



JEFFERSON
COUNTY COLORADO

**Jefferson County Board of Adjustment
Hybrid Hearing Meeting
AGENDA**

November 20, 2024, 9:15 a.m.

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

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

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

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

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

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

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

Pre-Meeting: Faye Griffin Room / Webex Webinars (8:00 a.m. – 9:00 a.m.)

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

Join the WebEx webinar from here:

<https://jeffco.webex.com/jeffco/j.php?MTID=m9ce8518f91cb2d6e691ef4949ee8aeee>

Webinar Number: 22495 336 1752

Webinar Password: SEscTmrW963 (73728679 when dialing from a phone)

Audio Connection (720) 650-7664 Access Code: 22495 336 1752

Comments:

1. Legal Counsel, Kathy Parker
 - a. Executive session for legal training and advice on BOA hearings; legal standards applicable to quasi-judicial actions; and appeals to the BOA – legal advice under C.R.S. 24-6-402(4)(b)
2. Director of Planning and Zoning, Chris O'Keefe
3. Planning Manager, Russell Clark
4. Planning Supervisor, Nick Nelson
5. Administrative Assistant, Kimi Schillinger
6. Board Members
7. Case Review

Hearing: Hearing Room 1 / Webex Webinars (Approximately 9:15 a.m.)

Hearing Connection Details:

Join the WebEx webinar from here:

<https://jeffco.webex.com/jeffco/j.php?MTID=m7aebc142cc4ac51d3d9048ff4c348c9e>

Webinar Number: 2498 659 8358

Webinar Password: zuP2uSWqe92 (98728797 when dialing from a phone)

Audio Connection (720) 650-7664 Access Code: 2498 659 8358

Pages

1. Call to Order
2. Discussion of Hybrid Meeting Procedures
3. Approval of Minutes
4. Consent Agenda

4.1 24-103782VC

Variance

Owner/Applicant: Matthew Raub and Amy Dunn

Location: 31743 Soda Creek Drive, Evergreen
Section 8, Township 4 South, Range 71 West

Approximate Area: 4.11 Acres

Zoning: Agricultural - Two (A-2)

Purpose:

To Legalize:

1) A lot size of 4.11 acres, where 10 acres is required in the A-2 zone district.

2) A front setback of 29 feet to the northeast, where 50 feet is required for a primary structure.

To Allow:

3) A front setback of 35 feet to the northeast, where a setback of 50 feet is required for an addition to a primary structure.

Case Manager: Sara Hutchinson

5. Regular Agenda

5.1 24-123012VC

Variance and Special Exception

Owner/Applicant: Shawn Marach

Location: 6197 High Drive, Morrison
Section 20, Township 5 South, Range 70 West

Approximate Area: 1.89 acres

Zoning: Agricultural-Two (A-2)

Purpose:

To Legalize:

1) A front setback of 46.6 feet to the east, where a setback of 50 feet is required for a primary structure; and

2) A front setback of 35.6 feet to the east, where a setback of 50 feet is required for a deck on a primary structure; AND To Allow:

3) A Special Exception for a Short-Term Rental.

Case Manager: Jamie Hartig

6. Reports

7. Adjournment

CASE SUMMARY
Consent Agenda

BOA Hearing Date: November 20, 2024

24-103782VC Variance

Owner/Applicant: Matthew Raub and Amy Dunn

Location: 31743 Soda Creek Drive, Evergreen
Section 8, Township 4 South, Range 71 West

Approximate Area: 4.11 Acres

Zoning: Agricultural - Two (A-2)

Purpose: To Legalize:
1) A lot size of 4.11 acres, where 10 acres is required in the A-2 zone district.
2) A front setback of 29 feet to the northeast, where 50 feet is required for a primary structure.

To Allow:
3) A front setback of 35 feet to the northeast, where a setback of 50 feet is required for an addition to a primary structure.

Case Manager: Sara Hutchinson

Issues: None

Recommendations: Staff recommends approval of legalization of the lot size and the setbacks for the existing structure, and approval of the setback reduction for the proposed addition to the primary structure.

Interested Parties: None

Level of Community Interest: Low

Case Manager Information: Phone: 303-271-8732 e-mail: shutchin@jeffco.us

Staff Report

BOA Hearing Date: November 20, 2024

24-103782VC Variance

Owner/Applicant: Matthew Raub and Amy Dunn

Location: 31743 Soda Creek Drive, Evergreen
Section 8, Township 4 South, Range 71 West

Approximate Area: 4.11 Acres

Zoning: Agricultural - Two (A-2)

Purpose: To Legalize:
1) A lot size of 4.11 acres, where 10 acres is required in the A-2 zone district; and
2) A front setback of 29 feet to the northeast, where 50 feet is required for a primary structure.

To Allow:
1) A front setback of 35 feet to the northeast, where a setback of 50 feet is required for an addition to a primary structure.

Case Manager: Sara Hutchinson

Previous Actions: None

Surrounding Zoning: A-2 on all sides

Existing Use: Residential

Existing Structures: Single-Family Home

Services: Evergreen Fire Protection District
Individual Septic
Individual Well

BACKGROUND/DISCUSSION:

The applicant is requesting a Variance to obtain relief from minimum lot size and front setback requirements in the A-2 zone district. An Improvement Survey Plat (ISP) dated June 14, 2024, provided by the applicant, shows the lot size. An ISP dated November 1, 2023, provided by the applicant, shows the existing primary structure on the property and the proposed addition. It records a 29.3-foot front setback for the existing primary structure. A 35.4-foot front setback can be measured to the proposed addition.

The primary structure on the subject property was built in 1995 according to the Assessor's Office. The structure was built by previous owners and under previous regulations that did not require an ISP and setback verification. Zoning for this area came into effect in 1955.

SITE CHARACTERISTICS AND IMPACTS:

The slope of the subject property has a range from less than 10% to over 50%, with the majority of the property having a 30% slope or more. There is a floodplain along the east side of the property.

The first request for relief pertains to the existing lot size of the subject property. Lots are required to be a minimum of 10 acres in the A-2 zone district, and the existing lot is 4.11 acres, according to the ISP provided by the applicant.

The other two requests for relief pertain to the primary structure on the subject property, a single-family dwelling. The existing structure is 29.3 feet from the east property line, where 50 feet is required for a front setback. It appears that the primary structure has been relatively unchanged since it was built in 1995 by previous owners, other than a bathroom remodel in 2019. Improvement Location Certificates were accepted at the time of permitting this structure, whereas now an Improvement Survey Plat would be required. Setback verification was also not required at the time of permitting this structure.

The final request is to allow a proposed addition to the north side of the primary structure. The addition would be 35.4 feet from the front property line, which is no closer than the existing structure.

All referenced photos and documents are provided in the Case Packet.

NOTIFICATION:

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to adjacent property owners, (which includes the property owners on the opposite side of the public local street) and to the Homeowners' Associations within which the property is located. The notification was sent 14 days prior to the Board of Adjustment Hearing.
2. One double-sided sign, identifying the nature of the Variance request, was provided to the applicants for posting on the site. The sign was provided to the applicants with instructions that the site be posted 14 days prior to the Board of Adjustment Hearing

The Homeowners' Associations that received notification include:

- CARE
- Lookout Mountain Water District
- PLAN JeffCo
- Jefferson County Horse Council

During the processing of the application, staff received one comment in support of the request.

ANALYSIS:

The statutory and regulatory requirements for the approval of a Variance request are listed below with an analysis by staff:

1. The following must exist:
 - Exceptional narrowness, shallowness or shape of a specific piece of property; or
 - Exceptional topographic condition; or,
 - Other extraordinary and exceptional situation or condition of such piece of property; AND
2. The relief shall not have a substantial detriment to the public good; AND
3. The relief shall not substantially impair the intent and purpose of the Zoning Resolution; AND
4. The relief shall not effectively change a land use on a permanent basis; AND
5. The relief shall not be granted in circumstances which are self-imposed; AND

6. No Variance shall be granted based solely on economic hardship.

Applicants' Rationale:

In a letter of provided by the applicants, they stated:

"The house has existed on site since 1995. The proposed location of the addition encroaches into the front setback less than the existing house currently does. An existing exterior deck is also located in the same area as the addition encroaching to the same extents proposed. Despite being in the setback, both the existing house and addition are still 61 feet and 74 feet away from Soda Creek Drive respectively."

Staff Analysis:

Exceptional practical difficulty or undue hardship:

Staff finds the applicant **has** established an exceptional practical difficulty for these requests. The existing primary structure was built by previous owners and under previous regulations that did not require an ISP and setback verification. It would be impractical to require them to relocate the house at this time. The existing home location, and the steep slope to the west of the existing structure and the floodplain to the east of the existing structure constrain where an addition to the structure could be located. The proposed addition does not extend further into the setback than the existing structure.

Substantial detriment to the public good, intent and purpose of the Zoning Resolution, change of land use:

The granting of these requests **would not** have a substantial detriment to the public good, nor impair the intent and purpose of the Zoning Resolution. The land use **would not** change as a result of granting these requests.

Conditions self-imposed, and economic hardship:

Staff finds that the circumstances **are not** self-imposed, as the existing setbacks are due to the difference in an Improvement Location Certification and an Improvement Survey Plat. The requests will not change the configuration or use of the land. These requests are not sought based on economic hardship.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of Adjustment find that the applicant **HAS** established an exceptional difficulty or hardship and other criteria to obtain approval of the requested Variance as required by the Jefferson County Zoning Resolution.

And;

Staff recommends that the Board of Adjustment **APPROVE** the requests to legalize a lot size of 4.11 acres and a front setback of 29 feet for Case No. 24-103782 VC with no conditions; and

Staff recommends that the Board of Adjustment **APPROVE** the request to allow a front setback of 35 feet subject to the following conditions:

1. The proposed additions must be constructed in substantial conformance with the site plan included in the Variance application, labeled Exhibit A; and
2. A Building Permit for the proposed additions shall be acquired within one year of the approval of this request, on or before November 20, 2025.

COMMENTS PREPARED BY:

Sara Hutchinson

Sara Hutchinson, Planner

Case Number (for staff use only): 24-103872VC

This application may be used for Variance, Special Exception and Appeal requests before the Board of Adjustment, including relief from zoning regulations, short term rentals and some home occupations. Please refer to the reverse side of this page for submittal requirements.

Submit this application and all necessary documents electronically to pzpermits@jeffco.us.

Applicant and Site Details

31743 SODA CREEK DRIVE	EVERGREEN	80439	
<i>Address of Subject Property, Legal Description and/or Parcel ID Number</i>	<i>City</i>	<i>Zip</i>	
AMY DUNN & MATTHEW RAUB	mattraub@gmail.com	321-298-4552	
<i>Property Owner</i>	<i>Email</i>	<i>Phone Number</i>	
31743 SODA CREEK DRIVE	EVERGREEN	CO	80439
<i>Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
ANTHONY RIES	anthony@mues.us	720-939-2792	
<i>Contractor/Representative</i>	<i>Email</i>	<i>Phone Number</i>	

For sign pick-up, please contact: MATTHEW RAUB *Email:* mattraub@gmail.com *Phone Number:* 321-298-4552

Specific Request

1. LEGALIZATION OF THE EXISTING HOME ON THE PROPERTY TO BE WITHIN THE 50 FOOT FRONT SETBACK PER THE JCZR ZONE A-2 STANDARDS. THE EXISTING SETBACK PROVIDED IS 29.3 FEET.
2. CONSTRUCTION OF AN ADDITION ONTO EXISTING HOUSE TO BE LOCATED WITHIN THE FRONT SETBACK. THE PROPOSED ADDITION SHALL BE LOCATED 35.4 FEET FROM THE FRONT PROPERTY LINE, WHICH CROSSES THE 75% THRESHOLD FOR AN ADMINISTRATIVE EXCEPTION. THE PORTION OF AREA TO BE ENCROACHING IS APPROXIMATELY 388 SF, 1 STORY AT THE BASEMENT LEVEL, AND FEATURES AN EXTERIOR DECK ON THE ROOF AT THE MAIN LEVEL OF THE HOUSE. THE EXTENTS OF THE ADDITION ENCROACH NO FURTHER THAN THE EXISTING HOUSE.

Applicant Acknowledgments

- Applications will not be accepted unless all submittal requirements have been met. If during staff review any application is found to contain incomplete and/or inaccurate information, the case may be postponed until all necessary submittal documentation has been received. Documents larger than 11 x 17 can be submitted electronically.
- I understand the filing fee is to cover costs of administration, research, and hearing of this case and is non-refundable.
- I hereby give permission for County staff and Board members to enter upon my property for purposes of site inspection and investigation. *Please specify any extraordinary circumstances of which staff should be aware, i.e., the presence of dogs on the site, locked gates, etc. The property must be accessible for site inspection.*
- The applicant will receive a copy of the Board's decision, which may be recorded through the Jefferson County Clerk & Recorder's Office.
- For Variance cases only:** A Setback Verification Form will be required as a part of the Building Permit process for Variance cases involving relief from setback requirements.
- For Variance cases only:** I have read and understand the BOA Variance guide, and certify the site plan or survey is fully accurate, depicting all structures on site.

 1/11/24
Signature of Owner or Authorized Representative *Date*

Jefferson County Board of Adjustment Application

Submittal Requirements

Case Number (for staff use only): 24-103872VC

The numbers checked with each specific type of request correspond to the numbered submittal requirements at the right. Additional documentation may be required, as determined by staff on a case-by-case basis.

Request: \$ 800 (additional notification fees will apply)

Variance	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Lot size	X	X	A	X	X	X	X									
<input checked="" type="checkbox"/> Setback(s)	X	X	A	X	X	X	X	X								
<input type="checkbox"/> Parking	X	X	A	X	X	X		X				X				
<input type="checkbox"/> Height	X	X	A	X	X	X		X		X						
<input type="checkbox"/> Access Standards	X	X	A	X	X			X								
<input type="checkbox"/> Accessory Square Footage/Footprint	X	X	A	X	X	X	X	X	X							
Special Exception*	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Home Occupation**	X	X	B	X	X	X		X	X		X	X	X			
<input type="checkbox"/> Short Term Rental**	X	X	C	X	X	X		X	X		X	X	X	X	X	
<input type="checkbox"/> Commercial Solar or Wind Installation	X	X	D	X	X	X		X		X		X				
Appeal	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Director's Determination	X	X		X	X	X										X

List of Submittal Requirements

- Signed application form
- Cover letter
- Addendum A, B, C, or D
- Copy of current deed
- Proof of proper division of land (if parcel is Metes & Bounds or contains portions of platted lots)
- Letter of authorization if a contractor or other contact will appear on the owner's behalf
- Improvement Survey Plat (signed and stamped by licensed surveyor) depicting all property lines and all existing improvements on the property
- Detailed site plan showing proposed improvements
- Floor plans of existing and proposed structures
- Architectural elevations
- Photographs of the interior
- Parking plan (can be combed with 7 or 8)
- Evidence of water and/or wastewater service
- "Will serve" letter from fire district
- House rules
- Other: _____

A: Variance Addendum **B:** Home Occupation Addendum;
C: Short Term Rental Addendum **D:** Commercial WECS/SECS Addendum

* Fees are online at <https://www.jeffco.us/2920/Fees>.
 Make checks payable to Jefferson County Treasurer.

** Short Term Rentals and Home Occupations: It is the applicant's responsibility to renew a Special Exception prior to expiration.

Staff Use Only

A-2	M&B	na	na	na
Zoning of Site	Plat	Receipt	Renewal of Case Number	CV Case Number
10 acres	4.14 acres	255F	In a Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lot size Required	Lot Size Shown	FEMA Map Number		

Legal Access via: Soda Creek Dr, US 40 Highway

Number of Postcards Required: 5 **ISP Submitted (check one):** Print Via email to: pzpermits@jeffco.us N/A

MAK
 Reviewed by _____ Date 2/19/23

Comments:

- Floodplain impacts property and residence per Jmap
- Submitted ISP indicates potential issues with property lines. Is a lot line adjustment needed?
- ISP does not show total acreage. Emailed applicant to have ISP include this value since a legalization request will be needed.
- House built by previous owner in 1995.

A. Variance Addendum

Case Number (for staff use only): 24-103872VC

1. Explain what, if any, physical conditions of your property (ex: exceptional narrowness, shallowness or shape) or topographic conditions on your property (ex: exceptional steepness, floodplains, geologic hazards) exist and limit your ability to meet code requirements.

EXISTING STRUCTURE ON SITE CURRENTLY ENCROACHES INTO THE FRONT SETBACK TO BE 29.3 FEET FROM THE FRONT PROPERTY LINE. THE EXISTING LAYOUT OF THE HOUSE, PROXIMITY OF THE WELL TO THE WEST, AND THE EXCEPTIONALLY STEEP GRADING OF THE SITE MAKE THIS THE ONLY SUITABLE LOCATION FOR THIS IMPROVEMENT.

2. Explain why the granting of your request would not be detrimental to the neighborhood or adjacent properties.

THE HOUSE HAS EXISTED ON SITE SINCE 1995.

THE PROPOSED LOCATION OF THE ADDITION ENCROACHES INTO THE FRONT SETBACK LESS THAN THE EXISTING HOUSE CURRENTLY DOES. AN EXISTING EXTERIOR DECK IS ALSO LOCATED IN THE SAME AREA AS THE ADDITION ENCROACHING TO THE SAME EXTENTS PROPOSED. DESPITE BEING IN THE SETBACK, BOTH THE EXISTING HOUSE AND ADDITION ARE STILL 61 FEET AND 74 FEET AWAY FROM SODA CREEK DRIVE RESPECTIVELY.

3. What other options were considered in order to meet code requirements?

REVISION OF THE FLOOR PLANS TO REDUCE THE EXTENTS OF THE ENCROACHMENTS. HOWEVER, SUCH A DESIGN WOULD PREVENT THE USE OF AN EXISTING SLIDING GLASS DOOR PROVIDING MAIN LEVEL ACCESS TO THE EXISTING DECK. THIS ALSO PROPOSES A TECHNICALLY MORE DIFFICULT SOLUTION THAT LACKS CONTINUITY WITH THE EXISTING HOUSE. ALSO, THE ADDITION CANNOT BE CONSTRUCTED ANY FURTHER TO THE WEST DUE TO THE PROXIMITY OF AN EXISTING WELL.

4. Why is granting a Variance your only option to a beneficial use of your property?

LEGALIZATION OF THE EXISTING STRUCTURE IS REQUIRED FOR FURTHER IMPROVEMENT OF THE PROPERTY.

BENEFICIAL USE OF THE PROPERTY IN THIS CASE ENTAILS PROVIDING ADEQUATE LIVING SPACE FOR AN INCREASE IN FAMILY SIZE. THE HOUSE CURRENTLY ONLY HAS 4 BEDROOMS FOR 2 ADULTS, 3 TEENAGERS, AND AN ELDERLY GRANDPARENT. A VARIANCE IS THE ONLY OPTION TO PROVIDE ENOUGH SPACE FOR THE REASONS AS STATED BY THE ANSWERS FOR QUESTIONS #1, #2, #3, AND #5.

5. Are there other, more expensive solutions that would allow you to meet the code requirements?

YES, THE SOLUTION WOULD ENTAIL THE STRATEGY DESCRIBED ABOVE IN QUESTION #3. ALTHOUGH THE AREA OF THE ADDITION MAY BE REDUCED, MORE WORK TO THE EXISTING STRUCTURE WILL BE REQUIRED FOR THE FUNCTIONAL USAGE OF THE ADDITION.

6. Provide any additional information you feel may help the Board of Adjustment understand your request.

THE DRIVING FORCE BEHIND THIS PROPOSAL IS THE NEED TO INCREASE SPACE FOR THE INCREASE IN FAMILY SIZE. THE HOUSE IS CURRENTLY ONLY FOUR BEDROOMS FOR 2 ADULTS, 3 TEENAGERS, AND AN ELDERLY GRANDPARENT. SUCH AN ADDITION WOULD PROVIDE ADEQUATE SPACE FOR EACH MEMBER OF THE FAMILY TO LIVE COMFORTABLY.



Jefferson County Planning and Zoning

100 Jefferson County Parkway, Suite 3550

Golden, CO 80419

303-721-8700

pzpermits@jeffco.us

RE: 31743 Soda Creek Drive, Evergreen, CO 80439

To Whom it May Concern,

Please see the attached application and submittal materials for two BOA Variances. Our ultimate goal is to approve a setback encroachment for a proposed house addition. Our intended process is as follows:

1. Legalize the existing home which encroaches into the setback through the BOA Variance process.
2. Apply for a BOA Variance for the proposed addition that encroaches past the 75% setback threshold.
3. Continue with the building permit process upon necessary approvals.

Please let us know if you have any questions or if there is anything else we can provide you with at this time.

Thank you,

Anthony Ries, AIA

mues

Matthew Raub

31743 Soda Creek Dr.

Evergreen, CO 80439

Date: 1/11/24

Anthony Ries

215 S Wadsworth Blvd.

Englewood, CO 80226

RE: 31743 Soda Creek Dr., Evergreen, CO 80439

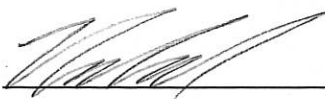
Letter of Authorization

Dear Anthony Ries,

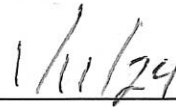
As a legal Owner of the above referenced property, I, Matthew Raub, hereby authorize Anthony Ries, AIA, of MUES LLC to act as our agent in all proceedings regarding obtaining variance approval, administrative exception, and building permit approval.

Sincerely,

Matthew Raub



Signature



Date

After Recording Return to:
Matthew Raub

GENERAL WARRANTY DEED

This Deed, made September 17, 2019

Between **David J. Haag and Ann-Lorraine Haag** of the County **Jefferson**, State of **Colorado**, grantor(s) and **Matthew Raub and Amy Dunn**, as **Joint Tenants** whose legal address is **31743 Soda Creek Drive, Evergreen, CO 80439-9601**, County of **Jefferson**, and State of **Colorado**, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **ONE MILLION ONE HUNDRED THIRTY THOUSAND DOLLARS AND NO/100'S (\$1,130,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Jefferson**, State of **Colorado** described as follows:

State Doc Fee: \$113.00

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **31743 Soda Creek Drive, Evergreen, CO 80439-9601**

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLERS:

David J. Haag

Ann-Lorraine Haag

STATE OF MP
COUNTY OF Jefferson

} ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me **September 17, 2019** by **David J. Haag and Ann-Lorraine Haag**.

Witness my hand and official seal.

Joyce L. Evans
Notary Public
My Commission Expires 7-6-23

13th St
JPE

Notary Public
My Commission expires: 07-06-23



Exhibit A

That portion of the North 1/2 of the Southwest 1/4 of Section 8, Township 4 South, Range 71 West of the 6th Principal Meridian, County of Jefferson, State of Colorado, more particularly described as follows:

Beginning at a point from whence the Southwest corner of said Section 8 bears South 37 Degrees 22 Minutes 36 Seconds West a distance of 2455.67 feet;
Thence North 76 Degrees 32 Minutes 00 Seconds West, a distance of 342.20 feet;
Thence North 10 Degrees 57 Minutes 35 Seconds West, a distance of 442.00 feet;
Thence North 64 Degrees 58 Minutes 36 Seconds East, a distance of 91.70 feet; more or less, the Southerly Right-of-Way line of U.S. Highway 40;
Thence South 87 Degrees 19 Minutes 35 Seconds East along said Right-of-Way line, a distance of 152.25 feet;
Thence South 09 Degrees 03 Minutes 15 Seconds West, a distance of 29.99 feet;
Thence South 83 Degrees 16 Minutes 25 Seconds East, a distance of 69.86 feet, more or less, to the centerline of Soda Creek;
Thence Southerly and Southeasterly along the centerline of Soda Creek;
(Next four courses representing the approximate centerline of Soda Creek)
Thence South 28 Degrees 23 Minutes 35 Seconds West, a distance of 120.65 feet;
Thence South 23 Degrees 57 Minutes 38 Seconds East, a distance of 59.65 feet;
Thence South 59 Degrees 58 Minutes 22 Seconds East, a distance of 322.60 feet;
Thence South 18 Degrees 29 Minutes 35 Seconds East, a distance of 135.31 feet;
Thence South 71 Degrees 38 Minutes 22 Seconds West, a distance of 181.32 feet, more or less, to the Point of Beginning,

Except any portion thereof lying within that parcel conveyed to Jefferson County in recorded August 5, 1937 in Book 393 at Page 144;

And Except any portion thereof lying within that parcel conveyed in Instrument Recorded January 12, 1973 in Book 2464 at Page 472,

County of Jefferson, State of Colorado.

Parcel Description
(PREPARED BY FLATIRON, INC.)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE SOUTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. F2008584 TO BEAR NORTH 76°35'33" WEST, A DISTANCE OF 342.11 FEET BETWEEN A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "P.O.B. PARCEL B LS 1741" AT THE SOUTHERLY MOST CORNER OF SAID PARCEL AND A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "COR. 1 LS 10741" AT A SOUTHWESTERLY CORNER OF SAID PARCEL WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. F2008584, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, NORTH 76°35'33" WEST, A DISTANCE OF 342.11 FEET; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, NORTH 11°01'49" WEST, A DISTANCE OF 442.04 FEET;
THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

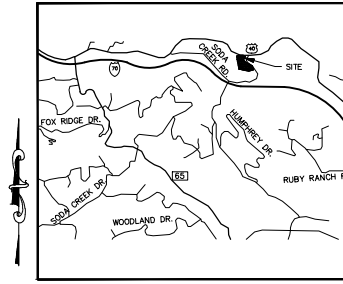
- 1) NORTH 64°52'45" EAST, A DISTANCE OF 91.68 FEET
 - 2) THENCE SOUTH 87°32'17" EAST, A DISTANCE OF 152.28 FEET;
 - 3) THENCE SOUTH 08°57'02" WEST, A DISTANCE OF 29.97 FEET;
 - 4) THENCE SOUTH 80°49'58" EAST, A DISTANCE OF 68.94 FEET;
- THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, ALSO BEING THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. F0787497, THE FOLLOWING FOUR (4) COURSES:
- 1) SOUTH 28°21'51" WEST, A DISTANCE OF 117.57 FEET;
 - 2) THENCE SOUTH 24°04'38" EAST, A DISTANCE OF 59.37 FEET;
 - 3) THENCE SOUTH 59°57'11" EAST, A DISTANCE OF 322.73 FEET;
 - 4) THENCE SOUTH 18°33'36" EAST, A DISTANCE OF 110.24 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. F2008584, ALSO BEING THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NOS. F1565822, F1648875 AND IN BOOK 2464, PAGE 472.
- THENCE ALONG SAID SOUTHERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. F0787497, SOUTH 53°57'37" WEST, A DISTANCE OF 83.39 FEET; THENCE SOUTH 71°34'48" WEST, A DISTANCE OF 101.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 179,243 SQUARE FEET OR 4.11 ACRES, MORE OR LESS.

