

CASE SUMMARY
Consent Agenda

BOA Hearing Date: April 2, 2025

25-000772VC Special Exception
Owner/Applicant: Lindsay Matush
Location: 27324 Arrowhead Lane, Conifer
Section 11, Township 6 South, Range 71 West
Approximate Area: 5.30 acres
Zoning: Agricultural-One (A-1)
Purpose: Renewal of a Short-Term Rental
Case Manager: Reid Powers

Issues:

- None

Recommendations:

- **Staff:** Recommendations approval

Interested Parties:

- None

Level of Community Interest: low

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

Staff Report

BOA Hearing Date: April 2, 2025

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Zoning: Agricultural-One (A-1)

Purpose: Renewal of a Short-Term Rental

Case Manager: Reid Powers

Previous Actions: 24-101807VC: Legalization for reduced setbacks for an existing house and a Special Exception to allow a Short-Term Rental.

Surrounding Zoning: North: Agricultural-One (A-1)
South: Agricultural-One (A-1)
East: Agricultural-One (A-1)
West: Agricultural-Two (A-2)

Existing Use: Residential

Existing Structures: Single-Family home

Services: Elk Creek Fire Protection District, Individual septic and well

BACKGROUND/DISCUSSION:

The applicant is requesting a renewal for their Short-Term Rental permit. The parcel was created in 1966 via the Conifer Park Estates Unit 2 Subdivision. The house was built in 1995 and remodeled in 2018. The house was improperly built too close to the front and side property lines and a Variance was applied for and approved in 2024 to legalize the setbacks of the existing single-family dwelling. The single-family dwelling has an attached garage.

SITE CHARACTERISTICS AND IMPACTS:

The lot is 5.30 acres in size and zoned A-1. A single-family dwelling is currently on site. The site is heavily forested and has some significant slopes. There are no floodplains or geological hazards on site.

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 applicant states that the Short-Term Rental will produce negligible, if any, additional traffic for the area. The property has a 2-car garage, and additional room on the driveway for three more vehicles.

(a-2) Fire hazards;

The property is served by the Elk Creek Fire Protection District. The subject property is within the Wildland Urban Interface Overlay District. The applicant has completed a Defensible Space permit, which is a requirement prior to issuing a Short-Term Rental Permit if the Special Exception is approved. The Zoning Resolution prohibits Short Term Rentals from having outdoor fires using wood or charcoal as fuel. The applicant has provided House Rules that include prohibiting open flames of any kind at all times of year due to the extreme risk of forest fire and personal safety.

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;

No negative visual impacts will be created by the approval of this application. The single-family dwelling is the only structure that will be used as a Short-Term Rental, and no additions to the dwelling are proposed.

(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 is not a FEMA Floodplain on the property therefore the proposed Short-Term Rental would not increase the deleterious effects of flood hazards, drainage, or erosion on the property.

(a-6) Community character;

The home was originally built in 1995. 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 property is served by an individual well and septic system. The septic system is rated for three bedrooms, which would allow for 6 total overnight occupants, including the homeowner if present, per Public Health guidelines.

(a-8) The availability of methods of mitigating the negative impacts of the proposed use upon the surrounding area;

The single-family dwelling to be used as the Short-Term Rental meets all lot and building standards of the underlying zone district with the legalization of the setbacks previously. The property also provides adequate parking for the home's use as a Short-Term Rental and single-family residence to ensure that all vehicles will be parked on site.

(a-9) The compatibility of the short-term rental with the existing and allowable land uses in the surrounding area; and

The structure in which the Short-Term Rental would be conducted is residential in nature which is compatible with the surrounding residential uses.

(a-10) The effect upon health, safety and welfare of the residents in the surrounding area.

Staff finds that the use of a Short-Term Rental would not create negative effects on the health, safety, or welfare of the residents in the surrounding area, since it would have similar impacts as a single-family residential property.

(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.

The subject property is 5.30 Acres.

(a-2) Building standards of the underlying zone district.

The structure meets the lot and building standards of the A-1 zone district with the approved Variance for setbacks.

(b) The proposed short-term rental shall provide a minimum of one (1) off-street parking space, 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 property intended for short-term rental has three bedrooms. This would require four parking spaces. There is a two-car garage on site and adequate parking is provided in the driveway.

(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. A Defensible Space Permit (Permit No. 23-127313DS) was completed in April 2024 and is valid for three years.

(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.

The property is served by an individual well and septic system. The Well Permit number, as provided by Colorado Division of Water Resources, is 173558; this is a Residential Well, for household use only and is adequate for a Short-Term Rental.

The On-Site Wastewater Permit number is 04-107028 OW; it is rated for 3 bedrooms. Per the guidance provided by Public Health, the septic system rated for 3 bedrooms has an occupancy limit of 6 persons.

(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 Short-Term Rental takes access from Arrowhead Lane, a County-maintained right-of-way 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.

The structure on the property to be rented is a single-family dwelling, and the property does not have an Accessory Dwelling Unit.

(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 finds that the approval of this Special Exception will not harm the intent of the Zoning Resolution, as the use is substantially similar to the residential uses already permitted on the property.

(3) Such Special Exception, if granted, may be valid for a period of one year from the date of the approval of the short-term rental Special Exception 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 and conditions 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, 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' Association that received notification are:

- Concerned Citizens of Conifer
- Conifer Area Council
- Conifer & South Evergreen Community Committee
- Jefferson County Horse Council
- Plan Jeffco
- Rise-Up

During the processing of the application, Staff received zero (0) public comments related to this application.

FINDINGS/RECOMMENDATIONS:

Staff finds that the applicant meets all of the requirements under Section 11.B.2.e of the Jefferson County Zoning Resolution regarding Short-Term Rentals.

Staff recommends that the Board of Adjustment **APPROVE** Variance 25-000772VC, subject the following conditions:

- a. A Short-Term Rental Permit shall be obtained from Jefferson County Planning & Zoning prior to any rental of the property; and
- b. This approval is granted for twelve (12) months from the date of approval, or until April 2, 2026, 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 homeowner if present, based on limitations of the On-Site Wastewater Treatment System.
- d. The applicant shall include the Short-Term Rental Permit number on all advertisements.
- e. 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.
- f. The applicant shall utilize only hauled and purchased water for the hot tub and shall submit receipts of same with the renewal application.
- g. The House Rules shall not be modified to be less restrictive than those included in the application.
- 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:

Reid Powers _____

Reid Powers 3/6/2025

Jefferson County
Board of Adjustment
Application

Variance • Special Exception • Appeal



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

Case Number (for staff use only): _____

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

Address of Subject Property, Legal Description and/or Parcel ID Number		City	Zip
Property Owner	Email	Phone Number	
Mailing Address	City	State	Zip
Contractor/Representative	Email	Phone Number	
For sign pick-up, please contact:	Email:	Phone Number:	

Specific Request

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.

Lindsay Matush

Signature of Owner or Authorized Representative

Date

Jefferson County Board of Adjustment Application

Case Number (for staff use only): _____

Submittal Requirements

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: \$ _____ (additional notification fees will apply)

Variance	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Lot size	X	X	A	X	X	X	X							
Setback(s)	X	X	A	X	X	X	X	X						
Parking	X	X	A	X	X	X		X				X		
Height	X	X	A	X	X	X		X		X				
Access Standards	X	X	A	X	X			X						
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
Home Occupation**	X	X	B	X	X	X		X	X		X	X	X	
Short Term Rental**	X	X	C	X	X	X		X	X		X	X	X	
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
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
- Other: _____

- | | |
|------------------------------------|---|
| A. Variance Addendum | C. Short Term Rental Addendum |
| B. Home Occupation Addendum | D. Commercial WECS/SECS Addendum |

* Fees are online at our website at planning.jeffco.us. 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

Zoning of Site	Plat	Receipt	Renewal of Case Number	CV Case Number		
Lot size Required	Lot Size Shown	FEMA Map Number		In a Floodplain?	Yes	No
Legal Access via: _____						
Number of Postcards Required: _____	ISP Submitted (check one):	Print	Via email to: _____			N/A
Reviewed by				Date		
Comments:						

Short-Term Rental Application



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

Short-Term Rentals require Board of Adjustment approval before completing this application.

Submit this form and supporting documents to pzpermits@jeffco.us. Fees can be found on [our website](#). Make checks payable to Jefferson County Treasurer.

Applicant and Site Details

Address of Site		City	State	Zip
Legal Description				
Property Owner	Owner's Phone Number		Owner's Email	
Owner's Address	City	State	Zip	
Applicant (if different from Owner)	Applicant's Phone Number		Applicant's Email	
Applicant's Address	City	State	Zip	
Primary Contact	Primary Contact's Phone Number		Primary Contact's Email	
Primary Contact's Address	City	State	Zip	
Secondary Contact	Secondary Contact's Phone Number		Secondary Contact's Email	
Secondary Contact's Address	City	State	Zip	

Checklist of Acknowledgments

I am aware that this permit does not include a legal parcel review as it pertains to Senate Bill 35 and subdivision of land or a review of access to my site. I am aware that legal parcel review and/or a review of access to my site may be required for other permits or processes on this site in the future. Approval of this application does not guarantee approval of any future permits or processes on the property.

I hereby acknowledge that the subject dwelling has been equipped with smoke detectors, fire extinguishers, and carbon monoxide detectors as required by Section 2 and Section 11 of the [Jefferson County Zoning Resolution](#).

I hereby acknowledge that all parking of all automobiles associated with this Short-term Rental shall be contained on-site, and shall not occur on adjacent roadways or properties.

I am required to post the [Short-Term Rental guide](#) in a prominent location within the dwelling (available on our website or front counter).

I have read this application and state that the above is correct, and agree not to commence rental until this application is approved, and shall comply to the laws of the State of Colorado and the Zoning Regulations and Building code of Jefferson County. Any violation of the above noted terms will cause immediate revocation of this permit.

If your property is located within an area which has a Home Owners Association (HOA) or Property Owners Association (POA), please consult the association before proceeding with your project. The association may have restrictions beyond the County's permit review process.


Applicant's Signature

Date

Jeffco Staff Use Only

Jefferson County Staff Approval

Zone District	Map Number	_____
Plat Book	Page	_____
ODP Book	Page	_____
		Description of Request

Name	
Date	
Fee	Receipt Number

C. Short Term Rental Addendum

Case Number (for staff use only): _____

1. What is the size of this property? _____
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? _____
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. How many parking spaces are provided on-site? _____
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?

8. Is this property in the Wildfire Hazard Overlay District? Yes No
 - a. If yes, please list your Defensible Space Permit number: _____
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 No
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:
 - a. Public. *Name of Water Provider:* _____
 - b. Well. *Well Permit Number, Well Type:* _____
11. Wastewater:
 - a. Public sewer. *Name Of Wastewater Provider:* _____
 - b. Septic. *On-Site Wastewater Permit Number:* _____
Max number of bedrooms: _____
Max number of occupants: _____
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. Does the roadway meet County standards? Yes No Not Sure
13. Will the proposed Short Term Rental take place in an Accessory Dwelling Unit (ADU)? 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

Lindsay Matush
27324 Arrowhead Ln
Conifer, CO 80433
October 14, 2024

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

Dear Members of the Board,

I am writing to formally request a renewal for Short Term Rental license number 2411205300000.

