

**CASE SUMMARY**  
**Consent Agenda**

**BOA Hearing Date:** October 19, 2022

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**22-111567VC** Variance

**Owner/Applicant:** Philip Paul Reimers and Elizabeth Ann Reimers

**Location:** 29372 Paint Brush Circle, Evergreen  
Section 4, Township 5 South, Range 71 West

**Approximate Area:** 1.72 Acres

**Zoning:** Planned Development (PD) – Hiwan Hills Official Development Plan

**Purpose:** **To allow a side setback of 6.4 feet to the northwest where a setback of 20 feet is required for a detached garage.**

**Case Manager:** Cody J. Hedges

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**Issues:**

- None

**Recommendations:**

- **Staff:** Recommends APPROVAL

**Level of Community Interest:** Low

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

## Staff Report

**BOA Hearing Date:** October 19, 2022

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**Variance**

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**Previous Actions:** None

**Surrounding Zoning:** North: PD for single-family dwellings  
South: PD for single-family dwellings  
East: MR-1 for single-family dwellings  
West: PD for single-family dwellings

**Existing Use:** Residential

**Existing Structures:** Single Family Home

**Services:** Evergreen Metro District  
Evergreen Fire Protection District

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### **BACKGROUND/DISCUSSION:**

The applicant is seeking relief from the 20-foot side setback to allow construction of a detached garage at 6.4 feet from the property line. There is an 8-foot utility easement along the side and rear property lines, and the applicant obtained Letters of No Objection or an identification that no service is provided in the area from all utility companies that could have service in the area. The location of the garage is approximately northwest of the existing house and is meant to avoid the steep slopes around the property. A site visit to the location confirmed the existence of steep slopes to the south, and northeast of the existing house. In 2013 these same applicants applied for and were granted a Variance for an attached garage at a 5-foot side setback to the same property line. However, the applicants did not obtain the Building Permit in the timeframe approved in the conditions from the previous Variance.

### **SITE CHARACTERISTICS AND IMPACTS:**

The property is located within the Hiwan Hills subdivision, an established single-family residential neighborhood and is accessed from Paint Brush Circle, a County maintained, un-paved road. The property contains steep slopes throughout the property, with the exception of the location of the proposed detached garage, the current driveway, and a small area east of the home. The small area east of the home is approximately 15 feet lower than the current driveway and would require

significant grading against the steep slopes for access while the current driveway is already constructed to the location of the proposed detached garage. While the location of the proposed detached garage rests in an 8-foot utility easement running along the sides and rear of the property, Letters of No Objection, or an indication that the utility company does not service the area, have been obtained by the applicant. Overall, the proposed garage is expected to have no impact on the surrounding community.

#### **NOTIFICATION:**

In accordance with 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 15 days prior to the Board of Adjustment Hearing.
2. One sign, identifying the nature of the Variance 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 Enable, Plan JeffCo, Jefferson County Horse Council, and Hiwan Hills Improvement Association.

During the processing of the application, Staff did not receive responses in objection to the request.

#### **ANALYSIS:**

**The statutory and regulatory requirements set forth in Section 11 of the ZR 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.

#### **Applicant's Rationale:**

In a letter of hardship provided by the applicant, the applicant states:

*"[The] house sits at the top of a hill and then slopes significantly down on the property."*

#### **Staff Analysis:**

##### **Exceptional practical difficulty or undue hardship:**

Staff believes the applicant has established an undue hardship. The property contains specific physical attributes (steep terrain) that would make it difficult or impossible to meet the requirements of the zone district. The location for the proposed detached garage is sited to avoid the steep slopes present on the property.

##### **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 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 presence of steep slopes on the property create a significant obstacle to constructing the garage on other locations on the property. Finally, the Variance is not sought for solely an economic hardship, as there are significant physical constraints on the property.

**FINDINGS/RECOMMENDATIONS:**

Staff recommends that the Board of Adjustment find that the applicant **HAS** established an exceptional practical difficulty as well as all other criteria related to the requested Variance as required by the Jefferson County Zoning Resolution.

And;

Staff recommends that the Board of Adjustment **APPROVE** Case No. 22-111567 VC subject to the following condition:

1. The proposed detached garage be constructed in substantial conformance with the site plan on file, identified as Exhibit "A".
2. A building permit must be obtained within one year, on or prior to October 19, 2023.

COMMENTS PREPARED BY:

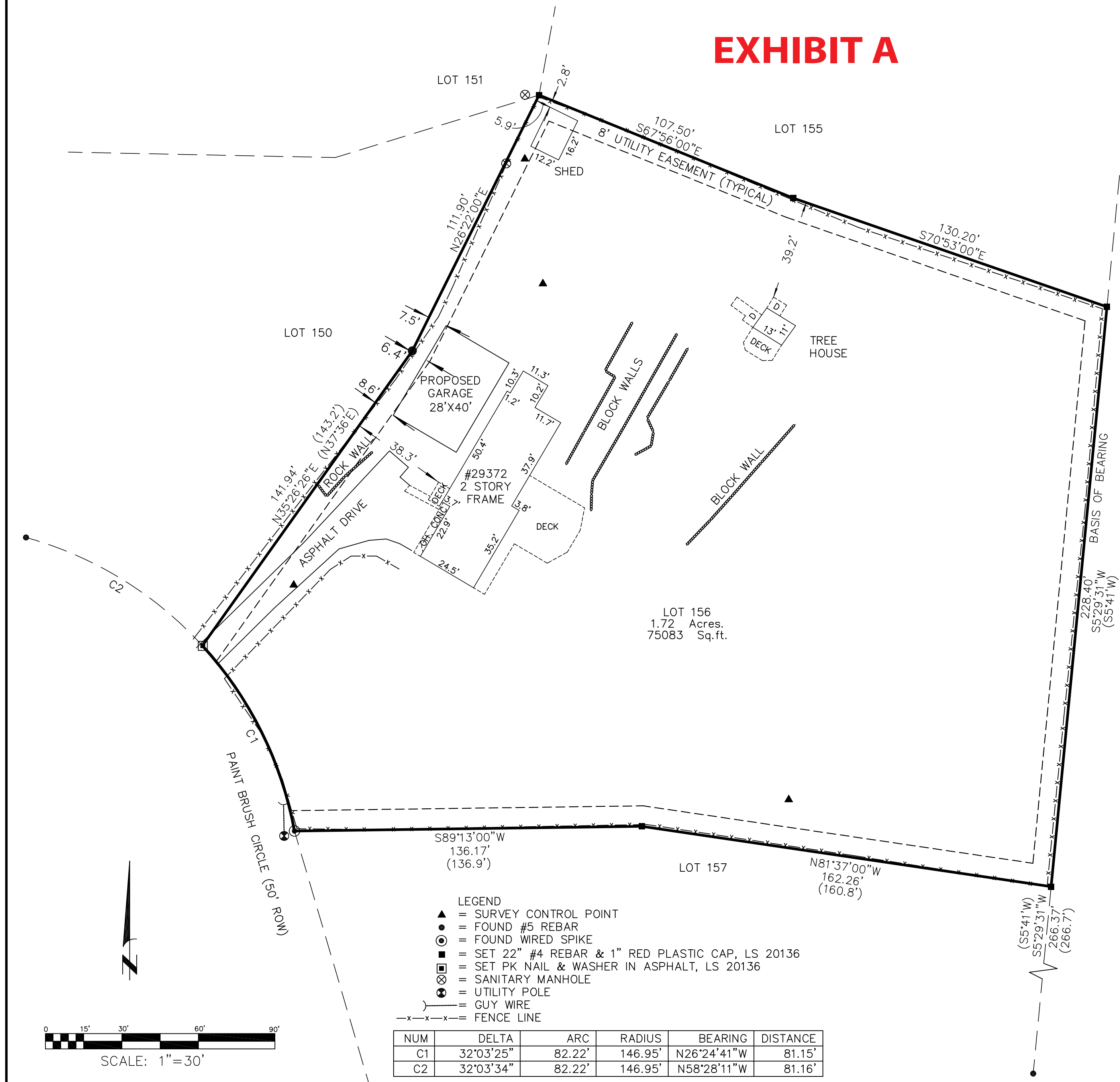
  
Cody J. Hedges, Planner II 10/11/2022



# IMPROVEMENT SURVEY PLAT

LOT 156, HIWAN HILLS BLOCK 3  
 PART OF THE NE 1/4 OF SEC. 4, T5S, R71W OF THE 6TH P.M.,  
 COUNTY OF JEFFERSON, STATE OF COLORADO

## EXHIBIT A



### LEGAL DESCRIPTION

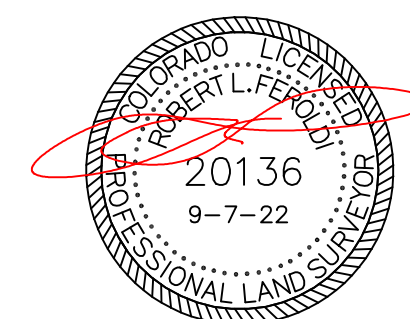
LOT 156, HIWAN HILL BLOCK 3 AS RECORDED IN PLAT BOOK 33 AT PAGE 26, BEING PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING 1.72 ACRES (75,083 SQ. FT) MORE OR LESS.