LAND SURVEY PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2



Vicinity Map
NOT TO SCALE

Notes

1. CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER C2044363-072-PT1, DATED SEPTEMBER 19, 2019 AT 10:28 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS LAND SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF MATT RAUB & AMY DUNN, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N76°35'33"W ALONG A SOUTHERLY LINE OF THE SUBJECT PROPERTY, BETWEEN A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "P.O.B. PARCEL B LS 10741" AT THE SOUTHERLY MOST CORNER OF SAID PROPERTY AND A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "COR. 1 LS 10741" AT A SOUTHWESTERLY CORNER OF SAID PROPERTY AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83), ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. ONLY SURFACE EVIDENCE OF SELECT UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-6-506. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1858.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. ONLY SPECIFIC IMPROVEMENTS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES. THIS IS NOT AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102 (9).
10. DATES OF FIELDWORK: AUGUST 4 & 16, 2006 (FSI JOB #06-51,293) UPDATED OCTOBER 2 & 3, 2023
11. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 179,243 SQ. FT. OR 4.11 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
12. OWNERSHIP INFORMATION IS PER JEFFERSON COUNTY WEBSITE AS RESEARCHED ON JUNE 11, 2024 AND IS SUBJECT TO CHANGE.
13. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
JULY 28, 1992 REC. NO. 92091996 30' INGRESS & EGRESS EASEMENT
14. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
#3 JUNE 30, 1992 REC. NO. 92077409 GENERAL R.O.W. EASEMENT FOR ELECTRIC LINES, POLES & SUPPORTS
#5 APR. 30, 1992 REC. NO. 92049670 TERMS, CONDITIONS, PROVISIONS & OBLIGATIONS IN AGREEMENT
#6 SEPT. 19, 2019 REC. NO. 2019086241 DEED OF TRUST
15. SODA CREEK ROAD IS A COUNTY MAINTAINED ROAD WHICH DOES NOT HAVE A DEEDED R.O.W. OR EASEMENT. THE USAGE AREA OF THIS ROAD IS APPROXIMATELY 20' WIDE. (AS SHOWN ON LAND SURVEY PLAT JOB. NO. B8519 BY EVERGREEN SURVEYING, INC. AT REC. NO. F0671006 DATED AUG. 11, 1998, COUNTY OF JEFFERSON, STATE OF COLORADO.)
16. SURVEY OF PARCEL IMMEDIATELY ADJACENT TO THE SOUTH, DESCRIBED AT BOOK 2464, PG 472 AND REC. NOS. F1565822 AND F1648875, BY EVERGREEN SURVEYING, INC. (JOB #B00496), DATED 10/2/95, INDICATES THAT SAID SURVEYOR BELIEVES A SCRIVENER ERROR HAS CREATED A HIATUS AS SHOWN.
17. THE BOUNDARY AS DEPICTED HEREON IS BASED ON LOCAL CONTROL AND LOCALLY RECOVERED FIELD EVIDENCE.
18. THE DESCRIPTIONS OBTAINED FROM CDOT FOR THE HWY 40 R.O.W. ARE NOT MATHEMATICALLY CONSISTENT WITH THE NORTHERLY LINE OF THE SUBJECT PARCEL AND CREATE GAPS AS SHOWN.
19. THIS LAND SURVEY PLAT IS PREPARED AS AN EXHIBIT TO THE BOUNDARY LINE AGREEMENT RECORDED JULY 16, 2024 AT RECEPTION NO. 2024040708 AND IS INTENDED TO REFLECT THE AGREED UPON BOUNDARIES THAT ARE AFFECTED BY SAID BOUNDARY LINE AGREEMENT.

Depositing Certificate

DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M. IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____ OF THE RECORDS OF JEFFERSON COUNTY, COLORADO.

SIGNED: _____
TITLE: _____
BY: _____

James Z. Gowan
Digitally signed by James Z. Gowan
DN: cn=James Z. Gowan, o=Flatirons, Inc., email=jzgowan@flatironsinc.com, c=US
Date: 2024.08.02 16:11:43 -0600

Surveyor's Statement

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, UNDER MY STATE FOR AND ON BEHALF OF FLATIRON, INC., TO MATT RAUB & AMY DUNN, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR HEREBY MY RESPONSIBLE CHARGE ON OCTOBER 3, 2023; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT", IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRON, INC.

DATE	REVISION
06/17/2024	1 - ORIGINAL TO SURVEY NOTES
06/27/2024	2 - REVISION SURVEY
06/27/2024	3 - REVISION SURVEY
	4 -
	5 -
	6 -
	7 -
	8 -
	9 -
	10 -

LAND SURVEY PLAT

PREPARED FOR

Matt Raub & Amy Dunn

EXP-08/02/2024 FLATIRON, INC.

Flatirons, Inc.
Land Surveying Services
www.flatironsinc.com
7000 N. BROADWAY,
SUITE 209-001
LOUISVILE, CO 80501
(303) 776-1733
(303) 936-8997



12/24

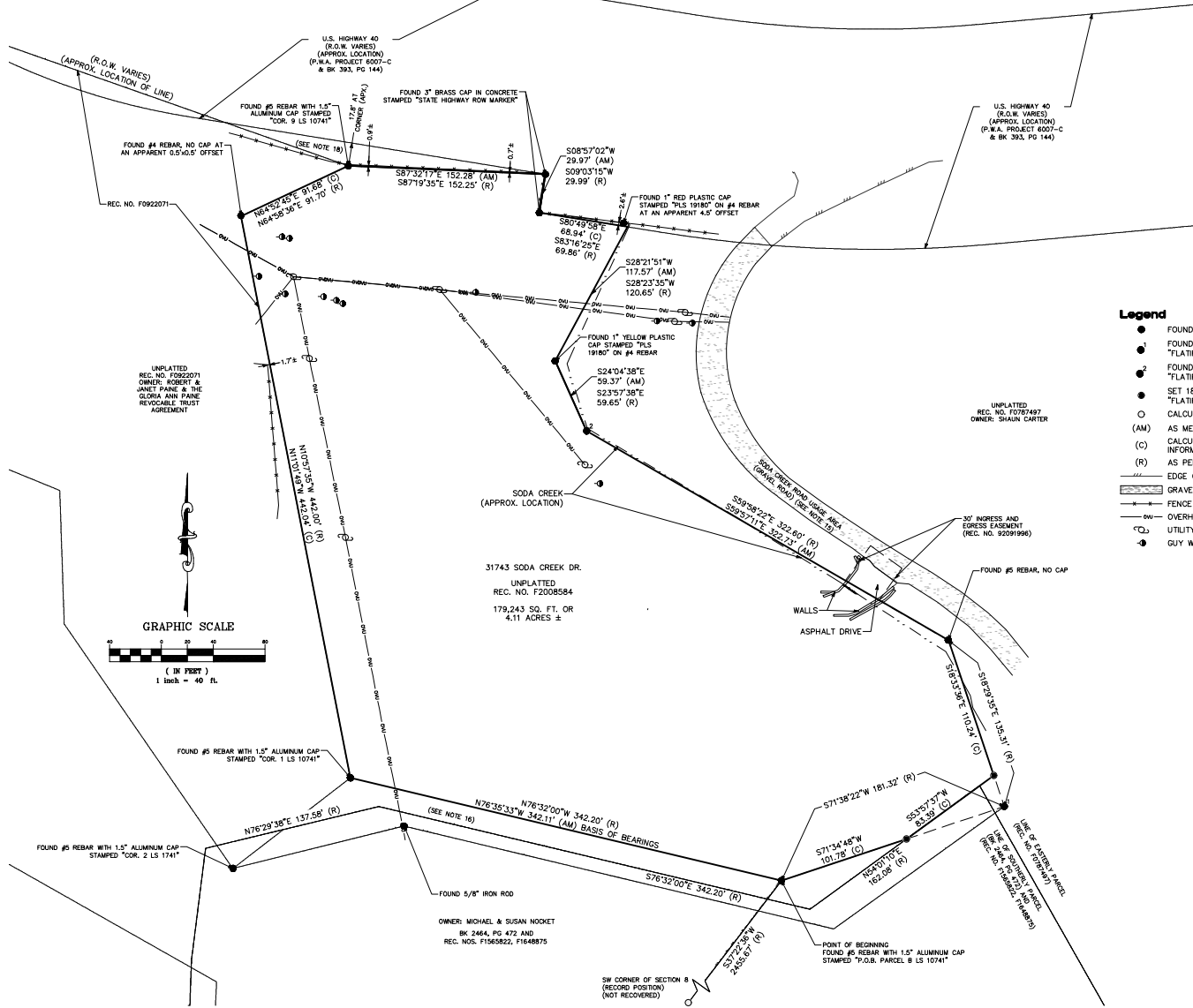
JOB NUMBER:
23-80,554
DATE:
08-14-2024
DRAWN BY:
J. STEPHENSON
CHECKED BY:
JZG/RK/ML

SHEET 1 OF 2

LAND SURVEY PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2



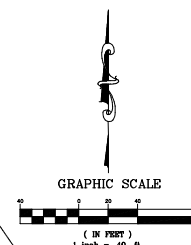
- Legend**
- FOUND MONUMENT AS DESCRIBED
 - FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 16406"
 - FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 29038"
 - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 29038"
 - CALCULATED POSITION (NOT FOUND OR SET)
 - (AM) AS MEASURED AT TIME OF SURVEY
 - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
 - (R) AS PER RECORD INFORMATION
 - EDGE OF ASPHALT
 - GRAVEL
 - FENCE
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - GUY WIRE

Boundary Closure Report

COURSE: S87°32'17"E	LENGTH: 152.28'
COURSE: S08°57'02"W	LENGTH: 29.97'
COURSE: S80°49'58"E	LENGTH: 68.94'
COURSE: S28°21'51"W	LENGTH: 117.57'
COURSE: S24°04'38"E	LENGTH: 59.37'
COURSE: S59°27'11"E	LENGTH: 322.73'
COURSE: S18°33'36"E	LENGTH: 110.24'
COURSE: S53°57'37"W	LENGTH: 83.39'
COURSE: S71°34'48"W	LENGTH: 101.78'
COURSE: N76°35'33"W	LENGTH: 342.11'
COURSE: N11°01'49"W	LENGTH: 442.04'
COURSE: N64°52'45"E	LENGTH: 91.68'

AREA: 179,243 SQ. FT.
ERROR CLOSURE: 0.01
ERROR NORTH: 0.009
PRECISION: 1:192210

COURSE: N26°53'31"E
EAST: 0.005



REVISION	DATE	DESCRIPTION
1	06/17/2024	REVISION TO SURVEY NOTES
2	06/27/2024	REVISION TO SURVEY NOTES
3	06/27/2024	FINAL SURVEY

LAND SURVEY PLAT
PREPARED FOR
Matt Raub & Amy Dunn

COPYRIGHT 2024 FLATIRON SURV.
FLATIRON SURVEYING, INC.
1200 N. BROADWAY,
SUITE 209
LOUISVILE, CO 80501
(303) 776-1133
(303) 936-8997

Flatirons, Inc.
Land Surveying Services
www.flatironsurvey.com
3826 BIRCH AVE.
DENVER, CO 80201
(303) 442-7001

J. Stephenson
REGISTERED PROFESSIONAL SURVEYOR
NO. 12345

JOB NUMBER: 23-80,554
DATE: 06-14-2024
DRAWN BY: J. STEPHENSON
CHECKED BY: JZG/RK/ML

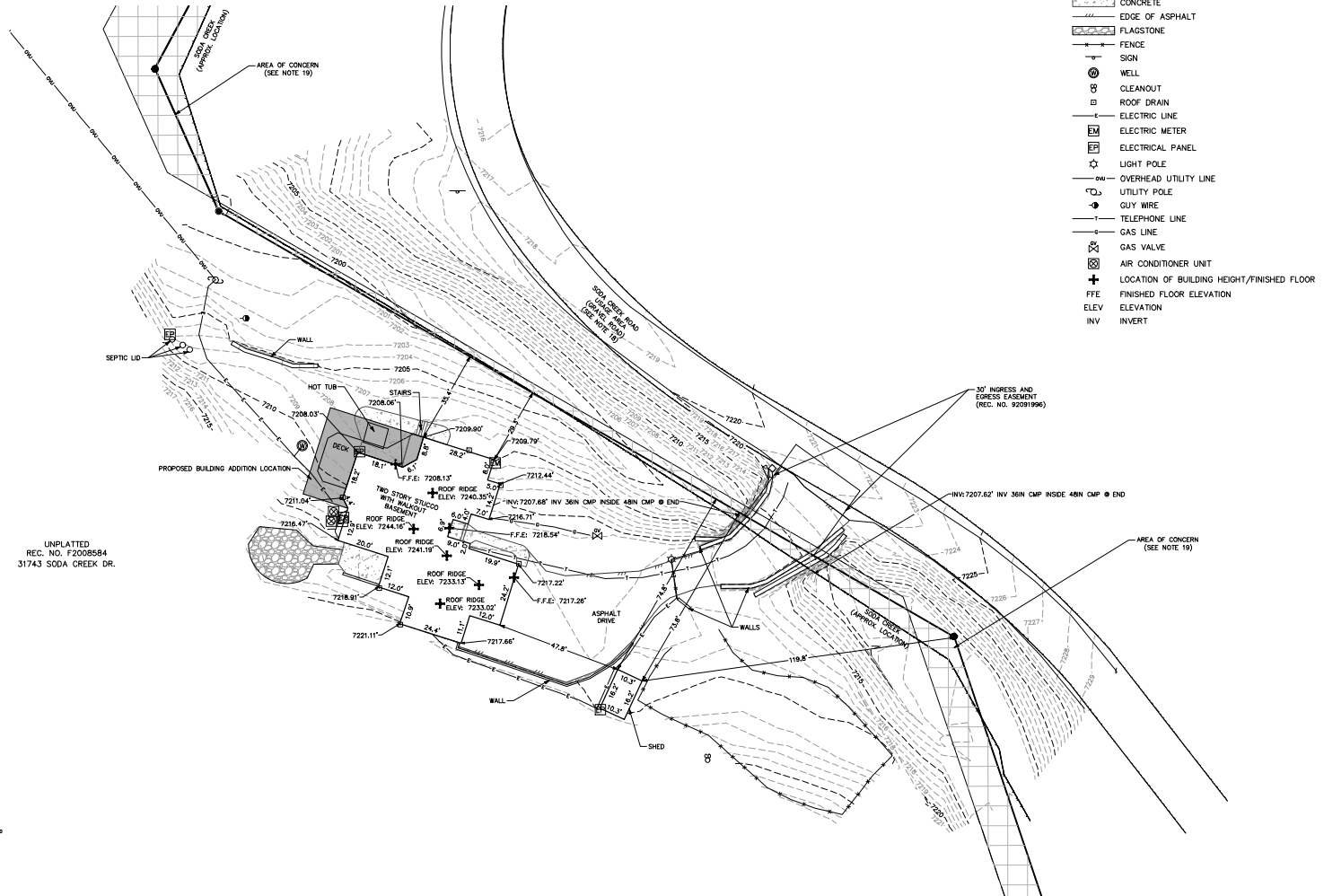
SHEET 2 OF 2

JOB SUBMISSION FILE: F020854-LSP-C31.DWG, DATE: 07/23/24, 2:43 PM

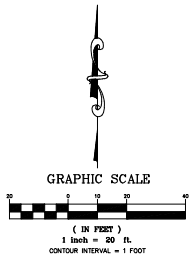
IMPROVEMENT SURVEY PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 3 OF 3



UNPLATTED
REC. NO. F2008584
31743 SODA CREEK DR.



- Legend**
- CONCRETE
 - EDGE OF ASPHALT
 - FLAGSTONE
 - FENCE
 - SIGN
 - WELL
 - CLEANOUT
 - ROOF DRAIN
 - ELECTRIC LINE
 - ELECTRIC METER
 - ELECTRICAL PANEL
 - LIGHT POLE
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE LINE
 - GAS LINE
 - GAS VALVE
 - AIR CONDITIONER UNIT
 - LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
 - FFE FINISHED FLOOR ELEVATION
 - ELEV ELEVATION
 - INV INVERT

DATE	30/12/2024																			
REVISION																				
IMPROVEMENT SURVEY PLAT	PREPARED FOR																			
		Matt Raub & Amy Dunn																		
		COPYRIGHT 2024 FLATIRON, INC.																		
Flatirons, Inc. Land Surveying Services 4455 COUNTY AVE BOULDER, CO 80501 PHONE: (303) 441-9339 FAX: (303) 441-9335																				
JOB NUMBER: 23-80,554 DATE: 11-01-2023 DRAWN BY: JS & MGL CHECKED BY: JS/AMB/JZG																				
SHEET 3 OF 3																				

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT (this "Agreement") is made and entered into as of the 12 day of July, 2024, by and between Matthew Raub & Amy Dunn (the "Raubs"), Shaun Carter ("Carter"), and Michael Nocket & Susan Nocket (the "Nockets").

I. RECITALS

A. **WHEREAS**, the Raubs represent and warrant they are the owners of fee simple title in its entirety to that certain real property commonly known as 31743 Soda Creek Drive, Evergreen, Colorado 80439 (the "Raub Property"), which is more particularly described in the Warranty Deed recorded with the Jefferson County, Colorado Clerk and Recorder and attached hereto as Exhibit-1, and incorporated herein by reference; and

B. **WHEREAS**, Carter represents and warrants he is the owner of fee simple title in its entirety to that certain real property commonly known as 32003 Soda Creek Drive, Evergreen, Colorado 80439 (the "Carter Property"), which is more particularly described in the Warranty Deed recorded with the Jefferson County, Colorado Clerk and Recorder and attached hereto as Exhibit-2, and incorporated herein by reference; and

C. **WHEREAS**, the Nockets represent and warrant they are the owners of fee simple title in its entirety to that certain real property commonly known as 32163 Soda Creek Drive, Evergreen, Colorado 80439 (the "Nocket Property"), which is more particularly described in the Warranty Deed recorded with the Jefferson County, Colorado Clerk and Recorder and attached hereto as Exhibit-3, and incorporated herein by reference; and

D. **WHEREAS**, the Raub Property is adjacent to and immediately north of the Nocket Property and the two properties share a common boundary (the "Raub-Nocket Common Boundary") being the southern boundary of the Raub Property and the northern boundary to the Nocket Property; and

E. **WHEREAS**, the Raub Property is adjacent to and immediately west of the Carter Property and the two properties share a common boundary (the "Raub-Carter Common Boundary") being the eastern boundary of the Raub Property and the western boundary to the Carter Property; and

F. **WHEREAS**, the Raubs, the Nockets, and Carter are uncertain as to the location of the original boundary line between the properties; and

G. **WHEREAS**, pursuant to C.R.S. § 38-44-112, any line or disputed corner or boundary may be determined and permanently established by written agreement of all parties thereby affected, signed and acknowledged by each as required for conveyances of real estate clearly designating

the same, and accompanied by a map or plat thereof which shall be recorded as an instrument affecting real estate, and shall be binding upon their heirs, successors, and assigns; and

H. **WHEREAS**, the Raubs, the Nockets, and Carter desire to forever settle any question as to the actual location and legal description of the Common Boundaries between the respective properties and agree to act accordingly; and

I. **NOW, THEREFORE**, in consideration of the foregoing recitals, which are incorporated as fully set forth herein, the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

II. AGREEMENT

1. **Designation of Common Boundary.** the Raubs, the Nockets, and Carter mutually agree that the Common Boundaries between the Raub Property, the Nocket Propert, and the Carter Property are as shown on the Improvement Location Certificate with Boundary Line Map attached hereto as Exhibit-A.

2. **Binding Effect.** Pursuant to C.R.S. § 38-44-112, this Agreement shall be binding upon and inure to the benefit of each of the signatories hereto and their respective successors and assigns as the same relates to the common boundaries between the land parcel of each such signatory.

3. **Miscellaneous.**

a. **Recording of Agreement.** This Agreement shall be recorded with the Jefferson County, Colorado Clerk and Recorder immediately upon the execution by all parties hereto.

b. **Integration & Modification.** This Agreement contains all of the terms and conditions of the parties' agreements and understandings with respect to the subject matter hereof and supersedes all prior contemporaneous agreements, representations, and understandings of the parties. All other rights with respect to the parties' real property, or otherwise, not specifically addressed herein are hereby reserved. This Agreement may only be modified, amended, changed, or terminated, in whole or in part, by a written instrument duly authorized and executed by each of the parties hereto. No consent of any third party shall be required for the negotiation and execution of any such instrument.

c. **Waivers & Modifications in Writing.** No amendments, waivers, or modifications hereof shall be made or deemed to have been made unless in writing executed by the parties to be bound thereby.

d. **Attorneys' Fees.** If any legal action, arbitration, or other proceeding is brought for the enforcement of this Agreement, or because of any alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which the prevailing party may be entitled.

e. **Headings.** The captions in this Agreement are inserted for convenience of reference and do not define, describe, or limit the scope or intent of this Agreement or any of its terms. Whenever the context requires, the singular number includes the plural, and vice-versa.

f. **Counterparts.** This Agreement may be executed in multiple copies and/or counterparts, each of which shall be deemed the original and which when taken together shall be considered to be one binding original document. Facsimile or scanned signatures on this Agreement shall be treated as original signatures.

g. **Severability.** In the event that any judicial determination be made that any provision of this Agreement is unenforceable for any reason, all remaining provisions of the Agreement will remain in full force and effect as written.

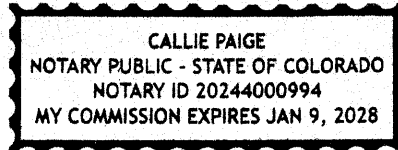
h. **Choice of Law.** This Agreement shall be construed, interpreted, and enforced in accordance with the laws of the State of Colorado. Jurisdiction for the resolution of any dispute arising out of this Agreement, including the breach thereof or enforcement or interpretation of its terms, shall be in the Courts located in the County of Jefferson, State of Colorado. The parties hereby irrevocably submit to the exclusive jurisdiction of such courts and waive the defense of inconvenient forum to the maintenance of any such action or proceeding in such venue.

i. **Warranty of Capacity & Title.** By the execution hereof, each party hereto represents and warrants to the other parties that he, she, or they have full power and lawful authority to execute this Agreement and bind said party and their respective real property to the terms hereof. Each party represents and warrants that no other person or entity has any interest in the real property affected hereby that would restrict such authority to execute this Agreement or affect the binding nature of this Agreement.

IN WITNESS WHEREOF, this Agreement shall become effective as of the date first written above.

[Signatures Follow]


Matthew Raub




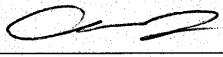
STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

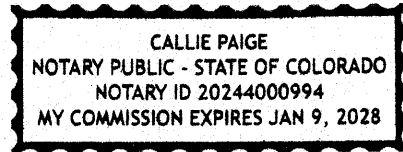
The foregoing instrument was acknowledged before me this 12th day of July, 2024, by Matthew Raub.

Witness my hand and official seal.

My commission expires 01/09/2028.


Notary Public


Amy Dunn

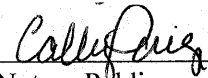


STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

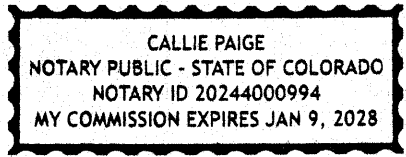
The foregoing instrument was acknowledged before me this 12th day of July, 2024, by Amy Dunn.

Witness my hand and official seal.

My commission expires 01/09/2028.


Notary Public

Shaun Carter
Shaun Carter



STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

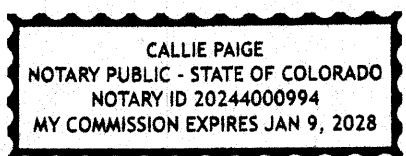
The foregoing instrument was acknowledged before me this 12th day of July, 2024, by Shaun Carter.

Witness my hand and official seal.

My commission expires 01/09/2028.

Callie Paige
Notary Public

Michael Nocket
Michael Nocket



STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

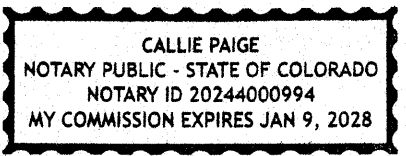
The foregoing instrument was acknowledged before me this 12th day of July, 2024, by Michael Nocket.

Witness my hand and official seal.

My commission expires 01/09/2028.

Callie Paige
Notary Public

Susan Nocket
Susan Nocket



STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 12th day of July, 2024, by Susan Nocket.

Witness my hand and official seal.

My commission expires 01/09/2028.

Callie Paige
Notary Public

After Recording Return to:
Matthew Raub

GENERAL WARRANTY DEED

This Deed, made September 17, 2019
Between David J. Haag and Ann-Lorraine Haag of the County Jefferson, State of Colorado, grantor(s) and
Matthew Raub and Amy Dunn, as Joint Tenants whose legal address is 31743 Soda Creek Drive, Evergreen,
CO 80439-9601, County of Jefferson, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of ONE MILLION ONE
HUNDRED THIRTY THOUSAND DOLLARS AND NO/100'S (\$1,130,000.00) the receipt and sufficiency
of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents
does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the
real property together with improvements, if any, situate, lying and being in the County of Jefferson,
State of Colorado described as follows:

State Doc Fee: \$113.00

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 31743 Soda Creek Drive, Evergreen, CO 80439-9601

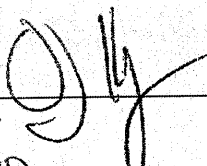
TOGETHER with all and singular hereditaments and appurtenances, therunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the
estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the
above bargained premises, with the hereditaments and appurtenances.

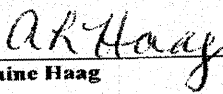
TO HAVE AND TO HOLD said premises above bargained and described, with the
appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and
personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and
assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises
above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee
simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in
manner and form as aforesaid, and that the same are free and clear from all former and other grants,
bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so
ever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory
exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and
peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming
the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of
any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLERS:

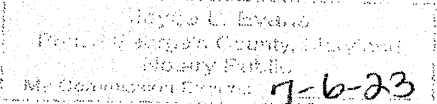
David J. Haag 

Ann-Lorraine Haag 

STATE OF MD
COUNTY OF Howard

} ss: 

The foregoing instrument was acknowledged, subscribed and sworn to before me September 17, 2019 by David J.
Haag and Ann-Lorraine Haag.
Witness my hand and official seal.


Joyce L. Evans
Notary Public
My Commission Expires: 7-6-23

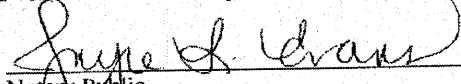

Notary Public
My Commission expires: 07-06-23

EXHIBIT 1

Exhibit A

That portion of the North 1/2 of the Southwest 1/4 of Section 8, Township 4 South, Range 71 West of the 6th Principal Meridian, County of Jefferson, State of Colorado, more particularly described as follows:

Beginning at a point from whence the Southwest corner of said Section 8 bears South 37 Degrees 22 Minutes 36 Seconds West a distance of 2455.67 feet;
Thence North 76 Degrees 32 Minutes 00 Seconds West, a distance of 342.20 feet;
Thence North 10 Degrees 57 Minutes 35 Seconds West, a distance of 442.00 feet;
Thence North 64 Degrees 58 Minutes 36 Seconds East, a distance of 91.70 feet; more or less, the Southerly Right-of-Way line of U.S. Highway 40;
Thence South 87 Degrees 19 Minutes 35 Seconds East along said Right-of-Way line, a distance of 152.25 feet;
Thence South 09 Degrees 03 Minutes 15 Seconds West, a distance of 29.99 feet;
Thence South 83 Degrees 16 Minutes 25 Seconds East, a distance of 69.86 feet, more or less, to the centerline of Soda Creek;
Thence Southerly and Southeasterly along the centerline of Soda Creek;
(Next four courses representing the approximate centerline of Soda Creek)
Thence South 28 Degrees 23 Minutes 35 Seconds West, a distance of 120.65 feet;
Thence South 23 Degrees 57 Minutes 38 Seconds East, a distance of 59.65 feet;
Thence South 59 Degrees 58 Minutes 22 Seconds East, a distance of 322.60 feet;
Thence South 18 Degrees 29 Minutes 35 Seconds East, a distance of 135.31 feet;
Thence South 71 Degrees 38 Minutes 22 Seconds West, a distance of 181.32 feet, more or less, to the Point of Beginning,

Except any portion thereof lying within that parcel conveyed to Jefferson County in recorded August 5, 1937 in Book 393 at Page 144;

And Except any portion thereof lying within that parcel conveyed in Instrument Recorded January 12, 1973 in Book 2464 at Page 472,

County of Jefferson, State of Colorado.