We have operated for six months since the approval of our license, adhering to all standards agreed upon such as:

- Reduced maximum capacity to 6 people
- Increased fire safety
- Requiring all guests to read and sign a Disclosure and Fire Safety Agreement
- No neighbor complaints

Enclosed with this letter, you will find all the necessary documentation and information required for the short-term rental license renewal process - this content has remained relevant from the time of the initial application. If you have any further inquiries or require additional information, please do not hesitate to contact me at (314) 403-5933 or via email at lindsay@hellovario.com.

I sincerely thank you for considering our application. We are committed to upholding the standards and regulations set forth by the county and ensuring that our short-term rental property positively contributes to the local community. We look forward to the opportunity to create lasting memories for families visiting Conifer and to being a responsible and valued member of this community.

Warm regards,
Lindsay Matush

Amendment 12/11/24: The county representative we have been working with, Reid Powers, asked us to include this amendment. Though we are submitting the final renewal application now, we originally reached out to begin this process on October 14, 2024 and have been working with Reid since that date.

WARRANTY DEED

State Doc Fee: \$107.50

THIS DEED, made this 23rd day of December, 2022,
between **Michael Robinson and Ashley Robinson**

of the County of Jefferson and State of Colorado,
grantor(s), and **Lindsay Matush**

whose legal address is 27324 Arrowhead Lane, Conifer, CO 80433

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

WITNESS, that the grantor(s), for and in consideration of the sum of **One Million Seventy Five Thousand Dollars and No Cents (\$1,075,000.00)**, 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 ATTACHED EXHIBIT A

also known by street and number as: **27324 Arrowhead Lane, Conifer, CO 80433**

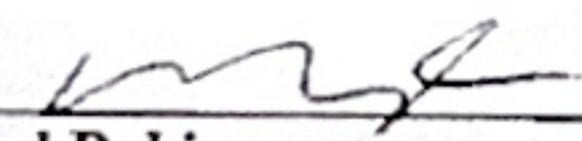
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s),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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that of the time of the ensembling 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 **general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any, subject to statutory exceptions as defined in CRS 38-30-113, revised.**

The grantor(s) 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.



Michael Robinson



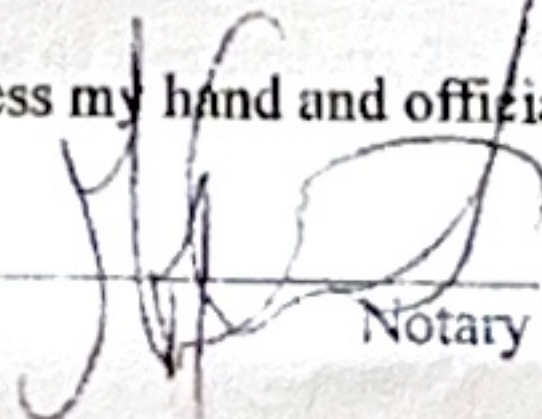
Ashley Robinson

STATE OF COLORADO }
COUNTY OF *Adams* } ss.

The foregoing instrument was acknowledged before me this **23rd day of December, 2022** by **Michael Robinson and Ashley Robinson**.

My Commission expires: *11-12-26*

Witness my hand and official seal.



Notary Public

GINA M. WILKINS
Notary Public
State of Colorado
Notary ID # 20024030794
My Commission Expires 11-12-2026

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

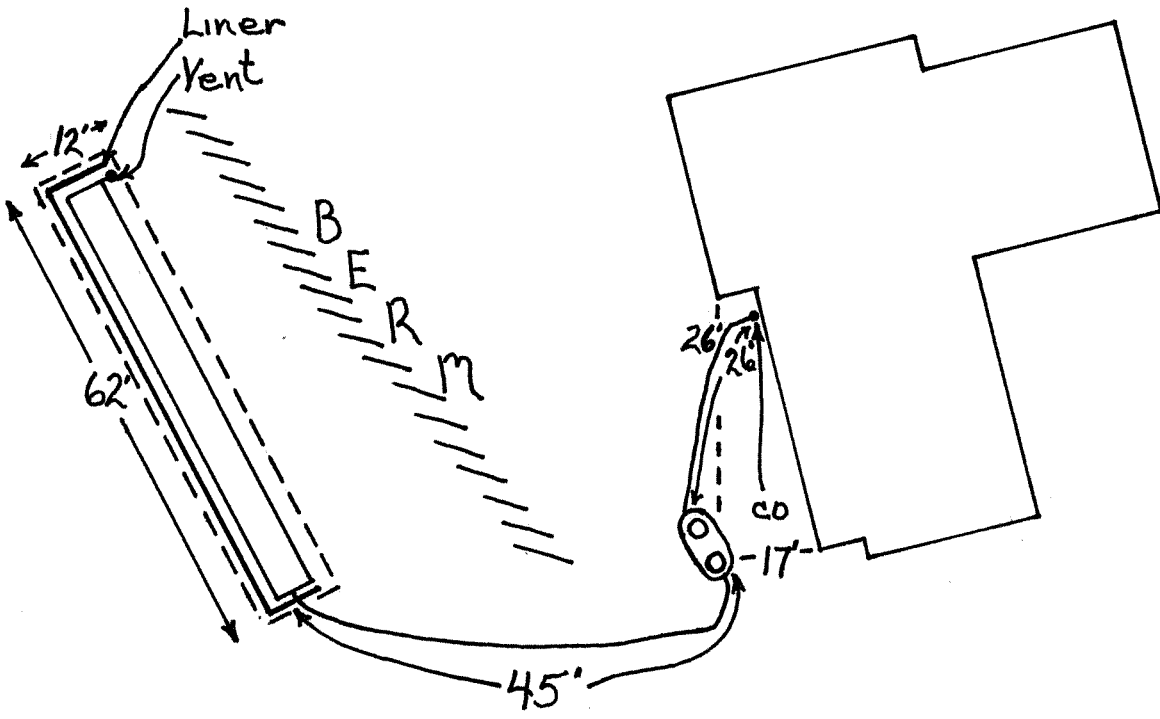
INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT NO. 15032

Site Address: 27324 Arrowhead La.
Issued to: Bob and Sharon Hospodar
Legal Description: Lot 28, Unit 2, Conifer Park Estates
System Designed for 3 Bedroom Single Family Dwelling
Tank Size: 1000 gal. (min)
Absorption Bed Size: 744 sq. ft. (min)

INSPECTOR: [Signature] FINAL APPROVAL DATE: Dec. 15, 1993

SYSTEM AS INSTALLED

NORTH



well O

**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. 15032

Permit Issued to: **Bob and Sharon Hospodar
5420 West Caryl Avenue
Littleton, CO 80123**

Location of system: **Lot 28, Unit 2, Conifer Park Estates**

System designed for: **27324 Arrowhead La.
3 Bedroom Single Family Dwelling**

Tank size: 1000 gal (min) Absorption area: 744 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 septic systems on or off-site existing or proposed except as noted: Maintain a minimum of 147' from onsite well to proposed leach field.

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 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.

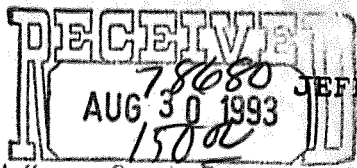
Permit issued: September 7, 1993 and expires **ONE YEAR FROM THIS DATE**

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

This sewage disposal system was installed by Renaud 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: *[Signature]*

DATE: Dec 15, 1993



JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
260 South Kipling Street, Lakewood, CO 80226
Phone: 232-6301 Fax #239-7076

Jefferson County Department of
Health and Environment

APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT

(XX)NEW ()REPAIR ()RENEWAL ()ADDITION

Name of Owner: Bob and Sharon Hospodar Phone: 979-7181

Mailing Address of Owner: 5420 West Caryl Avenue Littleton, CO 8012

Name of Applicant: SAME

Mailing Address of Applicant:

Location of Proposed System (Legal Description):

Lot 28, Unit 2, Conifer Park Estates

Street Address:

Size of Property: 5.5 acres

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

Water Supply: (XX)Private well ()Public

Type of proposed Individual Sewage Disposal System: Mountain Standard

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.

Sharon Hospodar
Signature of Owner or Authorized Agent

8-30-91
Date of Application

E. O. CHURCH, INC.
CONSULTING GEOLOGICAL ENGINEER

925 E. 17th AVENUE • DENVER, COLORADO 80218 • (303) 832-9692
FAX (303) 832-3517



August 24, 1993

Bob and Sharon Hospodar
5420 West Caryl Avenue
Littleton, CO 80123

Subject: Geologic Investigation and OSDS Design
Lot 28, Unit 2, Conifer Park Estates
Jefferson County, Colorado
Job No. 4536

Dear Mr. and Mrs. Hospodar,

As requested, we have performed a geologic investigation to evaluate location of a disposal field and well and prepared an onsite sewage disposal system (OSDS) design for the subject site. The basis of our geologic investigation is 200 feet is required between any field and well per Jefferson County Health Department regulations, unless evaluated by a geologist and it is found a lesser distance, to a 100 foot minimum between well and disposal field, can be demonstrated to present no significant health hazard.

SITE CONDITIONS - The investigated site is a 5.5 acre lot as indicated on Fig. 2. The site is located in a rural mountain area where onsite wells and OSDS are required. A single family residence is proposed in the northeastern portion of the site. The slope at the proposed disposal field location is 38% to the west. The site has a moderate cover of trees and a moderate cover of native grasses.

PROPOSED CONSTRUCTION - A 3 bedroom residence is proposed as indicated on Figs. 2 & 5. As part of our investigation, we evaluated locations for a well and disposal field. The disposal field is proposed to the west of the residence and the onsite well south of the residence as indicated on Figs. 2 and 5. The proposed field will be 147 feet from the proposed well and greater than 200 feet from other wells. The onsite well is proposed 200+ feet from all other existing fields.

GEOLOGIC SETTING - The site is underlain by migmatite with quartz monzonitic intrusions as indicated by the geologic map of the area, RECONNAISSANCE GEOLOGIC MAP OF THE CONIFER QUADRANGLE, Jefferson County, Colorado, USGS MAP MF-597. Subsurface conditions were exposed in test pits at the proposed field and at the road cut near the proposed well. Subsurface conditions at the proposed field consist of a thin topsoil layer underlain to 0.5 feet by silty, sand and gravel, underlain to 4 feet by intensely weathered quartz monzonite. No free water was observed in the profile pits.

The results of a Resultant Geologic Analysis as described by Waltz are presented on Fig. 4 and Table I. The resultant dip direction at the field is S65W, with a dip of 65 degrees, and the resultant dip direction at the road cut near the well is S82W, with a dip of 78 degrees.

The angle between the resultant geologic flow direction at the proposed field and the line connecting wells within 200 feet is 96 degrees. The angle exceeds the recommended minimum 60 degree angle between a flow direction and a line connecting a well and field within 200 feet of each other.