### NOTES

- EVERGREEN SURVEYING DID NOT PERFORM A FORMAL TITLE SEARCH ON SUBJECT PROPERTY. FOR OWNERSHIP AND EASEMENTS OF RECORD THIS LAND SURVEY PLAT RELIED UPON INFORMATION AVAILABLE AT THE COUNTY ASSESSORS' OFFICE.
- BASIS OF BEARING - THE EASTERLY LINE OF SAID LOT 156 BEING S 5°29'31" W (ASSUMED) WITH MONUMENTS AS SHOWN HEREON.
- THE LEGAL DESCRIPTIONS ON THIS PLAT WERE PREPARED BY ROBERT L. FEROLDI, PLS #20136, OF THE FIRM EVERGREEN SURVEYING, INC., P.O. BOX 3514, EVERGREEN, CO., 80439, (303)674-3444. JOB#B13191.
- DATE OF FIELD WORK - MARCH 2022.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 CRS.
- 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.
- DIMENSIONS IN ( ) ARE AS PREVIOUSLY DEEDED OR SURVEYED.
- DISTANCES ON THIS LAND SURVEY PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY  $\frac{1200}{3937}$  METERS.

### SURVEYOR'S CERTIFICATE

I, ROBERT L. FEROLDI, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME OR DIRECTLY UNDER MY SUPERVISION, RESPONSIBILITY AND CHECKING, AND IS ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AS DESCRIBED IN 38-51-102 COLORADO REVISED STATUTES. SUBJECT SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



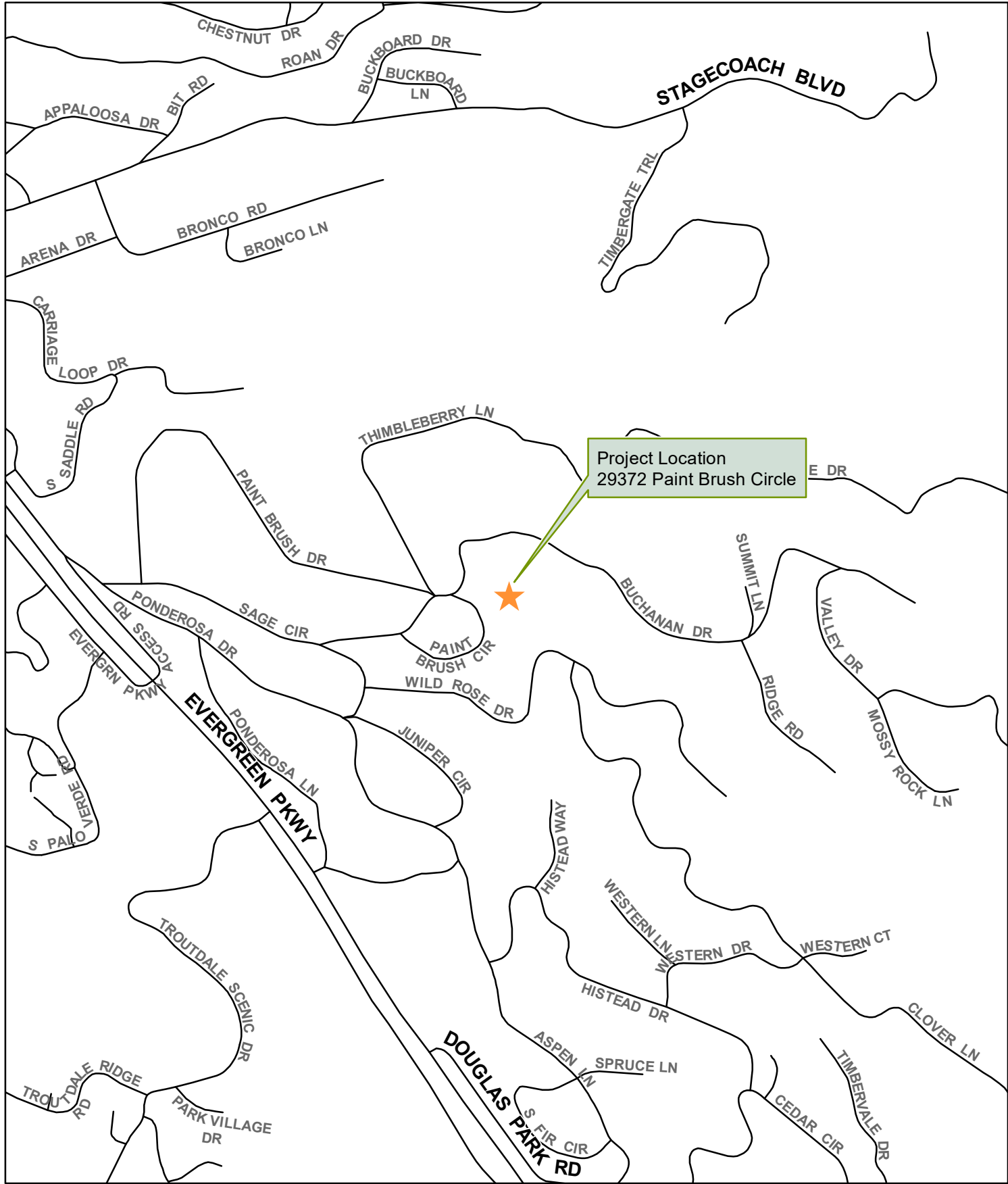
- LEGEND**
- ▲ = SURVEY CONTROL POINT
  - = FOUND #5 REBAR
  - = FOUND WIRED SPIKE
  - = SET 22" #4 REBAR & 1" RED PLASTIC CAP, LS 20136
  - = SET PK NAIL & WASHER IN ASPHALT, LS 20136
  - ⊗ = SANITARY MANHOLE
  - ⊙ = UTILITY POLE
  - ⊕ = GUY WIRE
  - x-x-x- = FENCE LINE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	32°03'25"	82.22'	146.95'	N26°24'41"W	81.15'
C2	32°03'34"	82.22'	146.95'	N58°28'11"W	81.16'

REVISIONS:  
9-7-22

EVERGREEN SURVEYING, INC.  
 6949 HWY. 73 SUITE MW-3  
 P.O. BOX 3514  
 EVERGREEN, CO 80439  
 EVERGREENSURVEYING@MSN.COM  
 303-674-3444 303-674-1318

DATE: 4-8-2022 JOB NO. B13191  
 DWG LOCATION SURVEY JOBS  
 F/B 167/48 DRAWN BY/ MW/BF  
 CHECKED BY:

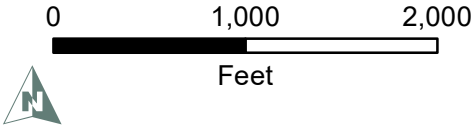


Project Location  
29372 Paint Brush Circle

Case Number: 22-111567VC  
Location: Sec. 4, T5S, R71W



**JEFFERSON**  
COUNTY COLORADO





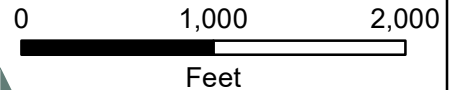


Project Location  
29372 Paint Brush Circle

Case Number: 22-111567VC  
Location: Sec. 4, T5S, R71W



**JEFFERSON**  
COUNTY COLORADO





Case Number (for staff use only): 22-111567VC

*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.*

**Applicant and Site Details**

29372 Paint Brush Circle		Evergreen	80439
<i>Address of Subject Property, Legal Description and/or Parcel ID Number</i>		<i>City</i>	<i>Zip</i>
Phillip & Elizabeth Reimers	pastorphilip@churchotc.com	303 507 0086	
<i>Property Owner</i>	<i>Email</i>	<i>Phone Number</i>	
29372 Paint Brush Circle		Evergreen	CO 80439
<i>Mailing Address</i>		<i>City</i>	<i>State Zip</i>
Phillip Reimers	pastorphilip@churchotc.com	303 507 0086	
<i>Contractor/Representative</i>	<i>Email</i>	<i>Phone Number</i>	

**For sign pick-up, please contact:** \_\_\_\_\_ **Email:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

**Specific Request**

Variance for setback for new detached Garage

**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.

  
Signature of Owner or Authorized Representative

4/8/2022  
Date

# Jefferson County Board of Adjustment Application

Case Number (for staff use only): 22-111567VC

## 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
<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					
<b>Special Exception*</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>
<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	
<input type="checkbox"/> Commercial Solar or Wind Installation	X	X	D	X	X	X		X		X		X		
<b>Appeal</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>
<input type="checkbox"/> Director's Determination	X	X		X	X	X								X

## List of Submittal Requirements

1. Signed application form
2. Cover letter
3. Addendum A, B, C, or D
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. Architectural 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. Other: \_\_\_\_\_

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

\* Fees are online at 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.