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made by **Emily Lauren Smith as Personal Representative of the Estate of Richard Lee Smith a/k/a Richard L. Smith** ("Grantor") to **Shaun Carter**, whose address is 32003 Soda Creek Drive, Evergreen, CO 80439 ("Grantee").

WHEREAS, Richard Lee Smith a/k/a Richard L. Smith died on August 28, 2022, and at the time of his death owned the real property in Jefferson County, Colorado, described below; and

WHEREAS, a probate matter was opened in the County of Jefferson and State of Colorado in case number 2022PR31202, and Letters Testamentary naming Emily Lauren Smith as Personal Representative were issued on September 28, 2022; and

WHEREAS, a true and accurate copy of those Letters Testamentary have been recorded in the real property records of Jefferson County, Colorado and said Letters Testamentary remain valid and in full force and effect;

NOW, THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, quitclaim, convey, assign, transfer and set over unto Grantee for \$1,510,000.00 and other good and valuable consideration in hand paid, the following real property in the County of Jefferson, State of Colorado:

See Exhibit A, which is attached hereto and incorporated herein by this reference.

together with all appurtenances and without any warranties of any kind.

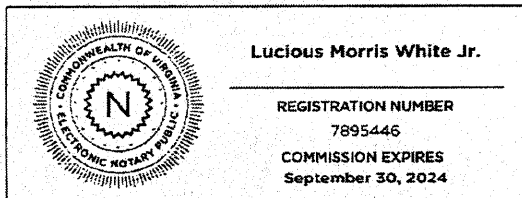
Executed 10/05/2023

Emily Lauren Smith Personal Representative

Emily Lauren Smith as Personal Representative of the Estate of Richard Lee Smith a/k/a Richard L. Smith

STATE OF Virginia)
) ss.
COUNTY OF Prince William

The foregoing instrument was acknowledged before me this 5th day of October, 2023, by **Emily Lauren Smith as Personal Representative of the Estate of Richard Lee Smith a/k/a Richard L. Smith**. Witness my hand and official seal. My commission expires: 09/30/2024



Lucious Morris White Jr.

Notary Public

Notarized online using audio-video communication

EXHIBIT 2

Exhibit A

Escrow No. 70812523

PARCEL A:

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8;
THENCE NORTH 56°42'57" EAST, A DISTANCE OF 2276.14 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF STATE HIGHWAY I-70, THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY R.O.W. LINE THE FOLLOWING TWO (2) COURSES;
THENCE NORTH 86°30'45" WEST, A DISTANCE OF 520.00 FEET TO A POINT;
THENCE NORTH 81°29'38" WEST, A DISTANCE OF 333.18 FEET TO A POINT;
THENCE DEPARTING SAID R.O.W. LINE NORTH 45°54'05" EAST, A DISTANCE OF 339.03 FEET TO A POINT;
THENCE NORTH 70°56'38" EAST, A DISTANCE OF 107.22 FEET TO A POINT;
THENCE SOUTH 53°04'11" EAST, A DISTANCE OF 297.88 FEET TO A POINT;
THENCE NORTH 58°17'00" EAST, A DISTANCE OF 217.62 FEET TO A POINT;
THENCE NORTH 25°57'18" EAST, A DISTANCE OF 94.31 FEET TO A POINT;
THENCE NORTH 28°38'18" WEST, A DISTANCE OF 458.34 FEET TO A POINT;
THENCE NORTH 18°39'34" WEST, A DISTANCE OF 135.91 FEET TO A POINT;
THENCE NORTH 59°58'22" WEST, A DISTANCE OF 322.60 FEET TO A POINT;
THENCE NORTH 23°57'38" WEST, A DISTANCE OF 59.65 FEET TO A POINT;
THENCE NORTH 28°23'35" EAST, A DISTANCE OF 114.78 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF STATE HIGHWAY 40;
THENCE ALONG SAID SOUTHERLY R.O.W. LINE THE FOLLOWING NINE (9) COURSES:
THENCE 281.54 FEET ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°35'09", A RADIUS OF 1035.00 FEET, AND WHOSE CHORD BEARS SOUTH 88°20'52" EAST, A DISTANCE OF 280.68 FEET TO A POINT;
THENCE NORTH 84°32'13" EAST, A DISTANCE OF 367.28 FEET TO A POINT;
THENCE NORTH 05°22'50" WEST, A DISTANCE OF 14.92 FEET TO A POINT;
THENCE 405.10 FEET ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 42° 47'04", A RADIUS OF 542.50 FEET, AND WHOSE CHORD BEARS NORTH 63° 09'32" EAST, A DISTANCE OF 395.75 FEET TO A POINT;
THENCE NORTH 41°46'00" EAST, A DISTANCE OF 483.00 FEET TO A POINT;
THENCE 463.33 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°49'40", A RADIUS OF 890.00 FEET, AND WHOSE CHORD BEARS NORTH 56°10'45" EAST, A DISTANCE OF 458.11 FEET TO A POINT;
THENCE 599.30 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 67°35'38", A RADIUS OF 508.00 FEET, AND WHOSE CHORD BEARS SOUTH 74°01'14" EAST, A DISTANCE OF 565.15 FEET TO A POINT;
THENCE SOUTH 40°30'30" EAST, A DISTANCE OF 100.00 FEET TO A POINT;
THENCE 205.47 FEET ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°59'41", A RADIUS OF 2357.00 FEET, AND WHOSE CHORD BEARS SOUTH 43°16'59" EAST, A DISTANCE OF 205.40 FEET TO A POINT;
THENCE DEPARTING SAID SOUTHERLY R.O.W. LINE SOUTH 39°28'31" WEST, A DISTANCE OF 1292.20 FEET TO A POINT;
THENCE 103.82 FEET ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 91°30'56", A RADIUS OF 65.00 FEET AND WHOSE CHORD BEARS SOUTH 47°51'09" WEST, A DISTANCE OF 93.13 FEET TO A POINT;
THENCE SOUTH 86°19'59" WEST, A DISTANCE OF 107.90 FEET TO A POINT;
THENCE NORTH 86°35'05" WEST, A DISTANCE OF 983.16 FEET TO A POINT ON THE EASTERLY EDGE OF AN EXISTING DRIVE;
THENCE ALONG SAID EASTERLY EDGE THE FOLLOWING FOUR (4) COURSES:
THENCE SOUTH 20°06'31" EAST, A DISTANCE OF 156.32 FEET TO A POINT;
THENCE SOUTH 23°50'32" EAST, A DISTANCE OF 72.51 FEET TO A POINT;
THENCE 210.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 69°09'46", A RADIUS OF 174.07 FEET, AND WHOSE CHORD BEARS SOUTH 10°44'21" WEST, A DISTANCE OF 197.60 FEET TO A POINT;
THENCE SOUTH 45°19'14" WEST, A DISTANCE OF 13.06 FEET TO A POINT;
THENCE SOUTH 10°08'54" EAST, A DISTANCE OF 253.79 FEET TO THE POINT OF BEGINNING;
EXCEPT ANY PORTION LYING WITHIN COUNTY ROAD, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B:

A NON-EXCLUSIVE EASEMENT DESCRIBED AS FOLLOWS:

A 20 FOOT WIDE INGRESS-EGRESS EASEMENT LOCATED OVER AND ACROSS A PORTION OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF PARCEL 1, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 8 BEARS SOUTH 43°33'16" WEST, A DISTANCE OF 2642.93 FEET;
THENCE SOUTH 20°06'31" EAST, A DISTANCE OF 61.68 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING ROAD, THE

EXHIBIT 2

POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THIRTY-SEVEN (37) COURSES:

THENCE SOUTH 37°07'29" EAST, A DISTANCE OF 93.00 FEET TO A POINT;
THENCE SOUTH 34°19'55" EAST, A DISTANCE OF 46.92 FEET TO A POINT;
THENCE SOUTH 31°08'00" EAST, A DISTANCE OF 51.64 FEET TO A POINT;
THENCE SOUTH 33°25'24" EAST, A DISTANCE OF 24.43 FEET TO A POINT;
THENCE SOUTH 55°29'50" EAST, A DISTANCE OF 44.31 FEET TO A POINT;
THENCE NORTH 89°49'47" EAST, A DISTANCE OF 44.13 FEET TO A POINT;
THENCE NORTH 82°02'14" EAST, A DISTANCE OF 51.61 FEET TO A POINT;
THENCE SOUTH 85°26'32" EAST, A DISTANCE OF 34.12 FEET TO A POINT;
THENCE SOUTH 68°55'33" EAST, A DISTANCE OF 26.35 FEET TO A POINT;
THENCE SOUTH 51°18'23" EAST, A DISTANCE OF 111.12 FEET TO A POINT;
THENCE SOUTH 43°00'16" EAST, A DISTANCE OF 105.35 FEET TO A POINT;
THENCE SOUTH 38°23'08" EAST, A DISTANCE OF 69.29 FEET TO A POINT;
THENCE SOUTH 25°34'17" EAST, A DISTANCE OF 42.74 FEET TO A POINT;
THENCE SOUTH 50°51'27" EAST, A DISTANCE OF 31.66 FEET TO A POINT;
THENCE SOUTH 58°52'46" EAST, A DISTANCE OF 43.40 FEET TO A POINT;
THENCE SOUTH 51°19'17" EAST, A DISTANCE OF 106.87 FEET TO A POINT;
THENCE SOUTH 73°49'21" EAST, A DISTANCE OF 62.69 FEET TO A POINT;
THENCE SOUTH 82°22'27" EAST, A DISTANCE OF 47.08 FEET TO A POINT;
THENCE SOUTH 69°41'14" EAST, A DISTANCE OF 50.45 FEET TO A POINT;
THENCE SOUTH 79°24'57" EAST, A DISTANCE OF 42.57 FEET TO A POINT;
THENCE NORTH 89°03'11" EAST, A DISTANCE OF 89.26 FEET TO A POINT;
THENCE NORTH 86°59'47" EAST, A DISTANCE OF 45.48 FEET TO A POINT;
THENCE NORTH 22°46'39" EAST, A DISTANCE OF 32.16 FEET TO A POINT;
THENCE NORTH 26°30'03" WEST, A DISTANCE OF 45.21 FEET TO A POINT;
THENCE NORTH 43°25'37" WEST, A DISTANCE OF 87.50 FEET TO A POINT;
THENCE NORTH 36°07'33" WEST, A DISTANCE OF 148.49 FEET TO A POINT;
THENCE NORTH 29°35'41" WEST, A DISTANCE OF 78.17 FEET TO A POINT;
THENCE NORTH 25°21'16" WEST, A DISTANCE OF 43.74 FEET TO A POINT;
THENCE NORTH 05°17'14" EAST, A DISTANCE OF 44.50 FEET TO A POINT;
THENCE NORTH 63°17'29" EAST, A DISTANCE OF 55.97 FEET TO A POINT;
THENCE SOUTH 45°09'24" EAST, A DISTANCE OF 40.33 FEET TO A POINT;
THENCE SOUTH 37°52'25" EAST, A DISTANCE OF 53.27 FEET TO A POINT;
THENCE SOUTH 57°17'56" EAST, A DISTANCE OF 46.77 FEET TO A POINT;
THENCE NORTH 56°34'47" EAST, A DISTANCE OF 61.85 FEET TO A POINT;
THENCE NORTH 17°42'59" EAST, A DISTANCE OF 249.34 FEET TO A POINT;
THENCE 87.85 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 91°30'56", A RADIUS OF 55.00 FEET AND
WHOSE CHORD BEARS NORTH 47°51'09" EAST, A DISTANCE OF 78.80 FEET TO THE POINT OF TERMINUS;
WHENCE THE NORTHEASTERLY CORNER OF PARCEL 1, AND A POINT ON THE SOUTHERLY R.O.W. LINE OF US HIGHWAY 40
BEARS NORTH 39°13'01" EAST, A DISTANCE OF 1300.31 FEET, COUNTY OF JEFFERSON, STATE OF COLORADO.



R \$11.00
D \$58.00
WD

02/27/2007 12:48:19 2 Page(s)
Jefferson County, Colorado

WARRANTY DEED

THIS DEED, Made this 22nd day of February, 2007 between

Mary N. Hobart, Trustee
of the County of Jefferson and State of COLORADO, grantor, and

Michael E. Nocket and Susan L. Nocket

whose legal address is 32163 Soda Creek Drive, Evergreen, CO 80439,

of the County of Jefferson, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of Five Hundred Eighty Thousand Dollars and NO/100's, (\$580,000.00),

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Jefferson, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 32163 Soda Creek Drive, Evergreen, CO 80439

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated December 14, 2006, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

Mary N. Hobart, Trustee

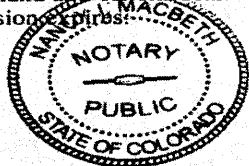
Frances Hillyard
By: Frances Hillyard as attorney in fact

STATE OF COLORADO } ss:
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 22nd day of February, 2007 by Frances Hillyard as attorney in fact for Mary N. Hobart, Trustee

[Signature]
Notary Public

Witness my hand and official seal.
My Commission Expires



CP
1100

1-2

Exhibit "A"

2

A Parcel of Land situate in the SW ¼ of Section 8, Township 4 South, Range 71 West of the 6th P.M., Jefferson County, Colorado, Described as Follows:

Beginning at a point from which the SW corner of said Section 8 Bears South 42 Degrees 07 Minutes 56 Seconds West a Distance of 2137.33 feet; Thence Southwesterly along the center thread of Soda Creek to a point (the chord of said thread meander bears South 56 Degrees 06 Minutes 35 Seconds West a chord distance of 602.12 feet);
Thence North 67 Degrees 50 Minutes 54 Seconds West 168.00 Feet;
Thence North 37 Degrees 09 Minutes 06 Seconds East 410.00 Feet;
Thence North 02 Degrees 05 Minutes 06 Seconds East 251.30 Feet;
Thence North 07 Degrees 15 Minutes 06 Seconds East 87.00 Feet;
Thence North 76 Degrees 29 Minutes 38 Seconds East 137.58 Feet;
Thence South 76 Degrees 32 Minutes 00 Seconds East 342.20 Feet;
Thence North 54 Degrees 01 Minutes 10 Seconds East 162.08 Feet;
Thence (next four (4) courses are chords of center thread of Soda Creek);
South 29 Degrees 29 Minutes 08 Seconds East 364.71 Feet;
Thence South 24 Degrees 00 Minutes 00 Seconds West 129.60 Feet;
Thence South 55 Degrees 00 Minutes 00 Seconds West 206.30 Feet;
Thence North 56 Degrees 00 Minutes 00 Seconds West 200.00 Feet to point of Beginning,

Except any portion lying in Roads or Driveways

And Except that portion described in Deed to the Department of Highways recorded February 16, 1968 in Book 1998 at Page 393,

County of Jefferson,
State of Colorado.



EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH,
RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2

A LINE DESCRIBING A COMMON LINE BETWEEN PARCELS OF LAND DESCRIBED AT RECEPTION NOS. F2008584, F0787497, F1565822, F1648875 AND IN BOOK 2464, PAGE 472, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. F2008584 TO BEAR NORTH 76°35'33" WEST, A DISTANCE OF 342.11 FEET BETWEEN A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "P.O.B. PARCEL B LS 1741" AT THE SOUTHERLY MOST CORNER OF SAID PARCEL AND A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "COR. 1 LS 10741" AT A SOUTHWESTERLY CORNER OF SAID PARCEL, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. F2008584; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, NORTH 71°34'48" EAST, A DISTANCE OF 101.78 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. F2008584, ALSO BEING THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NOS. F1565822, F1648875 AND IN BOOK 2464, PAGE 472 AND THE POINT OF BEGINNING;

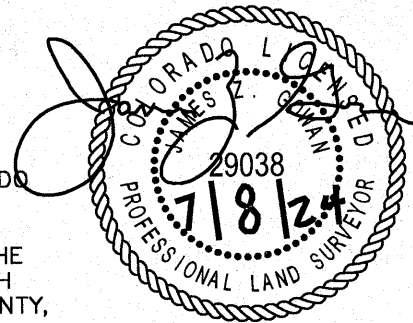
THENCE ALONG SAID SOUTHERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. F0787497, NORTH 53°57'37" EAST, A DISTANCE OF 83.39 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, ALSO BEING THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. F0787497, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 18°33'36" WEST, A DISTANCE OF 110.24 FEET;
- 2) THENCE NORTH 59°57'11" WEST, A DISTANCE OF 322.73 FEET;
- 3) THENCE NORTH 24°04'38" WEST, A DISTANCE OF 59.37 FEET;
- 4) THENCE NORTH 28°21'51" EAST, A DISTANCE OF 117.57 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. F2008584;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. F2008584, NORTH 80°49'58" WEST, A DISTANCE OF 68.94 FEET TO THE POINT OF TERMINUS.

I, JAMES GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 23-80,554
DRAWN BY: J. STEPHENSON
DATE: JULY 8, 2024

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

James Z. Gowan
Digitally signed by James Z. Gowan
DN: cn=James Z. Gowan,
o=Flatirons, Inc., ou,
email=zgowan@flatironsinc.com,
c=US
Date: 2024.07.08 15:22:18 -06'00'

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



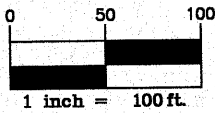
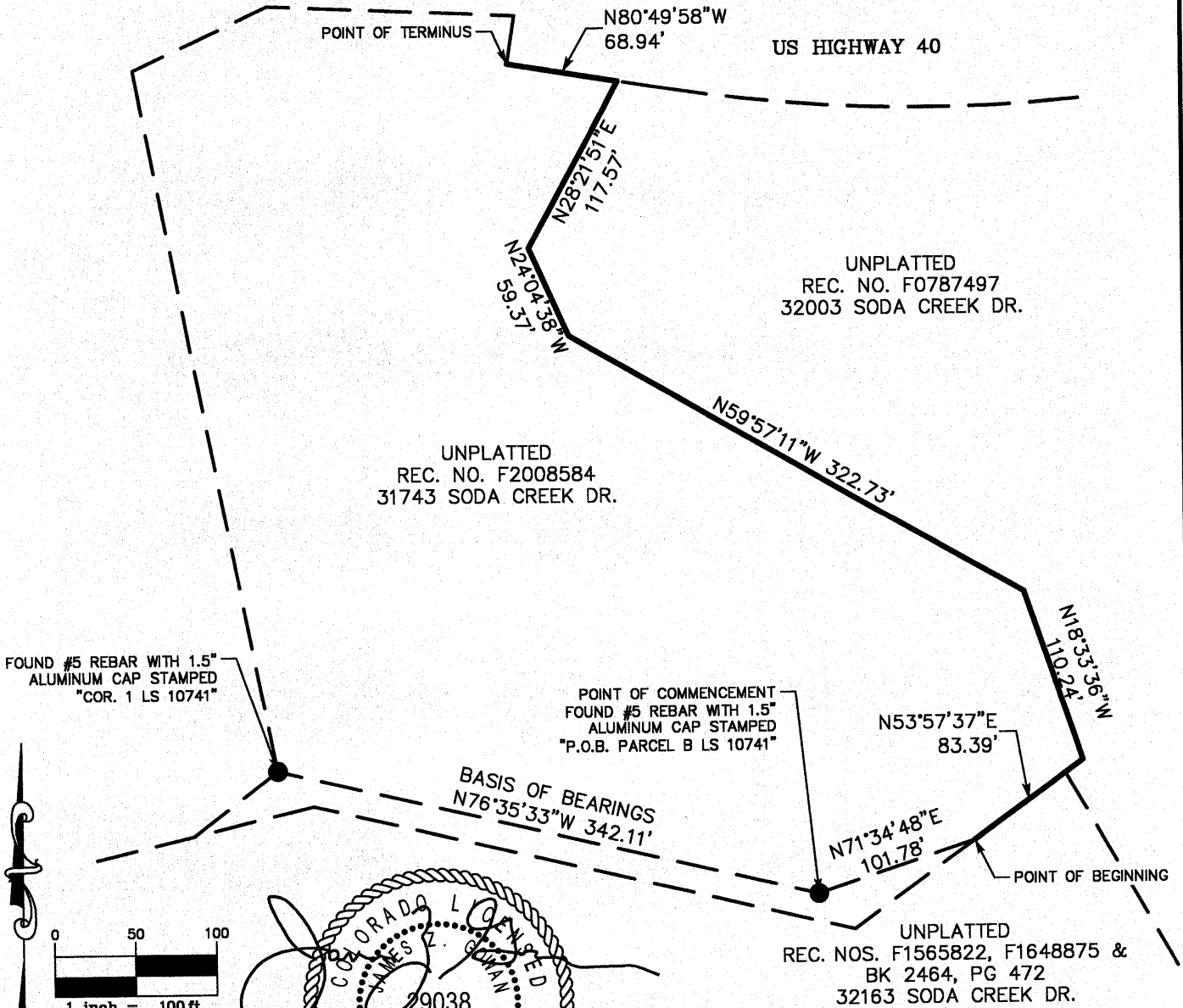
7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936-6997
www.FlatironsInc.com

BY:JSTEPHENSON FILE:80554-LINE DESCRIPTION-C24.DWG DATE:7/8/2024 2:20 PM

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH,
RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2



JOB NUMBER: 23-80,554
DRAWN BY: J. STEPHENSON
DATE: JULY 8, 2024

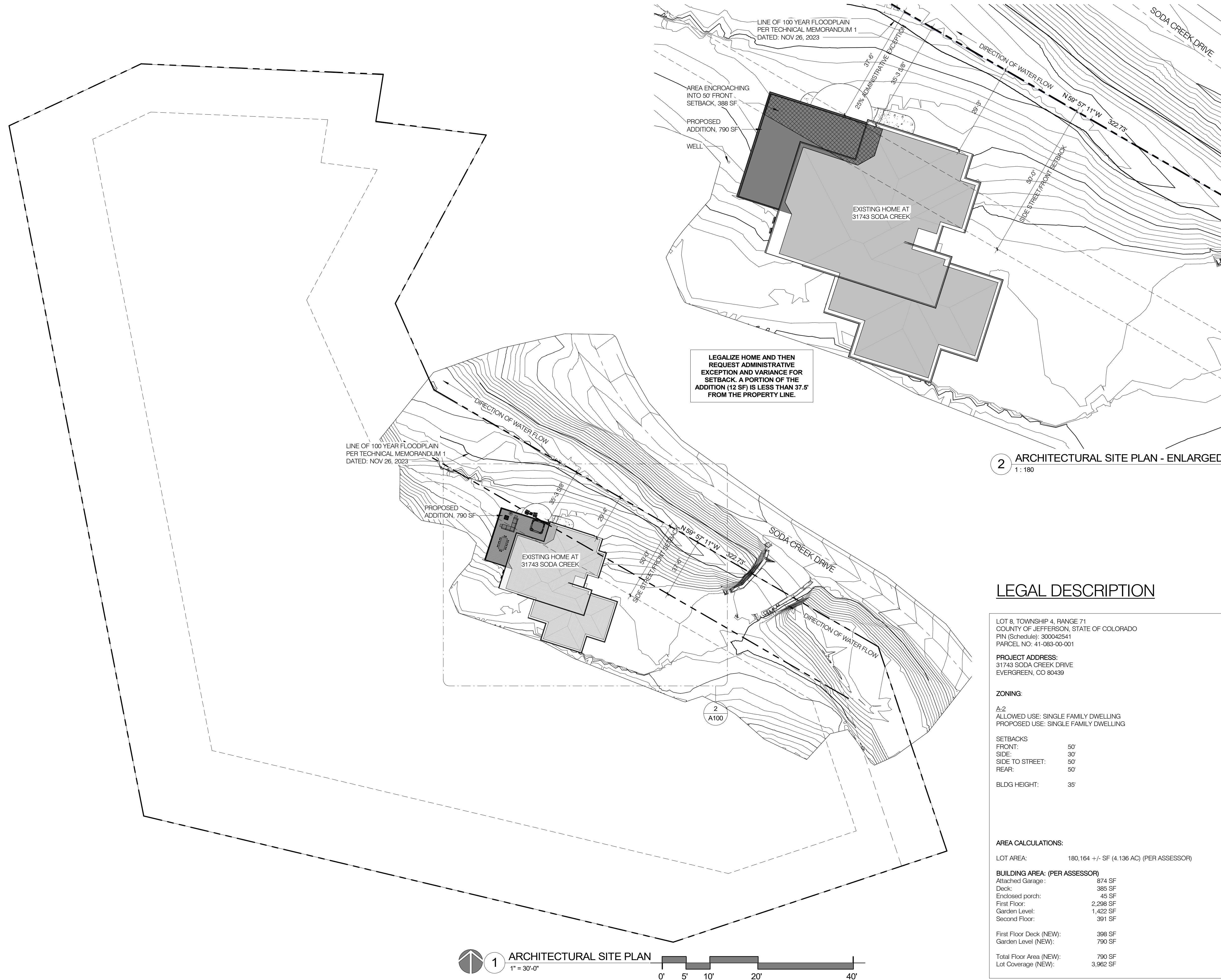
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Land Surveying Services



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BY: JSTEPHENSON FILE: 80554-LINE DESCRIPTION-C24.DWG DATE: 7/8/2024 2:20 PM



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

2 ARCHITECTURAL SITE PLAN - ENLARGED
1:180

LEGAL DESCRIPTION

LOT 8, TOWNSHIP 4, RANGE 71
COUNTY OF JEFFERSON, STATE OF COLORADO
PIN (Schedule): 300042541
PARCEL NO: 41-083-00-001

PROJECT ADDRESS:
31743 SODA CREEK DRIVE
EVERGREEN, CO 80439

ZONING:
A-2
ALLOWED USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING

SETBACKS
FRONT: 50'
SIDE: 30'
SIDE TO STREET: 50'
REAR: 50'

BLDG HEIGHT: 35'

AREA CALCULATIONS:

LOT AREA: 180,164 +/- SF (4.136 AC) (PER ASSESSOR)

BUILDING AREA: (PER ASSESSOR)

Attached Garage:	874 SF
Deck:	385 SF
Enclosed porch:	45 SF
First Floor:	2,298 SF
Garden Level:	1,422 SF
Second Floor:	391 SF
First Floor Deck (NEW):	398 SF
Garden Level (NEW):	790 SF
Total Floor Area (NEW):	790 SF
Lot Coverage (NEW):	3,962 SF

mues
303.625.3356 :: 720.939.2792 :: gretchen@mues.us
215 South Wadsworth Blvd.
Suite 300,
Lakewood, CO 80226

Contact:
Anthony J. Ries, AIA
720.939.2792
anthony@mues.us

NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

1/4/24

PRIVATE RESIDENCE
31743 SODA CREEK DRIVE
EVERGREEN, CO 80439

23-017

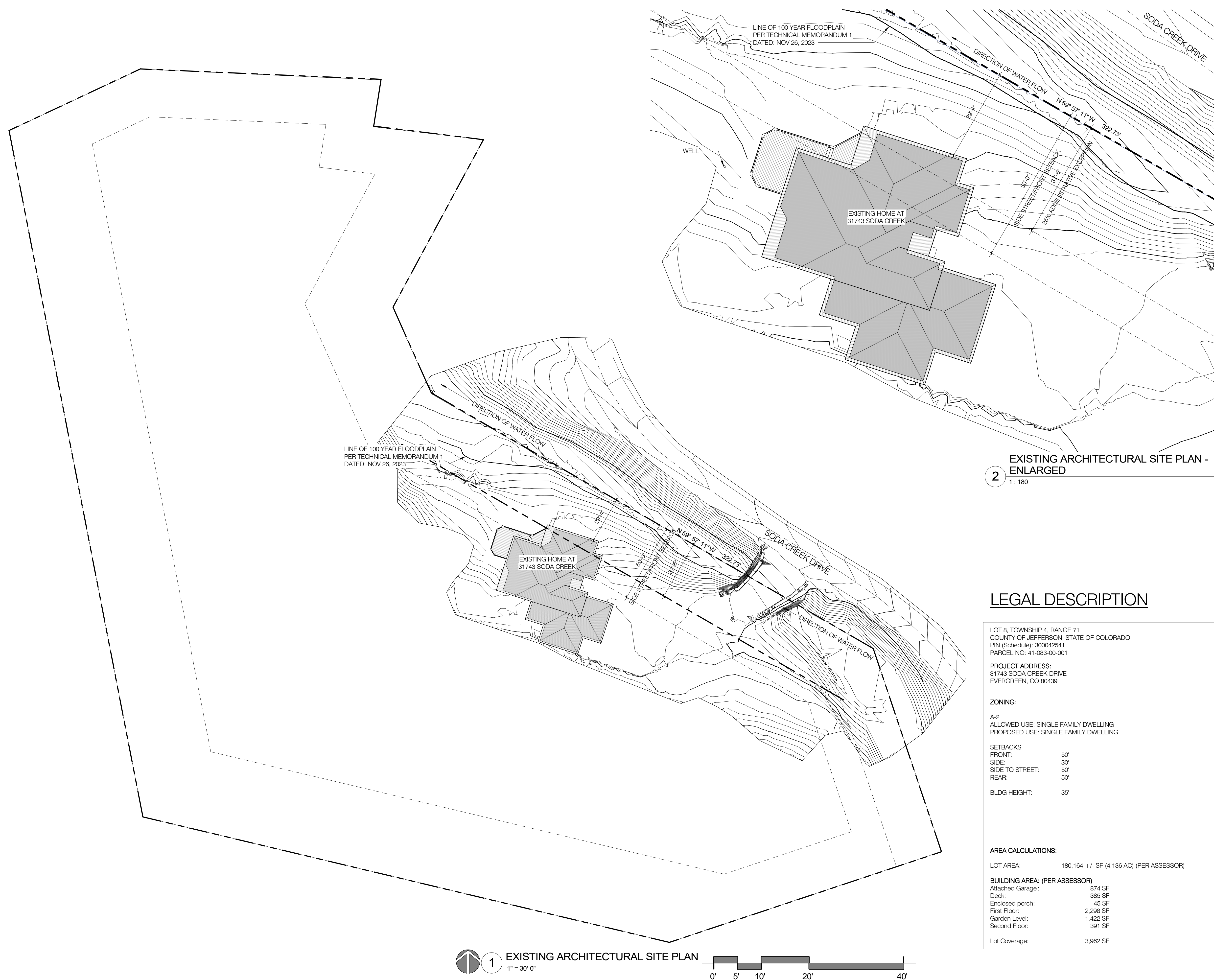
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REVISION:

BOA VARIANCE APPLICATION
DATE: 1/4/24
DRAWN BY: ZK
CHECKED BY: AJR

SITE PLAN AND
NOTES

A100



1 EXISTING ARCHITECTURAL SITE PLAN
1" = 30'-0"

2 EXISTING ARCHITECTURAL SITE PLAN - ENLARGED
1" = 180"

LEGAL DESCRIPTION

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COUNTY OF JEFFERSON, STATE OF COLORADO
PIN (Schedule): 300042541
PARCEL NO: 41-083-00-001

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EVERGREEN, CO 80439
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REVISION:

BOA VARIANCE APPLICATION
DATE: 1/4/24
DRAWN BY: ZK
CHECKED BY: AJR

EXISTING SITE
PLAN

A102

FLOOR PLAN NOTES

GLAZING IN DOORS AND FIXED OR OPERABLE PANELS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WITHIN 60" OF THE FLOOR MUST BE SAFETY GLASS AS PER THE I.R.C.