ANALYSIS - Upon the establishment of geologic, topographic, and development conditions at the site, the goal of our investigation was to: (1) establish 200 foot setbacks from all wells and disposal fields, if possible, (2) locate the disposal field at the subject site to minimize the risk of pollution of wells, and (3) provide recommendations for construction of the onsite sewage disposal system to reduce the risk of failure of the system.

As indicated on Figs. 3 and 4, there are angles of 96 to 115 degrees between the resultant topographic and geologic flow directions at the proposed field and lines connecting the wells and disposal fields within 200 feet of each other. The results of the investigation indicates there is a low risk of contamination wells.

OSDS DESIGN - The residence is to be a 3 bedroom home. The sewage load for a 3 bedroom dwelling is 450 gallons per day (GPD). Subsurface conditions at the proposed field consist of a thin topsoil layer, underlain to 0.5 feet by silty sand and gravel, underlain to 4 feet by intensely weathered quartz monzonite. A gradation analysis of a sample from the test pit is presented as Fig. 7. The gradation analysis indicates a percolation rate of less than 30 MPI. No free water is anticipated within 10 feet of the ground surface during wet seasons.

The results of our investigation indicate an OSDS consisting of a septic tank and disposal field can be installed at the locations presented on Fig. 5. The OSDS location and design is presented on Figs. 5 and 6. The OSDS was designed on a sewage load of 450 GPD, and the assumption of a percolation rate of less than 30 minutes per inch (MPI). A 1000 gallon 2 compartment septic tank is required. The disposal field is proposed as a 12X62 feet overexcavated disposal field with a 20 mil liner for an area of 744 square feet.

If additional bedrooms are anticipated, the septic tank should be increased by 250 gallons per bedroom and the field by 247 square feet per bedroom. Because of the slope, we recommend a dosing siphon be installed, which will extend the life of the disposal field.

Under current Jefferson County practice, it is allowable to replace sand filter material with a suitable filter material as specified by the design engineer. We believe the near surface gravelly sand would be suitable filter media, if no particles larger than 3 inches in diameter are used in the overexcavated 4 feet of the field. Onsite silty and gravelly sand can be collected from other excavations for use in the disposal field, if needed. Our office must be called to observe imported filter material and authorize its use.

The owner must realize an OSDS is considerably different from a public sewer system. The owner must be aware of and assume responsibility for continued maintenance of the system. We recommend the septic tank be pumped every 2 years. There are daily considerations such as not putting plastic or other nonbiodegradable material into the OSDS. Water use must be carefully monitored so toilets are not allowed to

run when seals malfunction. To illustrate the point, a running toilet will consume in excess of 1,000 GPD, if allowed to run. As the system is designed for 450 GPD, an excess 1000 GPD loading could flood and irreparably harm the system and stress the onsite well.


CONCLUSIONS - The results of our investigation indicate the onsite sewage disposal system and proposed well can be constructed with a low risk of health hazards at the location shown on Figs. 2 and 5. The disposal field should be constructed in accordance with Jefferson County Health Department regulations.

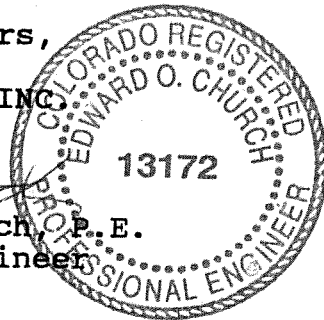
LIMITATIONS - The results of our investigation are based on data provided in this report. If conditions exposed in the open excavation are considerably different from those described in this report, we recommend the observation of the open excavation by a representative of our office.

If there are any questions, or if we can be of further service, please call.

Very truly yours,

E. O. CHURCH, INC.


Edward O. Church, P.E.
Geological Engineer



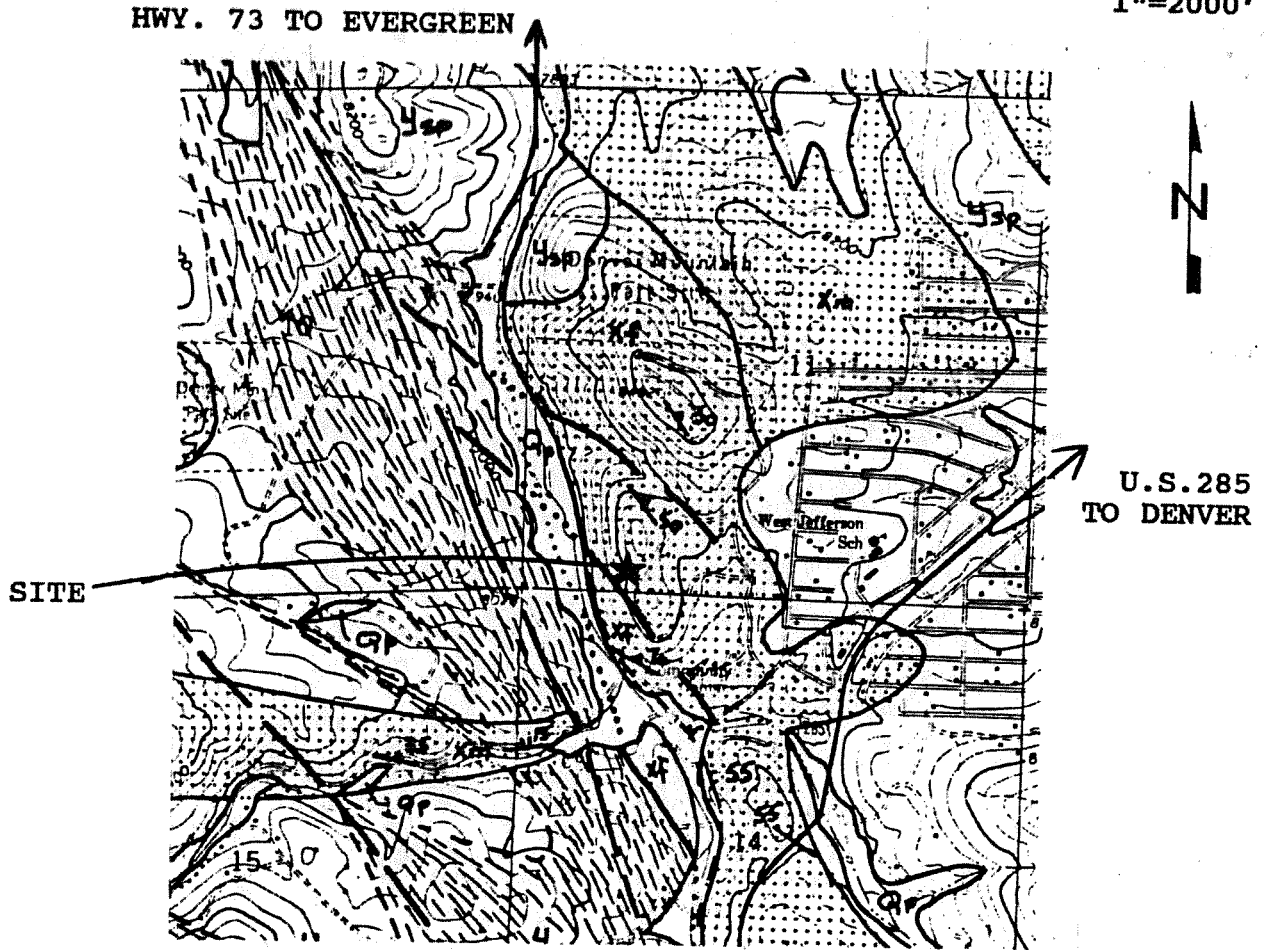
EOC/jck

3 copies sent

cc: Triad Builders Inc., ATTN: Alan Hicks

FROM: RECONNAISSANCE GEOLOGIC MAP OF CONIFER QUADRANGLE
USGS MAP MF-597

SCALE
1"=2000'



EXPLANATIONS:

- Qp - Piney Creek Alluvium
- Qoa - Older Alluvium
- Ysp - Silver Plume Quartz Monzonite
- Xm - Migmatite
- Xf - Felsic Gneiss
- Overprint pattern indicates area intruded by quartz monzonite

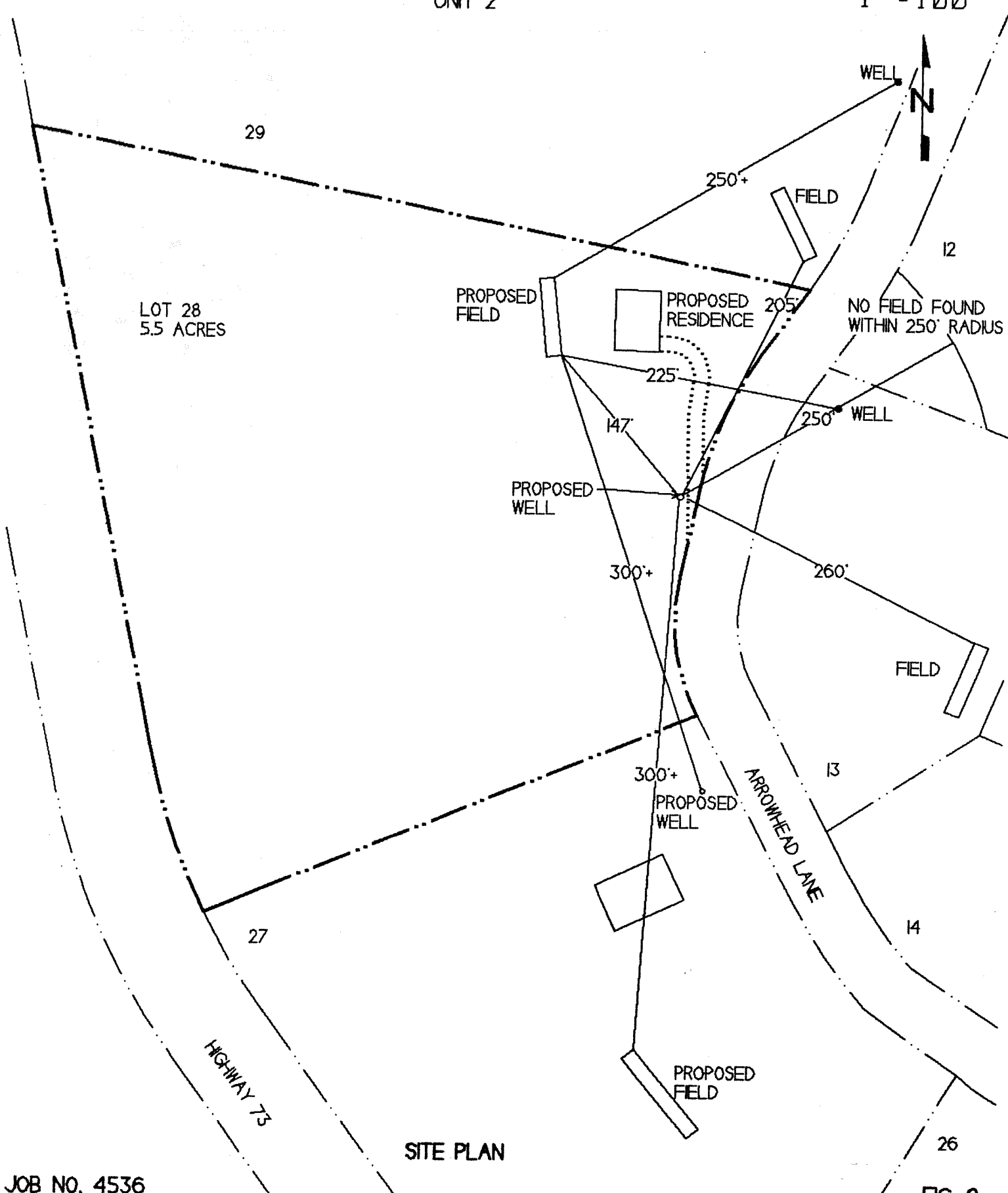
VICINITY GEOLOGIC MAP

JOB NO. 4536

FIG. 1

CONIFER PARK ESTATES
UNIT 2

SCALE
1" = 100'