## Staff Use Only

**Hiwan Hills ODP - MR-1**

Zoning of Site                      Plat                      Receipt                      Renewal of Case Number                      CV Case Number

Lot size ok per ODP/17,400 SF | 1.72 acres    264F

Lot size Required                      Lot Size Shown                      FEMA Map Number                      In a Floodplain?  Yes  No

Legal Access via: **Paint Brush Cir.**

Number of Postcards Required: 6                      ISP Submitted (check one):  Print  Via email to: pzpermits@jeffco.us                       N/A

**KBryson**

**5/9/2022**

Reviewed by

Date

### Comments:

No cover letter or deed submitted.  
 Variance previously approved in 2013.

## A. Variance Addendum

Case Number (for staff use only): 22-111567VC

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.

House sits at the top of a hill and then slopes significantly down on the property.

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

Proposed Garage Placement is in the most logical placement. It would not interfere with any neighbors views, access or property.

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

None

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

The only practical place for garage to be placed.

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.

Approval for a larger attached structure was approved years ago but was not completed because the homeowner could not afford to move forward with the project.

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Jefferson County Variance Request for 29372 Paintbrush Circle (Cover Letter)

To Whom it may concern:

We are requesting a garage to be placed in the most logical place next to the house. All surveys and application forms have been completed. We understand a variance is required to allow us to be at 5ft from our property line. A similar although larger attached structure was approved September 11, 2013. It was not completed due to a financial hardship at the time.

At the time of the first request all due diligence was done and the county agreed that with the topography of the property this was the only logical spot. It was approved with a unanimous vote of the board of adjustment at the time. We would greatly appreciate approval to move forward with this garage project.

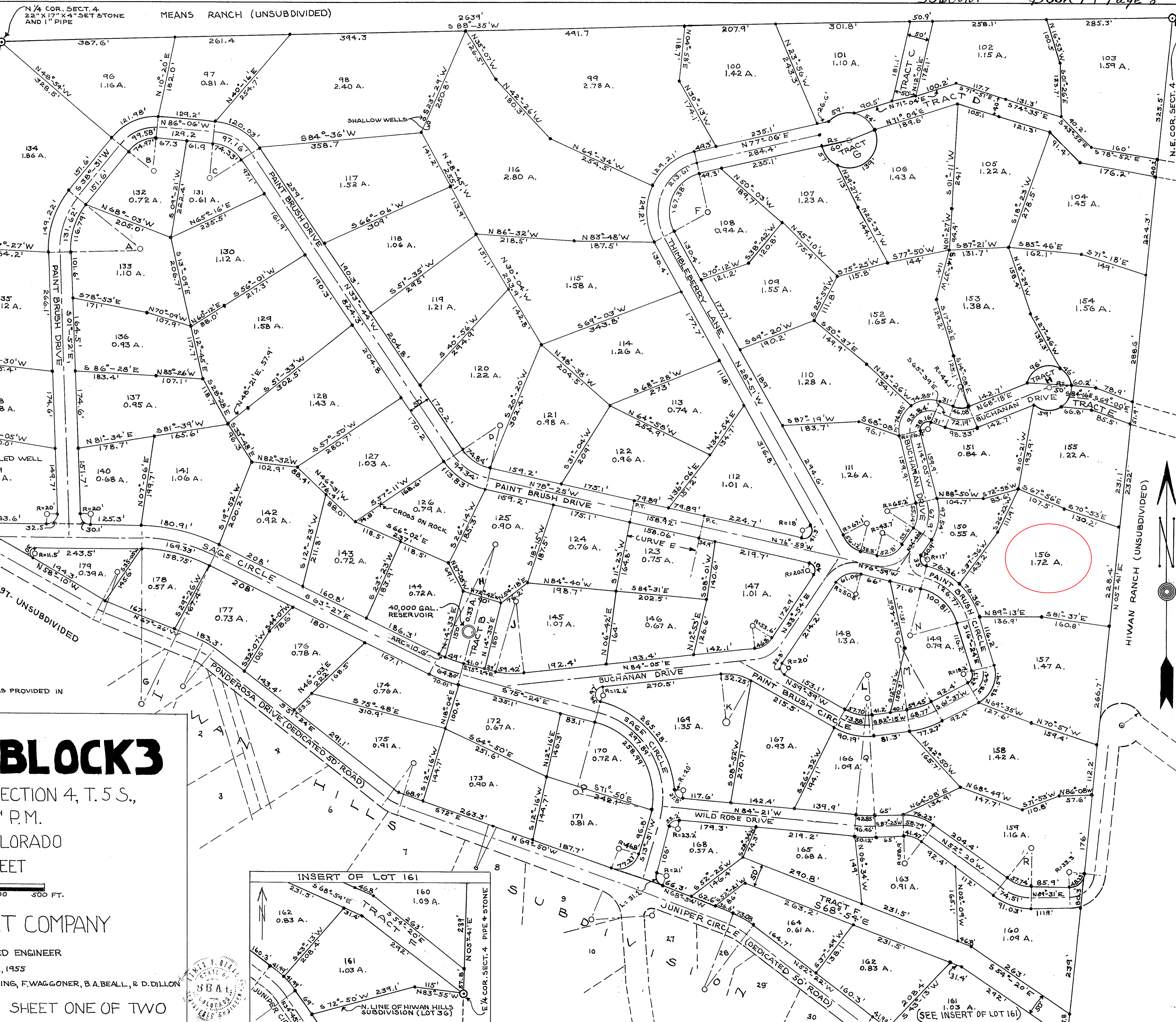
Philip and Elizabeth Reimers



**CURVE CONSTANTS ON  $\epsilon$  OF CURVES**

CURVE	R (FT.)	$\Delta$	D	T (FT.)	L (FT.)
A	186.72	40-23	30-41	69.27	131.62
B	101.19	55-23	56-37	33.12	49.58
C	106.31	52-22	53-53	52.30	47.16
D	120.99	44-41	47-22	49.73	44.34
E	6178.85	01-28	00-56	80.33	158.92
F	115.53	105-57	44-37	153.62	213.61
G	383.06	25-24	15-00	86.08	169.33
H	310.71	12-57	18-26	32.62	64.80
J	190.40	20-31	30-01	33.70	68.33
K	108.33	35-56	52-53	35.09	67.93
L	114.29	37-10	50-16	38.44	73.88
M	189.84	20-38	30-10	34.58	68.77
N	121.95	66-35	46-58	80.00	126.77
P	191.26	89-15	29-58	189.77	297.89
Q	322.36	08-16	17-48	23.21	46.46
R	111.71	38-09	51-12	38.65	74.51

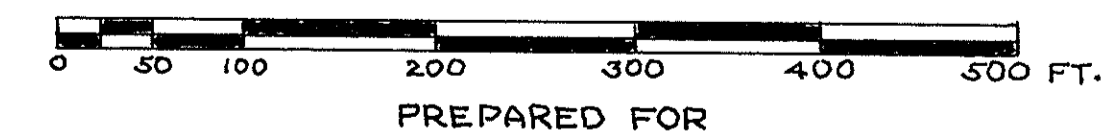
Unofficial



**NOTES:**  
 THIS PLAT OF "HIWAN HILLS-BLOCK 3" IS FILED IN TWO SHEETS.  
 SHEET NO. 1 HEREOF SHOWS MAP AND CURVE CONSTANTS.  
 SHEET NO. 2 HEREOF SHOWS DEDICATION, PROTECTIVE COVENANTS,  
 CERTIFICATES, APPROVALS AND ACCEPTANCE BY COUNTY.  
 AREA IN PLAT: 108 ACRES, MORE OR LESS.  
 LOT AREAS OBTAINED BY PLANIMETER.  
 ALL DEDICATED ROADS HAVE 50-FOOT RIGHT-OF-WAY.  
 • INDICATES PIPE OR STEEL PIN.  
 BEARINGS ARE BASED ON TRUE MERIDIAN.  
 8-FOOT UTILITY EASEMENTS RESERVED ALONG CERTAIN LOT LINES AS PROVIDED IN PROTECTIVE COVENANTS.

