIMUM HEIGHT OF ANY SUCH SIGN SHALL BE SIX (6) FEET IN HEIGHT. IF PLACED ON AN EARTHEN BERM, THE BERM HEIGHTS ARE INCLUDED IN THIS MEASUREMENT.
- TWO TEMPORARY SIGNS NOT EXCEEDING THIRTY TWO (32) SQUARE FEET, DOUBLE OR SINGLE FACED ARE PERMITTED. THESE SIGNS SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT.
- ALL TEMPORARY SIGNS LISTED ABOVE OR PROVIDED IN THIS SECTION F MUST BE REMOVED UPON THE CLOSING OF THE LAST UNIT WITHIN THE COMMUNITY. PROVIDED, HOWEVER, OTHER TEMPORARY SIGNS ARE ALLOWED AS PERMITTED BY THE JEFFERSON COUNTY ZONING RESOLUTION, AS AMENDED.
- SIGNS AND ENTRY MONUMENTS MAY BE ILLUMINATED FROM CONCEALED LIGHT SOURCES, NOT ILLUMINATED INTERNALLY.

### G. OPEN SPACE AND BUFFER AREAS:

- THE MINIMUM PERCENTAGE OF COMMON OPEN SPACE AND LANDSCAPING WITHIN THE PLANNED DEVELOPMENT (PD) SHALL BE THIRTY PERCENT (30%).
- A MINIMUM TWENTY-FIVE (25) FOOT BUILDING SETBACK IS REQUIRED ALONG THE EAST AND SOUTH PROPERTY BOUNDARIES AS A BUFFER FOR EXISTING ADJACENT PROPERTIES.

### H. GENERAL REQUIREMENTS:

- ALL UTILITY LINES WITHIN THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND AS TO MINIMIZE THE VISUAL INTRUSIVENESS OF THE UTILITY.
- THE OUTDOOR STORAGE OF LARGE VEHICLES (E.G., BOATS, CAMPERS, TRAILERS, RECREATIONAL VEHICLES, ETC.) IS NOT PERMITTED.
- 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 PLANNED DEVELOPMENT.
- A PORTION OF THIS SITE IS LOCATED WITHIN AN AREA IDENTIFIED BY THE USGS AS A PROBABLE LANDSLIDE DEPOSIT. PRIOR TO PERFORMING ANY SITE GRADING ACTIVITIES OR CONSTRUCTION OF ANY IMPROVEMENTS, A GEOGRAPHICAL ENGINEER MUST DEMONSTRATE ADEQUATE SLOPE STABILITY WILL EXIST AS A RESULT OF THE PROPOSED CONSTRUCTION.
- ANY MAN-MADE CHANGE TO IMPROVED OR UNIMPROVED REAL ESTATE, INCLUDING BUT NOT LIMITED TO BUILDINGS OR OTHER STRUCTURES, MINING, DREDGING, FILLING, GRADING, PAVING, EXCAVATION OR DRILLING OPERATIONS IS NOT PERMITTED WITHIN THE 100-YEAR FLOODPLAIN UNLESS A FLOODPLAIN DEVELOPMENT PERMIT PURSUANT TO THE FLOODPLAIN SECTION OF THE JEFFERSON COUNTY ZONING RESOLUTION IS FIRST OBTAINED.

## STANDARD FLEXIBILITY STATEMENT:

THE GRAPHIC DRAWING CONTAINED IN THIS OFFICIAL DEVELOPMENT PLAN IS INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTURAL PROVISIONS OF THIS OFFICIAL DEVELOPMENT PLAN IN GRANTING PLAT APPROVAL. THE DIRECTOR OF PLANNING AND ZONING MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- FINAL ROAD ALIGNMENTS.
- FINAL CONFIGURATION OF LOTS AND TRACTS SIZES AND SHAPES.
- FINAL BUILDING ENVELOPES.
- LANDSCAPE ADJUSTMENTS.
- TRAIL AND BUFFER LOCATIONS.

### COUNTY COMMISSIONER'S CERTIFICATE:

THIS OFFICIAL DEVELOPMENT PLAN, TITLED WILDHORSE RANCH FILING NO. 3 OFFICIAL DEVELOPMENT PLAN, WAS APPROVED THIS \_\_\_ DAY OF, \_\_\_\_\_, 20\_\_\_, AND IS ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS. THIS \_\_\_ DAY OF, \_\_\_\_\_, 20\_\_\_.

BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_  
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 \_\_\_ DAY OF, \_\_\_\_\_, 20\_\_\_.

JEFFERSON COUNTY CLERK \_\_\_\_\_ DEPUTY CLERK \_\_\_\_\_  
AND RECORDER

### OWNER'S CERTIFICATE:

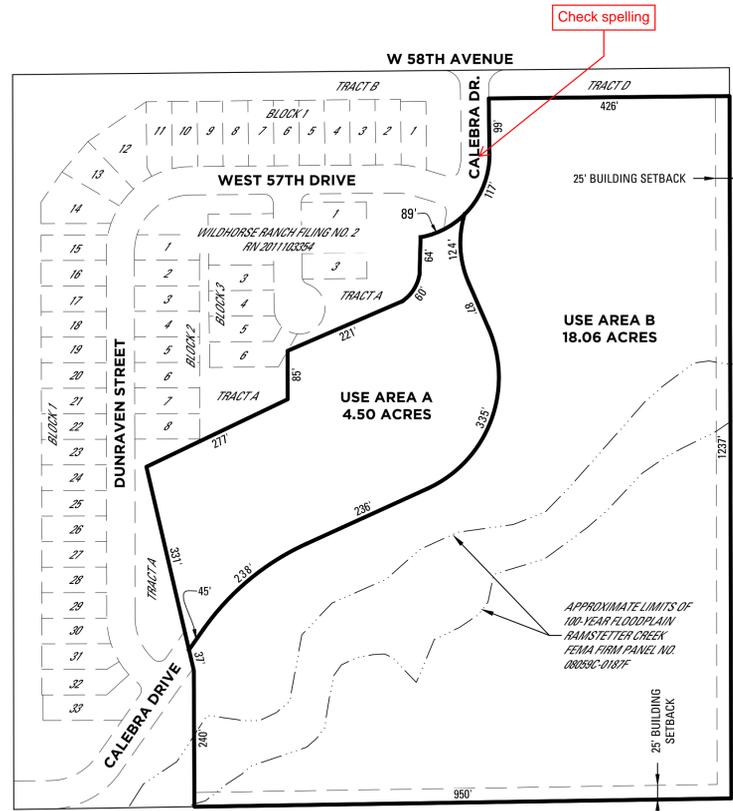
WADSWORTH CAPITAL VI, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNERS OF THE LAND EFFECTED BY THIS PLANNED DEVELOPMENT, ACCEPT AND APPROVE ALL CONDITIONS SET FORTH HEREIN.

GUILLAUME POUCHOT, MANAGER

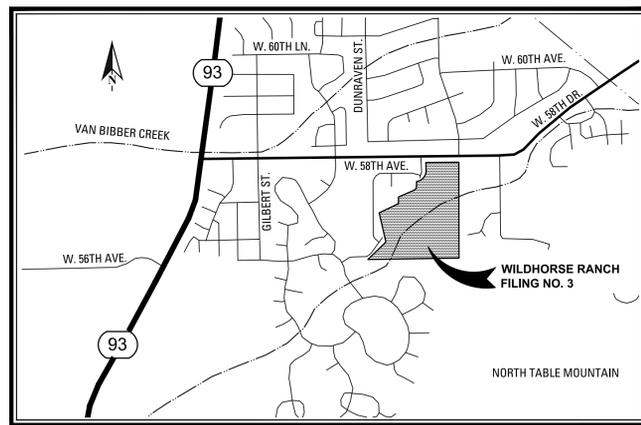
COUNTY OF JEFFERSON )  
STATE OF COLORADO ) SS:

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF, \_\_\_\_\_, 20\_\_\_, BY BLAKE CARLSON.

WITNESS MY HAND AND SEAL. \_\_\_\_\_  
NOTARY REPUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



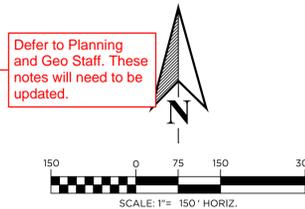
ODP GRAPHIC MAP



VICINITY MAP  
1" = 1000'

### LEGEND

- EXISTING PROPERTY LINES
- USE AREA BOUNDARY
- 100-YEAR FLOODPLAIN LIMITS



DATE SUBMITTED: 11.03.2023	
REVISION NO.	DATE
1	
2	
3	
4	
5	
PREPARED FOR: WADSWORTH CAPITAL VI, LLC 5740 Olde Wadsworth Blvd Arvada, CO 80002	
SCALE: 1" = 150'	JOB NO: 0009-2214
BY: KPT	
SHEET 1 OF 1	



KT ENGINEERING  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

## Memorandum

To: Reid Powers  
Planner

From: Patrick O'Connell  
Engineering Geologist

Date: July 16, 2024

Re: 19000 W 58<sup>th</sup> Avenue, Case No. 23-136051RZ

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

1. The site is not located in a zoned geologic hazard area, and geologic and geotechnical reports are not required at the time of the rezoning application.
2. A geologic and geotechnical report completed in accordance with Section 25 of the LDR is a requirement with the preliminary-final plat process per Section 4 of the LDR.
3. Although this area is not mapped as a Geologic Hazard Overlay District, a portion of this project (south of Ramstetter Creek) was mapped as a probable landslide on the USGS Map Showing Landslides in the Golden Quadrangle (Simpson, 1973). The geotechnical and geologic investigation should take the material and slope stability of the proposed development into account.
4. There is a FEMA designated floodplain (AE Zone) within this property. Any work including grading or construction in the SFHA will require a Floodplain Development Permit through Jefferson County and may require a FEMA process (CLOMR and/or LOMR).