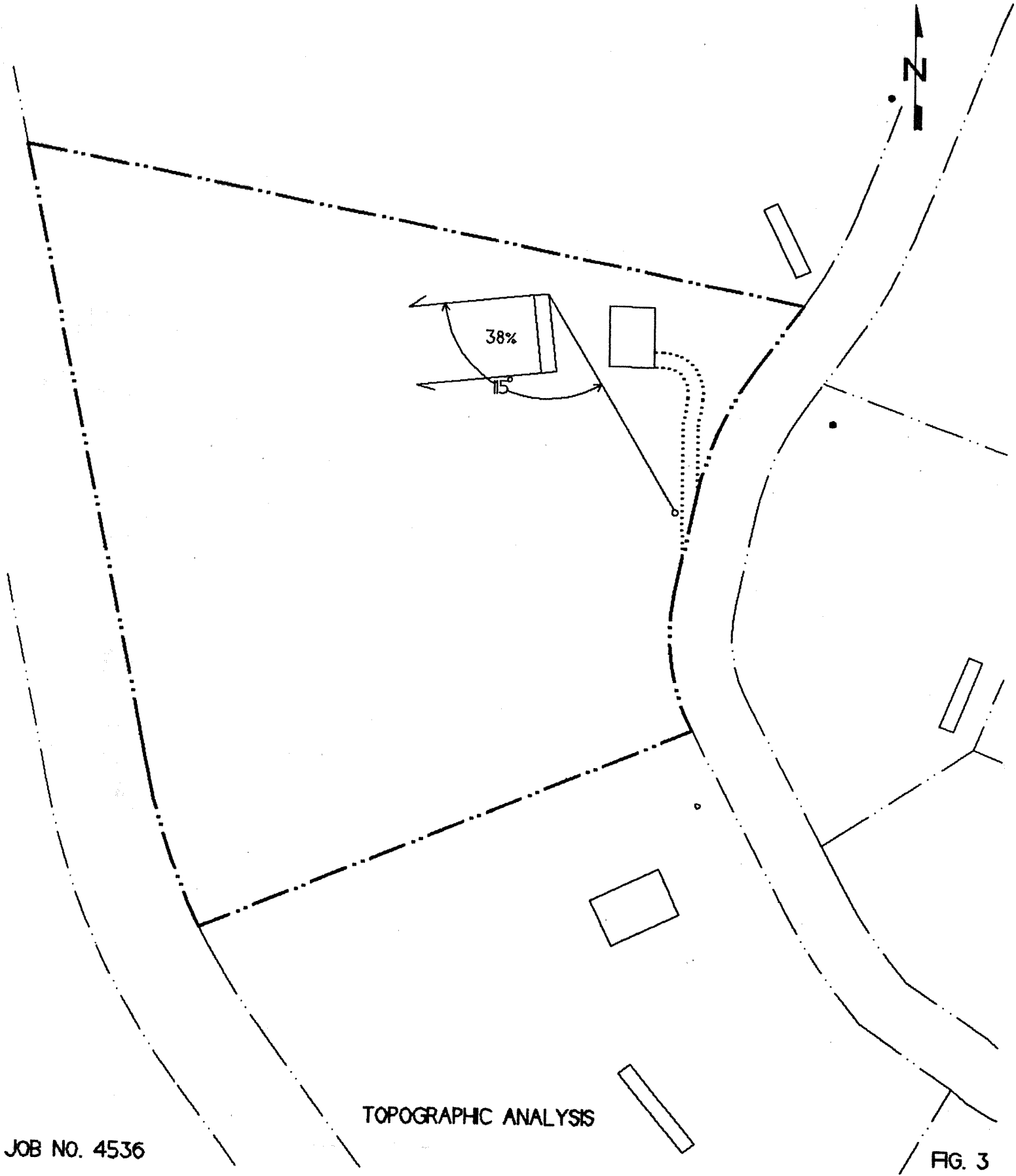


SITE PLAN

JOB NO. 4536

FIG. 2

SCALE
1" = 100'

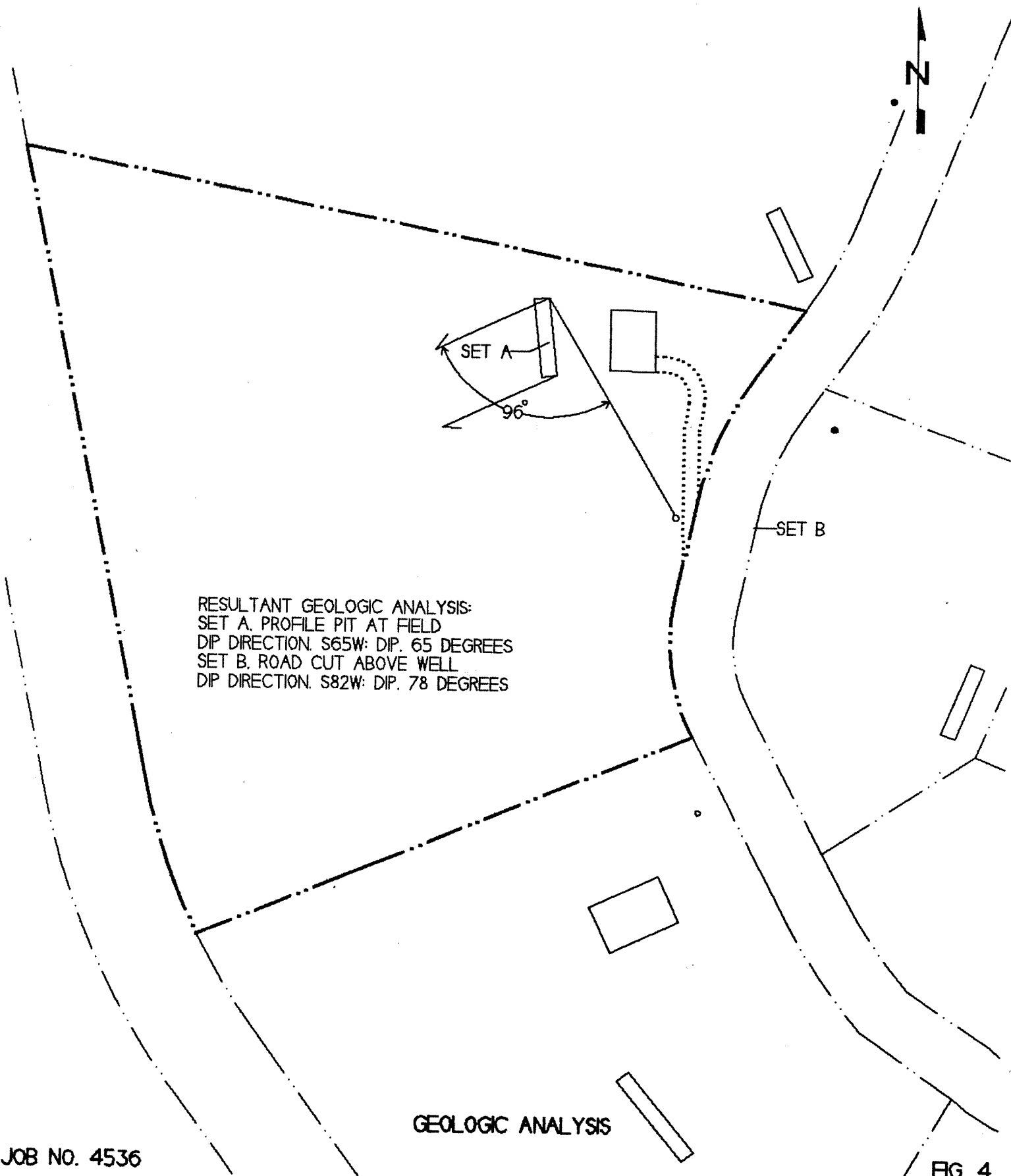


TOPOGRAPHIC ANALYSIS

JOB NO. 4536

FIG. 3

SCALE
1" = 100'