# HIWAN HILLS - BLOCK 3

A SUBDIVISION IN THE EAST 1/2 OF SECTION 4, T. 5 S.,  
 R. 71 W. OF THE 6<sup>TH</sup> P.M.  
 JEFFERSON COUNTY, COLORADO  
 SCALE: 1 INCH = 100 FEET



PREPARED FOR  
**HIWAN DEVELOPMENT COMPANY**

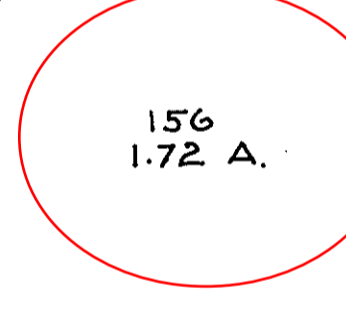
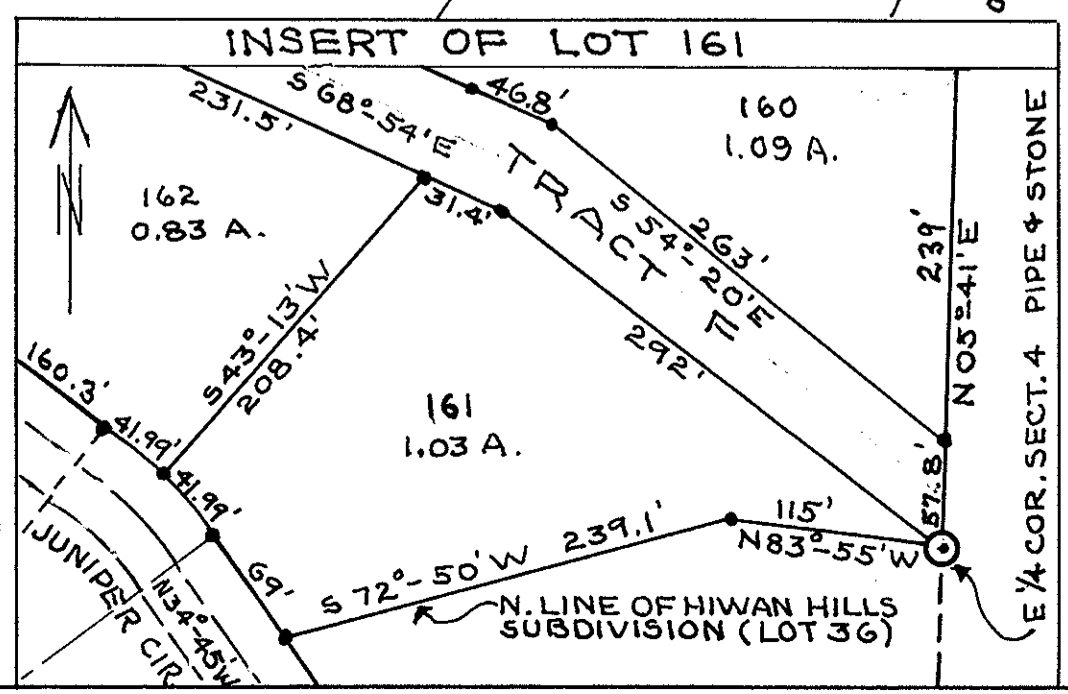
BY  
**JAMES F. BEALL JR., REGISTERED ENGINEER**

EVERGREEN COLORADO FEB., 1955

SURVEYED BY G. GILFILLAN & J. BEALL, TRANSITMEN, & I. K. BROWNING, F. WAGGONER, B. A. BEALL, & D. DILLON

IN TWO SHEETS

SHEET ONE OF TWO





MAP, DEDICATION AND PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE HIWAN DEVELOPMENT CO., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING - DESCRIBED REAL ESTATE SITUATE IN JEFFERSON COUNTY, STATE OF COLORADO, TO WIT:

THAT PART OF THE EAST ONE-HALF OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN JEFFERSON COUNTY, COLORADO DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 88°35' WEST ALONG THE NORTH LINE OF SECTION 4, 2639 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 07°03' WEST ALONG THE WEST LINE OF THE EAST ONE-HALF OF SECTION 4, 891 FEET; THENCE NORTH 18°36' WEST, 155 FEET TO THE NORTHEAST - ERLY BOUNDARY LINE OF PONDEROSA DRIVE, A DEDICATED PUBLIC ROAD; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNARY LINES OF PONDEROSA DRIVE AND JUNIPER CIRCLE, BOTH BEING DEDICATED PUBLIC ROADS, AS SHOWN ON THE RECORDED PLAT OF HIWAN HILLS SUBDIVISION, A DISTANCE OF 2586 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF LOT 36 OF HIWAN HILLS SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 36, 354.1 FEET TO THE EAST ONE-QUARTER CORNER OF SECTION 4; THENCE NORTH 05°41' EAST ALONG THE EAST LINE OF SECTION 4, 2322 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 108 ACRES, MORE OR LESS, DOES HEREBY PLAT AND SUBDIVIDE THE SAME UNDER THE STYLE AND NAME OF "HIWAN HILLS - BLOCK 3" WITH LOTS AND ROADS AS SHOWN THEREON AND THE SAID OWNER DOES BY THESE PRESENTS GRANT AND DEDICATE TO JEFFERSON COUNTY, COLORADO, IN FEE SIMPLE, FOR THE USE OF THE PUBLIC ALL OF SUCH ROADS (THE WORD "ROADS" SHALL INCLUDE THE WORDS "DRIVE," "LANE," AND "CIRCLE"). THE OWNER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE FOLLOWING RIGHTS IN AND TO THE LOTS IN "HIWAN HILLS - BLOCK 3" AND HEREBY SUBJECTS THE USE OF THE SAID LOTS TO THE FOLLOWING RESTRICTIONS AND PROTECTIVE COVENANTS:

1. THE RESTRICTIONS AND PROTECTIVE COVENANTS AGAINST HIWAN HILLS - BLOCK 2, RECORDED NOVEMBER 16, 1954 IN PLAT BOOK 13 AT PAGE 46 OF JEFFERSON COUNTY, COLORADO RECORDS, APPLY IN FULL TO "HIWAN HILLS - BLOCK 3", WITH THE FOLLOWING EXCEPTION:  
A. ONE OR TWO DETACHED SINGLE-FAMILY DWELLINGS NOT TO EXCEED TWO STORIES IN HEIGHT, AND ONE OR TWO PRIVATE GARAGES, EACH FOR NOT MORE THAN THREE CARS, CAN BE PLACED, ERECTED, ALTERED AND PERMITTED TO REMAIN ON LOTS NUMBERED 98, 99 AND 116 OF "HIWAN HILLS - BLOCK 3".  
IN WITNESS WHEREOF, THE HIWAN DEVELOPMENT CO., A COLORADO CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, ATTESTED BY ITS SECRETARY, THIS FIFTH DAY OF FEBRUARY, 1955.

HIWAN DEVELOPMENT CO.  
BY [Signature]  
PRESIDENT

ATTEST:  
[Signature]  
SECRETARY

STATE OF COLORADO }  
COUNTY OF JEFFERSON } SS  
THE FOREGOING MAP AND DEDICATION OF "HIWAN HILLS - BLOCK 3" AND THE RESTRICTIONS AND PROTECTIVE COVENANTS THERETO WAS ACKNOWLEDGED BEFORE ME THIS FIFTH DAY OF FEBRUARY, 1955, BY D.E. BUCHANAN AS PRESIDENT AND ROBERT M. KIRCHNER AS SECRETARY OF HIWAN DEVELOPMENT CO., A COLORADO CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: SEPT. 1, 1958.  
[Signature]  
NOTARY PUBLIC

ENGINEER'S CERTIFICATE

I, JAMES F. BEALL JR., A LICENSED AND PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY AND PLAT OF "HIWAN HILLS - BLOCK 3" WERE MADE BY ME OR UNDER MY SUPERVISION AND INSTRUCTIONS, AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT THERE ARE NO DITCHES OR PIPE LINES IN EVIDENCE ON THIS SUBDIVISION, EXCEPT ANY SHOWN HEREON, AND EXCEPT THOSE LOCATED WITHIN ROADS, UTILITY EASEMENTS OR TRACTS RESERVED FOR UTILITIES.

[Signature]  
REGISTERED PROFESSIONAL ENGINEER

STATE OF COLORADO }  
COUNTY OF JEFFERSON } SS  
SUBSCRIBED AND SWORN TO BEFORE ME THIS SECOND DAY OF FEBRUARY, 1955, BY JAMES F. BEALL, JR.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: SEPT. 1, 1958.

[Signature]  
NOTARY PUBLIC

APPROVALS

APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 9th DAY OF FEBRUARY, 1955.

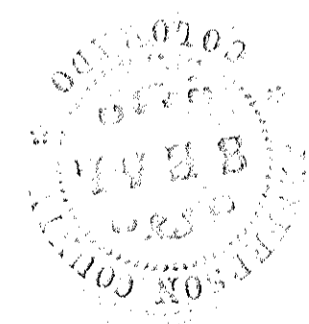
[Signature]  
CHAIRMAN

[Signature]  
SECRETARY

THE PLAT OF "HIWAN HILLS - BLOCK 3" IN TWO SHEETS IS APPROVED FOR FILING, AND CONVEYANCE OF THE PUBLIC WAYS SHOWN THEREON ARE ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO THIS 14th DAY OF February 1955, SUBJECT TO THE CONDITION THAT THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH PUBLIC WAYS ONLY AFTER CONSTRUCTION OF PUBLIC WAYS HAVE BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER.