# WILDHORSE RANCH FILING NO. 3 OFFICIAL DEVELOPMENT PLAN

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NUMBER 23-00000RZ  
MAP NUMBER 104

## LEGAL DESCRIPTION:

LOT 2, WILDHORSE RANCH SUBDIVISION RECORDED AT RECEPTION NUMBER 2011019530, COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING 982,712 SF OR 22.5600 ACRES MORE OR LESS.

## WRITTEN RESTRICTIONS:

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2. PREPARED BY: KT ENGINEERING  
12500 W. 58TH AVE, SUITE 230, ARVADA, CO 80002

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### C. PERMITTED USES:

1. USE AREA A - PLANNED DEVELOPMENT (PD): NINETY (90) DWELLING UNITS (MAXIMUM)
  - a. SINGLE-FAMILY DETACHED DWELLINGS AND OPEN SPACE.
  - b. ACCESSORY USES INCLUDING:
    - I) PRIVATE GARAGE(S).
    - II) ONE (1) STORAGE SHED NOT TO EXCEED 200 SQUARE FEET/LOT.
    - III) ONE (1) GAZEBO/LOT.
    - IV) POOLS, PLAY SETS, TENNIS COURTS, HOT TUBS, DECKS, AND OTHER SIMILAR OUTSIDE PRIVATE RECREATIONAL FACILITIES.
  - c. TEMPORARY CONSTRUCTION OR SALES TRAILERS AND OFFICES ARE PERMITTED, PROVIDED THAT CONSTRUCTION OFFICES AND TRAILERS ARE REMOVED FROM THE SITE WITHIN THIRTY (30) DAYS OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO WHICH THE OFFICE IS APPURTENANT. SALES OFFICES AND TRAILERS MUST BE REMOVED WITHIN THIRTY (30) DAYS OF THE INITIAL SALE OF THE LAST LOT.

### D. LOT STANDARDS:

1. SINGLE-FAMILY PRIVATE ALLEY LOADED GARAGE:
  - a. BUILDING SETBACKS:
 

FRONT:	16 FEET
SIDE (TO STREET):	10 FEET
SIDE (TO PROPERTY LINE):	5 FEET
REAR:	10 FEET
2. SINGLE-FAMILY PUBLIC STREET LOADED GARAGE:
  - a. BUILDING SETBACKS:
 

FRONT (TO LIVING SPACE):	10 FEET
FRONT (TO GARAGE):	15.5 FEET
SIDE (TO STREET):	10 FEET
SIDE (TO PROPERTY LINE):	5 FEET
REAR:	10 FEET
3. EAVES, ROOF OVERHANGS, GUTTERS, BAY/BOX WINDOWS AND FIREPLACES MAY PROTRUDE TWENTY-FOUR (24) INCHES INTO THE SETBACK; THREE (3) FEET FOR WINDOW WELLS AND AIR CONDITIONING UNITS AND FOUR (4) FEET FOR COUNTER PORTS OR OTHER SUB GRADE FOUNDATION STRUCTURES. OTHER ITEMS ALLOWED IN THE SETBACK: BUILDING FACADES; BUILDING SIDING; MASONRY VENEER; PLUMBING VENTS PROTRUSION AND CONCRETE STOOPS.
4. SUBGRADE COUNTERFORTS AND WINDOW WELLS MAY ENCRoACH INTO DRAINAGE EASEMENTS BETWEEN LOTS SUBJECT TO PROVIDING AN ACCEPTABLE DRAINAGE STUDY FOR REVIEW AND APPROVAL BY PLANNING AND ZONING DURING THE PLAT PROCESS.
5. MINIMUM LOT AREA REQUIREMENT: 3,000 SQUARE FEET.
6. HEIGHT LIMITATION: NO STRUCTURE SHALL EXCEED THIRTY-FIVE (35) FEET IN HEIGHT.

### E. FENCES:

1. THE MAXIMUM HEIGHT OF FENCES SHALL BE FORTY-TWO (42) INCHES WITHIN THE REQUIRED FRONT OR SIDE-TO-STREET BUILDING SETBACK; SIX (6) FEET IN ALL OTHER AREAS.
2. BARBED WIRE AND ELECTRICAL FENCES ARE PROHIBITED.
3. ALL FENCES WILL BE LIMITED TO FENCES CONSTRUCTED OF WOOD, MASONRY, STUCCO, OR VINYL.

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3. SIGNS AND ENTRY MONUMENTS MAY BE ILLUMINATED FROM CONCEALED LIGHT SOURCES, NOT ILLUMINATED INTERNALLY.

### G. OPEN SPACE AND BUFFER AREAS:

1. THE MINIMUM PERCENTAGE OF COMMON OPEN SPACE AND LANDSCAPING WITHIN THE PLANNED DEVELOPMENT (PD) SHALL BE THIRTY PERCENT (30%).
2. A MINIMUM TWENTY-FIVE (25) FOOT BUILDING SETBACK IS REQUIRED ALONG THE EAST AND SOUTH PROPERTY BOUNDARIES AS A BUFFER FOR EXISTING ADJACENT PROPERTIES.
3. THE RAMSTETTER CREEK DRAINAGEWAY TRAVERSES THE SITE. THE DRAINAGE CORRIDOR WILL BE PRESERVED AS OPEN SPACE WITH THE EXCEPTION OF A SINGLE ROADWAY CROSSING AND ANY DRAINAGE IMPROVEMENTS REQUIRED BY FEMA AND/OR THE MILE HIGH FLOOD DISTRICT.

### H. GENERAL REQUIREMENTS:

1. ALL UTILITY LINES WITHIN THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND AS TO MINIMIZE THE VISUAL INTRUSIVENESS OF THE UTILITY.
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 PLANNED DEVELOPMENT.
3. ANY MAN-MADE CHANGE TO IMPROVED OR UNIMPROVED REAL ESTATE, INCLUDING BUT NOT LIMITED TO BUILDINGS OR OTHER STRUCTURES, MINING, DREDGING, FILLING, GRADING, PAVING, EXCAVATION OR DRILLING OPERATIONS IS NOT PERMITTED WITHIN THE 100-YEAR FLOODPLAIN UNLESS A FLOODPLAIN DEVELOPMENT PERMIT PURSUANT TO THE FLOODPLAIN SECTION OF THE JEFFERSON COUNTY ZONING RESOLUTION IS FIRST OBTAINED.

## STANDARD FLEXIBILITY STATEMENT:

20-08; am. 7-17-18)

Required Automobile Parking Spaces		
Residential	Use	Minimum Spaces Required
Dwelling	Single-family, Two-family, or Duplex,	2.0 per Dwelling Unit if on-street parking is available adjacent to the lot. 3.5 per dwelling unit if on-street parking is not available adjacent to the lot
	Multi-family, Townhomes, Condominiums, Apartments	One-bedroom 1.25 spaces per unit, Two-bedroom 2 spaces per unit, 3-bedroom or larger 2.5 spaces per unit. An additional .25 spaces per unit for guest parking.
	Home Occupation	1.0 per Dwelling Unit
	Group Living Facility	2.0 per Dwelling Unit and 1.0 per staff per shift and 0.25 per bed
	Trailer Park Office	3.25 per 1,000 s.f. GFA
	Mobile Homes, Travel Trailers	1.0 per Dwelling Unit
		Minimum Spaces Required

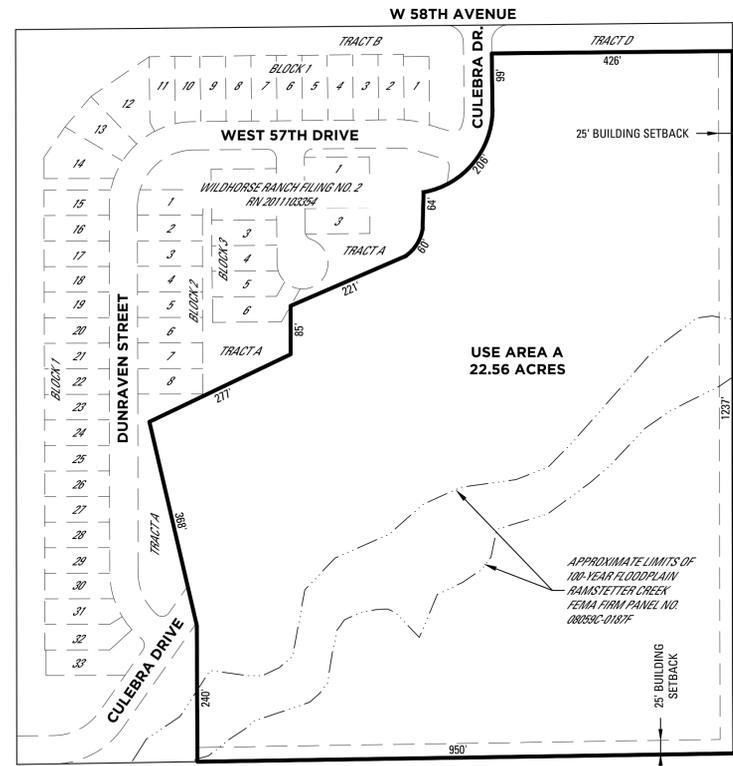
SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

### CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT DEN, COLORADO ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
JEFFERSON COUNTY CLERK AND RECORDER DEPUTY CLERK



ODP GRAPHIC MAP

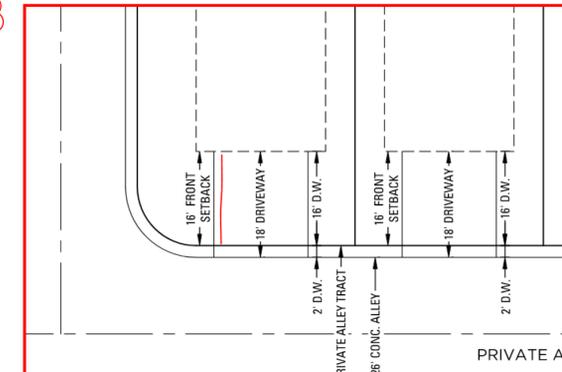
other parts of buildings cant be in the setback.

All of this is already in the ZR, except for the crossed out part which must be removed and the Bay/Box windows which we would allow to stay. Revise D.3 to only mention bay/box windows. If want to keep as is then we would need to have a discussion about it.

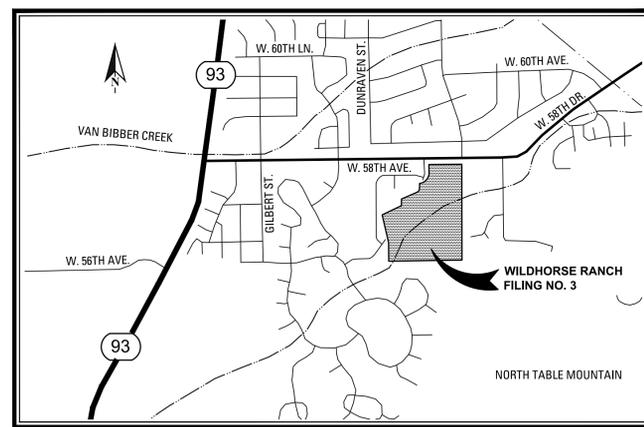
Driveway parking counts if driveway is 18 feet long. Example provided seems to show distance from house to property line is 16 feet. Can't count part of alley that is outside of the driveway length.

Front and front to garage being less than 18 foot setbacks also demonstrating that driveways will not be long enough to count as parking. If there is street parking adjacent to a lot then only 2 parking spaced needed per dwelling. Provide on street parking or extend driveway to 18 feet, all on site. See ZR parking spacing requirements

3. EAVES, ROOF OVERHANGS, GUTTERS, BAY/BOX WINDOWS AND FIREPLACES MAY PROTRUDE TWENTY-FOUR (24) INCHES INTO THE SETBACK; THREE (3) FEET FOR WINDOW WELLS AND AIR CONDITIONING UNITS AND FOUR (4) FEET FOR COUNTER PORTS OR OTHER SUB GRADE FOUNDATION STRUCTURES. OTHER ITEMS ALLOWED IN THE SETBACK: BUILDING FACADES; BUILDING SIDING; MASONRY VENEER; PLUMBING VENTS PROTRUSION AND CONCRETE STOOPS.

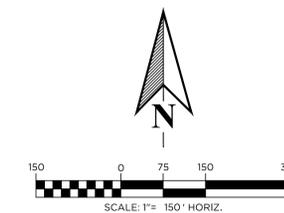


LEGEND  
— EXISTING PROPERTY LINES  
— USE AREA BOUNDARY  
--- 100-YEAR FLOODPLAIN LIMITS



VICINITY MAP

1" = 1000'



DATE SUBMITTED:	11.03.2023	
REVISION NO.	DATE	
1	04.08.2024	
2		
3		
4		
5		
PREPARED FOR:	WADSWORTH CAPITAL VI, LLC	
	5740 Olde Wadsworth Blvd	
	Arvada, CO 80002	
SCALE:	JOB NO:	BY:
1" = 150'	0009-2214	KPT
SHEET 1 OF 1		



KT ENGINEERING  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



January 23<sup>rd</sup> 2024

Reid Powers  
 Jefferson County Planning Department  
 100 Jefferson County Parkway, Suite 3550  
 Golden, CO 80419-3550

**Re: Rezone Wildhorse Ranch II, Jefferson County**

Reid,

North Table Mountain Water and Sanitation District (NTM) completed the review for the referenced project. There are no water and sewer plans to review. NTM performed a general review. NTM has the following comments:

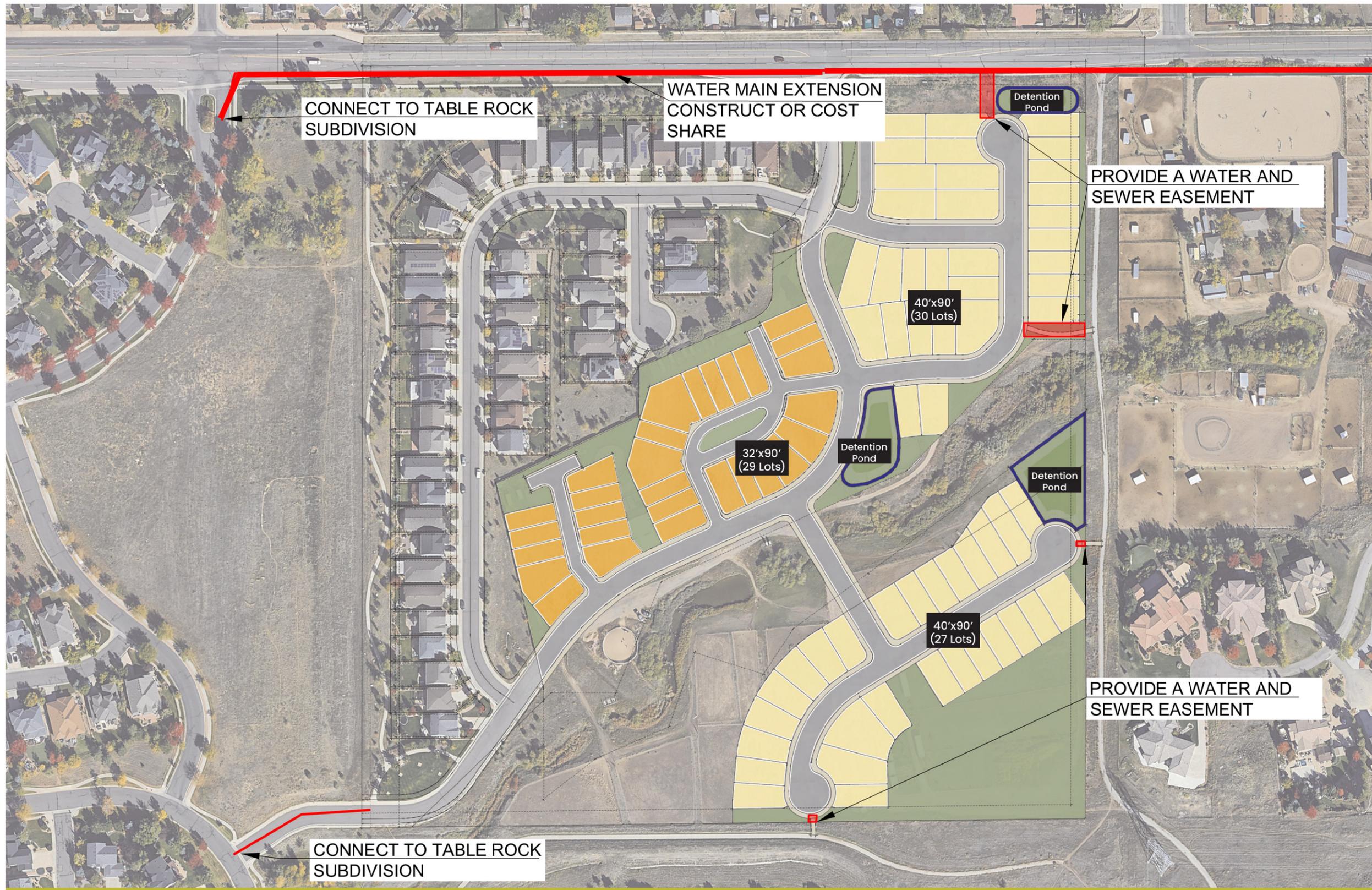
- A water main extension is required from El Diente Street in the Table Rock Subdivision, aligned in 58<sup>th</sup> Avenue.
  - If the water main is under contract for construction prior to Wildhorse II construction; must participate in cost share from El Diente to Blanca Street.
  - If the water main is not under contract prior to Wildhorse II; Wildhorse II must construct waterline as shown on attached red-lined conceptual drawing from El Diente to Culebra Drive.
- A second water main connection is required from the south west corner of the subdivision.
- Provide water and sewer easements for all private roads and locations and the 4 points as shown on red-lined drawing.
- Submit easement documents for each easement, using District language.
- Please show all easements on drawings and record with the plat. Include reception number.
  - Provide a note for each water and/or sewer easement(s).
    - Include note: "North Table Mountain Water and Sanitation District - Water and/or Sewer Easement Reception No \_\_\_\_\_".
- Is there is an underdrain?
  - If so please show it on the sanitary sewer plans.
- Development Fees – required for approval of final construction drawings:
  - \$60 per Easement Processing Fee
  - \$2.60/LF Water
  - \$1.75/LF Sewer
  - GIS data collection (\$25 per data point)