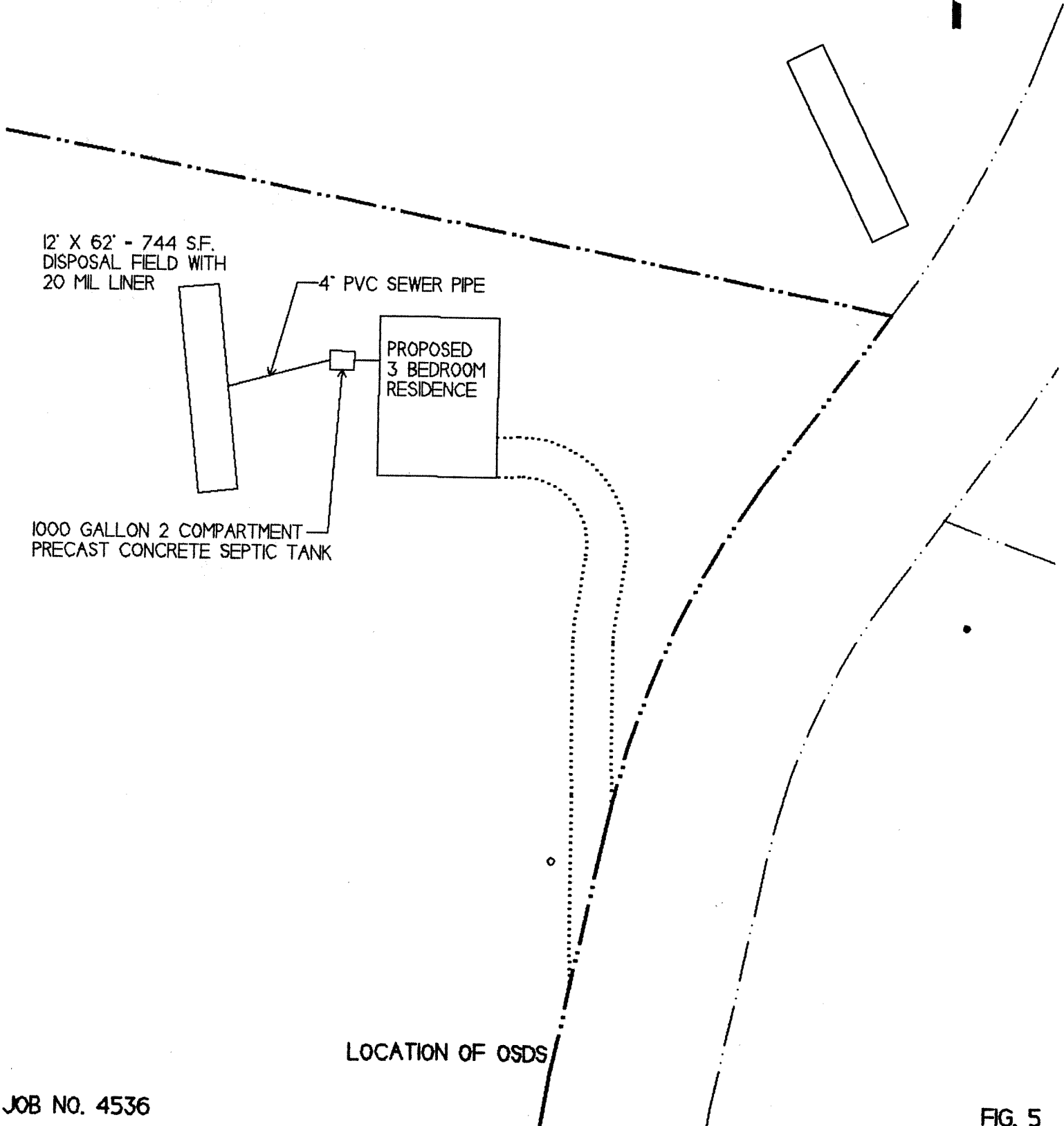


JOB NO. 4536

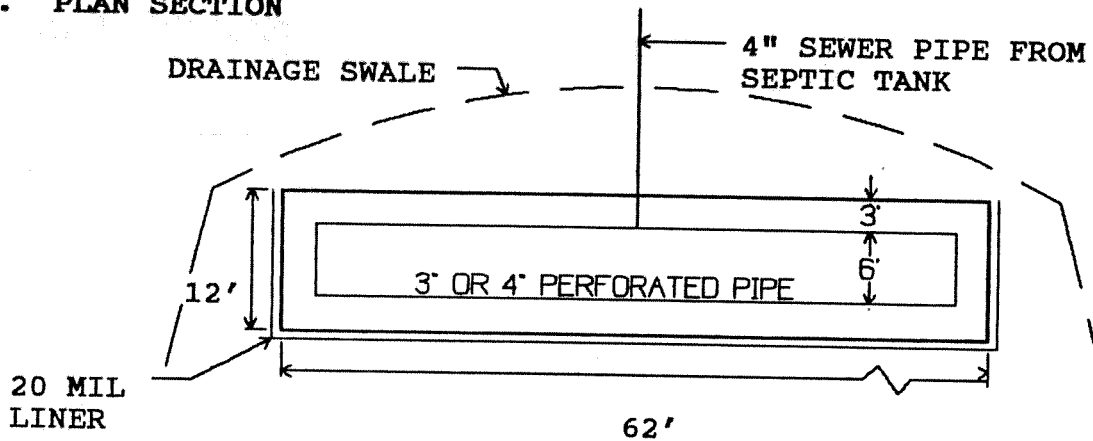
FIG. 4

SCALE
1" = 40'

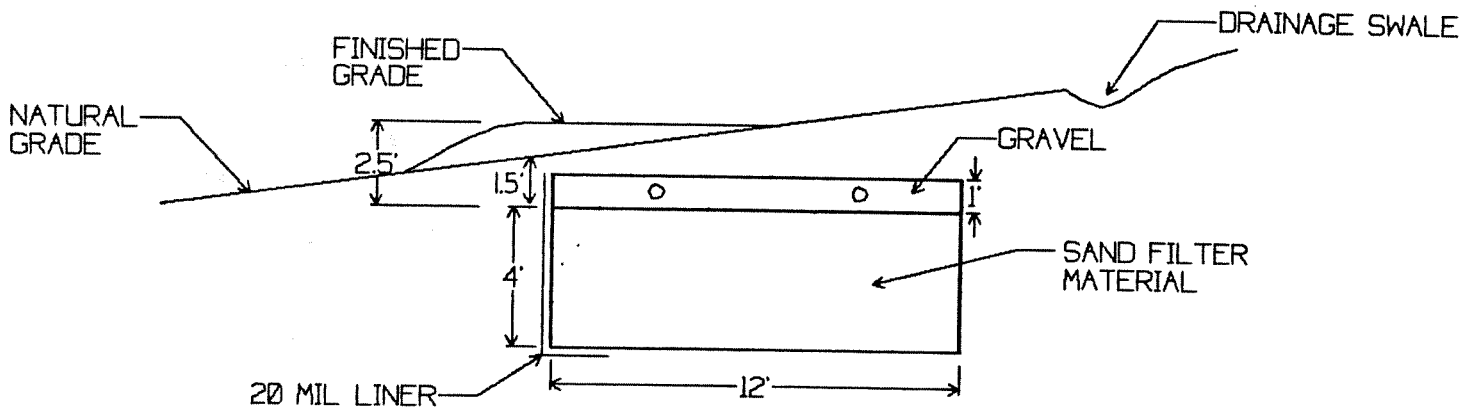
THIS SITE PLAN AND THE WELL AND DISPOSAL FIELD LOCATIONS AS STAKED AT THE SITE ARE NOT THE RESULT OF A PROPERTY SURVEY. IT IS THE OWNER'S RESPONSIBILITY TO DEFINE PROPERTY BOUNDARIES, AND ASSURE THAT ALL IMPROVEMENTS ARE LOCATED WITHIN THE PLATTED SITE.



A. PLAN SECTION



B. CROSS-SECTION



C. SPECIFICATIONS

DESIGN CRITERIA:

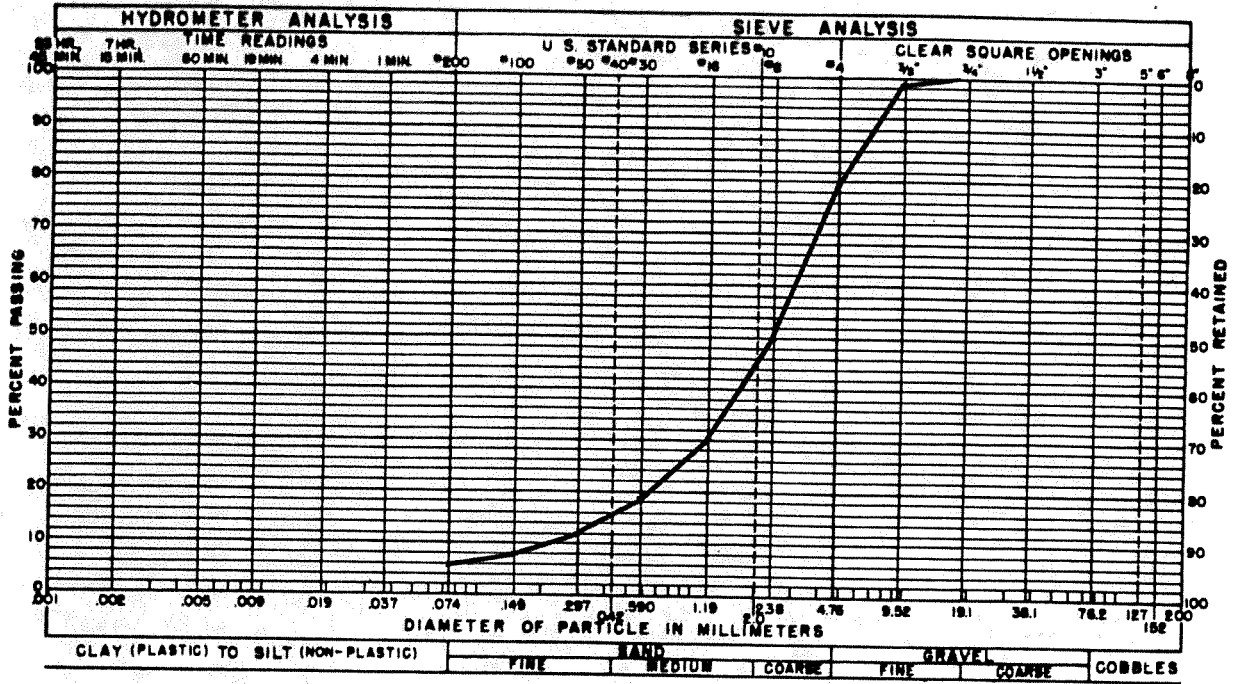
NO. OF BEDROOMS - 3
 LOAD Q - 450 GPD
 PERCOLATION RATE, T -
 LESS THAN 30 MPI
 $A = Q \times \sqrt{T} \times 1.5/5$
 A = 739 S.F.

FIELD SPECIFICATIONS:

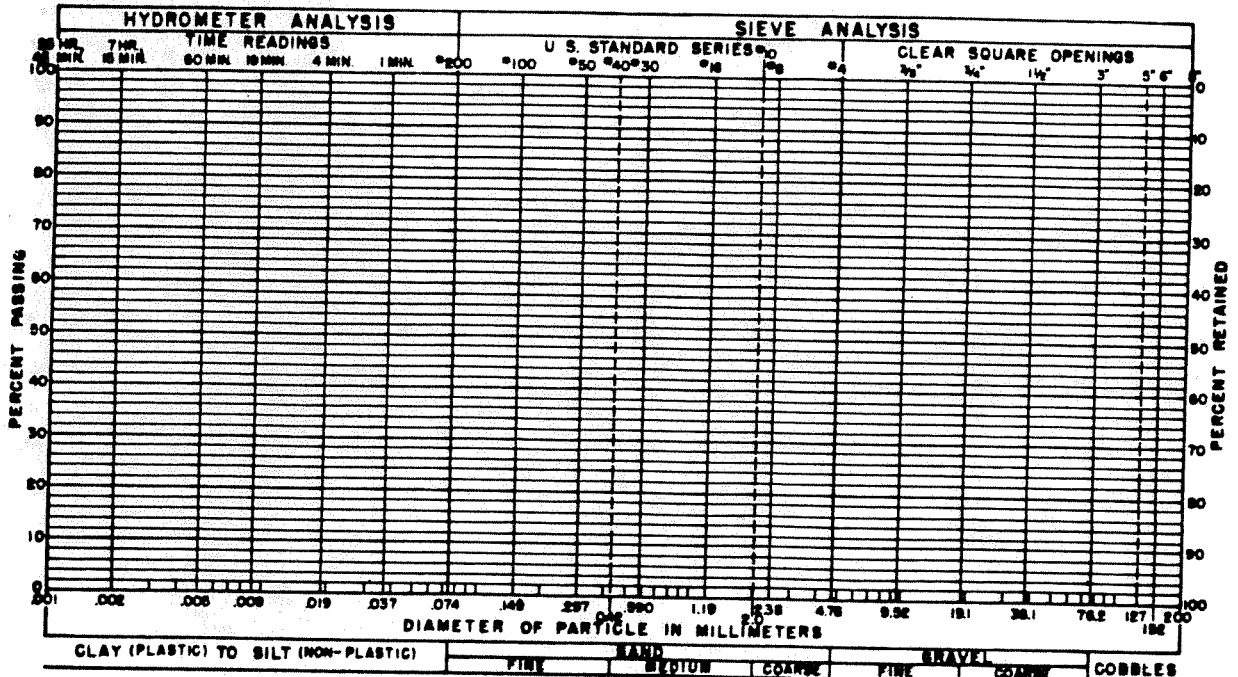
LENGTH - 62 FEET
 WIDTH - 12 FEET
 AREA - 744 S.F.
 SAND FILTER MATERIAL
 - JEFFCO SPECS.
 GRAVEL - 1 1/2 INCH

TREATMENT UNIT SPECIFICATIONS:

1000 GALLON 2 COMPARTMENT PRECAST CONCRETE SEPTIC TANK.
 IF ADDITIONAL BEDROOMS ARE ANTICIPATED, 250 GALLONS OF
 SEPTIC TANK CAPACITY AND 247 SQUARE FEET OF DISPOSAL
 FIELD SHOULD BE ADDED PER BEDROOM.