GLAZING IN WALLS ENCLLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM AND TOP EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE MUST BE SAFETY GLASS AS PER THE I.R.C.

GLAZING ADJACENT TO AND WITHIN 60" OF THE WALKING/STANDING SURFACE WITHIN A BATHTUB OR SHOWER ENCLOSURE MUST BE SAFETY GLASS AS PER THE I.R.C.

CEMENT BOARD OR BETTER SHALL BE USED AT ALL TILE LOCATIONS, TUBS, AND SHOWER STALLS. ALL SILLS, SEATS, & SHELVES IN SHOWER/TUB AREAS SHALL BE WATERPROOFED, TILED, & SLOPED TO DRAIN MIN. 1/4" PER FOOT.

PROVIDE A MECHANICALLY OPERATED EXHAUST SYSTEM IN ALL BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS WHOSE OPERABLE EXTERIOR OPENINGS ARE LESS THAN 3 SQ. FT. PER THE I.R.C.

PROVIDE ATTIC VENTILATION PER THE I.R.C.

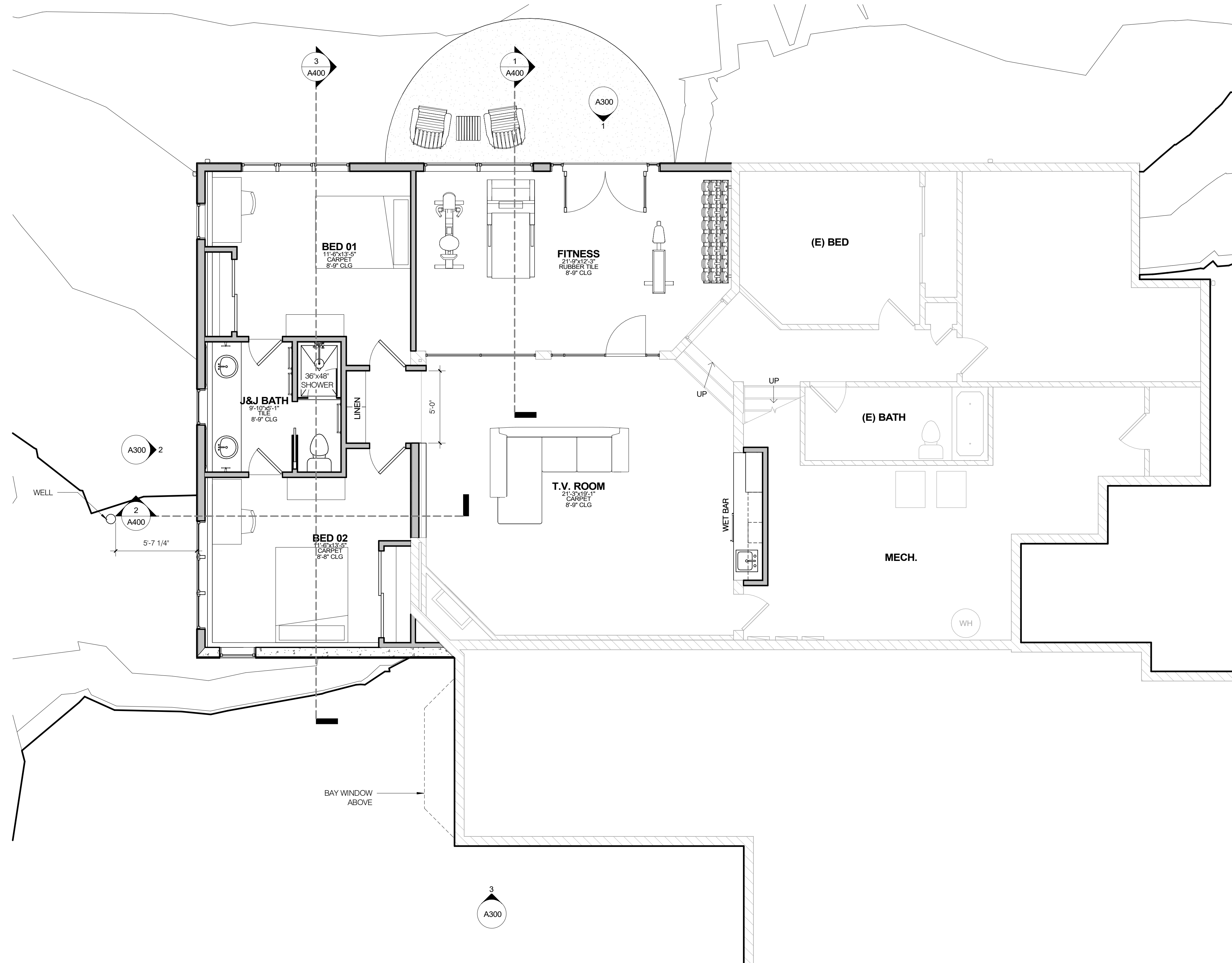
FIRE-RATED GYPSUM BOARD SHALL BE APPLIED AT ALL NECESSARY LOCATIONS TO COMPLY WITH APPLICABLE BUILDING CODES.

FIRE BLOCKS ARE REQUIRED WITHIN STUD WALLS AT 10' INTERVALS AND AT THE FLOOR AND CEILING. FIRE BLOCKS ARE ALSO REQUIRED AT FLOOR AND CEILING PENETRATIONS AROUND VENTS, PIPES, DUCTS, ETC. THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS), BETWEEN STAIR STRINGERS, AND THE OPENINGS BETWEEN CHIMNEY CHASES AND ATTIC SPACES MUST BE FIRE STOPPED. FIRE BLOCK MATERIAL MAY BE 2" NOMINAL LUMBER, GYP BOARD, ETC.

ONE LAYER OF 5/8" TYPE X GYP. BOARD SHALL BE APPLIED TO THE BOTTOM CHORD OF TJIS OR ENGINEERED TRUSSES IN GARAGE CEILING FOR FIRE SEPARATION BETWEEN GARAGE & SPACE ABOVE.

ONE LAYER OF 5/8" TYPE X GYP. BOARD SHALL BE APPLIED TO THE WALLS IN THE GARAGE FOR FIRE SEPARATION BETWEEN GARAGE & LIVING SPACE.

ALL DIMENSIONS ARE TO FACE OF STRUCTURE AND ROUGH OPENINGS, U.O.N.



NEW LOWER LEVEL PLAN
1
1/4" = 1'-0"
0' 2' 4' 8' 16'

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Contact:
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1/4/24

PRIVATE RESIDENCE
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EVERGREEN, CO 80439

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REVISION:

SCHEMATIC DESIGN
DATE: 1/4/24
DRAWN BY: ZK
CHECKED BY: AJR

LOWER LEVEL
A200

FLOOR PLAN NOTES

GLAZING IN DOORS AND FIXED OR OPERABLE PANELS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WITHIN 60" OF THE FLOOR MUST BE SAFETY GLASS AS PER 2006 I.R.C.

GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM AND TOP EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE MUST BE SAFETY GLASS AS PER 2006 I.R.C.

GLAZING ADJACENT TO AND WITHIN 60" OF THE WALKING/STANDING SURFACE WITHIN A BATHTUB OR SHOWER ENCLOSURE MUST BE SAFETY GLASS AS PER 2006 I.R.C.

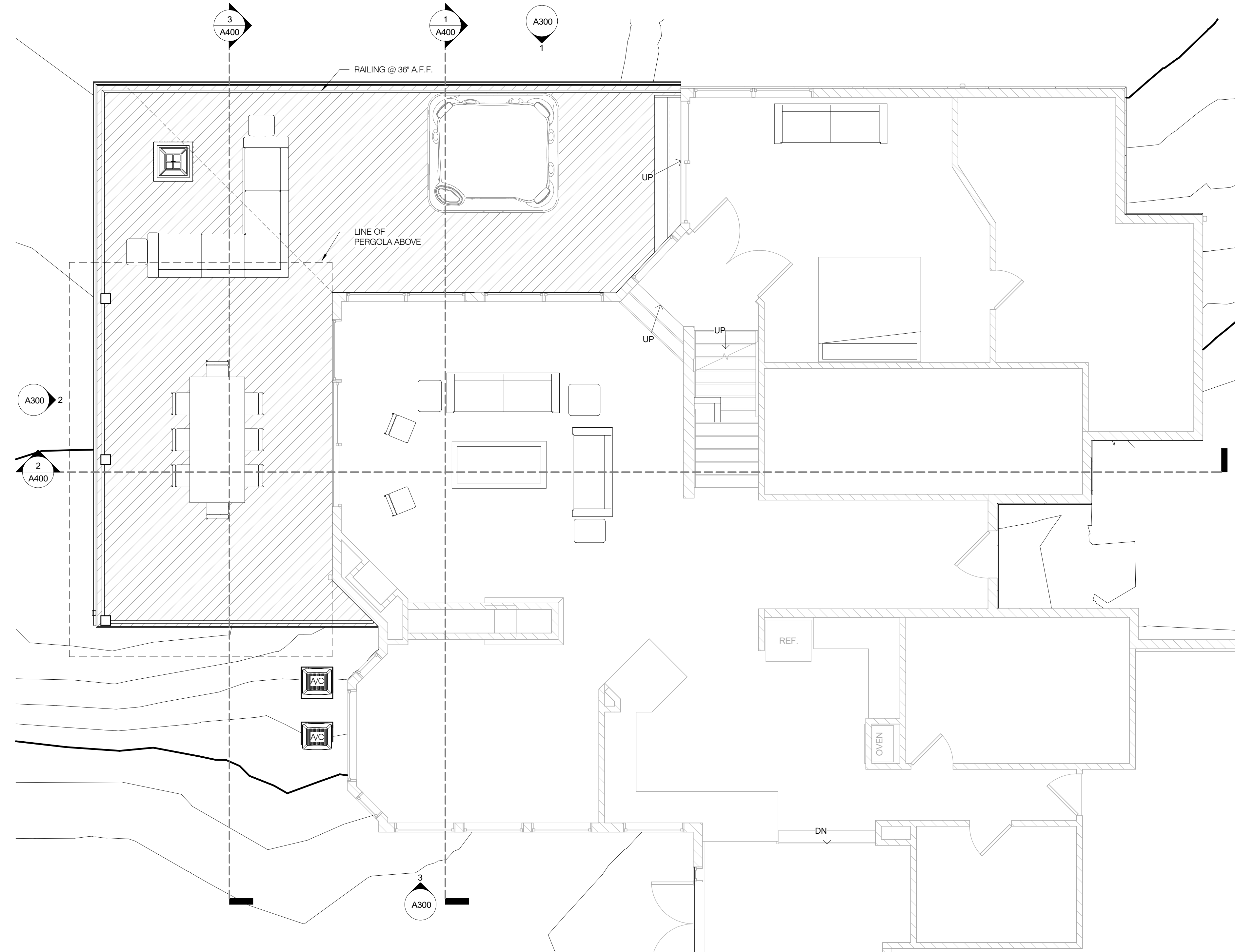
CEMENT BOARD OR BETTER SHALL BE USED AT ALL TILE LOCATIONS, TUBS, AND SHOWER STALLS. ALL SILLS, SEATS, & SHELVES IN SHOWER/TUB AREAS SHALL BE WATERPROOFED, TILED, & SLOPED TO DRAIN MIN. 1/4" PER FOOT.

PROVIDE A MECHANICALLY OPERATED EXHAUST SYSTEM IN ALL BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS WHOSE OPERABLE EXTERIOR OPENINGS ARE LESS THAN 3 SQ. FT. PER 2006 I.R.C.

FIRE-RATED GYPSUM BOARD SHALL BE APPLIED AT ALL NECESSARY LOCATIONS TO COMPLY WITH APPLICABLE BUILDING CODES.

FIRE BLOCKS ARE REQUIRED WITHIN STUD WALLS AT 10' INTERVALS AND AT THE FLOOR AND CEILING. FIRE BLOCKS ARE ALSO REQUIRED AT FLOOR AND CEILING PENETRATIONS AROUND VENTS, PIPES, DUCTS, ETC. THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS), BETWEEN STAIR STRINGERS, AND THE OPENINGS BETWEEN CHIMNEY CHASES AND ATTIC SPACES MUST BE FIRE STOPPED. FIRE BLOCK MATERIAL MAY BE 2" NOMINAL LUMBER, GYP BOARD, ETC.

ALL DIMENSIONS ARE TO FACE OF STRUCTURE AND ROUGH OPENINGS, U.N.O.



1 NEW MAIN LEVEL PLAN
1/4" = 1'-0"
0' 2' 4' 8' 16'

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303.625.3356 :: 720.939.2792 :: getintouch@mues.us
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1/4/24

PRIVATE RESIDENCE
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EVERGREEN, CO 80439

23-017

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REVISION:

SCHEMATIC DESIGN
DATE: 1/4/24
DRAWN BY: ZK
CHECKED BY: AJR

MAIN LEVEL
A201

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1/4/24

PRIVATE RESIDENCE
 31743 SODA CREEK DRIVE
 EVERGREEN, CO 80439

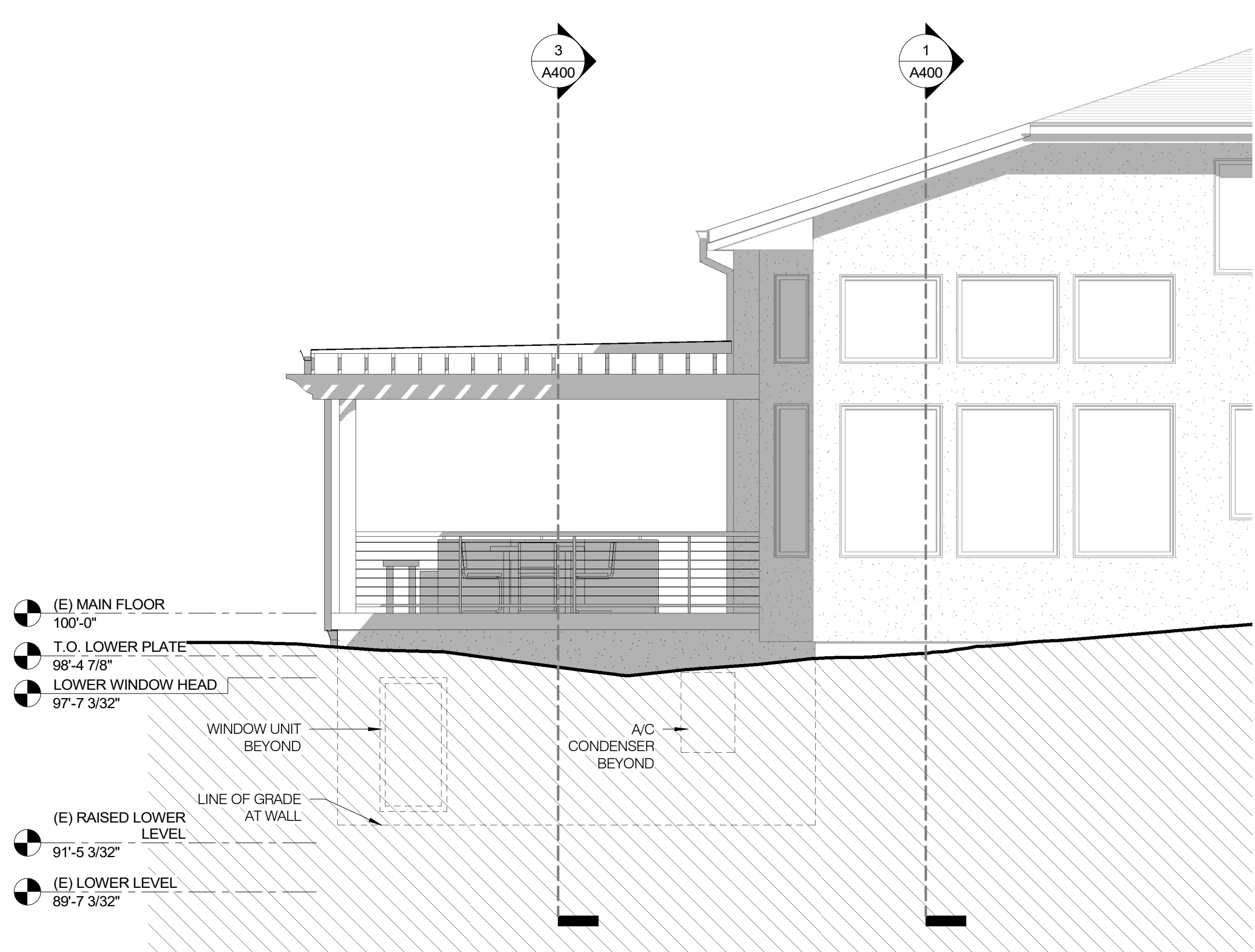
23-017

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REVISION:

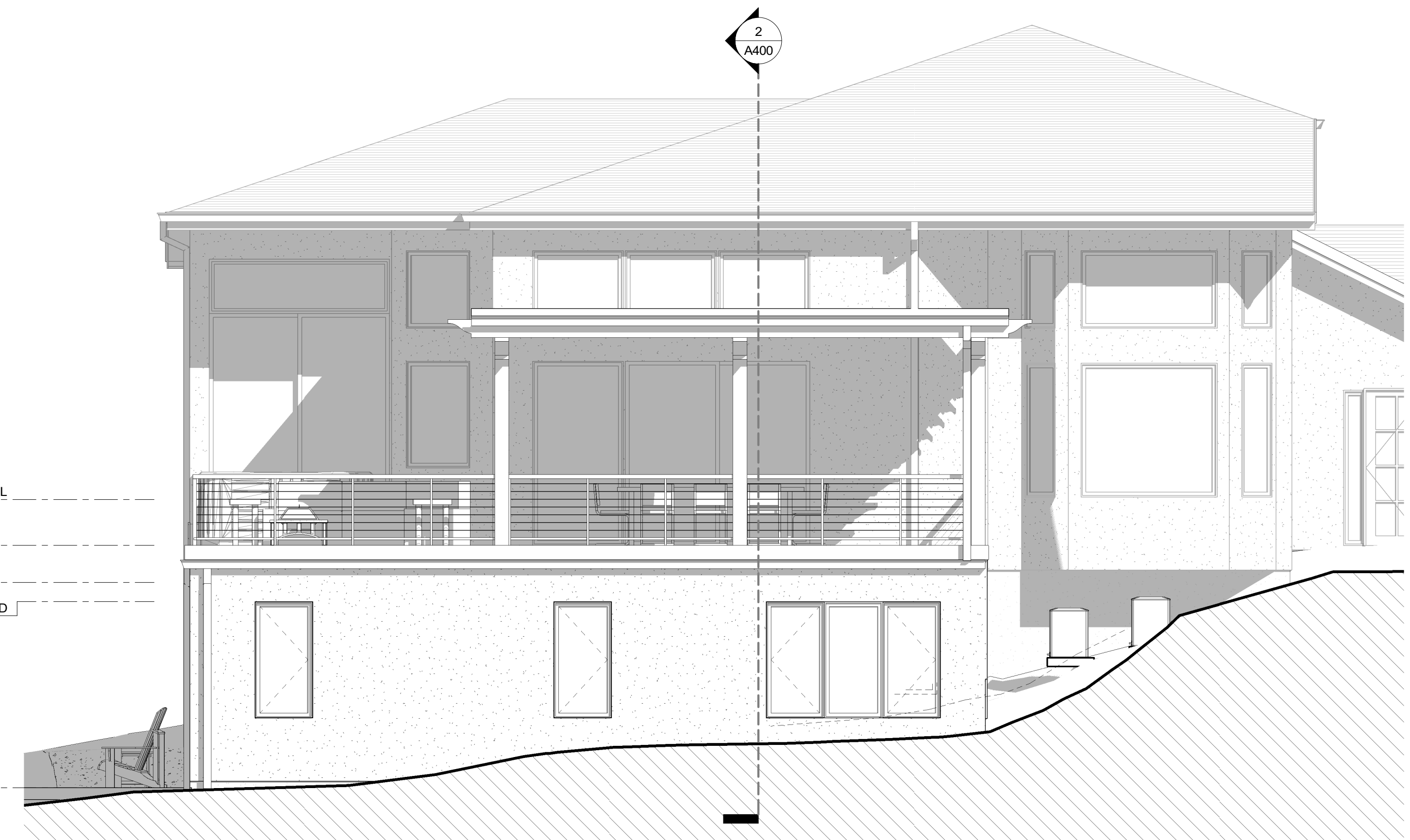
SCHEMATIC DESIGN
 DATE: 1/4/24
 DRAWN BY: ZK
 CHECKED BY: AJR

ELEVATIONS
A300



3 NEW SOUTH ELEVATION
 1/4" = 1'-0"

- (E) RAISED MAIN LEVEL 101'-11 5/8"
- (E) MAIN FLOOR 100'-0"
- T.O. LOWER PLATE 98'-4 7/8"
- LOWER WINDOW HEAD 97'-7 3/32"
- (E) LOWER LEVEL 89'-7 3/32"

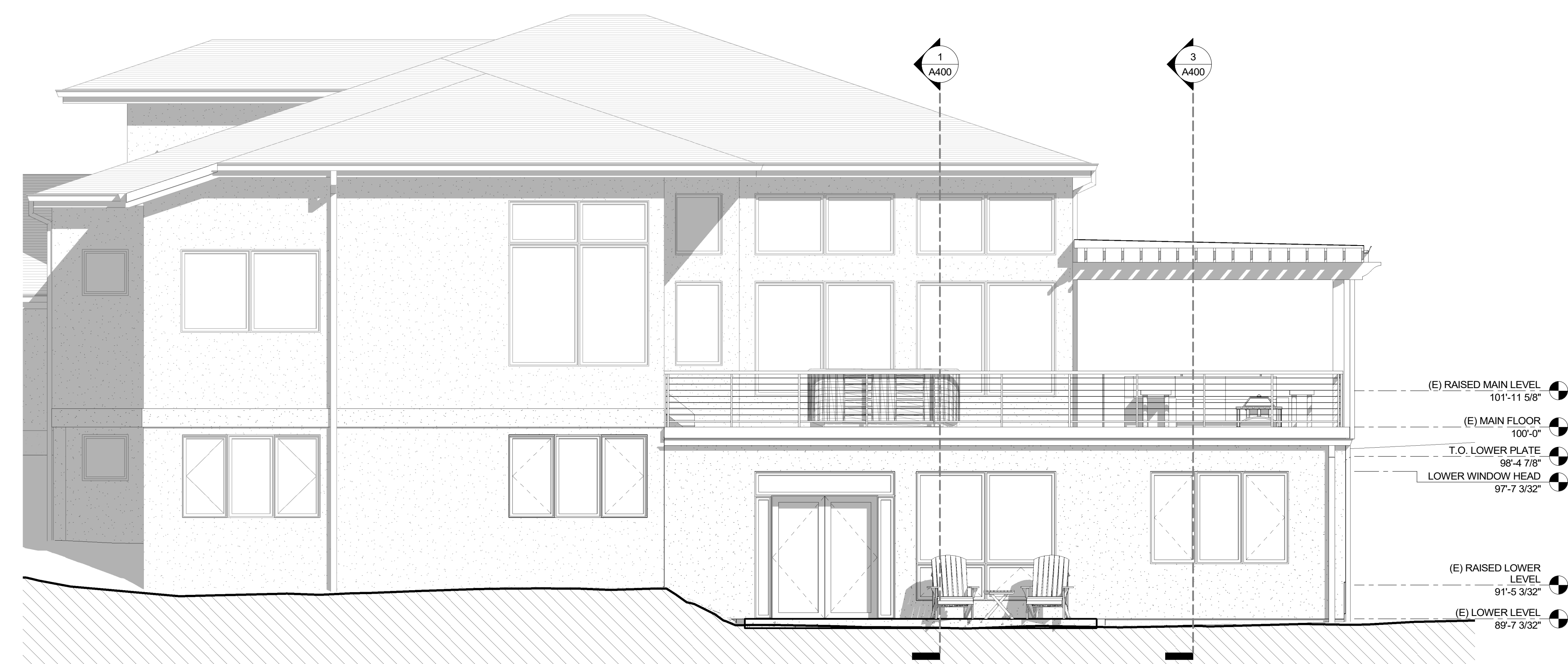


2 NEW WEST ELEVATION
 1/4" = 1'-0"

- (E) RAISED MAIN LEVEL 101'-11 5/8"
- (E) MAIN FLOOR 100'-0"
- T.O. LOWER PLATE 98'-4 7/8"
- LOWER WINDOW HEAD 97'-7 3/32"
- (E) LOWER LEVEL 89'-7 3/32"

ELEVATION NOTES

- CONTRACTOR TO PROVIDE FLASHING AND/OR CAULKING AS PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS.
- CONTRACTOR TO PROVIDE MEMBRANE FLASHING 12" AROUND WINDOW OPENINGS.
- CONTRACTOR TO PROVIDE WEATHER BARRIER BETWEEN STUCCO AND SHEATHING AS PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL MATERIAL TRANSITIONS.
- CLEARANCE FROM GROUND TO STUCCO SHALL COMPLY WITH THE I.R.C. AND ALL LOCAL AMENDMENTS.
- ARCHITECT RECOMMENDS TO BACKPRIME AND PRIME CUT EDGES OF TRIM MATERIAL.
- GUTTERS & DOWNSPOUTS SHOWN FOR INFORMATION ONLY. CONTRACTOR TO COORDINATE SIZE & LOCATION TO ASSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
- EXTERIOR STONE/MASONRY FINISHES ARE TO BE GROUNDED. OTHER WALL FINISHES MAY TERMINATE 6" MAXIMUM ABOVE GRADE. ALL EXPOSED FOUNDATION WALLS MUST BE PAINTED OR PARSED TO MATCH THE ADJACENT FINISH.