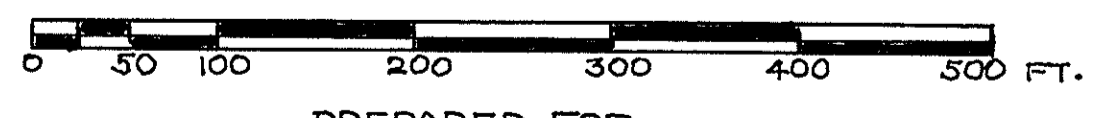
[Signature]  
CHAIRMAN

[Signature]  
CLERK



HIWAN HILLS - BLOCK 3

A SUBDIVISION IN THE EAST 1/2 OF SECTION 4, T. 5 S., R. 71 W. OF THE 6th P.M. JEFFERSON COUNTY, COLORADO  
SCALE: 1 INCH = 100 FEET



PREPARED FOR  
HIWAN DEVELOPMENT COMPANY  
BY  
JAMES F. BEALL JR., REGISTERED ENGINEER  
EVERGREEN, COLORADO FEB., 1955

SURVEYED BY G. GILFILLAN & J.F. BEALL, TRANSITMEN, & I.K. BROWNING, FWAGGONER, B.A. BEALL, & D. DILLON

IN TWO SHEETS

SHEET TWO OF TWO

ATTORNEY'S CERTIFICATE

I, RAYMOND O. HAGERTY, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLES OF ALL THE LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE PLAT OF "HIWAN HILLS - BLOCK 3" AS A PUBLIC WAY, AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, DATED THIS SECOND DAY OF FEBRUARY, 1955.

[Signature]  
ATTORNEY AT LAW

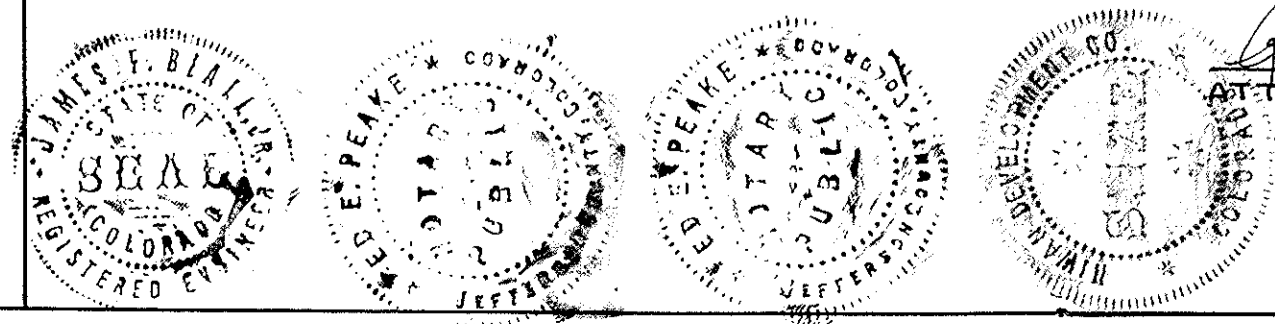
COUNTY CLERK AND RECORDER'S ACCEPTANCE

ACCEPTED FOR FILING IN THE OFFICE OF THE JEFFERSON COUNTY CLERK AND RECORDER THIS 24 DAY OF Feb., 1955.

RECEPTION NO. 600107

TIME: 4:00 p.m.

[Signature]  
COUNTY CLERK AND RECORDER



Unofficial























**WARRANTY DEED**

THIS DEED, made this 22nd day of May, 2008, between DONALD R. MARCUE of the County of Jefferson and State of Colorado, grantor, and PHILIP PAUL REIMERS AND ELIZABETH ANN REIMERS whose legal address is 29372 Paint Brush Circle, Evergreen, CO 80439 of the County of Jefferson, State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$395,000.00), 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:

Lot 156,  
Hiwan Hills, Block 3,  
County of Jefferson,  
State of Colorado

also known by street and number as: 29372 Paint Brush Circle, Evergreen, CO 80439-8526

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the 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 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 whatsoever, except:

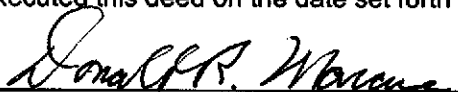
*Dee per 3950*

general taxes for the current year and subsequent years; except for those encumbrances identified on Exhibit A attached hereto and by this reference made a part of this deed.

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.

  
Donald R. Marcue

STATE OF Colorado

COUNTY OF Jefferson

I, Jill Y. Tadra, a Notary Public of the County and State first above written, do hereby certify that the foregoing instrument was acknowledged before me this 22nd day of May, 2008, by Donald R. Marcue.

Witness my hand and official seal,

  
Jill Y. Tadra, Notary Public

My Commission Expires: 01/16/10

After recording return to:

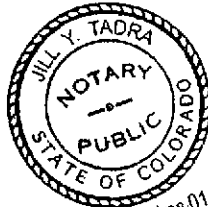


EXHIBIT A  
(1447760 )

All items set forth on the plat of Hiwan Hills Block 3.

Covenants, conditions and restrictions (but omitting therefrom any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, if any), which do not include a forfeiture or reverter clause, and any and all supplements, amendments and annexations thereto, set forth on the recorded plat of Hiwan Hills Block 3.

Covenants, conditions and restrictions, (but omitting therefrom any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, if any) which do not include a forfeiture or reverter clause, and any and all supplements, amendments, and annexations thereto, set forth in the instrument(s) recorded May 3, 1979 as Reception No. 79038674.

Note: Amendment of said covenants, conditions and restrictions (but omitting therefrom any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, if any), by an instrument recorded August 21, 1979 as Reception No. 79075596.

The effect of the inclusion of the subject property in the North Evergreen Sanitation District, as disclosed by the instrument recorded March 20, 1972 in Book 2354 at Page 857.

The effect of the inclusion of the subject property in the Evergreen Metropolitan Recreation and Park District, as disclosed by the instrument recorded January 11, 1971 in Book 2231 at Page 329 as Reception No. 401161.

Terms, conditions, provisions, agreements and obligations specified under the Easement, which was recorded June 3, 1976 in Book 2859 at Page 323 as Reception No. 790103.

Terms, conditions, provisions, agreements and obligations specified under the Indenture, which was recorded February 19, 1980 as Reception No. 80012849.

All water, water rights, or claims thereto, in, on or under the land.

*LRM*



KNOW ALL MEN BY THESE PRESENTS:

THAT THE HIWAN DEVELOPMENT CO., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN JEFFERSON COUNTY, STATE OF COLORADO, TO WIT:

THAT PART OF SECTIONS 3 AND 10, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN JEFFERSON COUNTY, COLORADO DESCRIBED AS: BEGINNING AT THE SOUTH ONE-SIXTEENTH CORNER ON THE WEST LINE OF SAID SECTION 3, WHICH POINT IS ALSO THE SOUTHEAST CORNER OF HIWAN HILLS SUBDIVISION, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 05°42' WEST, 132.6 FEET; THENCE NORTH 89°48' EAST, 222.1 FEET; THENCE SOUTH 67°04' EAST, 114.5 FEET; THENCE SOUTH 66°21' EAST, 174.2 FEET; THENCE SOUTH 74°37' EAST, 123.8 FEET; THENCE SOUTH 76°28' EAST, 128.8 FEET; THENCE SOUTH 76°12' EAST, 269.0 FEET; THENCE SOUTH 71°13' EAST, 158.2 FEET; THENCE SOUTH 70°51' EAST, 188.2 FEET; THENCE SOUTH 47°13' WEST, 120.7 FEET; THENCE SOUTH 15°46' EAST, 78 FEET; THENCE SOUTH 24°14' WEST, 138.4 FEET; THENCE SOUTH 00°45' WEST, 125.8 FEET; THENCE NORTH 49°44' WEST, 259.7 FEET; THENCE SOUTH 00°12' EAST, 166.0 FEET; THENCE SOUTH 00°27' WEST, 176.5 FEET; THENCE SOUTH 11°24' EAST, 114.8 FEET; THENCE SOUTH 78°57' EAST, 146.6 FEET; THENCE SOUTH 02°46' WEST, 238.0 FEET; THENCE SOUTH 84°56' EAST, 50.5 FEET TO THE WEST ONE-SIXTEENTH CORNER ON THE SOUTH LINE OF SECTION 3 MARKED BY A 1 INCH STEEL ROD IN A MOUND OF STONES, WHICH POINT IS ALSO THE NORTHEAST CORNER OF THE CITY AND COUNTY OF DENVER PROPERTY; THENCE SOUTH 61°30' EAST, 129.1 FEET; THENCE ALONG THE NORTH BOUNDARY LINE OF PINE DRIVE, SOUTH 70°20' EAST, 651.2 FEET TO ITS POINT OF CURVATURE TO THE LEFT OF 157A9-FOOT RADIUS AND 27°07' CENTRAL ANGLE; THENCE ALONG SAID CURVE, 74.43 FEET TO ITS POINT OF TANGENCY; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PINE DRIVE, NORTH 82°33' EAST, 280.7 FEET TO ITS POINT OF CURVATURE TO THE RIGHT OF 477.3-FOOT RADIUS AND 15°33' CENTRAL ANGLE; THENCE ALONG SAID CURVE, 112.15 FEET TO ITS POINT OF TANGENCY; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PINE DRIVE, SOUTH 83°54' EAST, 374.4 FEET TO ITS POINT OF CURVATURE TO THE RIGHT OF 197.73-FOOT RADIUS AND 30°19' CENTRAL ANGLE; THENCE ALONG SAID CURVE 104.52 FEET TO ITS POINT OF TANGENCY; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PINE DRIVE, SOUTH 53°35' EAST, 101.9 FEET TO ITS POINT OF CURVATURE TO THE LEFT OF 163.49-FOOT RADIUS AND 41°05' CENTRAL ANGLE; THENCE ALONG SAID CURVE 117.20 FEET TO ITS POINT OF TANGENCY; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PINE DRIVE, NORTH 85°20' EAST, 113.7 FEET TO ITS POINT OF CURVATURE TO THE RIGHT OF 632.24-FOOT RADIUS AND 11°46' CENTRAL ANGLE; THENCE ALONG SAID CURVE 129.9 FEET TO ITS POINT OF TANGENCY; THENCE CONTINUING ALONG THE NORTH AND EAST LINE OF SAID PINE DRIVE, SOUTH 82°42' EAST, 535.0 FEET TO ITS POINT OF CURVATURE TO THE RIGHT OF 193.52-FOOT RADIUS AND 69°44' CENTRAL ANGLE; THENCE ALONG SAID CURVE, 235.48 FEET TO ITS POINT OF TANGENCY; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID PINE DRIVE, SOUTH 12°58' EAST, 278.0 FEET TO ITS POINT OF CURVATURE TO THE RIGHT OF 72.06-FOOT RADIUS AND 154°21' CENTRAL ANGLE; THENCE ALONG SAID CURVE, 168.93 FEET TO ITS POINT OF TANGENCY; THENCE NORTH 58°37' WEST, 113 FEET TO THE NORTHEAST CORNER OF THE TRACT RECORDED IN BOOK 737 AT PAGE 497 OF JEFFERSON COUNTY, COLORADO RECORDS; THENCE NORTH 74°31' WEST, 160.5 FEET TO NORTHEAST CORNER OF TRACT RECORDED IN BOOK 652 AT PAGE 533 OF JEFFERSON COUNTY, COLORADO RECORDS; THENCE NORTH 84°27' WEST, 76.0 FEET; THENCE NORTH 23°16' WEST, 25.7 FEET TO A POINT ON THE EAST LINE OF TRACT RECORDED IN BOOK 720 AT PAGE 259 OF JEFFERSON COUNTY, COLORADO RECORDS; THENCE NORTH 04°15' WEST, 99.7 FEET TO NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 82°05' WEST, 281 FEET TO NORTHWEST CORNER OF TRACT RECORDED IN BOOK 732 AT PAGE 469 OF JEFFERSON COUNTY RECORDS; THENCE NORTH 65°25' WEST, 234.1 FEET ALONG THE NORTH LINE OF THE F.M. BAIN TRACT; THENCE NORTH 47°38' WEST, 189.4 FEET ALONG THE NORTH LINE OF SAID BAIN TRACT; THENCE NORTH 84°39' WEST, 630 FEET ALONG THE NORTH LINE OF THE F.M. BAIN TRACT AS RECORDED IN BOOK 838 AT PAGE 143 OF JEFFERSON COUNTY RECORDS; THENCE SOUTH 04°39' WEST, 153.4 FEET ALONG THE WEST LINE OF SAID BAIN TRACT; THENCE NORTH 87°49' WEST, 144.6 FEET ALONG THE NORTH LINE OF THE TRACT RECORDED IN BOOK 792 AT PAGE 8 OF JEFFERSON COUNTY, COLORADO RECORDS; THENCE NORTH 05°40' WEST, 74 FEET TO THE NORTHEAST CORNER OF THE TRACT RECORDED IN BOOK 782 AT PAGE 113 OF JEFFERSON COUNTY, COLORADO RECORDS; THENCE NORTH 72°44' WEST, 256.5 FEET ALONG THE NORTH LINE OF SAID TRACT; THENCE SOUTH 23°57' WEST, 209 FEET ALONG THE WEST LINE OF SAID TRACT RECORDED IN SAID BOOK 782 AT PAGE 113 TO THE NORTHEAST CORNER OF LOT 27 OF DOUGLAS PARK, AN ADDITION TO THE TOWN OF EVERGREEN; THENCE NORTH 57°51' WEST, 164 FEET ALONG THE NORTH LINE OF SAID LOT 27; THENCE NORTH 54°44' WEST, 154.8 FEET ALONG THE NORTH LINE OF LOT 28 OF SAID DOUGLAS PARK; THENCE NORTH 53°22' WEST, 148.6 FEET ALONG THE NORTH LINE OF LOT 31 OF DOUGLAS PARK; THENCE NORTH 65°03' WEST, 210 FEET TO THE WEST LINE OF THE NE 1/4 NW 1/4 OF SAID SECT. 10; THENCE NORTH 02°22' EAST, 227.6 FEET TO THE WEST ONE-SIXTEENTH CORNER ON THE SOUTH LINE OF SECTION 3, MARKED BY A ONE-INCH STEEL ROD IN A MOUND OF STONES, WHICH POINT IS ALSO THE NORTHEAST CORNER OF THE CITY AND COUNTY OF DENVER PROPERTY; THENCE NORTH 89°56' WEST, 403.0 FEET ALONG THE SOUTH LINE OF SECTION 3 TO THE NORTHEAST LINE OF THE EXISTING PUBLIC ROAD; THENCE NORTH 24°29' WEST, 126.9 FEET ALONG THE NORTH-EAST LINE OF SAID PUBLIC ROAD; THENCE NORTH 28°57' WEST, 65 FEET ALONG THE NORTHEAST LINE OF SAID ROAD; THENCE NORTH 69°27' WEST, 105 FEET ALONG THE NORTHEAST LINE OF SAID ROAD; THENCE NORTH 61°21' WEST, 85 FEET ALONG THE NORTH LINE OF SAID ROAD TO THE SOUTHEAST CORNER OF LOT 35 OF DOUGLAS PARK ADDITION; THENCE NORTH 20°29' WEST, 158.9 FEET; THENCE NORTH 80°04' WEST, 72.8 FEET; THENCE NORTH 56°52' WEST, 84.1 FEET;

THENCE NORTH 56°52' WEST, 183.1 FEET TO THE ORIGINAL AND MOST NORTHERLY CORNER OF LOT 39 OF DOUGLAS PARK; THENCE SOUTH 64°15' WEST, 294.9 FEET TO A POINT ON THE WEST LINE OF SECTION 3; THENCE NORTH 05°42' EAST, 713.4 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 46 ACRES, MORE OR LESS, DOES HEREBY PLAT AND SUBDIVIDE THE SAME UNDER THE NAME AND STYLE OF "HIWAN HILLS - BLOCK 2" WITH LOTS AND ROADS AS SHOWN THEREON AND DO BY THESE PRESENTS GRANT AND DEDICATE TO JEFFERSON COUNTY, COLORADO, IN FEE SIMPLE, ALL OF SUCH ROADS (THE WORD "ROADS" SHALL INCLUDE THE WORDS "DRIVE", "LANE", AND "CIRCLE") THE OWNER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING RIGHTS IN AND TO THE LOTS IN HIWAN HILLS - BLOCK 2 AND HEREBY SUBJECTS THE USE OF THE SAID LOTS TO THE FOLLOWING RESTRICTIONS AND PROTECTIVE COVENANTS:

- 1. NO STRUCTURE SHALL BE PLACED, ERECTED, ALTERED OR PERMITTED TO REMAIN ON ANY BUILDING SITES OTHER THAN ONE DETACHED, SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT, A PRIVATE GARAGE FOR NOT MORE THAN THREE CARS, AND OTHER OUT BUILDINGS INCIDENTAL TO RESIDENTIAL USE OF ANY LOT.
2. NO BUILDING OR STRUCTURE SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE BUILDING PLANS, SPECIFICATIONS, AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING OR STRUCTURE HAVE BEEN APPROVED IN WRITING AS TO GENERAL PLAN AND EXTERNAL DESIGN AND AS TO THE LOCATION OF THE STRUCTURE WITH RESPECT TO PROP-

ERTY AND SET-BACK LINES BY THE SUBDIVIDERS OR THEIR DULY APPOINTED AGENT. SHOULD THE SUBDIVIDERS OR THEIR AGENT FAIL TO APPROVE OR DISAPPROVE SUCH PLAN, DESIGN AND LOCATION WITHIN THIRTY (30) DAYS AFTER SUCH PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO THEM OR IF NO SUIT TO ENJOIN THE ERECTION OR ALTERATION OF ANY BUILDING OR STRUCTURE HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, THEN SUCH APPROVAL SHALL NOT BE REQUIRED AND THE PLANS, SPECIFICATIONS AND PLOT PLANS SHALL BE DEEMED TO HAVE BEEN APPROVED. NEITHER THE SUBDIVIDERS NOR THEIR AGENT SHALL RECEIVE ANY COMPENSATION FOR THE SERVICES MENTIONED HEREIN.