GRAVEL 21 % SAND 73 % SILT AND CLAY 6 %
 LIQUID LIMIT % PLASTICITY INDEX %
 SAND, GRAVELLY SILTY PROFILE PIT
 SAMPLE OF FROM



GRAVEL % SAND % SILT AND CLAY %
 LIQUID LIMIT % PLASTICITY INDEX %
 SAMPLE OF FROM

GRADATION TEST RESULTS

FORM 12

TABLE I - RESULTANT GEOLOGIC FLOW DIRECTION ANALYSIS

SET A-FIELD, QUARTZ MONZONITE

Dip Direction	Dip	Ranking	Apparent Dip	Weighted Dip
247	76	3	76	228
124	43	1	26	26
* 267	82	2	69	138
Totals		6		392

$$392 / 6 = 65$$

RESULTANT, SET A-FIELD: DIP DIRECTION, 245 DEG'S; DIP, 65 DEG'S.

SET B-ROADCUT, QUARTZ MONZONITE

Dip Direction	Dip	Ranking	Apparent Dip	Weighted Dip
307	33	1	25	25
* 241	89	2	87	174
** NA	89	3	89	267
Totals		6		466

$$466 / 6 = 78$$

RESULTANT, SET B-ROADCUT: DIP DIRECTION, 262 DEG'S; DIP, 78 DEG'S.

NOTE: Dip directions 0=N, 90=E, 180=S, 270=W, etc.

* Designates a flow on strike dip direction.

** Designates a high angle dip approximately perpendicular to the ground slope. Therefore, the dip direction is essentially vertical and not applicable.

Job No. 4536

INDIVIDUAL SEWAGE DISPOSAL SYSTEM WORKSHEET

LEGAL
lot 28, 02, CoasterPk St

TECHNICAL REVIEW

<input checked="" type="checkbox"/> MEETS MIN LOT SIZE <u>5.5</u>	<input checked="" type="checkbox"/> ENGINEERING MEETS ISDS REGULATIONS
<input checked="" type="checkbox"/> ADJACENT DEVELOPMENT OK	<input checked="" type="checkbox"/> GEOLOGICAL REPORT ACCEPTABLE OR N/A
<input checked="" type="checkbox"/> PARCEL LEGALITY FORM OK	<input checked="" type="checkbox"/> 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) 744

<input type="checkbox"/> WELLS200	<input type="checkbox"/> WtrSwr	<input type="checkbox"/> OLDTANK
<input checked="" type="checkbox"/> REDUCTNS <u>Maintain a minimum of 147' from onsite well to proposed L.F.</u>	<input checked="" type="checkbox"/> PROPERTY	<input type="checkbox"/> PRIVY
_____	<input type="checkbox"/> LineWell	<input type="checkbox"/> OTHER1 _____
_____	<input type="checkbox"/> TankWell	_____
<input type="checkbox"/> ETWELLS	<input type="checkbox"/> DRYGULCH	<input type="checkbox"/> OTHER2 _____
<input type="checkbox"/> ABANDWELL _____	<input type="checkbox"/> SURFACE	_____
<input checked="" type="checkbox"/> PRELIM <u>12</u> FT	<input type="checkbox"/> ALARM	<input type="checkbox"/> OTHER3 _____
<input checked="" type="checkbox"/> SLOPECON	<input type="checkbox"/> LIFTSTN	_____
<input type="checkbox"/> ROADCUT	<input type="checkbox"/> SUBMIN	<input type="checkbox"/> ENGR _____
<input type="checkbox"/> FRENCH	<input type="checkbox"/> CONTAMIN	<input type="checkbox"/> TEMPRPR _____

FIELD NOTES AND APPROVALS

NOTES "Surrounded"

SITE INSPECTED BY <u>[Signature]</u>	DATE <u>9-3-93</u>	FINAL REVIEW BY <u>[Signature]</u>	DATE <u>9/3/93</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 _____ Date _____

Lot 28, Unit 2, Conifer Park Estates
Legal description _____

Residential
Use of Building _____

Bob and Sharon Hospodar 5420 West Caryl Avenue Littleton, CO 80123
Owner Address

SEWER	
<input type="checkbox"/> SEWER SERVICE AVAILABLE	<input type="checkbox"/> SEWER SERVICE NOT AVAILABLE
Name of Sanitation District _____	Individual sewage permit <u>15032</u>
COMMENTS OR CONDITIONS <u>Three bedroom single family residence</u>	
I hereby certify the availability of service listed above:	
Agent for Sanitation District _____	Date _____
<u>[Signature]</u>	<u>Sept 3, 1993</u>
Reviewed by Jeffco Health or Zoning _____	Date _____

WATER	
<input type="checkbox"/> WATER SERVICE AVAILABLE	<input 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 _____

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

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

WELL PERMIT NUMBER 173558
DIV. 1 CNTY. 30 WD 9 DES. BASIN MD

APPLICANT

Lot: 28 Block: Filing: 2 Subdiv: CONIFER PARK ESTATES

SHARON HOSPODAR
5420 W CARYL AVE
LITTLETON CO 80123

(303)979-7181

APPROVED WELL LOCATION
JEFFERSON COUNTY

NW 1/4 NW 1/4 Section 14
Twp 6 S RANGE 71 W 6th P.M.

DISTANCES FROM SECTION LINES

1 Ft. from North Section Line
1100 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 5.0 acres described as lot 28, unit 2, Conifer 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. 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. 10-8-93

PUMP - FRANKLIN ELECTRIC

MODEL # 2445081217

H.P. 1

KW. .75 PH 1

VOLTS 230

RPM 3450

HZ 60

AMP 8.2

AMP 9.

SF 1.4

KVA CODE N

CONT. DUTY

APPROVED
MAM

Hal D. Simpson
State Engineer

M.A. Malley
By

Receipt No. 0359312

DATE ISSUED OCT 12 1993

EXPIRATION DATE OCT 12 1995

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

RECEIVED

AUG 24 '93

WATER RESOURCES
SURVEY ENGINEER
COLORADO

60.00

CHEQUE

88-24-93CL-159312

PERMIT APPLICATION FORM

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

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

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

173528

(1) APPLICANT - mailing address

NAME SHARON HOSPO^DWAR
STREET 5420 West Caryl Avenue
CITY Littleton, Colorado 80123
(State) (Zip)
TELEPHONE NO. 979-7181

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 359312 / _____
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.

(2) LOCATION OF PROPOSED WELL

County Jefferson
NW 1/4 of the NW 1/4, Section 14
Twp. 6 S, Rng. 71 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:

HOUSEHOLD USE ONLY - no irrigation (0)
() DOMESTIC (1) () INDUSTRIAL (5)
() LIVESTOCK (2) () IRRIGATION (6)
() COMMERCIAL (4) () MUNICIPAL (8)
() OTHER (9) _____

DETAIL THE USE ON BACK IN (11)

(4) DRILLER

Name Ernie's Mountain Drilling, Inc.
Street P.O. Box 357
City Evergreen, Colorado 80439
(State) (Zip)
Telephone No. 526-0290 Lic. No. 1078

APPLICATION APPROVED

PERMIT NUMBER _____

DATE ISSUED _____

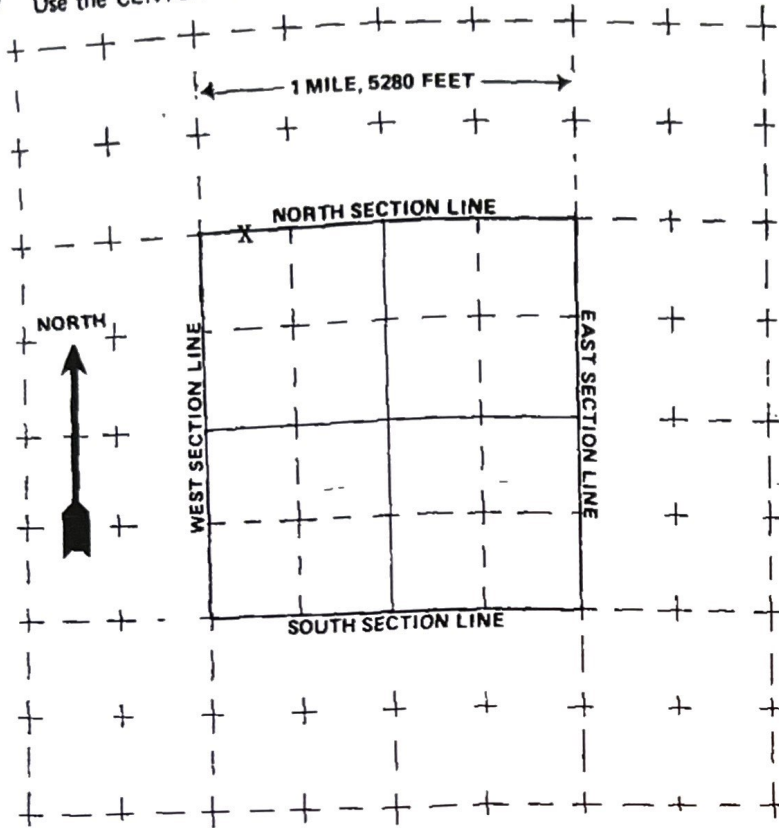
EXPIRATION DATE _____

(STATE ENGINEER)

BY _____

I.D. 1 COUNTY 30-09

(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.

on _____ ft. from North sec. line
(north or south)
_____ 1100 _____ ft. from West sec. line
(east or west)
LOT 28 BLOCK EXDANGOK Unit 2
SUBDIVISION Conifer Park Estates

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

No. of acres 5.0 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 10 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: 5.0

Legal description: Lot 28, Unit 2, Conifer Park Estates, 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, and fire protection. 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</u>		

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

XX Sharon Hospodar

SIGNATURE OF APPLICANT(S)

INSTRUCTIONS FOR WELL CONSTRUCTION AND TEST REPORT

The report must be typed or printed in **BLACK INK**. All changes on the form must be initialed and dated. Attach additional sheets if more space is required. Each additional sheet must be identified at the top by the well owner's name, the permit number, form name/number and a sequential page number. Report depths in feet below ground surface.