If you have questions or need additional information, please do not hesitate to contact me.

Sincerely,

Wendy M. Weiman, PE  
 North Table Mountain Water and Sanitation District

P:\Engineering\Development\Wild Horse Ranch III\Rezone Wildhorse Ranch Comments.doc



CONNECT TO TABLE ROCK  
SUBDIVISION

WATER MAIN EXTENSION  
CONSTRUCT OR COST  
SHARE

Detention  
Pond

PROVIDE A WATER AND  
SEWER EASEMENT

40'x90'  
(30 Lots)

32'x90'  
(29 Lots)

Detention  
Pond

Detention  
Pond

40'x90'  
(27 Lots)

PROVIDE A WATER AND  
SEWER EASEMENT

CONNECT TO TABLE ROCK  
SUBDIVISION

**WILDHORSE** JEFFERSON COUNTY, COLORADO  
CONCEPT A2 – 86 Lots – June 5, 2023



**From:** Robert Ipatenco <ripatenco@fairmountfireco.gov>  
**Sent:** Tuesday, January 23, 2024 8:36 AM  
**To:** Reid Powers  
**Subject:** --{EXTERNAL}-- RE: 23-136051RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

**This Message Is From an External Sender**

This message came from outside your organization.

Report Suspicious

FFPD has no objections to the rezoning of the property referenced.

Thanks

**Robert Ipatenco**

Division Chief / Fire Marshal

**Fairmount Fire Protection District**

[4755 Isabell Street](#)

[Golden, Co 80403](#)

O-303-279-2928 x107

[ripatenco@fairmountfireco.gov](mailto:ripatenco@fairmountfireco.gov)

[www.fairmountfire.org](http://www.fairmountfire.org) [[fairmountfire.org](http://fairmountfire.org)]



---

**From:** [AUTOMAILER@JEFFCO.US](mailto:AUTOMAILER@JEFFCO.US) <[AUTOMAILER@JEFFCO.US](mailto:AUTOMAILER@JEFFCO.US)>

**Sent:** Wednesday, January 3, 2024 11:02 AM

**To:** Robert Ipatenco <[RIPATENCO@FAIRMOUNTFIRECO.GOV](mailto:RIPATENCO@FAIRMOUNTFIRECO.GOV)>;

[JGUTIERREZ@SUMMITUTILITIESINC.COM](mailto:JGUTIERREZ@SUMMITUTILITIESINC.COM); [RSMETANA@ARVADA.ORG](mailto:RSMETANA@ARVADA.ORG); [PLATREVIEW@LUMEN.COM](mailto:PLATREVIEW@LUMEN.COM);

[PLANNING@CITYOFGOLDEN.NET](mailto:PLANNING@CITYOFGOLDEN.NET); [ASUMMERS@DRCOG.ORG](mailto:ASUMMERS@DRCOG.ORG); [GCHIAPELLA@DRCOG.ORG](mailto:GCHIAPELLA@DRCOG.ORG);

[DONNA.L.GEORGE@XCELENERGY.COM](mailto:DONNA.L.GEORGE@XCELENERGY.COM); [WENDY@NTMWATER.ORG](mailto:WENDY@NTMWATER.ORG); [BART@NTMWATER.ORG](mailto:BART@NTMWATER.ORG);

[PLATREFERRAL@UNITEDPOWER.COM](mailto:PLATREFERRAL@UNITEDPOWER.COM); [CDOT\\_R1ACCESS GROUPE@STATE.CO.US](mailto:CDOT_R1ACCESS_GROUPE@STATE.CO.US);

[JEFFG@APEXPRD.ORG](mailto:JEFFG@APEXPRD.ORG); [BKAUFMAN@IREA.COOP](mailto:BKAUFMAN@IREA.COOP)

**Cc:** [RZPOWERS@JEFFCO.US](mailto:RZPOWERS@JEFFCO.US); [MSCHUSTE@JEFFCO.US](mailto:MSCHUSTE@JEFFCO.US); [KMILLER@JEFFCO.US](mailto:KMILLER@JEFFCO.US)

**Subject:** 23-136051RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

**CAUTION:- EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.**



## **ELECTRONIC REFERRAL**

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

Case Number: 23-136051 RZ

Case Type: Rezoning

Address: 19000 W 58Th Avenue, 80403

Description: Rezoning the existing PD to allow the platting of 90 single-family detached lots.

Approximately 4 DU / AC

Case Manager: Reid Powers

Case Manager Contact Information: [rzpowers@co.jefferson.co.us](mailto:rzpowers@co.jefferson.co.us) 303-271-8703

Comments Due: **24-JAN-24**

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

## P&Z REFERRAL T&E RESPONSE

**To:** Reid Powers

**Case #:**23-136051 RZ

**Case Name, Address, or PIN:**

**From:** Transportation & Engineering

**Due Date:**June 24, 2024

19000 W. 58<sup>th</sup> Avenue

**Amanda Attempt Result & Attachments:**

Comments Sent (no further review)

Comments Sent (request re-review)

No Comment (no further review)

### Drainage

T&E is currently working on a project in the area. See attached information.

No concerns.

Other Notes:

### Right-of-Way / Roadway Corridor Expansion Projects

Corridor Projects / ROW

Land owner will need to refund the county \$ \_\_\_\_\_ for ROW purchased in \_\_\_\_\_ 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.

No Concerns.

Other Notes:

### Traffic Operations / Transportation Planning

	Included in referral	Reviewed		<input checked="" type="checkbox"/> Transportation Planning <input checked="" type="checkbox"/> Transportation Engineering
		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"/>	
Traffic 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"/>	

No Concerns.

Other Notes:

TIS: 56th Ln and Culebra Dr do not intersect. Please clarify where counters were located, was the study meaning to reference 56th Ln and 56th Ave as the studied intersection? 56th Ln and Dunraven Street? This must be corrected to ensure staff is reviewing the appropriate intersections.

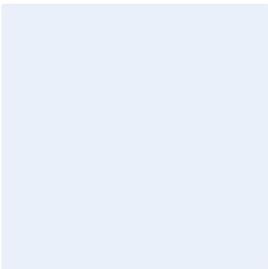
CONTINUED:

## Additional Comments

Name:

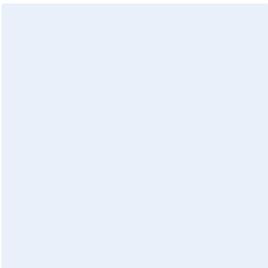
### Comments:

Note to Case Manager: The applicant can provide a response to this comment without going to another referral. Please reach out to the applicant and have them provide a comment response to the above comment.



Name:

### Comments:



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## ADDRESSING

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# MEMO

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To: Reid Powers  
FROM: Christine Derby  
SUBJECT: 23-136051RZ 19000 West 58<sup>th</sup> Avenue  
DATE: January 8, 2024

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Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone the existing PD to allow the platting of 90 single-family detached lots. Approx. 4 DU/AC.
2. Access is off West 58<sup>th</sup> Avenue.
3. There is a valid existing address, 19000 West 58<sup>th</sup> Avenue, in the addressing database. This address will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

January 16, 2024

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

Attn: Reid Powers

**Re: 19000 West 58<sup>th</sup> Avenue / Wildhorse Rezone, Case # 23-136051RZ**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **19000 West 58<sup>th</sup> Avenue / Wildhorse Rezone**. Please be advised that Public Service Company has existing natural gas distribution and both overhead and underground 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, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests the following non-exclusive utility easements *within each single-family residential lot*:

- gas distribution line, 6-feet
- electrical distribution line, 8-feet
- joint trench, 10-feet
- transformer, 15-feet x 15-feet
- switch cabinet, 20-feet x 20-feet or 15-feet x 25-feet depending on model
- all gas lines must maintain a minimum 5-feet clear from any structure, therefore, easement must adjust accordingly
- all gas lines must be adjacent to drivable pavement/walkway that is a minimum of 8-feet wide & 6-inches thick to allow service trucks access and plowing in snowy conditions

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities *including relocation and/or removal* via [xcelenergy.com/InstallAndConnect](http://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 PSCo document for new facilities, the Designer must contact a Right-of-Way 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](mailto:Donna.L.George@xcelenergy.com)

# J E F F E R S O N

## C O U N T Y C O L O R A D O

### Boards and Commissions

#### Historical Commission

#### Memorandum

September 9, 2024

#### Rezoning 19000 W 58Th Avenue (Case No. 23-136051 RZ) Second Referral

##### Project:

The applicant proposes to rezone the existing PD to allow the platting of 90 single-family detached lots, as part of the Wildhorse Ranch property covering about 22.56 acres.