3. ALL LOTS SHALL BE LIMITED TO RESIDENTIAL USE ONLY AND NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CONDUCTED UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

4. NO DWELLING SHALL BE PERMITTED OR ERECTED ON ANY LOT WITH A GROUND FLOOR AREA, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, LESS THAN 1,000 SQUARE FEET FOR SINGLE STORY STRUCTURES OR 850 SQUARE FEET FOR TWO STORY STRUCTURES.

5. NO BASEMENT, TENT, SHACK, GARAGE, BARN, TRAILER, OUTBUILDING OR ANY TEMPORARY STRUCTURE SHALL BE OCCUPIED OR USED AS A RESIDENCE.

6. AN EASEMENT EIGHT FEET WIDE IS EXCEPTED AND RESERVED ALONG ALL SIDE AND REAR LOT LINES OF SAID LOTS FOR UTILITY INSTALLATION AND MAINTENANCE; PROVIDED HOWEVER, THE OWNER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO VACATE THE EASEMENTS ALONG ANY INTERIOR SIDE LOT LINES IF TWO OR MORE ADJOINING LOTS ARE SOLD FOR USE AS A SINGLE DWELLING SITE.

7. WHEN PUBLIC SEWERS BECOME AVAILABLE, ALL DWELLINGS MUST MAKE USE THEREOF AND PENDING AVAILABILITY OF SEWERS, EACH DWELLING MUST BE PROVIDED WITH A SEPTIC TANK AND LEACHING FIELD OR A DISPOSAL SYSTEM OF A DESIGN APPROVED BY THE STATE BOARD OF HEALTH AND CORRECTLY INSTALLED TO BE HARMLESS TO OTHER AND ADJOINING PROPERTY. NO OUTSIDE TOILET SHALL BE ERECTED OR PERMITTED ON ANY LOT.

8. EXCEPT UPON WRITTEN PERMISSION OF THE SUBDIVIDERS OR THEIR AGENT, NO TIMBER OF SIZE GREATER THAN THREE INCHES IN DIAMETER AT THE BASE SHALL BE REMOVED FROM ANY LOT OR DESTROYED UNLESS NECESSARY TO PROVIDE THE LOCATION FOR A RESIDENCE, OUTBUILDING, PRIVATE GARAGE, SERVANTS' QUARTERS, PRIVATE DRIVEWAY OR OTHER IMPROVEMENTS NECESSARY OR SUITABLE TO BE ERECTED UPON RESIDENTIAL PROPERTY.

9. NO BILLBOARD OR OTHER ADVERTISING DEVICE SHALL BE ERECTED OR PERMITTED ON ANY LOT NOR SHALL ANYTHING BE DONE OR PERMITTED ON ANY LOT WHICH WILL DEFACE OR MAR THE NATURAL SCENERY THEREON.

10. THE PROVISIONS HEREOF SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS UNTIL DECEMBER 31, 1974; AFTER WHICH TIME SAID PROVISIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE TEN YEAR PERIODS; PROVIDED, HOWEVER, THAT AT ANY TIME AFTER DECEMBER 31, 1974, THE OWNERS OF A MAJORITY OF THE LOTS IN HIWAN HILLS-BLOCK 2 MAY, BY INSTRUMENT IN WRITING DULY SIGNED, ACKNOWLEDGED AND RECORDED IN THE OFFICE OF THE RECORDER OF JEFFERSON COUNTY, CHANGE, REVOKE OR ALTER SAID PROVISIONS IN WHOLE OR IN PART.

11. IN CASE OF ANY VIOLATION OF ANY OF THE PROVISIONS HEREOF, THE OWNER OR OWNERS OF ANY LOT IN HIWAN HILLS-BLOCK 2 MAY, IN ADDITION TO OTHER REMEDIES AT LAW OR IN EQUITY INCLUDING ACTION FOR DAMAGES, HAVE SUCH VIOLATIONS PERPETUALLY ENJOINED OR, IN THE CASE OF THE ERECTION OR MAINTENANCE OF ANY BUILDING, STRUCTURE OR THING IN VIOLATION OF ANY OF THE PROVISIONS HEREOF, MAY HAVE SUCH BUILDING, STRUCTURE OR THING REMOVED BY PROPER LEGAL PROCEEDINGS.

12. INVALIDATION OF ANY OF THE PROVISIONS HEREOF BY JUDGMENT OR ORDER OF COURT SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS HEREOF WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE HIWAN DEVELOPMENT CO., A COLORADO CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, ATTESTED BY ITS SECRETARY, THIS FIFTH DAY OF NOVEMBER, 1954.

HIWAN DEVELOPMENT CO.

By: [Signature] PRESIDENT

ATTEST: [Signature] SECRETARY

STATE OF COLORADO COUNTY OF JEFFERSON ) ss. THE FOREGOING MAP AND DEDICATION OF "HIWAN HILLS - BLOCK 2" AND THE RESTRICTIONS AND PROTECTIVE COVENANTS THERETO WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF NOVEMBER, 1954, BY D.E. BUCHANAN AS PRESIDENT AND ROBERT M. KIRCHNER AS SECRETARY OF HIWAN DEVELOPMENT CO., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: Sept. 1st 1958

[Signature] NOTARY PUBLIC

ENGINEER'S CERTIFICATE

I, JAMES F. BEALL JR., A LICENSED AND REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY AND PLAT OF "HIWAN HILLS - BLOCK 2" WERE MADE BY ME OR UNDER MY SUPERVISION AND INSTRUCTIONS, AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT THERE ARE NO DITCHES OR PIPE LINES IN EVIDENCE ON THIS SUBDIVISION, EXCEPT AS SHOWN HEREON, AND EXCEPT THOSE LOCATED WITHIN ROADS OR UTILITY EASEMENTS.

[Signature] REGISTERED PROFESSIONAL ENGINEER

STATE OF COLORADO COUNTY OF JEFFERSON ) ss. SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF NOVEMBER, 1954.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: Sept. 1st 1958

[Signature] NOTARY PUBLIC

HIWAN HILLS-BLOCK 2

A SUBDIVISION IN SECTIONS 3 AND 10, TOWNSHIP 5 SOUTH RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN JEFFERSON COUNTY, COLORADO

SCALE: 1 INCH = 100 FEET SURVEYED AND PLATTED UNDER THE DIRECTION OF JAMES F. BEALL, JR., REGISTERED PROFESSIONAL ENGINEER

EVERGREEN, COLORADO OCTOBER 30, 1954.

IN TWO SHEETS SHEET TWO OF TWO SURVEYED BY: G. GILFILLAN, TRANSITMAN; D. DILLON, I.K. BROWNING AND B.A. BEALL

ATTORNEY'S CERTIFICATE

I, RAYMOND O. HAGERTY AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLES OF ALL OF THE LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE PLAT OF "HIWAN HILLS-BLOCK 2" AS A PUBLIC WAY, AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES. DATED THIS THIRD DAY OF NOVEMBER, 1954.

[Signature] ATTORNEY AT LAW

APPROVALS

APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 10 DAY OF NOVEMBER, 1954.

[Signature] SECRETARY

[Signature] CHAIRMAN

THE PLAT OF "HIWAN HILLS - BLOCK 2" IN TWO SHEETS IS APPROVED FOR FILING, AND CONVEYANCE OF THE PUBLIC WAYS SHOWN THEREON ARE ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO THIS 15th DAY OF NOVEMBER, 1954, SUBJECT TO THE CONDITION THAT THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH PUBLIC WAYS ONLY AFTER CONSTRUCTION OF SUCH PUBLIC WAYS HAVE BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER.

[Signature] CLERK

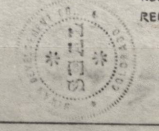
[Signature] CHAIRMAN

COUNTY CLERK AND RECORDER'S ACCEPTANCE

ACCEPTED FOR FILING IN THE OFFICE OF THE JEFFERSON COUNTY CLERK AND RECORDER THIS 16th DAY OF NOVEMBER, 1954.

RECEPTION NO. 591111

TIME: 9:55 A.M.







CenturyLink

August 23, 2022

Philip Reimers  
29372 Painted Brush Cir.  
Evergreen, CO 80439

**SUBJECT: APPROVAL TO PROCEED / ENCROACHMENT**

**Project Name & Location: 29372 Painted Brush Cir., Evergreen, CO  
Lot 156, Block 3, Hiwan Hills  
APN: 51-041-05-004**

To Whom it May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") is holder of Easement Rights granted by that certain Hiwan Hills Plat on file in the office of the County Recorder Jefferson, Colorado.