1 NEW NORTH ELEVATION
 1/4" = 1'-0"

- (E) RAISED MAIN LEVEL 101'-11 5/8"
- (E) MAIN FLOOR 100'-0"
- T.O. LOWER PLATE 98'-4 7/8"
- LOWER WINDOW HEAD 97'-7 3/32"
- (E) LOWER LEVEL 89'-7 3/32"
- (E) RAISED LOWER LEVEL 91'-5 3/32"
- (E) LOWER LEVEL 89'-7 3/32"

Site Photos from Staff Visit



Sara Hutchinson

From: mike evergreencatlodge.com <mike@evergreencatlodge.com>
Sent: Monday, November 4, 2024 9:46 AM
To: Sara Hutchinson
Cc: susan evergreencatlodge.com; Matthew Raub
Subject: --{EXTERNAL}-- Case Number 24-103782VC

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From a New Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Sara,

I live at 32163 Soda Creek Dr, Evergreen. I will not be attending the public hearing for the referenced variance, but I wanted to express my support for the applicant's request for variance. I have no objection to the reduced setback of the primary structure addition. I support approval of the variance request.

Michael Nocket

Staff Report

BOA Hearing Date: November 20, 2024

24-123012VC Variance and Special Exception

Owner/Applicant: Shawn Marach

Location: 6197 High Drive, Morrison
Section 20, Township 5 South, Range 70 West

Approximate Area: 1.89 Acres

Zoning: Agricultural-Two (A-2)

Purpose: Variance to Legalize:
1. A front setback of 41.2 feet to the east, where a setback of 50 feet is required for a primary structure; and
2. A front setback of 35.7 feet to the east, where a setback of 50 feet is required for a deck on a primary structure; and

Special Exception to allow a Short-Term Rental

Case Manager: Jamie Hartig

Previous Actions: None

Surrounding Zoning: North: Agricultural-Two (A-2)
South: Agricultural-Two (A-2)
East: Agricultural-Two (A-2)
West: Agricultural-Two (A-2)

Existing Use: Single-Family Dwelling

Existing Structures: Primary: 3-bedroom single-family dwelling, attached garage

Services: Evergreen Fire Protection District
Individual Well & Septic

BACKGROUND/DISCUSSION:

The subject property is requesting legalization of existing front setbacks in order to apply for a special exception permit. The property does not meet the lot and building standards and therefore would not be eligible for an STR without a legalization of existing setbacks. Should the legalizations be granted, the property and residence will meet all requirements of the Special Exception to allow a STR. The applicant is requesting a Special Exception to use their property in Agricultural Two (A-2) as a Short-Term Rental (STR). The residence is a three-bedroom home on an approximately 1.89 acre parcel.

SITE CHARACTERISTICS AND IMPACTS:

The single-family dwelling is located on a platted 1.89 acre parcel within the Pine Park Estates Subdivision. It is accessed from High Drive, a County maintained paved road. The single-family home was built in 1995, and the home and deck were built at setbacks that do not meet the current standards of the A-2 Zone District.

VARIANCE ANALYSIS:

The statutory and regulatory requirements for the approval of a Variance request are listed below with an analysis by staff:

1. The following must exist:
 - Exceptional narrowness, shallowness or shape of a specific piece of property; or
 - Exceptional topographic condition; or,
 - Other extraordinary and exceptional situation or condition of such piece of property; AND
2. The relief shall not have a substantial detriment to the public good; AND
3. The relief shall not substantially impair the intent and purpose of the Zoning Resolution; AND
4. The relief shall not effectively change a land use on a permanent basis; AND
5. The relief shall not be granted in circumstances which are self-imposed; AND
6. No Variance shall be granted based solely on economic hardship.

Staff Analysis:

Exceptional practical difficulty or undue hardship:

Staff believes the applicant **has** established an exceptional practical difficulty related to the front setback request. Since this is an existing structure, the applicants are limited in their ability to conform with the Zoning Resolution. The existing structure was already built at nonconforming setbacks by previous owners, and it is the opinion of staff that requiring the applicants to alter the structure or acquire more land to meet setbacks would result in an exceptional practical difficulty.

Substantial detriment to the public good, intent and purpose of the Zoning Resolution, change of land use:

The granting of this Variance would not have a substantial detriment to the public good, nor impair the intent and purpose of the Zoning Resolution because it is compatible with the surrounding community. The existing residence has been in nonconformance for many years now with no effect on the surrounding properties. Additionally, the land use will not change as a result of granting this Variance.

Conditions self-imposed, and economic hardship:

Staff finds that the circumstances are not self-imposed in that the applicant had no part in the construction of the existing residence. Finally, the Variance is not sought for solely an economic hardship, as a reduction in setbacks is the only way to for the applicant to conform to the lot and building standards.

SPECIAL EXCEPTION ZONING REQUIREMENTS AND ANALYSIS:

Section 11.B.2.e of the Jefferson County Zoning Resolution provides criteria for the Board of Adjustment to review for a Special Exception. With respect to a short-term rental of a single-family dwelling the following criteria are analyzed:

(1) The Board of Adjustment may permit a short-term rental within the R-1, RR, MR-1, SR-1, SR-2, SR-5, A-1, A-2 or A-35 zone districts or a comparable Planned Development zone district.

(a) The Board of Adjustment, in reviewing and making its decision upon such applications shall consider the impacts of the proposed use upon property in the surrounding area, including but not limited to:

(a-1) Traffic impacts, volume of trips, safety and access;

The subject property is accessed off High Drive, a publicly maintained road. The proposed use of an STR would likely not increase the number of vehicle trips per day.

The property is served by Evergreen Fire Protection District. The applicant has obtained a Defensible Space Permit (see Permit 24-111023DS.)

Outdoor fires using wood or charcoal are not allowed for Short-Term Rentals as per Section 2 of the Jefferson County Zoning Resolution.

Due to Jefferson County's geographic makeup, wildfire is always a concern, and it is a more potent threat during droughts or dry spells. Rainfall and cooler temperatures may reduce the danger of wildfire; however, people are encouraged to be vigilant as the danger of fire is always present in the high country. The risk is even greater when under a fire weather watch or red flag warning. For this reason, staff recommends a condition of approval that the owner must require all guests to follow any current fire restrictions in place at the time of stay.

(a-3) Visual and aesthetic impact, including bulk and scale of buildings as they relate to the uses on surrounding properties;
The existing Single Family Detached Residence (SFD) is consistent with the overall character of the neighborhood. The applicant is not proposing any new structures as part of the short-term rental request.

(a-4) Noise;
The Short-Term Rental use must comply with adopted County and State noise ordinances. The Jefferson County Sheriff's Office enforces these ordinances.

(a-5) Drainage, erosion and flood hazards;
There are no known flood plains on the property, and the proposed STR would not increase the deleterious effects of drainage and erosion on the property.

(a-6) Community character;
Allowing this residential property to become a Short-Term Rental would not affect community character as it will remain residential.

(a-7) Adequate water and sewage disposal availability;
The subject property is served by a septic system. The existing septic system, permitted under 04-107693OW, limits the property to 3 bedrooms. The existing home has three bedrooms. A recent memo from Jefferson County Public Health states that STRs with septic systems approved prior to 2014 should be limited to 6 occupants including the homeowners if present if rated for 3 bedrooms.

The subject property is served by an individual well permitted under Permit number 165869, showing adequate capacity for a primary dwelling.

(a-8) The availability of methods of mitigating the negative impacts of the proposed use upon the surrounding area;
Staff does not foresee any negative impacts occurring given that STR's are a similar use to a residential use, however, if such impacts do occur, they could be addressed when the applicants re-apply for the STR renewal in 6 months.

(a-9) The compatibility of the short-term rental with the existing and allowable land uses in the surrounding area; and
STRs have similar impacts as a Single Family use, therefore are compatible with the existing and allowable land uses in the area.

(a-10) The effect upon health, safety and welfare of the residents in the surrounding area.
Staff finds that the proposed use of a Short-Term Rental would not create negative effects on the health, safety, or welfare of the residents in the surrounding area.

(2) Limitations upon Short-term Rental Special Exception Applications

(a) The lot, parcel, or boundary area subject to the Special Exception must conform to:

(a-1) A minimum lot size of one acre, and
The subject property is 1.89 acres.

(a-2) Building standards of the underlying zone district.
*The setbacks and lot size meet the zone district standards set forth in the zoning Resolution for the A-2 zoning classification, with the exception of the 50-foot required front setback to the east for the primary structure and deck.
The applicant is also pursuing a setback legalization. Should this legalization be granted, the applicant will be meeting the lot and building standards.*

(b) The proposed short-term rental shall provide a minimum of one (1) off-street parking spaces, plus one (1) additional off-street parking space per bedroom room. For example, a five-bedroom residence must have six off-street parking spaces to meet this criterion.
The existing residence has a total of 3 bedrooms. The amount of off-street parking required is 4 spaces. The property has an attached garage that is sufficient for two cars, and the applicant is proposing 4 outdoor parking spaces, a total of 6 spaces.

(c) The property owner shall comply with any defensible space requirements as set forth in the Wildland Urban Interface Overlay District.
The subject property is within the Wildland Urban Interface Overlay District and a Defensible Space Permit was completed on June 19, 2024 and is valid for three years from that date.

(d) Valid water and sanitation must be provided either by an appropriate water and sanitation district or by a valid well permit and individual sewage disposal system (ISDS) permit specific to the property.
There is an existing well and septic system on the property. There are both valid well and septic permits issued for the property. The septic system is designed to accommodate 3 bedrooms, which limits the occupancy to six persons including the homeowners if present.

(e) The lot, parcel, or boundary area subject to the Special Exception shall take legal access from a County maintained right-of-way or a private road that meets the minimum standard for private roads and driveways or non-maintained County right-of-way as set forth in the Jefferson County Roadway Design and Construction manual.
The STR takes access from High Drive, a County-maintained road.

(f) The short-term rental shall offer overnight accommodations in the primary single-family dwelling in existence on the property, not in an accessory dwelling unit. The entire property including accessory uses in the corresponding zone district may be utilized by the guests of the short-term rental.
There is no Accessory Dwelling Unit on the property; all living space is located within the SF residence.

(g) The property owner may not, at the time of application for the Special Exception, be the subject of an ongoing zoning violation other than the short-term rental of a single-family dwelling.
There are no active Violations on the property at the time of this report.

(h) No substantial detriment to the intent of the Zoning Resolution will be caused.
Staff does not find that the proposed use of a short-term rental would create direct negative effects on the health, safety, or welfare of the residents in the surrounding area.

(3) Such Special Exception, if granted, will be valid for a period of six months from the date of the approval of the short-term rental variance request and thereafter may be renewed annually after a complete rehearing by the Board of Adjustment to determine that the use is in compliance with the intent and purpose for which the Special Exception was granted.

(4) Upon an affirmative decision, the applicant shall submit a request for a Short-term Rental Permit including documentation that all requirements of the Special Exception granted pursuant to this section have been fulfilled.

NOTIFICATION:

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to adjacent property owners, (which includes the property owners on the opposite side of the public ROW) and to the Homeowners' Associations within which the property is located. The notification was sent 14 days prior to the Board of Adjustment Hearing.
2. One sign, identifying the nature of the Special Exception request, was provided to the applicant for posting on the site. The sign was provided to the applicant with instructions that the site be posted 15 days prior to the Board of Adjustment Hearing.

The Homeowners' Associations that received notification are the Conifer Area Council, Berrien Ranch Umbrella Group for Evergreen South (BRUGES), Jefferson County Horse Council, and Plan Jeffco.

During the processing of the application, Staff received two public comments in opposition for this case. Public comments are a part of the case packet.

ANALYSIS:

Staff has evaluated this request based on the requirements for the approval of a Special Exception request. The requirements are listed above.

Staff Analysis:

Staff finds that the applicant has met all of the requirements necessary to allow for a Special Exception under Section 11.B.2.e of the Jefferson County Zoning Resolution regarding short term rentals. If approved, the subsequent Short-Term Rental permit will be valid for six months from November 20, 2024.

STAFF FINDINGS:

1. Staff recommends that the Board of Adjustment find that the applicants HAVE established an undue hardship and practical difficulty and provided evidence that conditions are not self-imposed, as well as other criteria related to the requested Variance as required by the Jefferson County Zoning Resolution; and
2. Staff recommends that the Board of Adjustment APPROVE 24-123012VC Variance with no conditions.
3. Staff finds that the applicants meets all of the requirements under Section 11.B.2.e of the Jefferson County Zoning Resolution regarding Short-Term Rentals

AND

- 4 Staff recommends APPROVAL of Case No. 24-123012VC Special Exception, subject to the following conditions:

a. A Short-Term Rental Permit shall be obtained from Jefferson County Planning & Board of Adjustment

Zoning prior to any rental of the property; and

- b. This approval is granted for six months from the date of approval, or until May 20, 2025, and it shall be the responsibility of the applicants to apply for a renewal of this Special Exception within that timeframe; and
- c. The dwelling used for a Short-Term Rental shall be limited to no more than six (6) occupancy including the homeowners if present, based on limitations of the On-Site Wastewater Treatment System; and
- e. The applicant shall include the Short-Term Rental Permit number on all advertisements; and
- f. The applicant shall submit to Planning & Zoning Staff a copy of the STR's advertisement(s) each month to confirm the STR is being advertised in accordance with these conditions and the Special Exception criteria; and
- g. The House Rules shall not be modified to be less restrictive than those included in the application; and
- h. The applicant will notify all guests of any fire restrictions issued by the Jefferson County Sheriff's Office and require compliance with said restrictions.

COMMENTS PREPARED BY

Jamie Hartig

Jamie Hartig, Planner

CASE SUMMARY
Regular Agenda

BOA Hearing Date: November 20, 2024

24-123012 VC Variance and Special Exception

Owner/Applicant: Shawn Marach

Location: 6197 High Drive, Morrison
Section 20, Township 5 South, Range 70 West

Approximate Area: 1.89 acres

Zoning: Agricultural-Two (A-2)

Purpose: To Legalize:
1) A front setback of 41.2 feet to the east, where a setback of 50 feet is required for a primary structure; and
2) A front setback of 35.7 feet to the east, where a setback of 50 feet is required for a deck on a primary structure; AND

Special Exception to allow a Short-Term Rental.

Case Manager: Jamie Hartig

Issues:

- None identified.

Recommendations:

- **Staff:** Recommends approval of the Special Exception and Variance

Interested Parties:

- None

Level of Community Interest: Low

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

Board of Adjustment Application

Variance, Special Exception, Appeal

This application may be used for Variance, Special Exception and Appeal requests before the Board of Adjustment, including relief from zoning regulations, short term rentals and some home occupations. Please refer to page two for submittal requirements.

Submit this application and all necessary documents electronically to pzpermits@jeffco.us.

Applicant and Site Details

Address of Subject Property, Legal Description and/or Parcel ID Number: 6197 High Drive
 City: Morrison Zip Code: 80465
 Property Owner Phone Number: 201-452-6954 Property Owner Email: MountainMeadowEscapes@gmail.com
 Owner's Address: 33341 Golden Gate Canyon Rd City: Golden Zip Code: 80403
 Contractor/Representative: Shawn Marach
 Contractor Phone Number: 201-452-6954 Contractor Email: MountainMeadowEscapes@gmail.com
 For sign pickup, please contact: Shawn Marach, 201-452-6954

Specific Request

Our intention is to apply for a short term rental permit in accordance with all local rules and regulations, and to mitigate any potential zoning issues for our legal, non conforming property located at 6197 High Drive. Our current zoning setback requirement in zone A-2 is 50' and according to the ISP survey, the home is currently at 41.2' and the original, preexisting deck is at 35.7'. Please see attached ISP survey for clarification. Thank you

Checklist of Acknowledgments

- Applications will not be accepted unless all submittal requirements have been met. If during staff review any application is found to contain incomplete and/or inaccurate information, the case may be postponed until all necessary submittal documentation has been received. Documents larger than 11 x 17 can be submitted electronically.
- I understand the filing fee is to cover costs of administration, research, and hearing of this case and is non-refundable.
- I hereby give permission for County staff and Board members to enter upon my property for purposes of site inspection and investigation. *Please specify any extraordinary circumstances of which staff should be aware, i.e., the presence of dogs on the site, locked gates, etc. The property must be accessible for site inspection.*
- The applicant will receive a copy of the Board's decision, which may be recorded through the Jefferson County Clerk & Recorder's Office.
- For Variance cases only:** A Setback Verification Form will be required as a part of the Building Permit process for Variance cases involving relief from setback requirements.
- For Variance cases only:** I have read and understand the BOA Variance guide and certify the site plan or survey is fully accurate, depicting all structures on site.

Owner or Authorized Representative Signature: Shawn Marach Date: 7/15/24

Submittal Requirements

The numbers checked with each specific type of request correspond to the numbered list of submittal requirements. Additional documentation may be required, as determined by staff on a case-by-case basis.

Request: \$ _____ (additional notification fees will apply)

List of Submittal Requirements (the numbers coordinate to the table below):

1. Signed application form
2. Cover letter
3. Addendum A, B, C, or D:
 - A. Variance Addendum
 - B. Home Occupation Addendum
 - C. Short Term Rental Addendum
 - D. Commercial WECS/SECS Addendum
4. Copy of current deed
5. Proof of proper division of land (if parcel is Metes & Bounds or contains portions of platted lots)
6. Letter of authorization if a contractor or other contact will appear on the owner's behalf
7. Improvement Survey Plat (signed and stamped by licensed surveyor) depicting all property lines and all existing improvements on the property
8. Detailed site plan showing proposed improvements
9. Floor plans of existing and proposed structures
10. 1Architectural elevations
11. Photographs of the interior
12. Parking plan (can be combed with 7 or 8)
13. Evidence of water and/or wastewater service
14. "Will serve" letter from fire district
15. House rules
16. Other: _____.

Type of Variance	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Lot size	X	X	A	X	X	X	X									
<input checked="" type="checkbox"/> Setback(s)	X	X	A	X	X	X	X	X								
<input type="checkbox"/> Parking	X	X	A	X	X	X		X				X				
<input type="checkbox"/> Height	X	X	A	X	X	X		X		X						
<input type="checkbox"/> Access Standards	X	X	A	X	X			X								
<input type="checkbox"/> Accessory Square Footage/Footprint	X	X	A	X	X	X	X	X	X							

Special Exception	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Home Occupation**	X	X	B	X	X	X		X	X		X	X	X			
<input checked="" type="checkbox"/> Short Term Rental**	X	X	C	X	X	X		X	X		X	X	X	X	X	
<input type="checkbox"/> Commercial Solar or Wind Installation	X	X	D	X	X	X		X		X		X				

Appeal	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Director's Determination	X	X		X	X	X										X

- [Fees are on our website.](#) Make checks payable to Jefferson County Treasurer.
- ** Short Term Rentals and Home Occupations: It is the applicant's responsibility to renew a Special Exception prior to expiration.

Jefferson County Staff Use Only

Zoning of Site: Agricultural-Two (A-2)

Plat: Pine Park Estates Unit 4 (lot 1)

Receipt: _____

Renewal of Case Number: _____

CV Case Number: _____

In a Floodplain?

Yes

No

Lot size Required: 10 acres

Lot Size Shown: 1.89 acres

FEMA Map Number: 0360F

Legal Access via: High Dr (public)

Number of Postcards Required: 6

ISP Submitted (check one):

Print

Via email to: PZpermits@jeffco.us

N/A

Reviewed by Jefferson County Staff: Sara Hutchinson Date: 8/21/24

Staff Comments:

Lot platted at current size (and approved by County) in 1959.

Applying for Special Exception for STR and to legalize existing front setback.

Board of Adjustment Application

A. Variance Addendum

Case Number (Staff Use Only): _____

1. Explain what, if any, physical conditions of your property (ex: exceptional narrowness, shallowness or shape) or topographic conditions on your property (ex: exceptional steepness, floodplains, geologic hazards) exist and limit your ability to meet code requirements.

Currently our lot is considered legal, non conforming, zone A-2. A-2 requires a 50' setback for the 10 acre minimum. Although this lot is only 1.89 acres, it may still require the 50' setback. The home is currently at 41.2' and the original, preexisting deck is at 35.7' according to the ISP Survey attached.

2. Explain why the granting of your request would not be detrimental to the neighborhood or adjacent properties.

Our request would not be detrimental to the neighborhood in any way as nothing will actually be changing with the property, this is just to acknowledge the original placement of the home and front deck.

3. What other options were considered in order to meet code requirements?

none, as moving the home is not an option

4. Why is granting a Variance your only option to a beneficial use of your property?

Our intention is to make this home a short term rental which requires us to meet the setback requirements for our zoning

5. Are there other, more expensive solutions that would allow you to meet the code requirements?

no

6. Provide any additional information you feel may help the Board of Adjustment understand your request.

The house and deck sit where they were originally approved to be with the initial construction of the home. The property itself has almost double the required lot size for a short term rental.

Board of Adjustment Application

C. Short-Term Rental Addendum

Case Number (Staff Use Only): _____

1. What is the size of this property? 1.9 acres
2. Does the property meet lot size standards of its zone district?
 Yes
 No
3. Does the dwelling meet setback, height and other standards of its zone district?
 Yes
 No
4. How many bedrooms are in the dwelling? 3
You must attach floor plans (drawn to scale) showing all areas of the dwelling.
5. What is the proposed maximum occupancy of the rental? 6
6. How many parking spaces are provided on-site? 6
You must attach a site plan with parking spaces marked.
7. How do you propose to mitigate any potential traffic impacts caused by this Short-Term Rental?
We have enough off street parking spaces to accommodate every guest and will not allow more people than our maximum occupancy. We also have an exterior camera on the driveway to ensure our rules for guest occupancy and parking are being followed. In addition to the parking plan, we are fully equipped for proper snow removal and we will communicate the snow forecast to all our guests to make sure they have a capable vehicle for the mountain roads
8. Is this property in the Wildfire Hazard Overlay District?
 Yes
 No
If yes, please list your Defensible Space Permit number: 24-111023 DS
If this permit is more than a year old, please confirm that you have maintained the defensible space on the property since the initial Defensible Space Permit was completed.
 Yes, I have maintained the defensible space.
 No, I have not maintained the defensible space.
A new Defensible Space Permit may be a condition of approval, if deemed appropriate following a site visit to the property. A new Defensible Space Permit is required every three years to be in compliance with the Jefferson County Zoning Resolution.
9. Are there floodplains on the property?
 Yes
 No

10. Water:

Public. Name of Water Provider: _____

Well. Well Permit Number, Well Type: 165869 Domestic Well

Is there a hot tub or pool present on the property?

Yes

No

Well water cannot be used to fill hot tubs or pools unless given express consent from the Colorado Division of Water Resources. If on a well, provide proof of purchasing water hauling services.

11. Wastewater:

Public sewer. Name Of Wastewater Provider: _____

Septic. On-Site Wastewater Permit Number: 15003

Max number of bedrooms: 3

Max number of occupants: 6

12. Access:

a. Legal access

For assistance with access questions please contact Planning & Zoning. To obtain copies of recorded access easements, please contact the Clerk & Recorder.

County-maintained road

Private, platted road. Plat Reception Number: _____

Private easement. Easement Reception Number: _____

Other. Explain: _____

b. If the property takes access from a private road, does the roadway meet County standards?

Yes

No

Not Sure

13. Is there an Accessory Dwelling Unit (ADU) on the property?

Yes

No

14. Are there any active Zoning Violations on this property?

Yes

No

If yes, please list the violation number: _____

15. Will there be any changes to the structure as a part of this Short-Term Rental?

Yes

No

16. Attach a copy of your house rules for renters. These must include the following:

a. Quiet hours

b. Locations of carbon monoxide and fire/smoke alarms, and fire extinguishers

c. Rules regarding outdoor fires

d. Contact information for a 24-hour local point person

Ali Ball & Shawn Marach
6197 High Drive
Morrison, CO 80365

Mountainmeadowescapes@gmail.com
Ali - 973.271.6960
Shawn - 201.452.6954

To: Board of Adjustment & Planning and Zoning
100 Jefferson County Parkway
Suite 3550
Golden CO, 80419
303-271-8700

Dear Planning and Zoning,

We are excited to express our interest in obtaining a short-term rental permit for the town of Morrison, Colorado and a variance to legalize the preexisting, original setback for the front deck and home. The deck structure was originally built, and remains at 35.7' from the front property line. The home is currently, and always has been at 41.2' from the front property line to the nearest corner of the home. We are not looking to make any changes to what is currently there and preexisting.

We are invested in being a positive and responsible participant in the short-term rental community and are dedicated to ensuring that our property enhances the character and safety of the neighborhood while following all local rules and regulations.

We have lived in the Colorado mountain community for over 10 years and have operated a short-term rental in Gilpin County for the previous 3 years. In Morrison, we plan to attract the health and wellness community and respectful families to our space. We have a detailed house rule list and a plan for trash and snow removal that has worked successfully for the last 3 years.

Respecting the safety, community character, the outdoors, and our neighbors is extremely important to us as we proceed through this process. Thank you for considering our application. We look forward to hearing from you and welcome the opportunity to discuss any questions and concerns you may have!

Thanks for your time,
Ali and Shawn Marach

PERSONAL REPRESENTATIVE'S DEED
(Sale)

THIS DEED is made this 3rd day of May, 2024, between Julie Peter, as Personal Representative of the Estate of Cynthia Marie Guttierrez Fauteck, Cynthia M. Fauteck, Cynthia M. Guttierrez, Cynthia Fauteck, Deceased Grantor, and Shawn Marach, whose legal address is, 33341 Golden Gate Canyon Road, Golden, Colorado 80403, County of Jefferson, and State of Colorado, Grantee;

WHEREAS, the decedent died on July 12, 2021, and the Grantor was duly appointed Personal Representative of said Estate by the Jefferson County District Court, State of Colorado, Probate No. 2022PR30002, on January 3, 2022, and is now qualified and acting in said capacity;

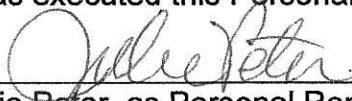
NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto Grantee, for and in consideration of the sum of Five Hundred Ninety Five Thousand (\$595,000.00) Dollars, the following described real property, together with improvements, if any, situate in the County of Jefferson, and State of Colorado, described as follows:

LOT 1, PINE PARKS ESTATES, UNIT 4
COUNTY OF JEFFERSON, STATE OF COLORADO;

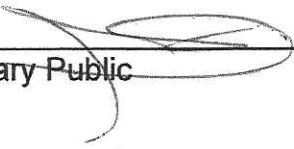
also known by street and number: 6197 High Drive, Morrison, Colorado 80465

with all its appurtenances.