##### Resources near the Project Area: (T3S, R70W Sec 10, SE 1/4 SW 1/4)

The Jefferson County Historic Commission (JCHC) reviewed the COMPASS database (The State of Colorado's Online Cultural Resources and Paleontological Database) and identified the North Table Mountain Ranch site (5JF2586) south and adjacent to the project area. The site represents agriculture/ranching from 1860-1960. Frank Bussert homesteaded the site beginning in 1894. Also, the Colorado Central Rail Line is nearby.

##### Resources in the Project Area:

JCHC reviewed the COMPASS database (The State of Colorado's Online Cultural Resources and Paleontological Database) and did not identify any cultural surveys or cultural resources in the project area.

The County Assessors Property Records show three historic buildings estimated to have been built in 1971 that are briefly described below.

##### AIN/Parcel ID: 30-103-12-005

Arena: metal framing and siding; est. built 1971  
Stable: metal framing and siding; est. built 1971  
Apartment unit: metal framing and siding; est. built 1971

These buildings are part of the Table Mountain Ranch, Inc., a horse boarding stable.

**Project Determination of Effect:** None provided

**Mitigation Measures:** None provided

##### **Other Information:**

(Golden History Museum and Park)

Past uses of North Table Mountain-Compiled by Barb Warden from her research in the "Colorado Transcript" newspaper on May 8, 2020.

The first business documented in the newspaper was ranching. An 1868 Transcript said the whole of the top of North Table Mountain was a stock ranch. "They have splendid feed, plenty of pure spring water, and altogether one of the best stock ranches in the country." Later years describe multiple ranches on both the top and the slopes of the mountain. The east and north sides of the mountain supported small farms and orchards.

**Jefferson County Historical Commission Conclusion and Recommendation:**

JCHC identified three buildings that meet the 50-year threshold as historic resources. These buildings have not been formally recorded with the State. No cultural resource surveys have been conducted in the project area, so it is unknown if cultural resources are located there. JCHC recommends the following:

**Recommendation 1.** A Historical, Archeological, and Paleontological Report and/or Plan shall be approved prior to or along with approval of the site development plan.

**Recommendation 2.** The applicant is strongly urged to professionally evaluate the historic buildings for eligibility to the National Register of Historic Places in order to determine which buildings are significant and how to best treat them in future development.

**Recommendation 3.** No cultural surveys have been conducted in the project area, and it is possible that historical, archaeological and paleontological resources will be discovered during development. Although the applicant is not required to do so, the JCHC requests to be notified about these discoveries.

# ADDITIONAL CASE DOCUMENTS

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):

September 19, 2024

*Nicole Maestas*  
Signature

Subscribed and sworn to before me this 19 day of September, 2024.

*Juliana Dashwood*  
Notary Public

**JULIANA DASHWOOD**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244034234  
MY COMMISSION EXPIRES SEPTEMBER 11, 2028

(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 October 15, 2024 at 9:00 a. m. with the virtual hearing link being available on the County's website at <https://www.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. 23-136051RZ/Wildhorse Ranch Filing No. 3 Official Development Plan, which proposes to rezone from Planned Development (PD) to a new PD to allow up to ninety (90) single-family detached dwellings.

Said property is located at: 19000 W 58th Ave, Golden, which contains approximately 22.56 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](mailto:pzweb@jeffco.us).

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF JEFFERSON  
STATE OF COLORADO

Published September 19, 2024 /s/ Lesley Dahlkemper, Chairman

Please note: The Denver Post will no longer be issuing paper tears. There will only be a digital copy.



November, 2023  
Jefferson County  
Planning and Zoning Division  
100 Jefferson County Parkway, Suite 3550  
Golden, CO - 80419

RE: Wildhorse

General Project Concept:

PCS Group, on behalf of Wadsworth Capital VI, LLC, is pleased to present a request for an ODP for Wildhorse Ranch Filing No.3. This area was anticipated for development with the original Wildhorse Community, and Calebra Dr. has been stubbed into the property on both the north and south ends of the property.

The Wildhorse property is approximately 22.56 acres, and is in the North Plains portion of the Comprehensive Plan. This area is identified as future Residential with a Land Use Recommendation of 4 du/ac. The proposal is for 90 dwelling units, which conforms with the Land Use recommendation.

There are two land use areas depicted in the ODP, and both are proposed for Single Family Detached Residential uses. The intent for this area is to provide for both traditional front served single family homes, as well as rear served single family homes to provide a diversity of home types, styles and prices within the community.

We look forward to working with the community, staff, and the referral agencies through the review process for this application.

Sincerely,

John Prestwich, RLA, President  
PCS Group, Inc.

# Development Permit Application



100 Jefferson County Parkway  
Suite 3550  
Golden CO, 80419  
303-271-8700  
planning.jeffco.us  
pzpermits@jeffco.us

Case Number (for Jeffco employee use only): \_\_\_\_\_

**Please select your application request below:**

- Rezoning from** PD \_\_\_\_\_ **to** PD \_\_\_\_\_
- Special Use Item No.** \_\_\_\_\_ **of the** \_\_\_\_\_ **Zone District**  
to permit \_\_\_\_\_
- Exemption from Platting**
- Minor Modification or Revision**
- Location and Extent**
- Superlot**
- Legalization of Property Division**
- Rezoning/Special Use**
- Site Development Plan Approval**
- Superlot Process**
- Minor Division of Land**
- Rural Cluster**
- Subdivision Platting**
- Vested Rights**

### Explanation of Application Request

Rezone the existing PD to allow the platting of 89 single-family detached lots. Approximately 4 DU / acres.

### Documents Submitted

- Architectural Elevations
- Drainage Report
- Exemption Survey
- Fire Protection Report
- Geologic Report
- Historical, Archaeological & Paleontological Report
- Landscape Plan
- Lighting Plan
- Parking Plan
- Proof of Access
- Proof of Ownership
- Radiation Report
- Reduction of the Plat
- Sensory Impact Report
- Soils Report
- Utility Report
- Wastewater Report
- Water Supply Report
- Wildlife, Vegetation & Landscaping Report
- Other: \_\_\_\_\_  
Traffic & environmental form

### Instructions for Submittal

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

### Special Districts

North Table Mountain	City of Golden	Xcel
Water	Post Office	Electricity
North Table Mountain	Apex Park and Rec	Fairmount Fire District
Sewage	Parks & Rec	Fire

### Jefferson County Staff Use Only

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

# Development Permit Application

Case Number: \_\_\_\_\_

## Project Team Contact Information

Wadsworth Capital VI, LLC	mattc@remingtonhomes.net	303-472-4633
<b>Property Owner 1</b>	<i>Email (required)</i>	<i>Phone Number</i>
5740 Olde Wadsworth Blvd.	Arvada	80002
<i>Address</i>	<i>City</i>	<i>Zip</i>
<b>Property Owner 2</b>	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
<b>Developer / Subdivider</b>	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
<b>Authorized Representative</b>	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
KT Engineering	ktoland@kteng.net	720-638-5190
<b>Engineer</b>	<i>Email (required)</i>	<i>Phone Number</i>
12500 W 58th Avenue, Suite 230	Arvada	80002
<i>Address</i>	<i>City</i>	<i>Zip</i>

## Property Description

19000 W 58th Avenue	Golden	80403
<i>Address of Subject Property and/or Parcel ID Number</i>	<i>City</i>	<i>Zip</i>
W 58th Ave & Culebra Drive	22.56	30-103-12-005
<i>Access Via</i>	<i>Acreage</i>	<i>Map Sheet</i>

### Legal Description:

Lot 2, Wildhorse Ranch Subdivision, Rec No. 2011019530

**Additional Information (to support or clarify this application):**

# Development Permit Application

Case Number: \_\_\_\_\_

## Disclosure of Property Ownership

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

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

## Property Owner Affidavit

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

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

Guillaume Pouchot  
Name

\_\_\_\_\_  
Name

5740 Old Wadsworth Blvd ARVADA 80002  
Address

\_\_\_\_\_  
Address

303 420 2899  
Phone

gp@remingtonhomes.net  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

  
Signature

\_\_\_\_\_  
Signature

County of Jefferson ]  
State of Colorado ] SS

Sworn to and subscribed before me this 21<sup>st</sup> day of November, 2023.  
(day) (month) (year)

By Guillaume Pouchot  
(name printed)

Witness my hand and official seal.