This form may be reproduced by photocopy methods, or by computer generation with prior approval by the State Engineer.

The original and one copy of this form must be submitted to the State Engineer's Office within 60 days after completing the well or 7 days after the permit expiration date, whichever is earlier. Another copy of the form must be provided to the well owner.

1. Complete the Well Permit Number in full.
2. Fill in Name and Mailing Address of Well Owner where correspondence should be sent.
3. Complete the blocks for the actual location of the well where drilled. If the owner has more than one well serving this property, provide the identification (Owner's Designation) for this well. **DO NOT USE THE OWNER SUPPLIED LOCATION** unless a survey has been provided. For wells located in subdivisions the lot, block and subdivision information must also be provided.
4. Report the ground surface elevation in feet above sea level if available. This value may be obtained from a topographic map. Describe the drilling method used to construct the well and the date completed. Indicate the total depth drilled and the actual completed depth of the well.
5. Fully describe the materials encountered in drilling. Do not use formation names unless they are in conjunction with a description of materials.
Examples of descriptive terms include:
 - Grain size—Boulders, gravel, sand, silt, clay.
 - Hardness—Loose, soft, tight, hard, very hard.
 - Color—All materials. Most critical in sedimentary rock.
 - Depth when water is encountered (if it can be determined).
6. Provide the diameters of the drilled bore hole.
7. The outside diameter, kind, wall thickness and interval of casing lengths must be indicated.
8. Indicate the type and size of filter (gravel) pack and the interval where placed.
9. Indicate the type and setting depth for any packers installed.
10. The density of the grout slurry must be reported and may be indicated as pounds per gallon, gallons of water per sack, total gallons of water and number of sacks used, etc. Specify the grout placement method, i.e. tremie pipe or positive displacement. The percentage of additives mixed with the grout should be reported under remarks.
11. Record the type and the amount of disinfection used, how placed and the length of time left in the hole.
12. Report well test data as required by Rule 10.7. Spaces are provided to report all measurements made during the test. The report should show that the test complied with the provisions of the rules. If a test was not performed explain when it will be done. If available, report clock time when measurements were taken.
13. Fill in Company Name and Address of Contractor who constructed the well. The report must be signed by the licensed contractor responsible for the construction of the well.

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

For Office Use only

RECEIVED

NOV 17 '93

WATER RESOURCES
STATE ENGINEER
C.O.D.

1. WELL PERMIT NUMBER 173558

2. OWNER NAME(S) SHARON HOSPODAR
Mailing Address 5420 West Caryl Avenue
City, St. Zip Littleton, Colorado 80123
Phone (303) 979-7181

3. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 14 Twp. 6 S, Range 71 W
DISTANCES FROM SEC. LINES: 1 ft. from North Sec. line. and 1100 ft. from West Sec. line. OR
(east or west)
SUBDIVISION: CONIFER PARK ESTATES LOT 28 BLOCK FILING(UNIT) F.2
STREET ADDRESS AT WELL LOCATION: 27324 Arrowhead Lane, Conifer, Colorado 80433

4. GROUND SURFACE ELEVATION unknown ft. DRILLING METHOD Air Percussion
DATE COMPLETED November 8, 1993 TOTAL DEPTH 442 ft. DEPTH COMPLETED 442 ft.

5. GEOLOGIC LOG:

Depth	Description of Material (Type, Size, Color, Water Location)
8	Weathered Pink Granite, Brown Clay soft
100	Pink Granite with occasional bands of Brown Clay med. hard 210
225	Pink & Grey Granite med. damp
390	Pink Granite, Black Schist med. 420
420	Black Schist, Black Mica med. 420
442	Pink Granite

REMARKS: Formation packer set with Bentonite chips

6. HOLE DIAM. (in.)	From (ft)	To (ft)
8-1/2	0	20
6-1/8	20	442

7. PLAIN CASING	OD (in)	Kind	Wall Size	From(ft)	To(ft)
	6-5/8	Steel	0.188	+1	20
	4-1/2	PVC	0.214	10	322
	4-1/2	PVC	0.214	422	442
PERF. CASING: Screen Slot Size:					
	4-1/2	PVC	0.214	322	422

8. FILTER PACK:
Material
Size
Interval

9. PACKER PLACEMENT:
Type rubber shale trap
Depth 102 feet

10. GROUTING RECORD:	Material	Amount	Density	Interval	Placement
	neat cement		14.8	0 - 20	poured

11. DISINFECTION: Type H.T.H. Pellets & Powder Amt. Used 2 cups each-solution left in the well

12. WELL TEST DATA: Check box if Test Data is submitted on Form No. GWS 39 Supplemental Well Test.
TESTING METHOD Blown by air.
Static Level 181 ft. Date/Time measured 11/8/93 10:30 A.M., Production Rate 2.25 gpm.
Pumping level 442 ft. Date/Time measured 11/6/93 2:30 P.M., Test length (hrs.) 1-1/2 hours
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 Ernie's Mountain Drilling, Inc. Phone (303) 526-0290 Lic. No. 1078
Mailing Address P.O. Box 357, Evergreen, Colorado 80439

Name/Title (Please type or print) <u>Gary E. Bryning, President</u>	Signature <u>Gary E. Bryning</u>	Date <u>11/9/93</u>
--	-------------------------------------	------------------------

INSTRUCTIONS CHANGE OWNERSHIP-ADDRESS LOCATION CORRECTION FORM JULY 1993
NO FEE IS REQUIRED

form must be typewritten or printed in BLACK INK. Initial and date any changes you make on the form.

THIS FORM MAY BE REPRODUCED BY PHOTOCOPYING OR WORD PROCESSING MEANS.
INCOMPLETE FORMS WILL BE RETURNED. ATTACH ADDITIONAL SHEETS IF MORE SPACE IS NEEDED.

1. Print the new owner's name and include the mailing address and phone number.
2. Indicate if the change in ownership/address is for a well permit, livestock water tank or erosion control dam. Be sure to include the proper permit, tank or dam number.
3. Complete the well location information. If the address of the well location is different than the mailing address of the owner, include the address where the well is located. If the owner has more than one well, provide well name or number as designated by the owner; i.e. North Well. The actual well location must include 1/4, 1/4, Section, Township and Range. Check the appropriate boxes for North or South and East or West directions. Complete the Subdivision, Lot, Block and Filing information, if applicable.
4. Complete the location information for the livestock water tank or erosion control dam. The actual location must include 1/4, Section, Township, Range and P.M. Check the appropriate boxes for North or South and East or West directions.
5. Check the reason(s) for submitting the form, whether it is a change in ownership/address and/or location correction.
6. The owner of the structure must sign. Print or type your name in the first block if it is different from Item No. 1. If signing as a representative of a company who owns the structure, then your title must also be included in the first block. Sign the second block and date the last block.

USE THIS FORM TO CORRECT THE LOCATION OF YOUR WELL IF:

- A. Your well was permitted, registered, or first used prior to May 8, 1972 for ordinary household purposes in up to three single-family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches and the irrigation of not over one acre of home gardens and lawns.
- B. Your well is not of the type described in A above, but was permitted or registered prior to May 17, 1955. Inside the Designated Ground Water Basins, other procedures and publication may be required.
- C. Your well was decreed by the Water Court for the correct location.

IN ALL OTHER CASES USE FORM GWS-42

All other types of changes concerning Livestock Water Tanks and Erosion Control Dams should be submitted on the standard Permit Application form and be accompanied by a \$15.00 filing fee.

If you have questions, contact the Denver or the Division Office where your well is located.

DIVISION 1
500 5th Ave Rm 321
Greeley CO 80531
(303) 352-6712

DIVISION 2 Box 5728
219 W 5th Rm 223
Pueblo CO 81003
(719) 542-3368

DIVISION 3 Box 269
422 4th St
Alamosa CO 81101
(719) 589-6683

DIVISION 4 Box 456
1540 E Niagara
Montrose CO 81402
(303) 249-6622

DIVISION 5 Box 396
5555 US Hwy 6 & 24
Ginwd Spgs CO 81601
(303) 945-5665

DIVISION 6 Box 773450
625 So. Lincoln Ave
Stmbt Spgs CO 80477
(303) 679-0272

DIVISION 7 Box 1680
1474 Main St
Durango CO 81302
(303) 247-1845

DENVER OFFICE
Rm 821
1313 Sherman St
Denver CO 80203
(303) 666-3581

RECEIVED

JUN 15 1999

WATER RESOURCES
STATE ENGINEER
COLORADO

FOR TO COMPLETING FORM, SEE INSTRUCTIONS ON REVERSE SIDE

CHANGE IN OWNERSHIP/ADDRESS / LOCATION
WELL PERMIT, LIVESTOCK TANK OR EROSION CONTROL DAM

NEW OWNER

NAME(S) JAMES & TRINA CHRISTIANSEN
Mailing Address 27324 Arrowhead Lane
City, St. Zip Conifer, CO 80433
Phone (303) 838-3441

2 THIS CHANGE IS FOR ONE OF THE FOLLOWING:

- WELL PERMIT NUMBER 173558
- LIVESTOCK WATER TANK NUMBER
- EROSION CONTROL DAM NUMBER

3. WELL LOCATION: COUNTY Jefferson OWNER'S WELL DESIGNATION Household
27324 Arrowhead Lane Conifer CO 80433
(Address) (City) (State) (Zip)

NW 1/4 of the NW 1/4, Sec. 14 Twp. 6 N. or S., Range 71 E. or W. P.M.
Distances from Section Lines 1 Ft. from N. or S. Line, 1100 Ft. from E. or W. Line.
Subdivision Conifer Park Estates Lot 28 Block _____ Filing (Unit) E-2

4. LIVESTOCK TANK OR EROSION CONTROL DAM LOCATION: COUNTY _____
1/4, Sec. _____ Twp. _____ N. or S., Range _____ E. or W. P.M.

5. The above listed owner(s) say(s) that he (they) own the structure described herein.
The existing record is being amended for the following reason(s):

- Change in name of owner.
- Change in mailing address.
- Correction of location.

6. I (we) have read the statements made herein, know the contents thereof, and state that they are true to my (our) 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.]

Name/Title (Please type or print)

James W. Christiansen

Signature

[Signature]

Date

6/11/99

FOR OFFICE USE ONLY

ACCEPTED AS A CHANGE IN OWNERSHIP
AND/OR MAILING ADDRESS.