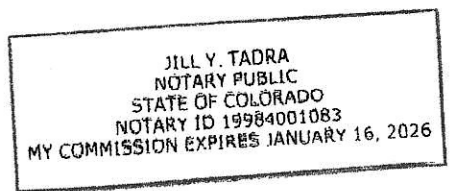
IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed on the date set forth above.


Julie Peter, as Personal Representative
of the Estate of Cynthia Marie Guttierrez Fauteck,
Cynthia M. Fauteck, Cynthia M. Guttierrez,
Cynthia Fauteck, Deceased

Subscribed and sworn to before me by Julie Peter, as Personal Representative of the Estate of Cynthia Marie Guttierrez Fauteck, Cynthia M. Fauteck, Cynthia M. Guttierrez, Cynthia Fauteck, Deceased on this 3 day of May, 2024, in the County of Jefferson, State of Colorado.


Notary Public

Notary
Seal



Commission expiration: _____

LEGAL DESCRIPTION

Order No.: CS0613820

Lot 1, Pine Park Estates Unit 4,
County of Jefferson, State of Colorado.

IMPROVEMENT SURVEY PLAT

OF LOT 1, PINE PARK ESTATES UNIT 4
IN THE NW 1/4 OF SECTION 20, T. 5 S., R. 70 W OF THE 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION (RECORD)

LEGAL (RECORD)
AS RECORDED BY DEED AT RECEPTION NO. F0511564
LOT 1, PINE PARK ESTATES UNIT 4,
COUNTY OF JEFFERSON, STATE OF COLORADO.

GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. A TITLE SEARCH WAS NOT PERFORMED BY SLC 2, LLC TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- BASIS OF BEARING
A GEODETIC BEARING OF N03°22'05"E ALONG A LINE BETWEEN MONUMENTS AS DESCRIBED ALONG THE WEST LINE OF THE NORTHWEST QUARTER SECTION 20 AS SHOWN HEREON AND RELATIVE THERETO.
- ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.
- SLC 2, LLC MAKES NO REPRESENTATION REGARDING UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD EVIDENCE OF PIN FLAGS OR PAINT MARKINGS. STANDARD UTILITY NOTIFICATION PROTOCOL SHOULD BE ADHERED TO PRIOR TO CONSTRUCTION OR EXCAVATION.
- PROPERTY ADDRESS: 6197 HIGH DR, MORRISON, CO 80465.

LEGEND

	= COMPUTED POINT
	= FOUND SURVEY MONUMENT AS NOTED
	= SET SURVEY MONUMENT AS NOTED
AC	= ALUMINUM CAP
R.O.W.	= RIGHT OF WAY
RB	= REBAR
(D)	= DEED
(P)	= PLAT
(M)	= MEASURED
(C)	= COMPUTED
—————	= PROPERTY LINE
- - - - -	= LOT LINE
- DHE - DHE -	= OVERHEAD ELECTRIC LINE
- x - x - x - x -	= FENCE LINE
- / - / - / - / -	= EDGE OF ASPHALT
	= CONCRETE
	= ASPHALT
	= UTILITY POLE
	= SEPTIC VAULT
	= WATER MANHOLE

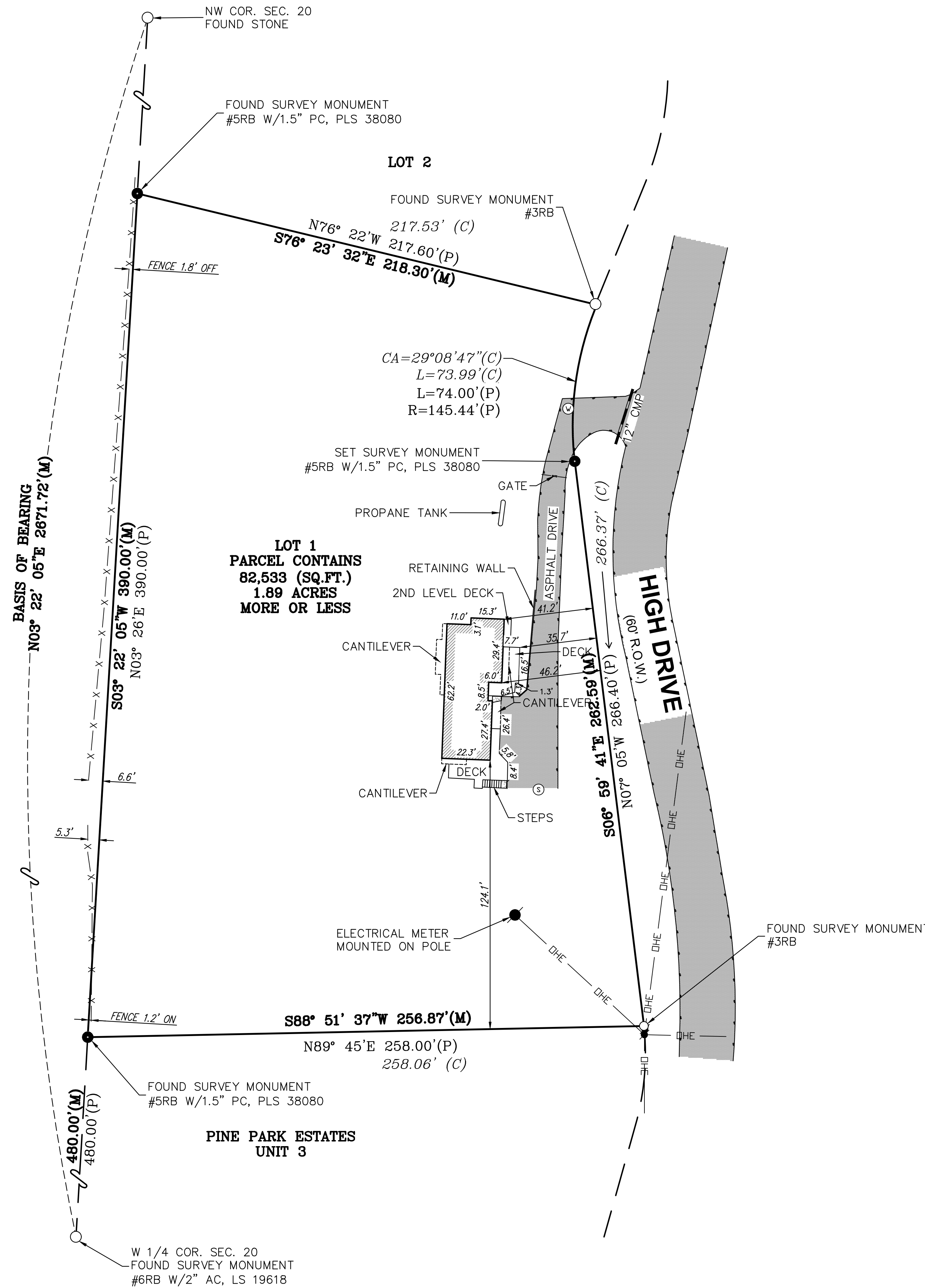
SURVEYOR'S CERTIFICATE

I, RICK PEDRAZA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



RICK PEDRAZA, P.L.S. 38848
COLORADO PROFESSIONAL LAND SURVEYOR

PINE PARK ESTATES
UNIT 4



PINE PARK ESTATES
UNIT 3

	PREPARED FOR:	
	SHAWN MARACH	
	SLC 2, LLC	JOB NUMBER 024-24
NO. DATE 10-08-2024 REVISION	7114 PRUITT COURT FT. COLLINS, CO 80526	DRAWN BY: D.M



Evergreen Fire/Rescue

1802 Bergen Parkway • Evergreen, Colorado 80439
Phone: 303-674-3145 • Fax: 303-674-8701

July 1, 2024

Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, Colorado 80401

Re: Proof of fire protection letter for proposed short-term rental use- 6197 High Drive

This letter is to confirm that 6197 High Drive is within the boundaries of Evergreen Fire Protection District and is served by Evergreen Fire Rescue Station 3 which is located approximately 5.8 miles from this address.

Water Supply:

The closest water supply for fire protection is a 30,000-gallon is a cistern located at Turkey Lane and Valley Lane approximately 0.8 miles the property line. Fire department operations will be supplemented with a tender water shuttle.

This parcel is located within an Insurance Services Office (ISO) Public Protection Classification (PPC) Class 4X area less than 5 miles from a fire station more than 1,000-feet from a water supply for fire protection. Evergreen Fire Rescue is a volunteer fire department as such there may be extended response times to this location.

On-and-Off Site Access:

Off-site access is comprised of High Drive which is an existing Jefferson County maintained roadways. The road are considered acceptable for emergency response if properly maintained and snow is removed. This access was not evaluated for compliance to current Jefferson County standards as part of this will-serve evaluation.

On-site access is via an existing private driveway. This access was not evaluated for compliance to current Jefferson County standards as part of this will-serve evaluation.

An evaluation by a professional engineer that provides an evaluation of the road conditions for compliance with county standards will be needed if further evaluation of the private drive is required as part of the short-term rental approval process.

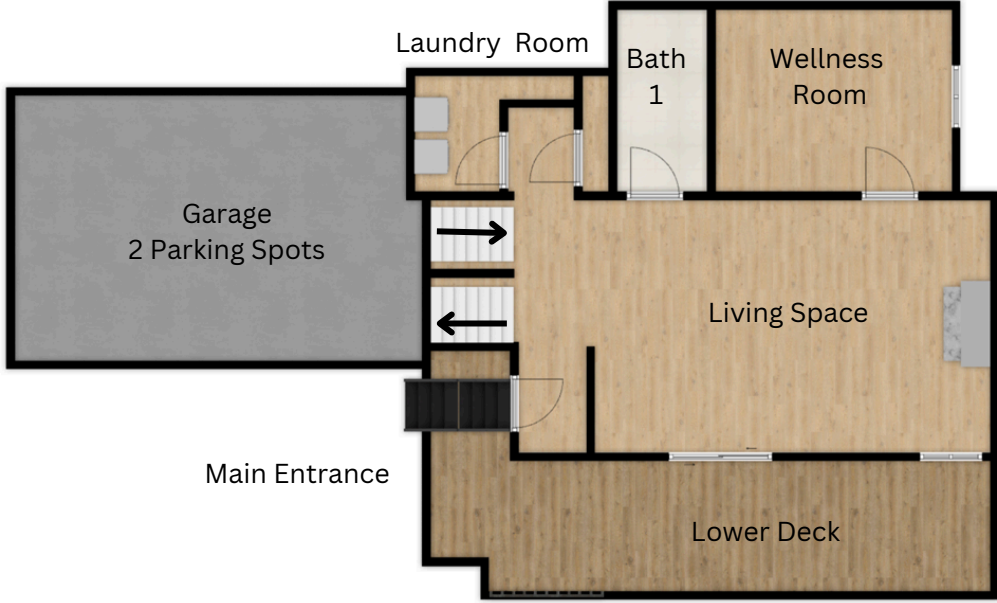
Please contact me if you have any questions in regard to this information.

Respectfully,

Kevin Ferry
Fire Marshal

Floor Plan

3 Bedrooms
3 Full Baths
Capacity 6 guests



Lower Level



Mid Level




Upper Level

HOUSE RULES

- No smoking of any kind on the premises.
- Absolutely no fires permitted on the property. This includes fireworks, sparklers, etc.
- No pets allowed.
- Quiet hours are between 9:30 pm - 8 am.
- No parties or events are allowed.
- No more than 6 guests maximum.
- Only registered guests are allowed at the home.
- Please bag all trash and empty them into the provided bear proof bins.
- Absolutely no unattended food at any time. We live in a highly populated area of bears, elk, deer, moose, and other animals.
- No illegal activities.
- In accordance with state law, there is one Carbon Monoxide detector located within 5 feet of each bedroom and the furnace.
- In accordance with state law, there are smoke detectors installed in each bedroom, kitchen, and both living rooms.
- Fire extinguishers are located next to the main entrance doorway and next to the sliding glass door on the main level.
- All wheel drive or 4x4 drive is HIGHLY suggested from October to May.
- Children must be under adult supervision at all times.
- Our neighbors are friendly people, so please be respectful of outside noise and activities.
- In the event of a snowstorm, the driveway and decks will be cleared prior to your arrival. If snow continues to fall during your stay and you would like more snow removal, please reach out and we are happy to accommodate!
- Ali Marach or Shawn Marach will be your 24-hour local point of contact person and can be reached through the short-term rental app or Ali (973-271-6960) and Shawn (201- 452-6954)

Please note that we do have a security camera on the property to monitor the driveway and the exterior of the home.

Parking Locations & Site Plan

The Image below shows 6 parking spots which include 2 located in the garage. Our bear proof bins for trash are shown with this symbol. 



Trash Removal

Trash will be stored in 2 bear proof bins and will be removed after each guest. Trash bags are provided by the owners.

Snow Removal

We notify all guests of the upcoming snow forecast. We are fully equipped with 4x4 drive vehicles, snow tires, chains, and a snow blower to remove snow and are available 24 hours a day.

FORM NO. GWS-32 11/90

PUMP INSTALLATION AND TEST REPORT STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only RECEIVED SEP 06 '94 WATER RESOURCES STATE ENGINEER COLO.

1. WELL PERMIT NUMBER 165869

2. OWNER NAME(S) Frank Geng Mailing Address 6137 South High Drive City, St. Zip Morrison, Co., 80465 Phone (303) 697-4085

3. WELL LOCATION AS DRILLED: SW 1/4 NW 1/4, Sec. 20 Twp. 5 S, Range 70 W 6th DISTANCES FROM SEC. LINES: 1754 ft. from North Sec. line. and 110 ft. from West Sec. line. SUBDIVISION: Pine Park Estates LOT 1 BLOCK FILING(UNIT) 4 STREET ADDRESS AT WELL LOCATION:

4. PUMP DATA: Type Submersible Installation Completed 8-26-94 Pump Manufacturer Goulds Pump Model No. 7EH07422 Design GPM 7 at RPM 3640, HP 3/4, Volts 230, Full Load Amps Pump Intake Depth 288 Feet, Drop/Column Pipe Size 1 Inches, Kind P.V.C.

ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM:

TURBINE DRIVER TYPE: Electric Engine Other Design Head feet, Number of Stages Shaft size inches.

5. OTHER EQUIPMENT: Airline Installed Yes No, Orifice Depth ft. Monitor Tube Installed Yes No, Depth ft. Flow Meter Mfg. Meter Serial No. Meter Readout Gallons, Thousand Gallons, Acre feet, Beginning Reading

6. TEST DATA: Check box if Test data is submitted on Supplemental Form. Total Well Depth 302 ft Date 8-26-94 Static Level 60 ft Time Am Rate (GPM) 7 gpm, pump capacity Date Measured 8-26-94 Pumping Lvl. 288 ft

7. DISINFECTION: Type H. T.H. Amt. Used 9 Oz

8. Water Quality analysis available. Yes No

9. Remarks For well production, see Drilling Contractors report

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR James Drilling Company Phone (303) 420-5181 Lic. No. 1134 Mailing Address 6235 West 56th Avenue Arvada, co. 80002

Name/Title (Please type or print) Signature Date Michael Keaton, President [Signature] 8-30-94

WELL CONSTRUCTION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

OCT 26 '93

WATER RESOURCES
STATE ENGINEER
COLO.

1. WELL PERMIT NUMBER 165869

2. OWNER NAME(S) Frank Geng
Mailing Address 6137 South High Drive
City, St. Zip Morrison, Co. 80465
Phone (303) 697-4085

3. WELL LOCATION AS DRILLED: SW 1/4 NW 1/4, Sec. 20 Twp. 5 S, Range 70 W
DISTANCES FROM SEC. LINES:
1754 ft. from North Sec. line. and 110 ft. from West Sec. line. OR
(north or south) (east or west)
SUBDIVISION: Pine Park Estates LOT 1 BLOCK _____ FILING(UNIT) 4
STREET ADDRESS AT WELL LOCATION: _____

4. GROUND SURFACE ELEVATION Unknown ft. DRILLING METHOD Air
DATE COMPLETED Oct. 3, 1993 TOTAL DEPTH 302 ft. DEPTH COMPLETED 302 ft.

5. GEOLOGIC LOG:

Depth	Description of Material (Type, Size, Color, Water Location)
0 1	Overburden
1 16	hard gray granite
16 73	Medium soft quartz
73 85	Granite hard
85 88	Quartz xxx
88 155	Granite red & gray
155 164	Quartz xxx
164 256	Granite & quartz
256 259	Quartz xxx
259 302	Granite

6. HOLE DIAM. (in.) From (ft) To (ft)

From (ft)	To (ft)
0	21
21	302

7. PLAIN CASING

OD (in)	Kind	Wall Size	From(ft)	To(ft)
6 5/8	Steel	.188	+1	20
4.5	P.V.C.	.214	10	70
4.5	P.V.C.	.21	90	150
4.5	P.V.C.	.214	170	250
PERF. CASING: Screen Slot Size: <u>032</u>				
4.5	P.V.C.	.214	70	90
4.5	P.V.C.	.214	150	170
4.5	P.V.C.	.214	250	270

8. FILTER PACK: Material _____ Size _____ Interval _____
9. PACKER PLACEMENT: Type Rubber Depth 65 ft

REMARKS: See attached sheet for plain casing program

10. GROUTING RECORD:

Material	Amount	Density	Interval	Placement
Cement	188#	14.4#	6-21	Poured & vibrated

11. DISINFECTION: Type H. T. H. Amt. Used 9 Oz.

12. WELL TEST DATA: Check box if Test Data is submitted on Form No. GWS 39 Supplemental Well Test.
TESTING METHOD Air
Static Level 60 ft. Date/Time measured 10-3-93 AM, Production Rate 6 gpm.
Pumping level 302 ft. Date/Time measured 10-3-93, Test length (hrs.) 1
Remarks _____

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR James Drilling Company Phone (303) 420-5181 Lic. No. 1134
Mailing Address 6235 West 56th avenue Arvada, Colorado 80002

Name/Title (Please type or print) Michael Keaton, President Signature [Signature] Date 10-15-93
Page 6

RECEIVED

OCT 26 '93

WATER RESOURCES
STATE ENGINEER
COLO.

Plain casing for permit # 165869

4.5" OD P.V.C. casing .214 wall from 270 to 302 ft.

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

1078

WELL PERMIT NUMBER	165869
DIV. <u>1</u> CNTY. <u>30</u> WD <u>9</u> DES. BASIN <u>MD</u>	

APPLICANT

FRANK GENG
6137 S HIGH DR
MORRISON, CO 80465

(303) 697-4085

Lot: 1 Block: Filing: 4 Subdiv: PINE PARK ESTATES

APPROVED WELL LOCATION

COUNTY JEFFERSON

SW 1/4 NW 1/4 Section 20
Twp 5 S , Range 70 W 6thP.M.

DISTANCES FROM SECTION LINES

1754 Ft. from North Section Line
110 Ft. from West Section Line

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction and Pump Installation Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 17.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a residential site of 2 acres described as lot 1, unit 4, Pine Park Estates Subdivision, Jefferson County.
- 4) The use of ground water from this well is limited to ordinary household purposes inside a single family dwelling and the watering of the user's noncommercial domestic animals. The ground water shall not be used for irrigation or other purposes.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 7) This well shall be constructed not more than 200 feet from the location specified on this permit.

M.M. 8-28-92

APPROVED:
MAM

Hal D. Simpson

State Engineer

M.A. Malley

By

Receipt No. 0342546

DATE ISSUED AUG 31 1992

EXPIRATION DATE AUG 31 1994

COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203

RECEIVED

AUG 12 '92

WATER RESOURCES
STATE ENGINEER
COLO.

165869

68.00

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in **BLACK INK**. No overstrikes or erasures unless initialed.

FOR: A PERMIT TO USE GROUND WATER
 A PERMIT TO CONSTRUCT A WELL
 A PERMIT TO INSTALL A PUMP

() REPLACEMENT FOR NO. _____
() OTHER _____
WATER COURT CASE NO. _____

(1) APPLICANT - mailing address

NAME FRANK GENG
STREET 6137 SOUTH HIGH DRIVE
CITY MORRISON, COLORADO 80465
(State) (Zip)
TELEPHONE NO. 303-697-4085

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 342546 / _____
Basin _____ Dist. _____

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

A

88-12-9201-42546 CHECK

(2) LOCATION OF PROPOSED WELL

County JEFFERSON
SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 20
Twp. 5 S, Rng. 70 W, 6TH P.M.
(N.S) (E.W)

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15.0
Average annual amount of ground water to be appropriated (acre-feet): 1.0
Number of acres to be irrigated: NONE
Proposed total depth (feet): 400

Aquifer ground water is to be obtained from:
FRACTURES IN GRANITE

Owner's well designation _____

GROUND WATER TO BE USED FOR:

KX) HOUSEHOLD USE ONLY - no irrigation (0)
() DOMESTIC (1) () INDUSTRIAL (5)
() LIVESTOCK (2) () IRRIGATION (6)
() COMMERCIAL (4) () MUNICIPAL (8)

KX) OTHER (9) AND THE WATERING OF THE USERS
NON-COMMERCIAL DOMESTIC ANIMALS.
DETAIL THE USE ON BACK IN (11)

APPLICATION APPROVED

PERMIT NUMBER _____

DATE ISSUED _____

EXPIRATION DATE _____

(STATE ENGINEER)

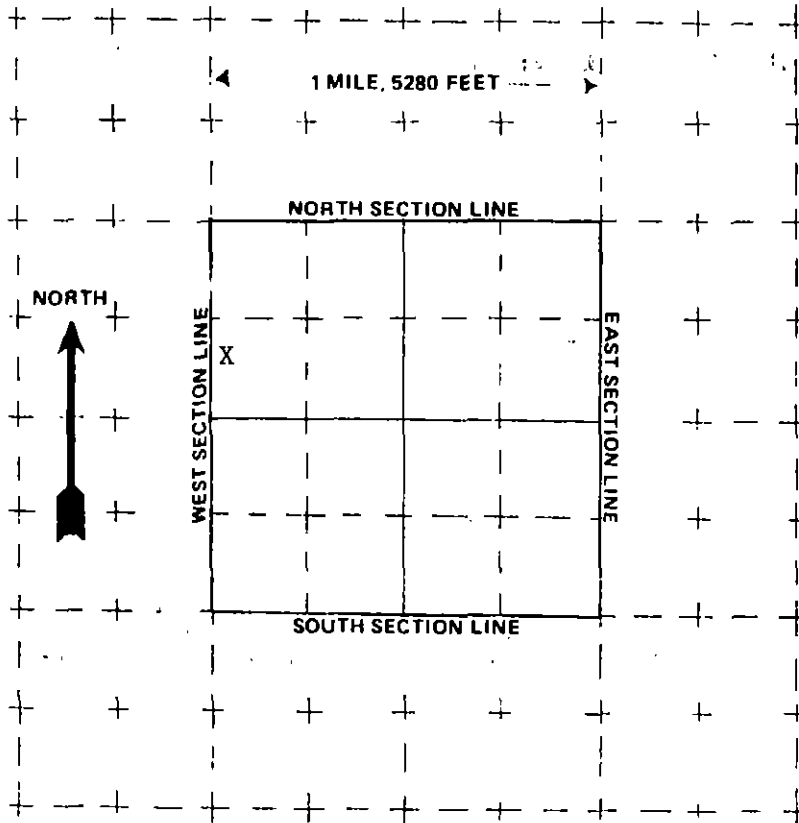
BY _____

(4) DRILLER

Name ERNIE'S MOUNTAIN DRILLING, INC.
Street P.O. BOX 357
City EVERGREEN, COLORADO 80439
(State) (Zip)

Telephone No. 303-838-0441 Lic. No. 1078
303-526-0290 DENVER METRO LINE

(5) THE LOCATION OF THE PROPOSED WELL and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) THE WELL MUST BE LOCATED BELOW by distances from section lines.

1754 ft. from NORTH sec. line
(north or south)
110 ft. from WEST sec. line
(east or west)
LOT 1 BLOCK _____ FILING # 4
SUBDIVISION PINE PARK ESTATES

(7) TRACT ON WHICH WELL WILL BE LOCATED Owner: APPLICANT

No. of acres 2.0± . Will this be the only well on this tract? YES

(8) PROPOSED CASING PROGRAM

Plain Casing

6 5/8 in. from +1 ft. to 20 ft.

4 1/2 in. from 9 ft. to 300 ft.
Perforated casing

4 1/2 in. from 300 ft. to 400 ft.

_____ in. from _____ ft. to _____ ft.

(9) FOR REPLACEMENT WELLS give distance and direction from old well and plans for plugging it:

(10) LAND ON WHICH GROUND WATER WILL BE USED:

Owner(s): APPLICANT No. of acres: 2.0±

Legal description: LOT 1, UNIT 4, PINE PARK ESTATES SUBDIVISION OF JEFFERSON COUNTY, COLORADO

(11) DETAILED DESCRIPTION of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

ORDINARY HOUSEHOLD USES, FIRE PROTECTION AND THE WATERING OF THE USERS
NON-COMMERCIAL DOMESTIC ANIMALS.
SEPTIC TANK AND LEACHFIELD

(12) OTHER WATER RIGHTS used on this land, including wells. Give Registration and Water Court Case Numbers.

Type or right	Used for (purpose)	Description of land on which used
<u>NONE KNOWN</u>		

(13) THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.

Tam verbal
SIGNATURE OF APPLICANT(S)

January 3, 1994

Colorado Division of Water Resources
1313 Sherman Street, Room 818
Denver, Colorado 80203

10/11/94

JAN 04 '95

WATER RESOURCES
STATE ENGINEER
COLORADO

Re: Permit # 165869 under Frank Geng, 6197 High Drive,
Morrison

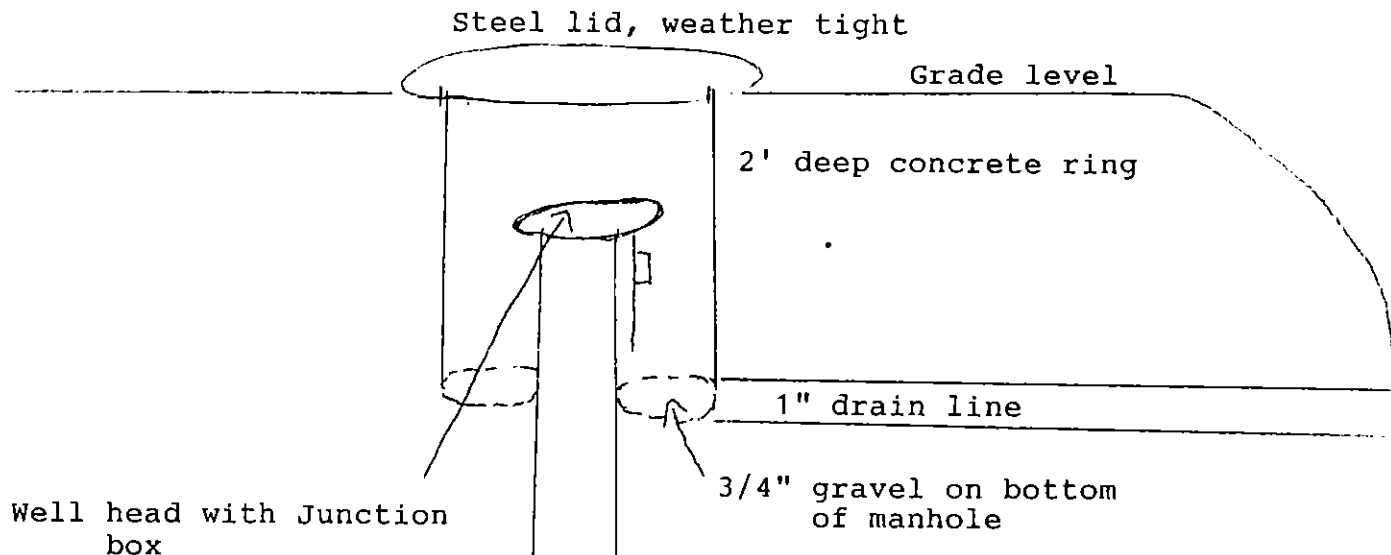
To whom it may concern:

We would like to request a varrance to lower the well head six ft. and install a manhole cover as per drawing furnished on the above well under permit # 165869. This will leave 15 ft. of steel in the ground.