Notary Public 

My Commission expires 06/27/25.  
(date)

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

# Environmental Questionnaire and Disclosure

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

## **PURPOSE**

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

## **BACKGROUND**

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

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

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

## **INSTRUCTIONS**

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

**FEE:** There is no fee for processing this document.

## **PROCESSING TIME**

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

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

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

**REVISED 5/14/2018**

**ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT**

NAME OF PROJECT: Wild Horse Filling #3  
 CONTACT PERSON: Matt Cavanaugh PH 303-472-4633  
 PROPERTY LOCATION: 19000 W. 58<sup>th</sup> Ave, Golden, CO.

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

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

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

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

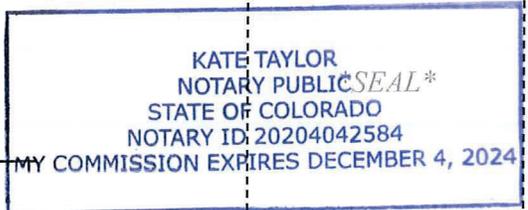
As the present owner of the Property or as an officer or a general partner of the present owner of the Property (or duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the Property. I have made a diligent inquiry into the former uses of the property;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

NAME: [Signature] DATE: 10/24/23  
 State of Colorado )  
 ) ss.  
 County of Jefferson )

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged before me this 24<sup>th</sup> day of October, 2023, by Matt Cavanaugh

WITNESS my hand and official seal.

[Signature]  
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 12/04/2024

**PART I - NOTICES, COMPLAINTS AND REPORTS**

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

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

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

Current: Wadsworth Capital VI, LLC  
Past: Wild Horse Boarding CO

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

Sheri Knight - Boarding Manager  
Managed the Property for 10 years

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

1950's, most of the building  
were constructed.

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

Always been a Horse stable, arena,  
and Boarding facility

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

East: Horse Boarding Facility (Shilo Farms)  
West: Residential, North: Residential,  
South: O.S. + Residential

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

**A**

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

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

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

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

NO ( )                      YES ( )

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

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

NO ( )                      YES ( )

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

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

NO ( )                      YES ( )

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

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

NO ( )                      YES ( )

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

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

NO ( )                      YES ( )

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

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

**B**

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

1. Is there or has there been asbestos in any of the construction materials contained in the building(s)? **NO ( ) YES ( )**  
*If YES, has it been removed? NO ( ) YES ( )*  
*If YES, when and by whom? \_\_\_\_\_*
2. Was a survey conducted to assess the type, amount, location and condition of asbestos? **NO ( ) YES ( )**  
*If YES, attach a copy of any survey report.*
3. Have asbestos air samples been taken? **NO ( ) YES ( )**  
*If YES, attach a copy of the results*

**C**

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

1. Have polychlorinated biphenyls ("PCBs") been used in electrical transformers, capacitors or other equipment at the Property? **NO ( ) YES ( )**  
*If YES, describe the use and quantity of PCBs used on the Property.*

**D**

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

1. Are there (or have there been) any above-ground or underground gasoline, diesel, fuel oil, waste or other chemical storage tanks on the Property? **NO ( ) YES ( )**  
*If YES, describe location of tanks, substances stored and capacity of tank(s).*
2. Have the tanks been inspected or tested for leakage? **NO ( ) YES ( )**  
*If YES, provide the most recent test and results*
3. Are the tanks registered? **NO ( ) YES ( )**  
*If YES, provide registration numbers.*
4. Are any other wastes or chemicals stored on the Property in drums or other containers? **NO ( ) YES ( )**  
*If YES, describe the location, substances, quantities stored and types of containers.*
5. Have there been any spills, leaks or other releases of wastes or chemicals on the Property? **NO ( ) YES ( )**  
*If YES, describe the location of the substances and quantities released, any cleanup measures taken and the results of any soil or groundwater samples performed to detect the presence of the chemicals spilled, leaked or released on the Property.*
6. Attach copies of any permits, licenses, and registration materials pertaining to the use, storage, handling or disposal of wastes, chemicals and underground storage tanks on the Property.

**E**

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

1. Have pesticides, herbicides or other agricultural chemicals been applied to the Property?  
NO ( ) YES ( )

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

2. Have pesticides, herbicides or other agricultural chemicals been stored, mixed, formulated, rinsed or disposed of on the Property?  
NO ( ) YES ( )

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

3. Has creosote been used on the property or have creosote coated materials such as railroad ties and telephone poles been stored on the property?  
NO ( ) YES ( )

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

**F**

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

1. Are any hazardous chemicals or dangerous released at the Property?  
NO ( ) YES ( )

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

**G**

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

1. Are there or have there been explosives, dynamite blasting caps, unexploded ordinance (bullets and bombs) stored or used on the property?  
NO ( ) YES ( )

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

**H**

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

2. Are there or have there been radiation hazards such as uranium mill tailings, nuclear reactors, processing, handling, disposal and/or deposition of radioactive materials on the property?  
NO ( ) YES ( )

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



October 30, 2023,

FFPD-FP-037-23

Ken Toland, PE  
720-638-5190  
[ktoland@kteng.net](mailto:ktoland@kteng.net)

**Re:** Will Serve  
19000 W 58<sup>th</sup> Ave. (Jeffco Case: 23-112887PA)  
Golden, CO 80403

To whom it may concern:

The property identified above is protected by the Fairmount Fire Protection District (FFPD). Fire Protection Services will be provided if the minimum requirements of the most currently adopted International Fire Code edition, including adopted amendments, are met.

Permits from the Fairmount Fire Protection District are required for private roads and driveway(s), core and shell, tenant improvements, all installation and maintenance of automatic fire detection and fire suppression systems, solar photovoltaic systems, radio amplification, underground fire line and the storage of hazardous materials.

FFPD reserves the right to provide additional comments/requirements if any needed plans are submitted and reviewed per applicable codes and amendments.

If you need additional information or have questions or concerns, please contact myself at the Fairmount Fire and Life Safety Division via the contact numbers found in this letter.

Respectfully yours,

Robert Ipatenco, Fire Marshal  
Fairmount Fire Protection District  
[ripatenco@fairmountfireco.gov](mailto:ripatenco@fairmountfireco.gov)  
cc: file





## CERTIFICATION OF WATER AND SEWER AVAILABILITY

February 15<sup>th</sup>, 2023

Jefferson County Planning Department  
Foothills Office Park  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419-3550

**RE: 19000 W 58<sup>th</sup> Avenue, Jefferson County**

Jefferson County:

Pursuant to paragraph 5.4 of the Rules and Regulations, North Table Mountain Water and Sanitation District has reviewed the above referenced rezoning application and finds that the property which is the subject of said application is within the boundaries of the District, water and sewer service is available, and the referenced property is therefore eligible for such service, subject to the following:

1. Water service is available within the District to serve the development. The developer must provide all facilities required to serve the development. No specific quantity or pressure is guaranteed.
  - a. A water main extension in 58<sup>th</sup> Avenue is required. The main will connect to El Diente Street and extend to the proposed site.
  - b. A second connection at Dunraven Street is required.
2. No water or sewer service will be considered until the developer submits detailed plans for water and sewer construction to serve the development and such plans shall be approved by the District Engineer.
3. Sewer service is available within the District to serve the development. The developer must provide all facilities required to serve the development. No specific capacity or location guaranteed.
4. No specific fire flow is guaranteed.
5. Agreement on the part of the applicant to comply with all rules, regulations and engineering requirements of the District, in effect at the time the District

approves the tap application. In the interest of water conservation, District may enact rules and regulations governing the installation and use of landscaping on the property described.

6. Payment of all fees and charges levied, assessed, or collected by the District, in effect at the time the District approves the tap application.
7. Expires 2 (two) years from the date the Certificate is issued.

As of the date of this letter, there are no limitations on issuance of water or sewer taps, however, by reasons of drought conditions, District does not and can not guarantee issuance of water taps which may be applied for in the future.

This letter has been reviewed with the Board of Directors and represents the District's position in this matter.