[Signature]
State Engineer

[Signature]
by

JUL 15 1999
Date

Case No. _____

Div. _____

Co. _____

WD _____

Basin _____

MD _____

Use _____

EVALUATION



ELK CREEK FIRE PROTECTION DISTRICT

11993 South Blackfoot Road P.O. Box 607 Conifer, CO 80433

January 10, 2024

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

RE: PROOF OF FIRE PROTECTION LETTER FOR PROPOSED SHORT-TERM RENTAL USE – 27324 ARROWHEAD LANE, CONIFER, 80433

To Whom It May Concern:

Based on the information provided at this time, the Elk Creek Fire Protection District has the following comments regarding the above listed property:

1. The property owner is proposing to use this house as a short-term rental.
2. The property is within the boundaries of the Elk Creek Fire Protection District. The Elk Creek Fire Protection District will provide emergency services to this property to the best of their ability.
3. According to Google Maps this location is approximately 4.5 miles from the staffed fire station. The estimated driving time would be 9 minutes. In addition, the dispatch time and turnout time would add 4 - 10 minutes to the response time. This may impact insurance and rates.
4. Emergency response may be delayed during winter driving conditions or seasonal tourist traffic conditions.
5. The property is in a wildland-urban interface area classified by Jefferson County as Wildfire Zone 1, which is considered “high wildfire risk”.
6. The area has a very limited fire protection water supply for fighting fires.
7. It’s the owner’s responsibility to:
 - a. Install adequate address signage visible from the road as required by 502.1.
 - b. Install and maintain a minimum 2A10BC portable fire extinguisher on each floor in a readily accessible location.
 - c. Install and maintain smoke alarms as required by Section 907.2.11.2.
 - d. Install and maintain carbon monoxide detectors as required by Section 915.1.4.
 - e. Install and maintain operable egress windows in each sleeping room complying with Section 1031.
 - f. Install and maintain GFCI protection or receptacles as required by NFPA 70.
 - g. Maintain year-a-round fire apparatus access and snow removal for private roads and driveways.
 - h. Manage guest parking and maintain emergency vehicle access to the structure.
 - i. Notify tenants of the high wildfire risk, fire safety precautions, emergency notification options, emergency evacuation procedures, primary and secondary evacuation routes, burn restrictions, etc.
8. These comments are based on currently available information. If plans or conditions change in the future, additional comments may be necessary.

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

Sincerely,

Rachel Rush
Fire Marshal

Parking Plan



Guidelines for Short Term Rental Guests

NO SMOKING

Please no smoking anywhere on or near the premises. Smoking or vaping any substance will result in a \$1000 fee. This includes smoking indoors or outdoors on decks, driveways, or nearby connecting roads.

NO PARTIES

We want you to enjoy your time here, but no parties are permitted. Respect for the property and our neighbors is a hallmark value for us, and for your stay.

NO SHOES

Please remove your shoes to avoid mud stains and tracking dirt into the home.

Colorado

is beautiful, and it's muddy! Mud stains on the carpet will result in a \$200 carpet cleaning fee.

QUIET HOURS

Please observe quiet hours from 10pm until 8am. Sound carries in the Mountains, and we want to ensure respect for our neighbors.

A WORD ON WILDFIRES

Each year in Colorado, wildfires decimate thousands of Acres of homes, businesses, and livelihoods. They are often started by a careless act - a fire left unattended or a cigarette dropped in the wrong place. Please do not be the cause of this widespread devastation. Do not use the propane fire pits in high wind, do not smoke on property, never leave fire pits or fireplaces running unattended, and be mindful.

The owners, cleaners, our neighbors, and surrounding wildlife thank you for following these guidelines.

EMERGENCY CONTACT LIST

Lindsay Matush and Sethry Connor may be contacted 24 hours a day at the following:

Sethry: 970-488-0417

Lindsay: 314-403-5933

Our local handyman can also be contacted anytime:

Cam:502-758-2398

ELK CREEK FIRE DEPARTMENT

303-816-9385 • 11993 Blackfoot Rd. Conifer CO 80433

JEFFCO SHERIFF NON-EMERGENCY

303-277-0211

For all emergencies call 911

EMERGENCY HOSPITALS

- St. Anthony Hospital ER (Lakewood): 720-321-0000
- Swedish Medical Center, Southwest ER (Littleton): 303-932-6911
- Rocky Mountain Hospital for Children at Swedish (Englewood): 303-788-5000
- SCL Health St. Joseph ER (Littleton): 720-573-5020
- Littleton Adventist Hospital ER (Littleton): 303-730-8900

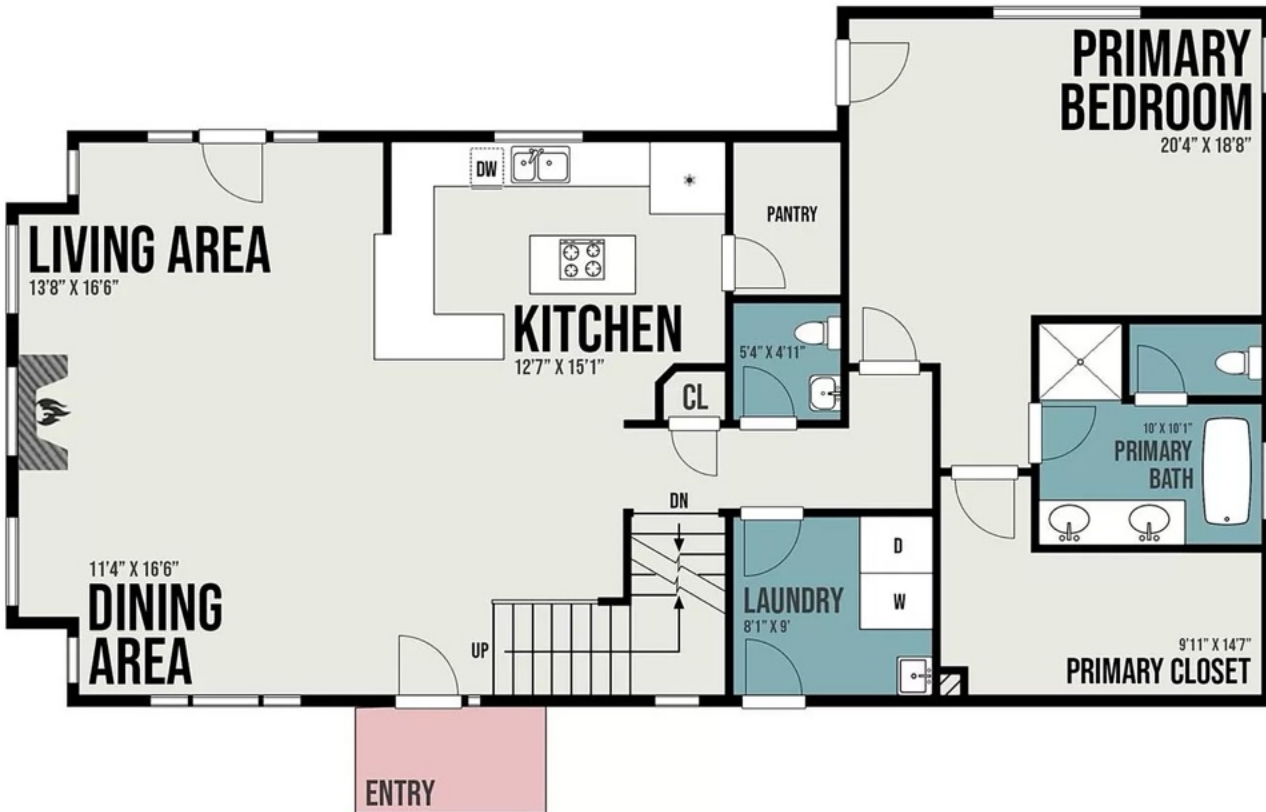
MEDICAL FACILITIES

- Conifer Medical Center: 303-647-5300
- Swedish Hospital: 303-523-0373
- Kaiser Permanente: 303-338-3800
- Aspen Park Pediatrics: 303-838-3355
- St. Anthony Health Center Evergreen 720-897-5609

A fire extinguisher & first aid kit are located under the kitchen sink.

Carbon monoxide and smoke detectors are located in the bedroom hallways.

27324 ARROWHEAD LN - MAIN FLOOR



1488 SQ FT

ALL MEASUREMENTS ARE APPROXIMATE AND FOR INFORMATION ONLY. DIMENSIONS MAY VARY SLIGHTLY FROM THE ABOVE. ALL INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SALES CONTRACT. SEE SALES CONTRACT FOR FULL DISCLOSURES AND ALL APPLICABLE LAWS AND REGULATIONS. © 2024 RECOLORADO.COM

27324 ARROWHEAD LN - SECOND FLOOR



ALL MEASUREMENTS ARE APPROXIMATE. MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE DOOR TO THE CENTER OF THE DOOR. ALL INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE WEBSITE. WWW.RECOLORADO.COM

27324 ARROWHEAD LN - LOWER LEVEL



1125 SQ FT

ALL MEASUREMENTS ARE APPROXIMATE. MEASUREMENTS ARE FOR INFORMATIONAL PURPOSES ONLY. MEASUREMENTS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL SURVEYOR. MEASUREMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE REALTOR'S CONTRACT.

Show From Until

For Include canceled reservations

Data Fields

- Listing Name
- Guest Name
- Guest City
- ReservationCode
- Source
- Check-in
- Check-Out
- C-in Time
- C-out Time
- Added Date
- # of Nights
- # of Adults
- # of Children
- # of Infants
- Email
- Phone
- Currency
- Payout
- Accom. Fee
- Cleaning Fee
- Platform Fee
- Other Fees

LISTING NAME	GUEST NAME	CHECK-IN	CHECK-OUT	# OF ADULTS	SOURCE
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Patrick Hazard	2024-06-01	2024-06-06	2	
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Cody Huggins	2024-06-23	2024-06-26	3	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Hank Bailey	2024-07-03	2024-07-13	6	Direct
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Roger Bartos	2024-07-14	2024-07-19	2	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Will Arnold	2024-07-20	2024-07-22	2	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Siana McDermott	2024-07-24	2024-07-26	2	

Wonder Lodge - Mountain Views, Hot Tub, Luxe	Karen Barnes	2024-07-27	2024-07-30	6	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Andrea Jeanfreau	2024-08-04	2024-08-10	4	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Wendy Heslip	2024-08-10	2024-08-17	2	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Ty Herbert	2024-08-30	2024-09-02	4	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Nate Miller	2024-09-23	2024-09-26	3	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Lois Lovelady	2024-10-29	2024-11-03	2	
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Rachel McGuire	2024-11-13	2024-11-16	4	
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Gisele Hamm	2024-11-27	2024-11-30	6	Website
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Joshue Navarro	2024-12-14	2024-12-16	2	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Trey Hall	2024-12-18	2024-12-22	4	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Ganesh Bhattarai	2024-12-22	2024-12-23	6	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Eileen Graziano	2024-12-23	2024-12-27	6	Website
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Megan Woodward	2024-12-27	2024-12-29	2	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	Elyse Steinman	2024-12-31	2025-01-02	6	Airbnb
Wonder Lodge - Mountain Views, Hot Tub, Luxe	David Swiatkowski	2025-01-04	2025-01-17	2	