Thank you,

Michael Keaton, Pres.

Michael Keaton, President
James Drilling Company



95-002

STATE OF COLORADO

BOARD OF EXAMINERS OF WATER WELL CONSTRUCTION AND PUMP INSTALLATION CONTRACTORS
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
FAX (303) 866-3589



February 7, 1995

Roy Romer
Governor

James S. Lochhead
Executive Director, DNR

Hal D. Simpson
Secretary

Michael Keaton, President
James Drilling Co.
6235 W. 56th Ave.
Arvada, CO 80002

RE: Construction regulations variance request no. 95-002, well located in the SW1/4 of the NW1/4 of Section 20, Township 5 South, Range 70 West of the 6th Principal Meridian, Jefferson County, Permit No. 165869, Frank Geng, 6197 High Drive, Morrison, owner.

Dear Mike:

The drawing which you submitted on January 3, 1994, showing the proposed installation of a wellhead vault for the above-referenced well located at 5859 High Drive in Evergreen, has been reviewed for the Board of Examiners of Water Well Construction and Pump Installation Contractors with respect to a variance to the Water Well Construction and Pump Installation Rules.

Pursuant to Rules 17 and 13.3.2 and the authority granted by the Board to the staff, the proposed installation is approved as presented and the necessary variances granted to allow the vault installation subject to the following:

- 1) The steel cover must have a positive seal to prevent seepage of surface runoff into the concrete cylinder and to keep dust and debris out of the structure.
- 2) The driveway surface should slope away from the manhole to prevent ponding of surface water around and on the cover.
- 3) The floor of the vault should be concrete with drainage to the drain outlet to keep the floor dry. No gravel should be packed around the well casing within the cylinder.
- 4) The ends of the drainpipe should be screened to keep debris and varmints out of the vault. The drainpipe must be maintained to provide drainage for the vault.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Bruce E. DeBrine
Professional Engineer III

BED/jmg:6239

cc: Division 1
[REDACTED]

JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
260 S. KIPLING, LAKEWOOD, CO 80226 Phone: 239-7075

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT NO. 15003

Site Address: HIGH DR. 6197

Issued to: Robert C. Kerr

Legal Description: Lot 1, Unit 4, Pine Park Estates

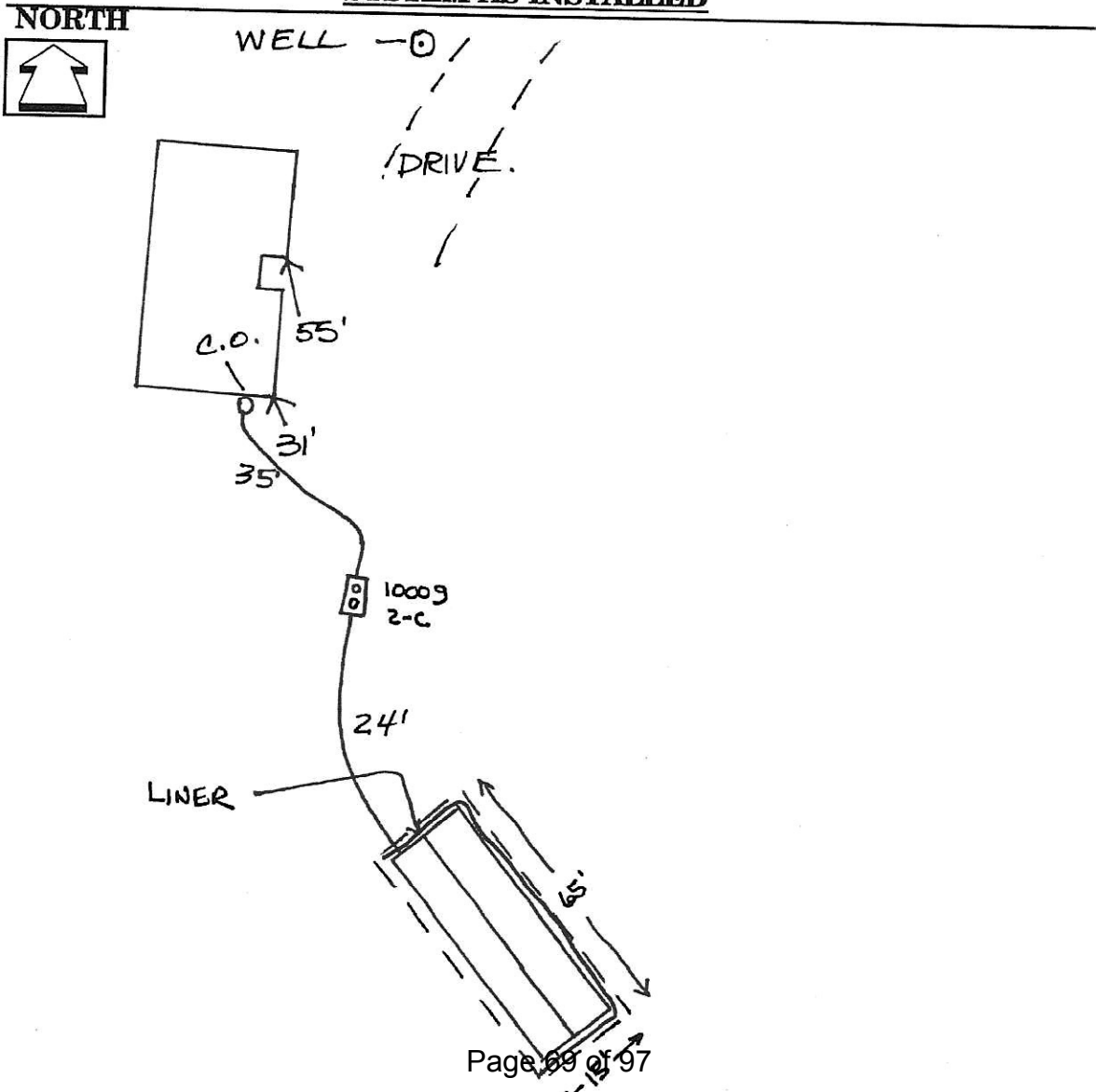
System Designed for 3 Bedroom Single Family Dwelling

Tank Size: 1000 gal. (min)

Absorption Bed Size: 900 sq. ft. (min)

INSPECTOR: Victor Amhaus FINAL APPROVAL DATE: 2/1/94

SYSTEM AS INSTALLED



**JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
260 SOUTH KIPLING LAKEWOOD, CO 80226
PHONE: (303) 239-7075 FAX: 239-7076**

TO SCHEDULE SEPTIC SYSTEM INSPECTIONS CALL 239-7070

PERMIT FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM NO. 15003

Permit Issued to: Robert C. Kerr
P. O. Box 3192
Evergreen, CO 80439

Location of system: Lot 1, Unit 4, Pine Park Estates

System designed for: 6197 HIGH DR.
3 Bedroom Single Family Dwelling

Tank size: 1000 gal (min) Absorption area: 900 sq ft (min)

The installation of this system is governed by the regulations of the Jefferson County Department of Health and Environment, as amended. Your attention is called to the following: Maintain 200 foot minimum separation between all wells and septics on or off-site, existing or proposed.

A preliminary inspection is required upon completion of the 6 foot excavation.

A liner as specified by the engineer shall be provided on the lower side and both ends of the 6 foot excavation; a berm shall be placed above the absorption bed to divert drainage; all disturbed areas shall be re-seeded. Maintain a setback from all downslope cuts equivalent to 4 times the vertical height of the cut.

Maintain a minimum setback of 10 feet between all system components and property lines.

No acceptance of the system will be made without final inspection by this Department.

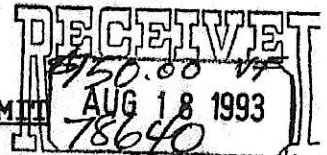
Permit issued: August 20, 1993 and expires **ONE YEAR FROM THIS DATE**

APPROVED BY MARK B. JOHNSON, M.D. DIRECTOR OF HEALTH

This sewage disposal system was installed by Green and has been inspected and accepted for use by a representative of the Jefferson County Department of Health and Environment. The owner assumes all responsibility in case of failure or other inadequacy of this sewage disposal system.

INSPECTOR: Nutar Amhaus

DATE: 2/1/94



APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT

(X) NEW () REPAIR () RENEWAL () ADDITION
Jefferson County Department
Health and Environment

Name of Owner: ~~Frank Gene~~ ROBERT C. KERR

Mailing Address of Owner: P.O. Box 3192 EVERGREEN CO. 80439
6137 S. High Dr. Morrison, CO 80465

Name of Applicant: Same Phone: 674-0350
697-4085

Mailing Address of Applicant: SAME

Location of Proposed System:
LEGAL DESCRIPTION:

Lot 1, Pine Park Estates, unit 4

Street Address: High Drive

Size of Property: 2.04 Ac.

Type of Structure: (X) Single Family Dwelling - No. of Bedrooms 3
() Other

Water Supply: (X) Private well () Public

Type of proposed Individual Sewage Disposal System: septic tank with seepage bed

The following data must be provided with this application:

1. Soil test data.
2. Sewer system design for systems in mountain areas and certain other areas.
3. A plot plan showing relevant features.
4. A geologic report if the separation distance between any well and absorption field is between 100 and 200 feet.
5. Adjacent property information.

Application Fee: NEW PERMIT/ADDITION - \$150.00
REPAIR - \$ 75.00
RENEWAL - \$ 75.00

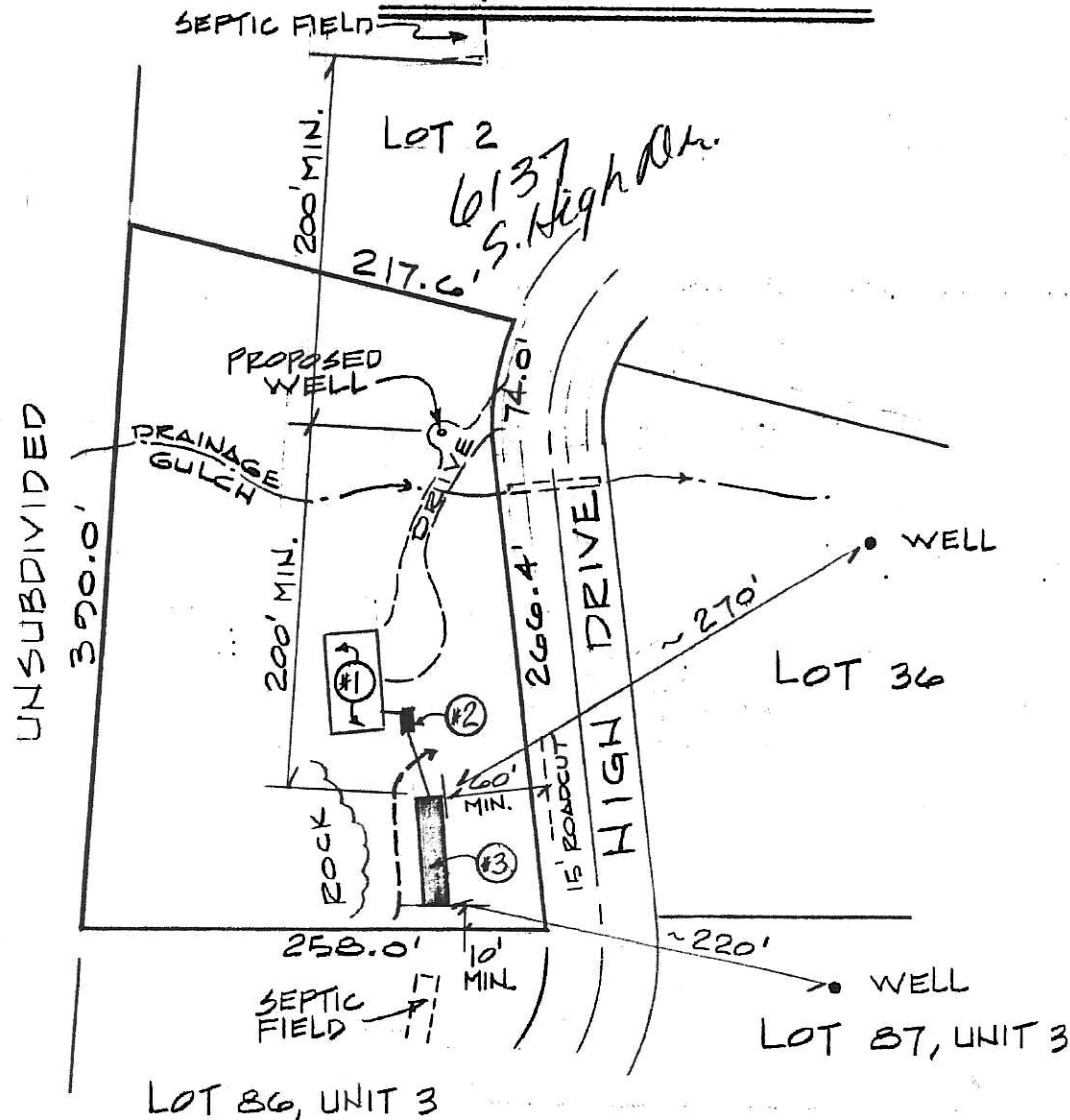
Permit to be mailed to (X) Owner () Applicant () Picked Up

PERMIT MUST BE ISSUED BEFORE A BUILDING PERMIT CAN BE OBTAINED.

Application for an individual sewage disposal system permit is hereby submitted. The individual sewage disposal system will be constructed and installed in accordance with the regulations governing individual sewage disposal systems in Jefferson County. I hereby acknowledge that the above information is true and that false information will invalidate this application or subsequent permit.

Signature of Owner: [Signature] Application Date: 8/18/93

SIDE PLAN



SCALE:
1" = 100'



LOT 7, PINE PARK ESTATES
UNIT 4. 2.04 ACRES
JEFFERSON COUNTY, COLO.

ON-SITE SEWAGE DISPOSAL SYSTEM
FOR
FRANK GENG 697-4085
6137 HIGH DRIVE
MORRISON, CO. 80465

BOULANGER ENGINEERING, INC. 674-3223

DATE: 9-7-92 JOB NO. 9202.533 SHEET 1 OF 4



DESIGN DATA:

SOIL PROFILE: U.S.D.A. SOIL CONSERVATION SURVEY CLASSIFICATION AS; ROBERT-HEERBMAN-ROCK OUTCROP COMPLEX; ON-SITE PROFILES CONFIRM W/ 3-6" TOPSOIL, 12" GRAVELLY LOAMY SAND, DECOMPOSED TO WEATHERED & FRACTURED FOLIATIONS OF SOFT SCHIST & HARD PEGMATITE BEDROCK AT 30-36"

GROUND WATER TABLE: > 15 FT. BELOW SURFACE (FROM ROADCUT)

PERCOLATION RATE: 29 MIN./INCH AVE. @ 20-34"

SLOPE: 33% EAST (N 85° E)

AREA REQ. = $675 \sqrt{25} / 5 = 726.99$ SQ.FT. & 20% INCREASE FOR LOSS OF SIDEWALL BY LINER = 872.5 SQ.FT.

#1 ——— PROPOSED 3 BR SINGLE FAMILY RESIDENCE

#2 ——— 1,000 GALLON-2 COMPARTMENT SEPTIC TANK

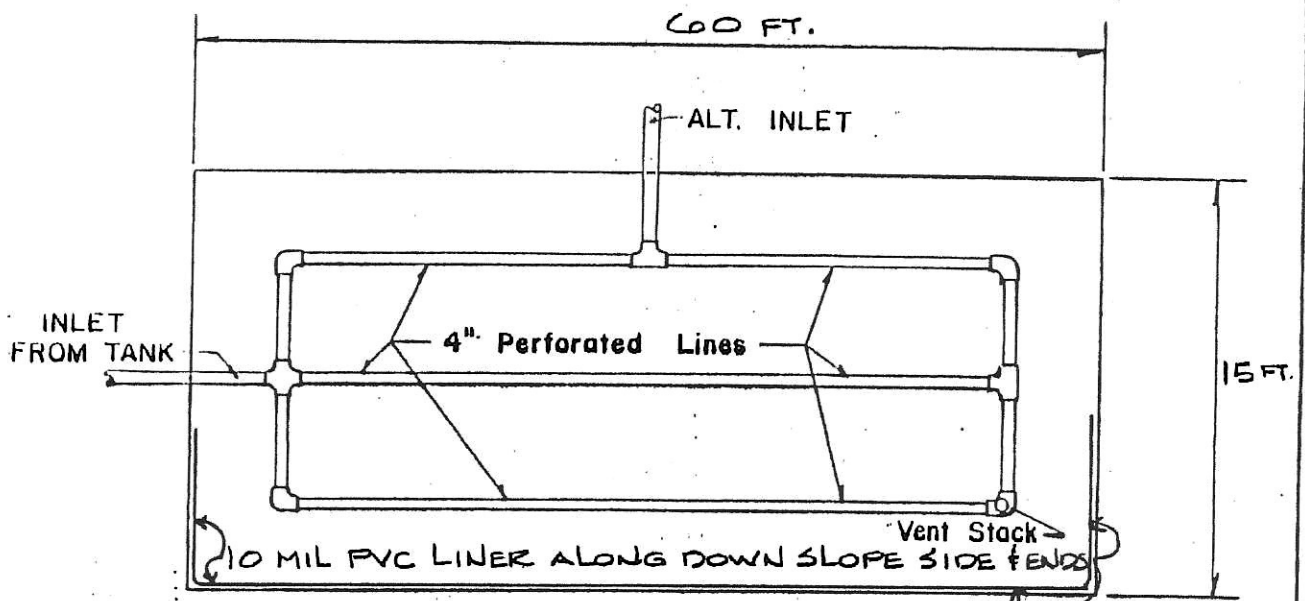
#3 ——— 900 SQ.FT. (15'x60') LINED, RIPPED & BLASTED BASE SEEPAGE BED W/ UPSLOPE EROSION CONTROL DITCH & BERM PER PLAN & NOTES ON SHEETS 3 & 4

ON-SITE SEWAGE DISPOSAL SYSTEM
FOR
FRANK GENG

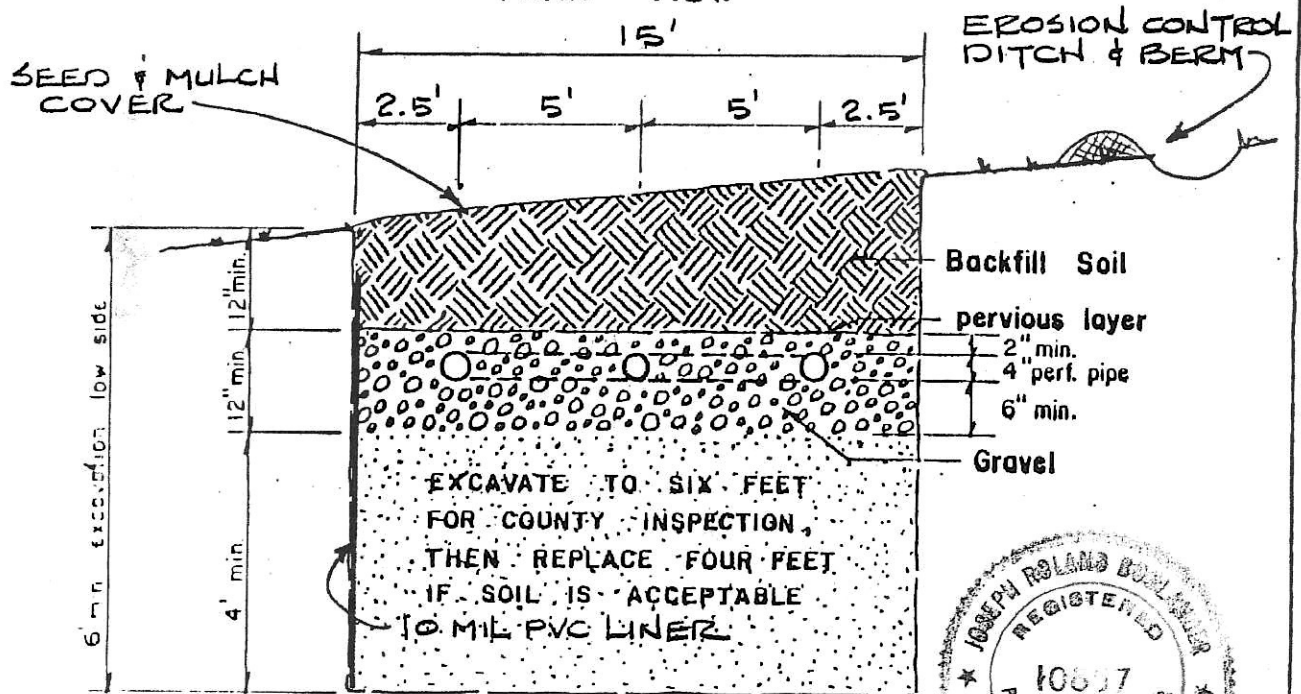
BOULANGER ENGINEERING, INC. 674-3223

DATE: 9.7.92 | JOB NO. 9202.583 | SHEET 2 OF 4





PLAN VIEW



SECTION VIEW

NOTE:
 BOTTOM OF 6 FT. EXCAVATION
 IS TO BE DRILLED & BLASTED
 6 FT. DEEPER THAN THE
 EXCAVATION TO FRACTURE
 THE BEDROCK
 BOULANGER ENGINEERING INC.



SEEPAGE BED SEPTIC SYSTEM
 for
FRANK GENG

JOB NO. 9202.583 SHEET 3 OF 4

BOULANGER ENGINEERING, INC.

P. O. Box 1738 • EVERGREEN, COLORADO 80439 • 303 674-3223

GENERAL NOTES FOR SEEPAGE BEDS

1. To provide the minimum required gravel depth, earth cover and replaced material, the seepage bed should be at least 72 inches deep. There should be a minimum of 16 inches of backfill over the gravel fill in the bed.
2. The bottom of the bed and its distribution lines should be level.
3. All compacted and smeared surfaces should be raked to a depth of 1 inch and the loose material removed.
4. There should be a minimum of 10 feet of undisturbed earth between the tank and the seepage bed.
5. The perforated distribution pipe shall be surrounded by clean graded gravel or rock which may range in size from 1/2 inch to 2 1/2 inches. This material shall extend at least 2 inches above the top of the distribution line and 6 inches below its bottom.
6. The top of the gravel or stone should be covered with untreated building paper or some other pervious material to prevent clogging by the earth backfill.
7. The backfill material should be carefully hand-tamped and over filled approximately 4 inches to allow for settling.



Job No. 9202.53B

SHEET 4 OF 4

INDIVIDUAL SEWER DISPOSAL SYSTEM WORKSHEET

LEGAL 21, 04, Pine Plk Ests.

TECHNICAL REVIEW

- MEETS MIN LOT SIZE 200 ENGINEERING MEETS ISDS REGULATIONS
- ADJACENT DEVELOPMENT OK GEOLOGICAL REPORT ACCEPTABLE OR N/A
- PARCEL LEGALITY FORM OK SLOPE <30% OR () PROPERLY DESIGNED

FIELD REVIEW

- SOIL TESTS OK DISTANCES OK () SLOPE OK OR ENGINEERED

PERMIT CONDITIONS

- 3 BDRMS () _____ TANK SIZE (gal) 1000 ABS AREA (ft²) 15x60
900
- WELLS200 () WtrSwr () OLDTANK
- () REDUCTNS _____ PROPERTY () PRIVY
- _____ () LineWell () OTHER1 _____
- _____ () TankWell _____
- () ETWELLS () DRYGULCH () OTHER2 _____
- () ABANDWELL _____ () SURFACE _____
- PRELIM 6 FT () ALARM () OTHER3 _____
- SLOPECON () LIFTSTN _____
- ROADCUT () SUBMIN () ENGR _____
- () FRENCH () CONTAMIN () TEMPRPR _____

FIELD NOTES AND APPROVALS

NOTES 12' roadcut. "surrounded" 48" L.F. to R.C.
39% slope (33% slope) 203' to L.F.
NO WELLS NOTED w/in 200'

SITE INSPECTED BY <u>Nector Jensen</u>	DATE <u>8/19/93</u>	FINAL REVIEW BY <u>Clay Sullivan</u>	DATE <u>8/20/93</u>
---	------------------------	---	------------------------

JEFFERSON COUNTY CERTIFICATE OF WATER AND SEWER SERVICE AVAILABILITY

NOTE TO APPLICANT: A building permit shall not be issued without this Certificate properly signed by the District or Agency involved. See reverse side for facilities requiring Health Department plan review.

Job Address High Dr Date 8/20/93

Legal description Lot 1 Unit 4 Pine Park Estates

Use of Building 3 Bedroom Single Family Dwelling

Owner Robert Kerr Address PO Box 3192 Evergreen, CO 80439

SEWER	
<input type="checkbox"/> SEWER SERVICE AVAILABLE	<input checked="" type="checkbox"/> SEWER SERVICE NOT AVAILABLE
Name of Sanitation District _____	Individual sewage permit <u>15003</u>
COMMENTS OR CONDITIONS <u>3 Bedroom Single Family Dwelling</u>	
I hereby certify the availability of service listed above:	
Agent for Sanitation District _____	Date _____
<u>Johnnie Hartl</u>	<u>8-20-93</u>
Reviewed by Jeffco Health or Zoning _____	Date _____

WATER	
<input type="checkbox"/> WATER SERVICE AVAILABLE	<input checked="" type="checkbox"/> WATER SERVICE NOT AVAILABLE
Name of Water District _____	Colorado well permit _____
COMMENTS AND CONDITIONS _____	
I hereby certify the availability of service listed above:	
Agent for Water District _____	Date _____
Reviewed by Jeffco Health or Zoning _____	Date _____

Fax Transmittal Form

This Fax is one page including the cover page.

Date: 6/19/24

TO: Jefferson County Planning and Zoning.

From: Paul Amundson

Subject: Wildfire Hazard Mitigation, Defensible Space Inspection

Final Approval.