Sincerely,

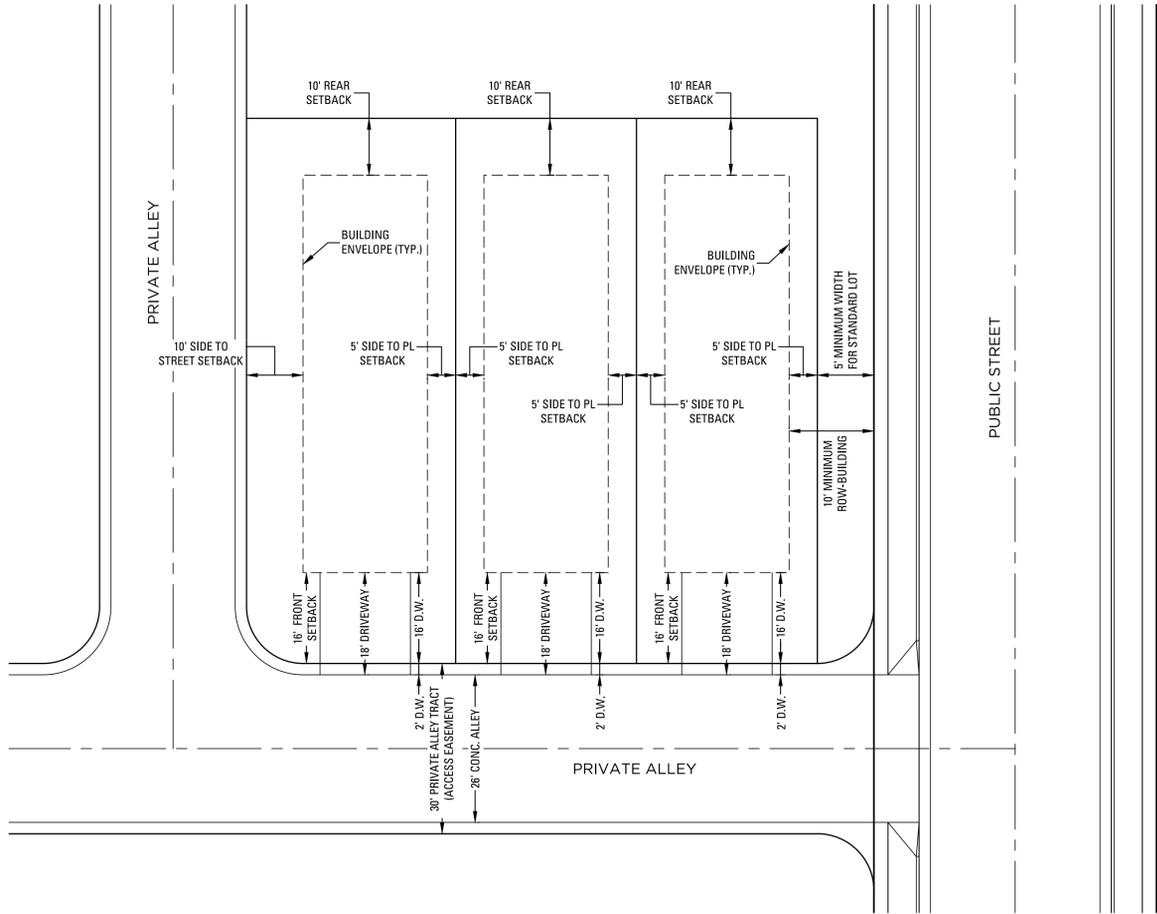
A handwritten signature in black ink, appearing to read 'Bart Sperry', written over a horizontal line.

Bart Sperry, P.E.  
District Manager/Engineer

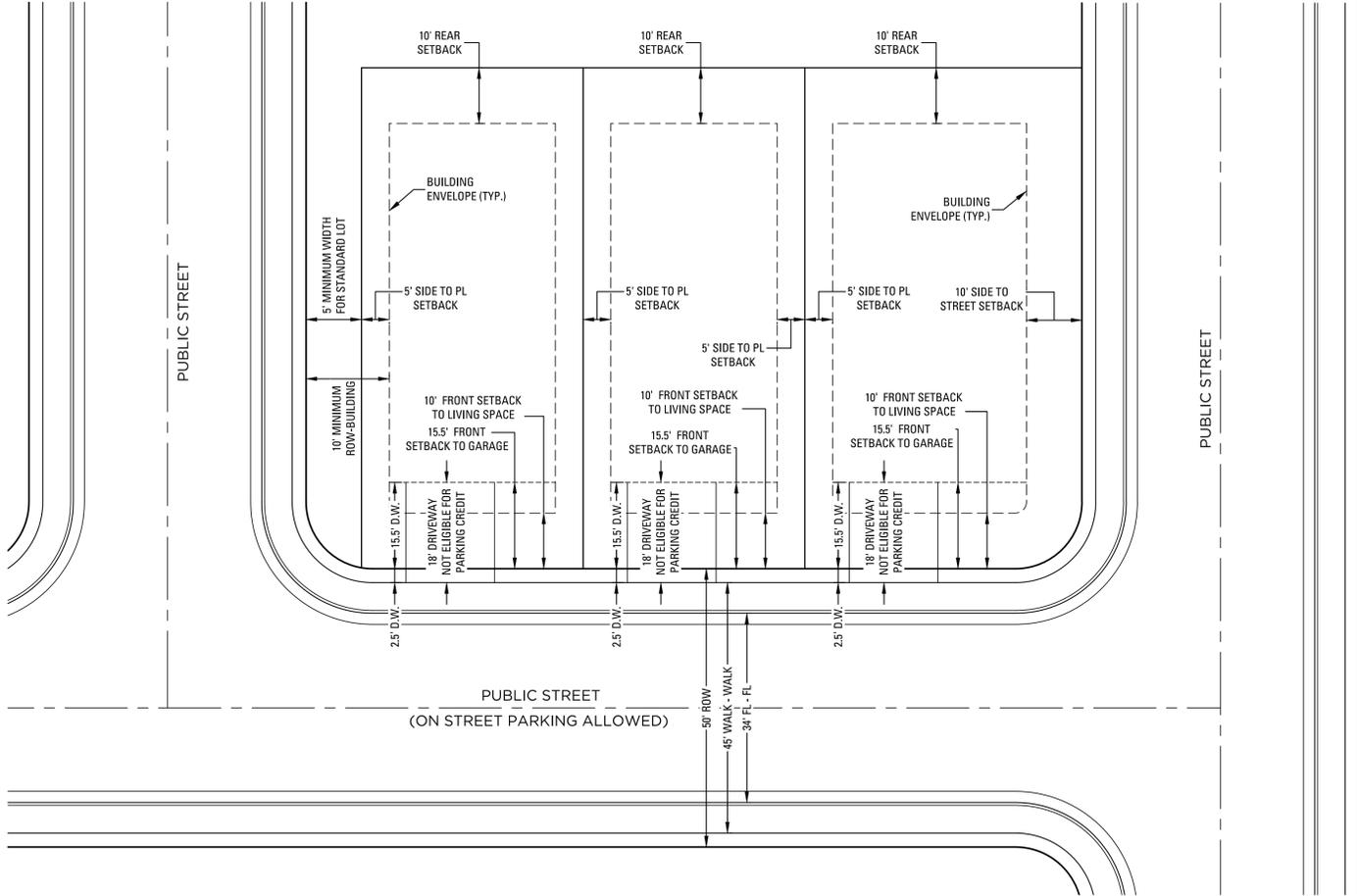
# WILDHORSE RANCH FILING NO. 3

## LOT TYPICAL BY BUILDING PRODUCT EXHIBIT

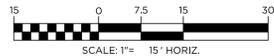
DATE: 08/02/2024



**SINGLE-FAMILY PRIVATE ALLEY LOADED GARAGE UNITS**  
**LOT TYPICAL**



**SINGLE-FAMILY PUBLIC STREET LOADED GARAGE UNITS**  
**LOT TYPICAL**





**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

**From:** Kaitlin Spak <kaitlin.spak@gmail.com>  
**Sent:** Tuesday, September 10, 2024 10:01 AM  
**To:** Reid Powers  
**Subject:** --{EXTERNAL}-- Wildhorse Ranch zoning  
**Attachments:** [IMG\\_1070.JPEG](#)

**This Message Is From a New Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hello,

Thank you for speaking with me on the phone last week regarding the zoning for the Wildhorse Ranch development that is planned for what was Table Mountain Ranch, a horse boarding facility.

I moved back to Arvada specifically for the horse amenities of this area, including the fantastic boarding at Table Mountain Ranch. After I came back, I was dismayed to find that the TMR property had been sold for a shockingly low price, to turn the view attached into more unaffordable big houses on tiny lots in an area with few amenities to support this large number of additional homes.

Jefferson County and Colorado as a whole are losing agricultural and equestrian properties at an alarming rate, and as more and more fields turn into houses, horses are being squeezed into smaller and smaller properties at higher and higher costs. My one horse requires local boarding care, locally grown hay, a local veterinarian, local saddle fitter, local equine chiropractor, local farrier, and more, all keeping money in our local economy. If you keep rezoning facilities, we will have no choice but to find (literally) greener pastures and take our tax and local economy dollars elsewhere.

I realize that I don't have a leg to stand on here since I am merely a resident of the county and not the owner of the TMR property, but please, please don't let the equestrian community that has already been battered by the loss of boarding be forgotten as plans continue for this area. At a minimum, including a place for us to park trailers to be able to access the Table Mountain trails with our horses would be appreciated, and until ground is broken, perhaps the facility's numerous arenas, including a full size dressage arena that isn't available anywhere else in Arvada publicly, could be made available to use to the public for a fee?

Remington Homes has already yanked the former TMR boarders around (no notice of the sale of the property before it was sold, then we were told we'd have years to move horses, then six months, then even the six months was shortened!), and a lot of the issues with horses leaving had to do with the uncertainty and unreliability of their communication. It would be remarkable if they gave the equestrians any thought at all moving forward, but

perhaps if the county steps in to hold them accountable, some level of open space and usability of this area can be maintained for the equestrian public.

I know the old county plan imagined this area being residential, but the new county plans should be considering the long legacy of equestrian use in Jefferson County. Please consider keeping the rural zoning of the TMR property to limit the houses built and preserve some corner for equestrian use as a staging point for the trails in this area.

Picture attached to show you what we're losing.

Thank you,  
Kaitlin Spak  
650-285-9216  
[kaitlin.spak@gmail.com](mailto:kaitlin.spak@gmail.com)



**From:** Anne Cheek <anneg4@me.com>  
**Sent:** Monday, February 12, 2024 1:31 PM  
**To:** Reid Powers  
**Subject:** --{EXTERNAL}-- Case #23-136051rz

**This Message Is From a New Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hello, I am writing to register my opposition to the development of the property of the property designated under the development proposal 23-145051rz. The addition of 90 houses to this plot would put immense stress on the area, including but not limited to the traffic along the main road, trail usage, water, sewer and fire fighting resources. The density of this housing would impact surrounding communities (including the one in which I reside) negatively and I believe Jeffco should reject this proposal.  
Anne Cheek

**From:** Michele Hovet <michelehovet@gmail.com>  
**Sent:** Tuesday, August 13, 2024 12:11 PM  
**To:** Reid Powers; Fran - EET Evers  
**Cc:** Karen Hersh  
**Subject:** Re: --{EXTERNAL}-- 19000 w 58th ave hearing  
**Attachments:** [JCHC Remmington Homes TMR.pdf](#)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

Reid,

Thanks for checking back in here on this property rezoning. The comments made on the hearing essentially were about what the applicant would be willing to do for displacing the existing equestrian community. Some of the 12+ comments I made were around:

- How long the barn would remain open - thoughts were April 2025 - but now closing September 2024
- If the indoor arena could be donated for use somewhere within the community - as those are very hard to come by with so many equestrian properties closing for development
- The ability to utilize assets for the Jeffco Emergency Evacuation Team at the Fairgrounds like fencing, stall mats, equipment for emergencies like fires we just had
- Trail and parking access since the equestrian community will be losing access to North Table mountain from that location
- Park remembrances for the 50+ years of equestrian use at Table Mountain ranch

The Community Equestrian group has met with Remington several times about this and wrote a letter from the Jefferson County Horse Council supporting the development if Remington helps with the equestrian displacement as noted in the attached. Did you get that email I sent to you on April 4th titled Table Mount Ranch Development Support? Can you please put that in the file for the rezoning also? Attached again for your reference.

Please note that the current barn manager has been selling off many assets promised to the equestrian community so some of these promises made can not be fulfilled. We met with Remington again on August 6th to see if they could remedy some of this. They were going to check into it and we will hopefully do a walk through of what assets are left, they were going to put a stop to selling of assets. We will see what occurs in September once the boarding business closes.

From your email for follow-ups - **please let us know when these are complete and any links** you can provide so we can obtain the information.

1. I believe the community meeting was recorded and put on Youtube. I don't have that link but I will ask the applicant if they have it.
2. I did make a community meeting summary sheet and will put that into the Rezoning public documents folder.

We are looking forward to follow up here for visibility for the planning commission so they can review the current impacts for the existing community for this project. And how hopefully the applicant follows through on community requests.

Michele Hovet - Karen Hersh - Community Equestrian  
Michele Hovet - Fran Evers - Jefferson County Horse Council - Land Use

On Fri, Aug 9, 2024 at 9:32 AM Reid Powers <[rzpowers@co.jefferson.co.us](mailto:rzpowers@co.jefferson.co.us)> wrote:

Hello,

Apologies for the late reply. I did not see your emails until now.

I believe the community meeting was recorded and put on Youtube. I don't have that link but I will ask the applicant if they have it.

I did make a community meeting summary sheet and will put that into the Rezoning public documents folder.

In regards to concerns/questions brought up at the community meeting, the applicant must have a community meeting to engaged with neighbors so concerns can be brought up about the rezoning application, but the applicant is not required to address public concerns. The community meeting is required so the applicant is aware of concerns, and the hope would be concerns are addressed somehow. But the applicant does own the land and may request to rezone it how they wish. The Planning Commission and Board of County Commissioners will review the community meeting summary, review any public comments received for the rezoning application, and take both things into account when evaluating the applicant rezoning application.

**From:** Owen Mattison <owenmattison@gmail.com>  
**Sent:** Friday, February 23, 2024 11:48 AM  
**To:** Reid Powers  
**Subject:** Re: --{EXTERNAL}-- Case 23-136051RZ

**This Message Is From a New Sender**

You have not previously corresponded with this sender.

Report Suspicious

Thank you, Reid. Below is my public comment.

There is no other place in the world like the Mesa Spur trailhead. As a local resident, not only is North Table Mountain my favorite place in this entire world, but this is my favorite way to access it. As soon as I turn onto the trail from 58th, I am instantly transported into a world of beauty and peace. I am so grateful for the horses, the land, and the overwhelming sense of fortune that our community has by having a place like this to call our own.

When I saw the rezoning sign, I couldn't help but feel incredibly sad. I'm guessing that Mesa Spur trailhead won't technically be going away, but there's no way that 90 new lots in the adjacent space wouldn't irreversibly alter an otherwise joyous experience. Many people drive to the west entrance of North Table because of its big parking lot, but we count ourselves lucky to have access on the north side with only a couple small parking spaces and thus a much lower recreational footprint.

Flowery language aside, I'm concerned that the trail traffic will pick up immensely, the trail and views will be irreparably altered, and the parking could be expanded, further increasing traffic on the mountain and on the road (58th) where many already drive well over the speed limit. We also currently have a problem with people not picking up after their dogs on the trail (I absolutely love dogs, by the way) and I am concerned this mistreatment of our open spaces would only increase with traffic. I understand things change overtime, but there is no bigger wish I have for our community than the wish that our kids could experience the magic of North Table just like we have.

Thank you for your time.

Owen Mattison

On Fri, Feb 23, 2024 at 18:25 Reid Powers <[rzpowers@co.jefferson.co.us](mailto:rzpowers@co.jefferson.co.us)> wrote:

Hello,



Regan Hauptman  
Remington Homes  
5740 Olde Wadsworth Blvd.  
Arvada, CO  
Contact: Reganh@remingtonhomes.net

March 30, 2024

Jefferson County Case Manager  
Case Number: 23-136051RZ  
Address: 19000 W 58Th AVE, 80403  
Description: Rezoning the existing PD to allow the platting of 91 single-family detached lots.  
Case Manager: Reid Powers  
Case Manager Contact Information: rzpowers@co.jefferson.co.us

Dear Regan,

The Jefferson County Horse Council (JCHC) board met on March 26<sup>th</sup> to review a proposal brought forward from the membership to work with Remington Homes in re-purposing equestrian assets at Table Mountain Ranch (TMR). These assets could include the indoor arena, fencing etc. to contribute to the existing equestrian community in the area and for emergency evacuation use and for sustainability purposes. While we are sad TMR is closing permanently on September 31, 2024, we hope to work with you to support the equestrian community in new ways as you move forward your project as was represented on your Jeffco Virtual Public Community Outreach meeting in October 2023.

JCHC's mission is to promote and protect equine welfare and equine activities in Jefferson County, Colorado.

Please visit our website at [www.jeffcohorse.com](http://www.jeffcohorse.com) to learn more about horses in Jefferson County. There is a presentation on the first page prepared by Officers of JCHC and submitted to Together Jeffco, a two-year process which combines efforts to update the Comprehensive Plan, Transportation & Mobility Plan, Community Wildfire Protection Plan, Comprehensive Emergency Management Plan, Evacuation Annex and the Unified Land Use Code. The presentation highlights the economic, social, and historical benefits to the community provided by horses and their owners in Jefferson County and beyond.

We spoke about your project at the TMR site at our board meeting regarding the re-zoning process and would like to offer our support to Remington through an opportunity to collaborate with the existing equestrian community in impactful ways:

- Remington Homes will 'repurpose' as much as possible of the equine amenities, to possibly include the indoor arena, fencing, rubber stall mats and various equipment to be used in the community for public purposes and sustainability for our community so it does not end up in landfill. JCHC board members would be happy to continue to facilitate with you on this with Matt Cavanaugh.

- We propose the 'parks' requirement be met by the donation of land for a public parking lot allowing better access to the north side of North Table Mountain with a primary focus on horse trailer parking. This would allow for trail access from parking to trail along the creek to the trail head. A plaque reflected the equestrian heritage of Table Mountain Ranch and the horses that lived and died here would also be appreciated.
- Consider and follow the Jefferson County guidelines for adequate buffers between the new development and Shiloh Equestrian and maintain a 75-foot buffer from a horse barn, which could already be satisfied with trail head in-between.

We appreciate the partnership potential with Jeffco's equestrian community and are sharing this comment for positive outcomes with the County, for the record.

If you have any questions, we are happy to meet with you.

Sincerely,

Michele Hovet and Fran Evers  
JCHC Board Members  
Planning and Zoning Co-Chairs