- Trees have been **cut and removed** as designed to reduce wildfire hazards around the home site and has meet Jefferson County Defensible Space Standard. This property has my **Final Approval** for the following property.
- **Address: 6197 High Drive Morrison CO**

Reference/Permit #: 24-111023 DS

Contact: Shawn Marach

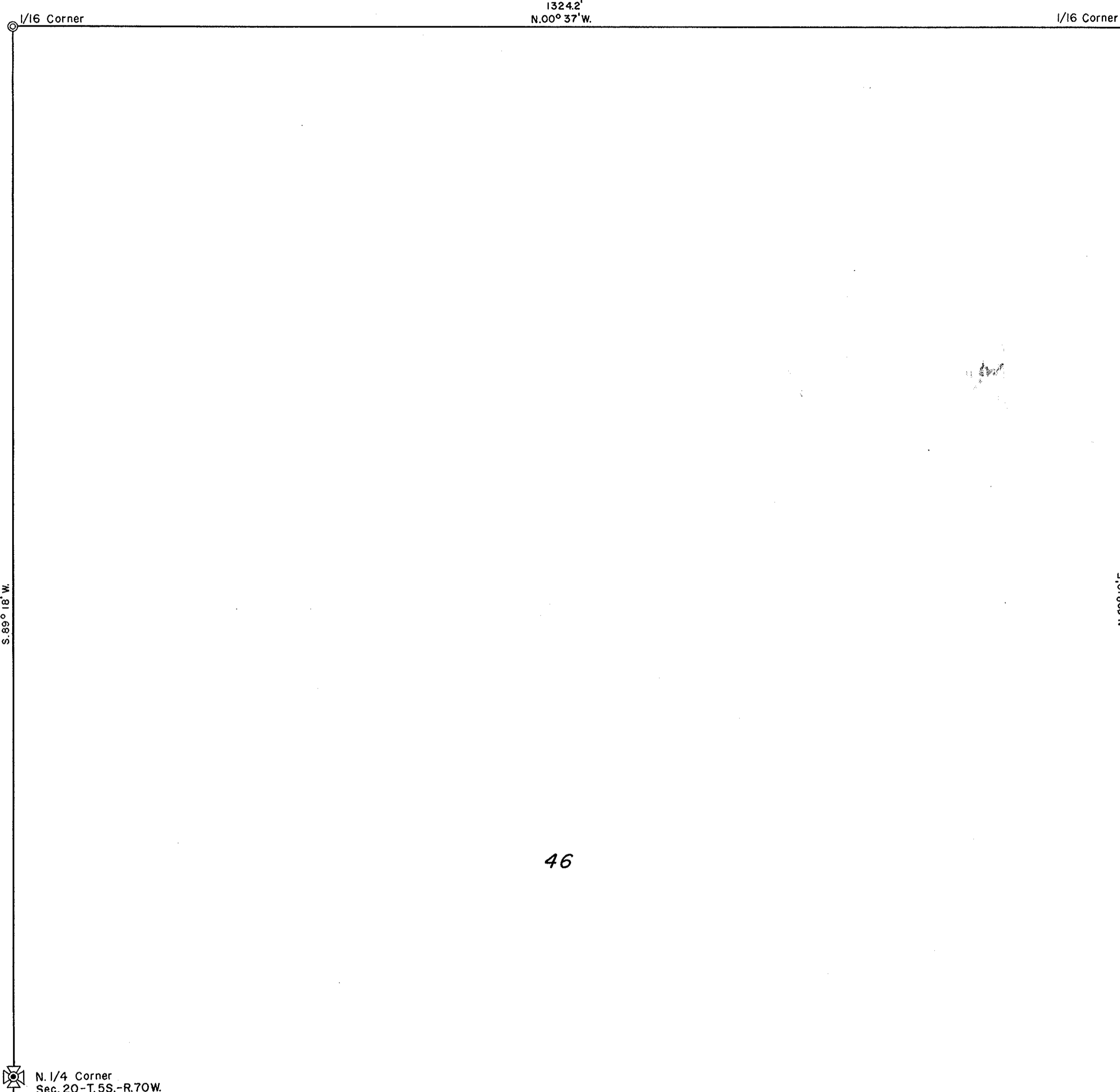
Contact has been informed that all required work for the Defensible Space Plan has been completed.

Any questions regarding the process on this property, please call my cell at 303-589-4782.

Sincerely, Paul Amundson

PINE PARK ESTATES UNIT 4

SHEET 1 OF 3



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF SECTIONS 18, 19 & 20, TWP. 5 SOUTH, RANGE 70 WEST OF THE 6TH P.M., JEFFERSON CO., COLORADO, DESCRIBED AS FOLLOWS:

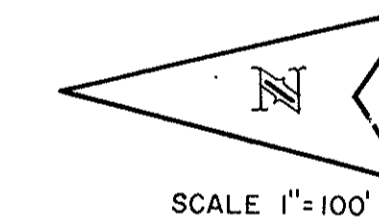
Beginning at a point on the west line of said Sec. 20 from which the W/4 corner of said Sec. 20 bears S.3°26'W. a distance of 480.0 ft. thence from the P.O.B. N.3°26'E. along the west line of said Sec. 20 857.4 ft. to the 1/16 cor. thence N.89°12'W. along the south line of the NW/4 of said Sec. 19 1297.0 ft. to the 1/16th cor. thence N.2°25'E. along the W. line of said NW/4 of NW/4 of Sec. 19, 1332 ft. to the 1/16 cor. thence N. 65°04'E. 364.1 ft. to the P.C. of a curve to the right with a radius of 131.55 ft. and a I.A. of 32°55' for an arc dist. of 75.6 ft. thence N.9°41'E. 28.8 ft. thence on a curve to the right with a radius of 85.69 for an arc dist. of 141.0 ft. thence S.76°03'E. 10.0 ft. thence on a curve to the left with a radius of 20.66 for an arc dist. of 22.1 ft. thence N.42°41'E. 116.5 ft. thence on a curve to the right with a radius of 100.68 for an arc dist. of 80.8 ft. thence N.88°41'E. 21.5 ft. thence on a curve to the left with a radius of 298.59 for an arc dist. of 34.4 ft. thence N.78°15'E. 23.8 ft. thence on a curve to the right with a radius of 110.78 for an arc dist. of 78.8 ft. thence S.61°00'E. 73.5 ft. thence on a curve to the right with a radius of 74.26 for an arc dist. of 159.6 ft. to the P.T. thence S.58°11'E. 554.1 ft. to the SE cor. of said Sec. 18, being also the NW cor. of said Sec. 20, thence N.89°18'E. along the N. line of said Sec. 20, 3759.6 ft. to the 1/16 cor. thence S.00°37'E. along the E. line of the NW/4 of the SE/4 of Sec. 20, 1324.2 ft. to 1/16 cor. thence S.89°10'W. along the S. line of the NW/4 of the NE/4 of Sec. 20, 1270.2 ft. to the 1/16 cor. thence S.00°08'W. along the N-S center line of Sec. 20, 1327.5 ft. to the center of Sec. 20, thence S.7°07'W. 0.8 ft. thence N.72°26'W. 79.7 ft. thence on a curve to the right with a radius of 475.2 ft. for an arc dist. of 58.8 ft. thence N.10°09'W. 233.0 ft. thence on a curve to the right with a radius of 130.3 ft. for an arc dist. of 48.2 ft. thence N.48°57'W. 238.8 ft. thence on a curve to the right with a radius of 102.22 ft. for an arc distance of 45.6 ft. thence N.23°23'W. 53.3 ft. thence on a curve to the left with a radius of 229.33 ft. for an arc dist. of 194.5 ft. thence N.71°59'W. 266.0 ft. thence on a curve to the left with a radius of 171.54 ft. for an arc distance of 71.7 ft. thence S.84°05'W. 133.7 ft. thence on a curve to the left with a radius of 153.22 ft. for an arc dist. of 73.2 ft. thence S.58°43'W. 205.6 ft. to a point on a 45 ft. radius turn-around, thence along the arc of said turn-around 73.7 ft. thence N.89°42'W. 391.2 ft. thence N.86°47'W. 410.9 ft. thence S.82°55'W. 60 ft. thence S.89°45'W. 258.0 ft. to the Point of Beginning.

Have laid out, subdivided and platted the same into lots and roads under the name and style of PINE PARK ESTATES, UNIT 4, and do hereby Dedicate and convey to Jefferson County, in fee simple, for Public Use, the aforesaid roads, Drives & Lane

SODERBERG INVESTMENT CO.

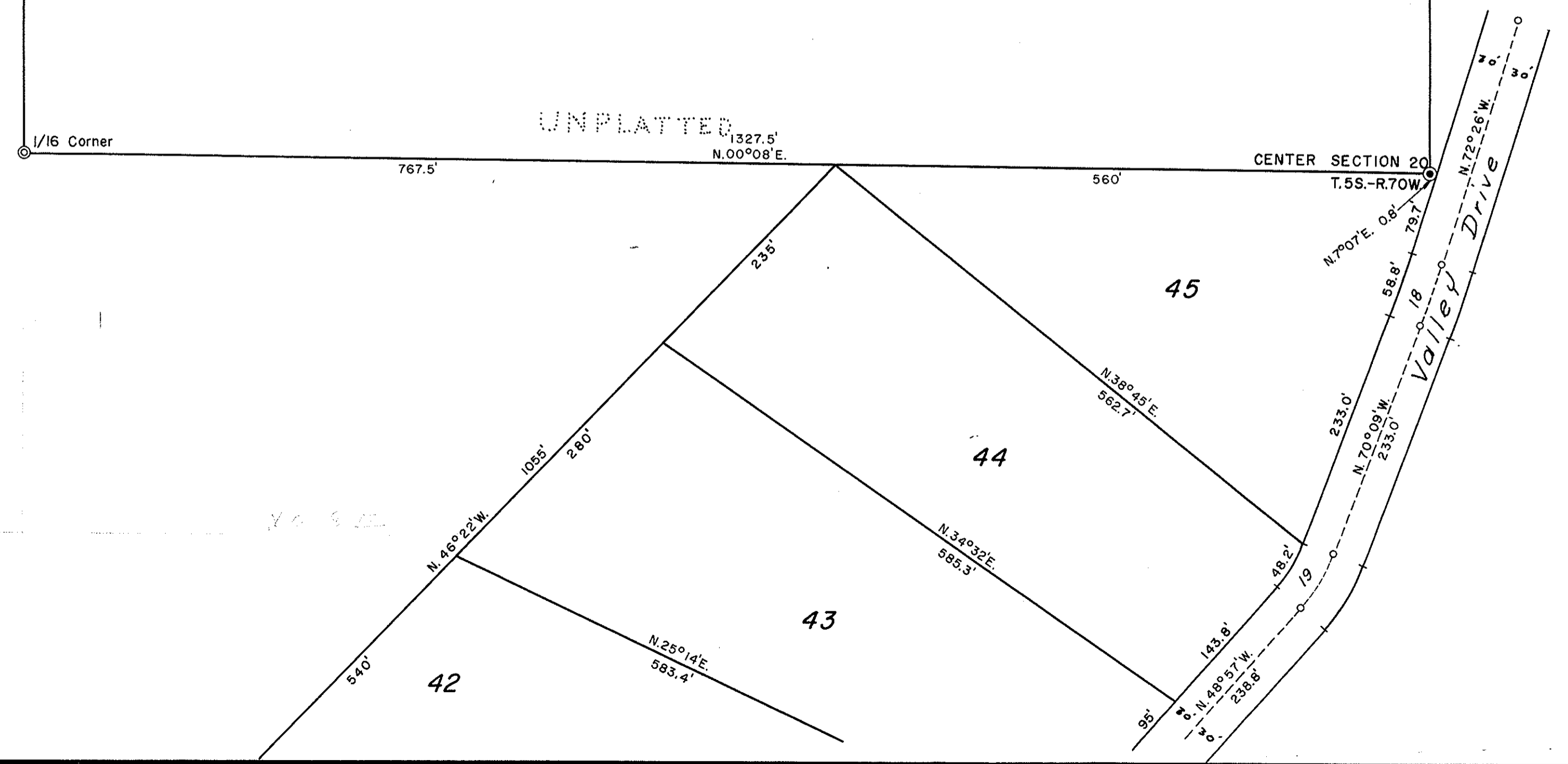
Carroll Kopter
Carroll Kopter, President

Clifford A. Soderberg
Clifford A. Soderberg, Secy. Treas.



UNPLATTED

UNPLATTED



Unofficial

Release of Conveyance or Restriction - Sub 46 - Unit 4 Pine Park Estates - Apr. 11, 1961 - Book 1422 - Page 528

PINE PARK ESTATES UNIT 3

PINE PARK ESTATES UNIT 4

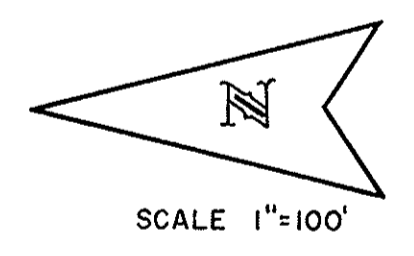
SHEET 2 OF 3

UNPLATTED

2506.4'
S.89°18'W.

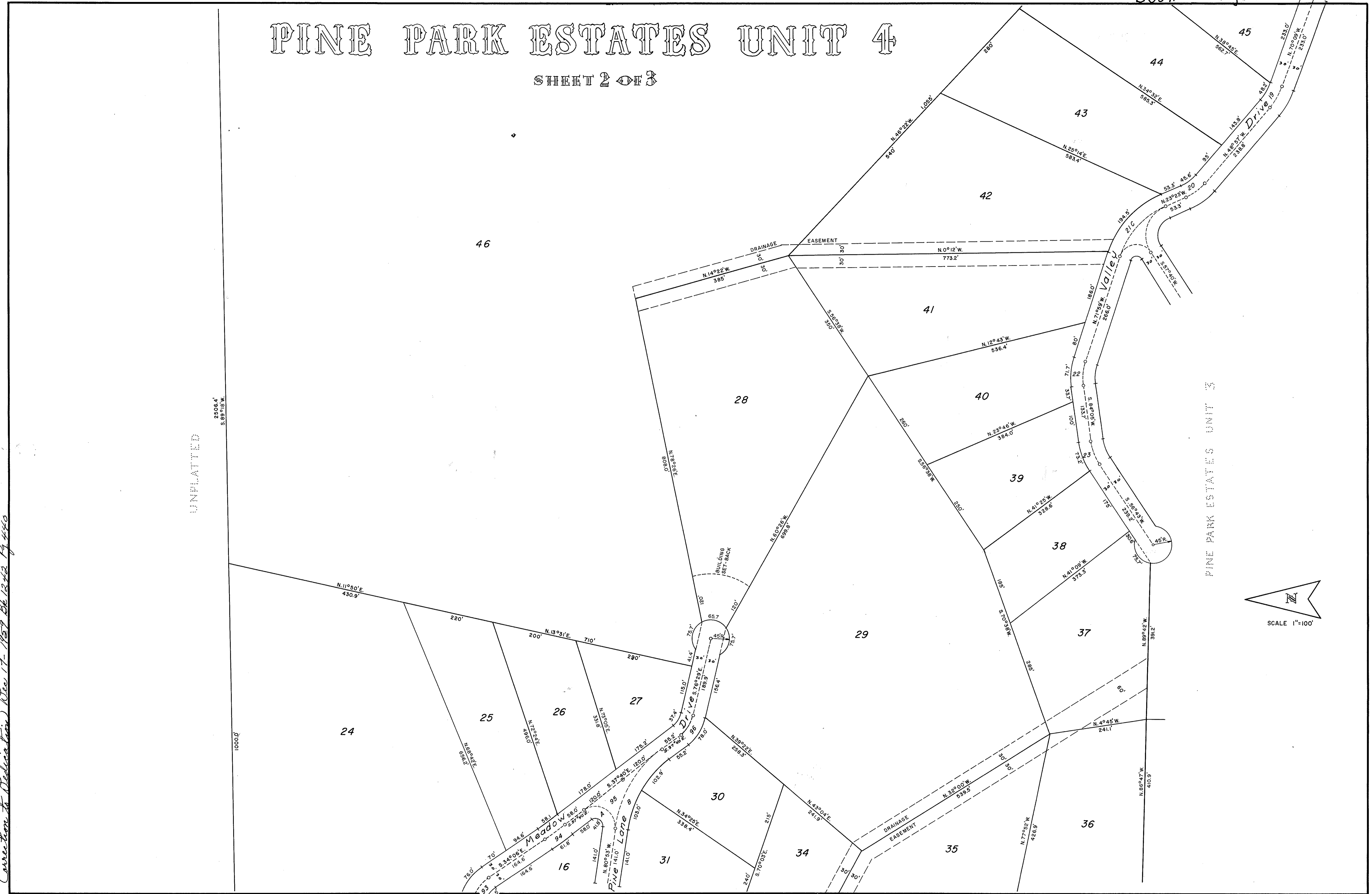
1000.0'

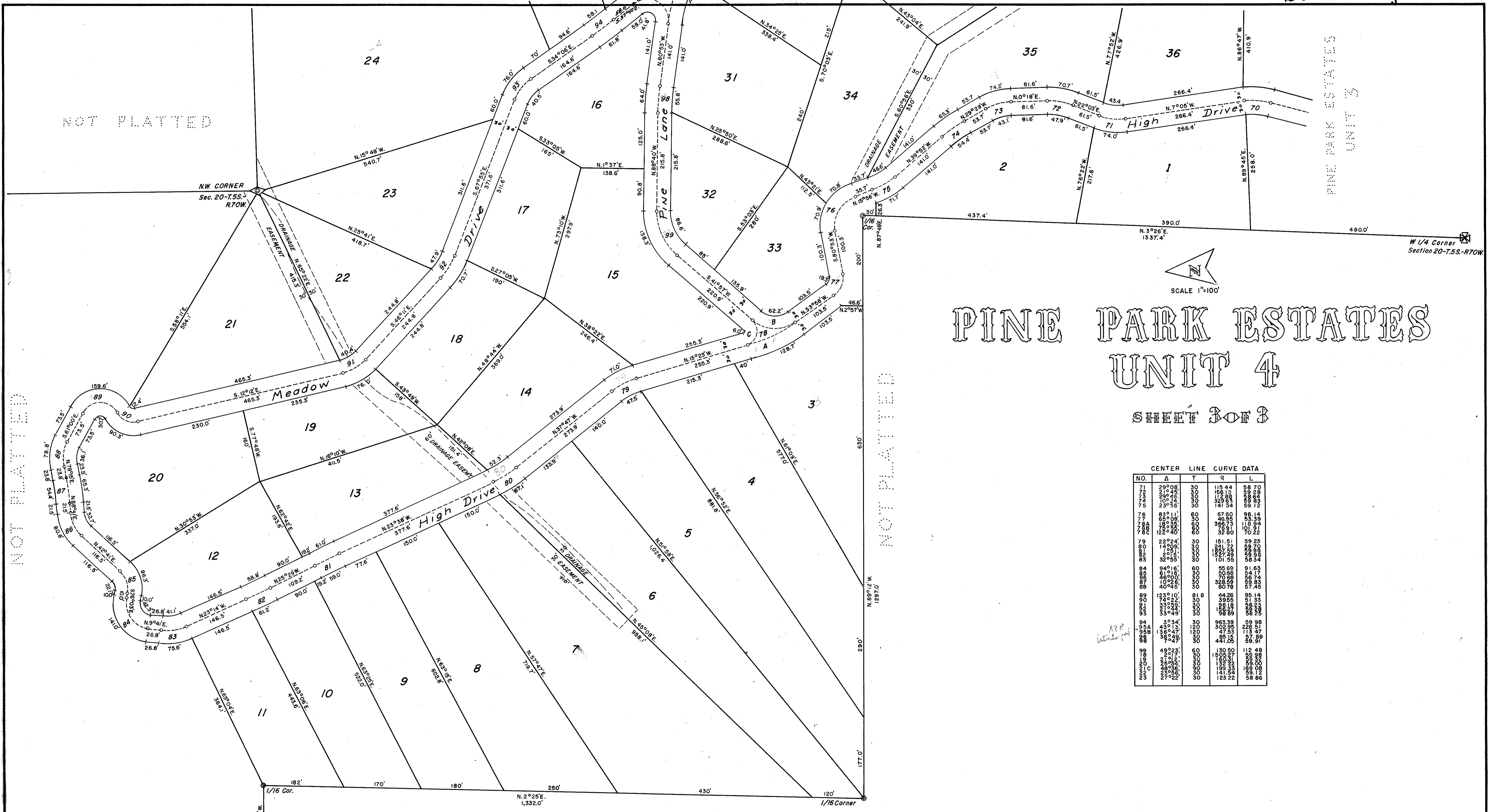
PINE PARK ESTATES UNIT 3



Correction to Dedication Dec 17-1957 Bl. 1242 A 440

Unofficial





PINE PARK ESTATES UNIT 4

SHEET 3 OF 3

CENTER LINE CURVE DATA				
NO.	Δ	T	R	L
71	29°08'	30	115.44	58.70
72	21°04'	30	156.13	58.88
73	39°00'	30	32.68	58.88
74	10°00'	30	50.00	58.88
75	23°00'	30	141.34	58.88
76	88°01'	60	57.60	98.14
77	68°00'	60	48.99	58.88
78	12°00'	60	366.73	110.84
79	12°00'	60	7.91	101.81
80	22°24'	30	151.51	59.23
81	14°00'	30	241.72	58.88
82	12°00'	60	101.55	58.88
83	3°00'	60	101.55	58.88
84	94°01'	60	56.69	91.63
85	40°00'	60	30.00	58.88
86	10°00'	60	80.00	58.88
87	10°00'	60	80.00	58.88
88	10°00'	60	80.00	58.88
89	12°00'	60	44.26	95.14
90	74°00'	60	39.66	51.33
91	32°00'	60	128.72	58.88
92	32°00'	60	128.72	58.88
93	32°00'	60	128.72	58.88
94	3°00'	30	963.39	59.98
95	4°00'	30	302.95	228.31
96	47°00'	60	47.50	113.87
97	85°00'	60	65.15	57.89
98	74°00'	30	441.05	59.91
99	49°00'	60	110.00	112.48
100	33°00'	60	140.00	58.88
101	33°00'	60	140.00	58.88
102	33°00'	60	140.00	58.88
103	33°00'	60	140.00	58.88
104	33°00'	60	140.00	58.88
105	33°00'	60	140.00	58.88
106	33°00'	60	140.00	58.88
107	33°00'	60	140.00	58.88
108	33°00'	60	140.00	58.88
109	33°00'	60	140.00	58.88
110	33°00'	60	140.00	58.88

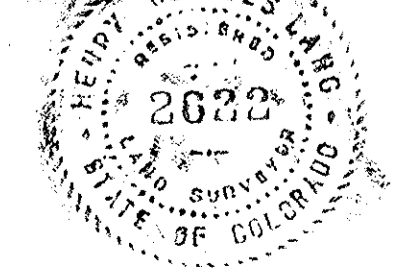
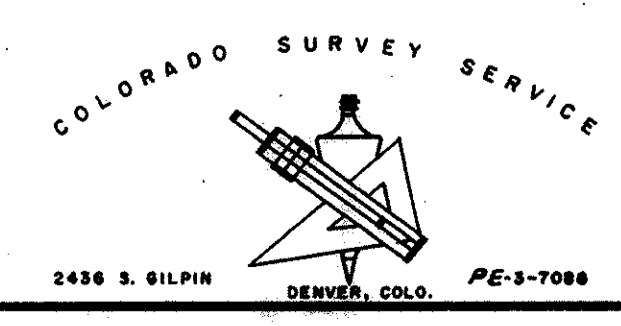
NOTARY'S ACKNOWLEDGEMENT
 State of Colorado
 County of Denver
 The above and foregoing plat and dedication of PINE PARK ESTATES, UNIT 4, was acknowledged before me this 1st day of October, 1959, by Soderberg Investment Co., Carroll Kopfer as President, Clifford A. Soderberg as Sect. & Treas.
 My commission expires July 16, 1963.
 Thomas J. Vahl, Notary Public.

SURVEYOR'S AFFIDAVIT
 I, HENRY U. LANG, licensed in the State of Colorado, do hereby certify that the survey and Plat of PINE PARK ESTATES, UNIT 4, were made by me and under my supervision and instructions, and that both are accurate to the best of my knowledge and belief.
 Henry U. Lang
 Registered Surveyor, Colorado No. 2622

ATTORNEY'S CERTIFICATE
 I, PHILIP A. ROUSE, an Attorney at Law, licensed to practice before courts of record in the State of Colorado, do hereby certify that I have examined the title of all lands herein above dedicated and shown on the within Plat as Public Way and that Title to such Lands is in the Dedicators free and clear of all Liens and Incumbrances. Dated this 1st day of October, 1959.
 Philip A. Rouse

APPROVALS
 Approved by the Jefferson County Planning Commission this 14th day of October, 1959.
 APPROVED: [Signatures]
 PLANNING & ZONING DEPT.
 COUNTY HEALTH DEPT.
 JEFFCO ENGINEERING DEPT.

The foregoing Plat is accepted for filing, and conveyance of the Roads herein is approved by the Jefferson County Comm. this 25th day of October, 1959: Subject to the provision that the County shall not undertake the maintenance of said roads until satisfactory construction thereof by the subdividers.
 Accepted for filing in the office of the Jefferson County Clerk & Recorder this 28th day of Oct., 1959, at 2:40 P.M.
 Robert W. Newton, Clerk & Recorder
 RECEPTION NO. 779049



Unofficial

House Photos



Kitchen and Living Room.



Bedroom 1, 2, and 3



Bathroom 1, 2, and 3



Lower Level Living Space and Wellness Room

















From: Alfredo Saracho <asaracho@gmail.com>
Sent: Sunday, November 10, 2024 7:23 AM
To: Jamie Hartig
Subject: --{EXTERNAL}-- 6197 High Drive - Setback Variance Request

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From a New Sender

You have not previously corresponded with this sender.

Report Suspicious

Address: 6197 High Drive
Permit Number: 24 123012 000 00 VC
Description: Special Exception request to allow for a Short-Term Rental and Variance request to legalize an existing front setback.

Hi Jamie,

I live directly next to the subject property requesting this variance. I read through all of the documents online that are related to the case. The new neighbors have not made any efforts to reach out and discuss their plans with us. It is unfortunate that I have to find out through a postcard.

It is my understanding that the owners of 6197 High Drive are requesting a setback variance in order to obtain a permit to turn the home into a short term rental. They cannot obtain the permit as the current structure of their home does not meet current setback requirements. In other words, the structure was built too close to property boundary lines per the current code. Setbacks are there in order to protect our privacy and safety, as well as the character of our neighborhood and properties.

If this variance were to be approved, it would set the precedent that a *business* can move into our neighborhood and work around setback requirements for the purposes of running a business. For what it's worth, I don't care if a neighbor wants to build a shed and it is deemed to be too close to a property boundary line. I also don't care that the house, as it sits, is too close to boundary lines. We, as neighbors, have to keep in mind that this is a business actively trying to get around setback requirements. This will impact all of us if approved. If not now, it will in the future.

I am against this and hope that the board can understand why. I plan to attend the hearing, and if there are other means that I should leverage to make my voice heard, please let me know.

Thanks,
Alfredo Saracho

720-285-5048
6247 High Drive

From: DENNIS SCHROEDER <schroederd100@msn.com>
Sent: Tuesday, November 12, 2024 3:49 PM
To: Jamie Hartig
Subject: --{EXTERNAL}-- Case # 24-123012VC; Permit # 24 123012 000 00 VC

This Message Is From a New Sender

You have not previously corresponded with this sender.

Report Suspicious

Jamie Hartig, Case Mgr

jhartig@jeffco.us

303-271-8767

Case # 24-123012VC; Permit # 24 123012 000 00 VC

Dear Ms Hartig

I would like to state my concern and objection to the Special Exception request (Case # 24-123012VC; Permit # 24 123012 000 00 VC) to allow short term rental and variance for an existing front setback and operation of a short term rental at 6197 High Drive in Jefferson County.

Short term rentals bring dangerous traffic and strangers, unaware of wildlife, bicycle and foot traffic in the area as well as fire danger risk. I previously had a neighbor (a real estate agent who had bought the home as an investment) illegally renting the home as an Airbnb, I had to call Evergreen Fire Department twice, once for short-time renters setting off fireworks and once to put out a 15 foot bonfire during a red flag warning. The renters would often party until 2 am in the morning in the outdoor hot tub, playing loud music and carrying on very loud. After numerous complaints, the realtor sold the property and we now have a great family living there respectful of the neighborhood and environment.

Please do not allow our neighborhood to be changed into an Airbnb wasteland by profit motivated, individuals.

Sincerely, Concerned Homeowner

Dennis Schroeder
5633 Burro Lane
Evergreen, CO 80439
303-679-0702

schroederd100@msn.com