CenturyLink has reviewed your request to proceed with improvements as shown on Exhibit "A" ("Improvements"), said Exhibit "A" attached hereto and incorporated by this reference, within the Easement Tract and has no objections providing, however, the following terms and conditions are agreed to, and met, by you.

1. Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).
2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover.
3. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining or removing said Improvements, you agree to bear the cost of repair and/or relocation of said CenturyLink facilities.
4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this APPROVAL TO PROCEED.

Prior to commencing construction, please execute this Agreement below and return a copy to CenturyLink.

It is the intent and understanding of CenturyLink that this action shall not reduce its rights to any existing easements or rights it has on this site or in the area.

If you have any questions or would like to discuss this action further, please contact Lisa Gallegos-Thompson at [lisa.gallegos@lumen.com](mailto:lisa.gallegos@lumen.com).

Sincerely,

Andrew Schlitt  
Network Infrastructure Services  
CenturyLink  
P842267  
[mary.hutton@lumen.com](mailto:mary.hutton@lumen.com)

I hereby agree to the terms and conditions as described in this document.



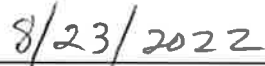
Signature



Printed Name



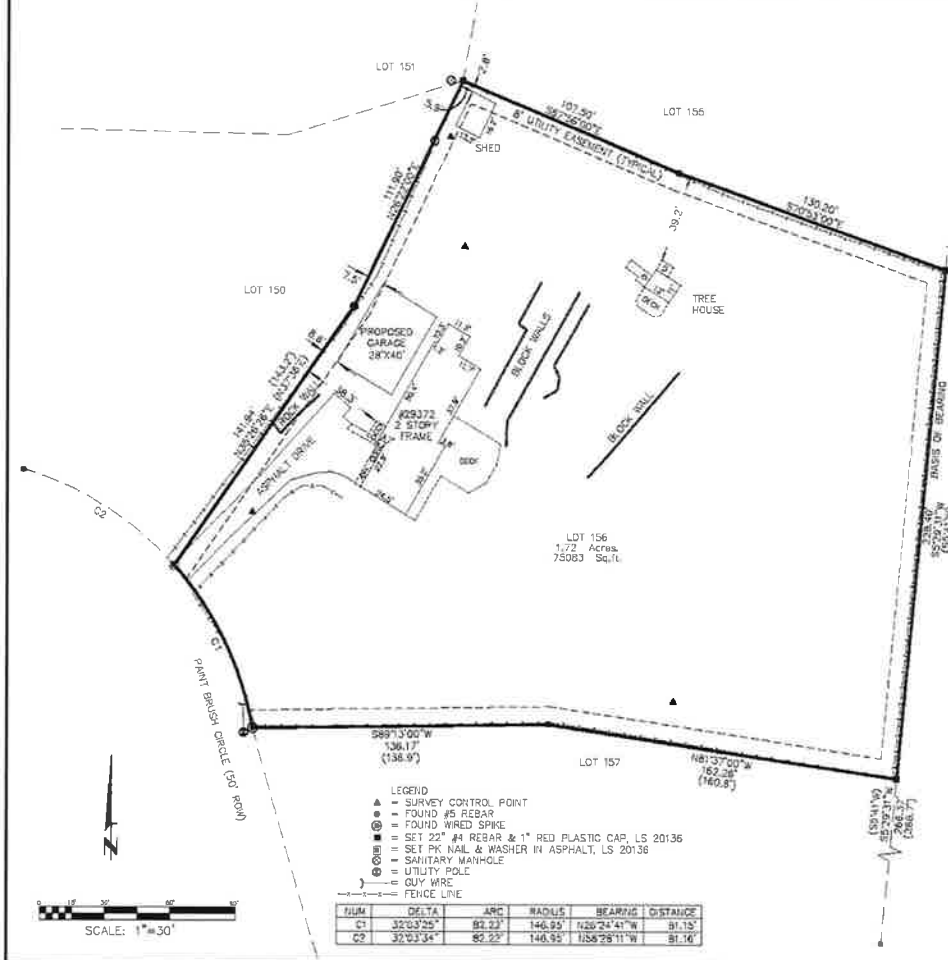
Title



Date

# IMPROVEMENT SURVEY PLAT

LOT 156, HIWAN HILLS BLOCK 3  
 PART OF THE NE 1/4 OF SEC. 4, T55S, R71W OF THE 6TH P.M.,  
 COUNTY OF JEFFERSON, STATE OF COLORADO



### LEGAL DESCRIPTION

LOT 156, HIWAN HILLS BLOCK 3 AS RECORDED IN PLAT BOOK 33 AT PAGE 26, BEING PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, CONTAINING 1.72 ACRES (75,881 SQ. FT) MORE OR LESS.

### NOTES

- 1) EVERGREEN SURVEYING DID NOT PERFORM A FORMAL TITLE SEARCH ON SUBJECT PROPERTY FOR OWNERSHIP AND EASEMENTS OF RECORD THIS LAND SURVEY PLAT BEING UPON INFORMATION AVAILABLE AT THE COUNTY ARCHIVES OFFICE.
- 2) BASIS OF BEARING - THE EASTERLY LINE OF SAID LOT 156 BEING S 92°31' W (ASSUMED) WITH MONUMENTS AS SHOWN HEREON.
- 3) THE LEGAL DESCRIPTIONS ON THIS PLAT WERE PREPARED BY ROBERT L. FEROLD, P.L.S. #20186, OF THE FIRM EVERGREEN SURVEYING, INC., P.O. BOX 3514, EVERGREEN, CO. 80439, (303) 764-3444, JOB#813191.
- 4) DATE OF FIELD WORK - MARCH 2022.
- 5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT, OR ACCESSORY CHAMBERS A CLASS TWO (2) MEMORANDUM PURSUANT TO STATE STATUTE 18-4-508 C.M.S.
- 6) 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 7) DIMENSIONS IN ( ) ARE AS PREVIOUSLY DEEDED OR SURVEYED.
- 8) DISTANCES ON THIS LAND SURVEY PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 0.3048 METERS.

### SURVEYORS CERTIFICATE

I, ROBERT L. FEROLD, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME OR DIRECTLY UNDER MY SUPERVISION, RESPONSIBILITY AND CHECKING, AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICES AS DESCRIBED IN 38-4-102 COLORADO REVISED STATUTES. SUBJECT SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



EVERGREEN SURVEYING, INC.  
 8949 HWY 73 SUITE NW-3  
 P.O. BOX 3014  
 EVERGREEN, CO 80436  
 EVERGREEN SURVEYING, INC.  
 8949 HWY 73 SUITE NW-3  
 DATE: 4-8-2022 JOB NO. 813191  
 SHE LOCATION: SURVEY JOB#  
 1/8 187/18 2440' BY 1144' BY

EXHIBIT A



## Cody Hedges

---

**From:** Brooks Kaufman <BKaufman@core.coop>  
**Sent:** Monday, August 15, 2022 6:32 AM  
**To:** pastorphilip@churchotc.com  
**Cc:** Cody Hedges  
**Subject:** --{EXTERNAL}-- RE: Easement  
**Attachments:** CORE Easement Inquiry Letter .pdf; easementinquiryform rev 8-27-21.pdf

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

Good morning Philip

CORE Electric Cooperative does not provide electric service to 29372 Paintbrush Circle. Therefore has no objection or comments.

Respectfully

**Brooks Kaufman**  
Lands and Rights of Way Manager

800.332.9540 MAIN  
720.733.5493 DIRECT  
303.912.0765 MOBILE

[www.core.coop](http://www.core.coop) [core.coop].



**The Energy to Thrive™** [core.coop]



[\[core.coop\]](http://core.coop) [\[twitter.com\]](https://twitter.com) [\[facebook.com\]](https://facebook.com) [\[instagram.com\]](https://instagram.com) [\[linkedin.com\]](https://linkedin.com)

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**From:** pastorphilip@churchotc.com <pastorphilip@churchotc.com>  
**Sent:** Friday, August 12, 2022 1:59 PM  
**To:** Brooks Kaufman <BKaufman@core.coop>  
**Subject:** Easement

**CAUTION:**

**This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I have been asked to obtain letters of no objection to receive a variance from the county for a building project on our property at 29372 Paintbrush Circle. Lot 156, Block 3, Hiwan Hills. This is my third attempt to receive a letter from you with the first email sent in early June. I would appreciate if you could respond as quick as possible.

It is clear that all electric and service comes from the road to the house and therefore the proposed build would not affect access in any way I will include our survey as an attachment. Also Access to all areas of the property could still be accessible from below the house. Let me know if you have any questions.

Philip Reimers

29372 Paintbrush Circle

Evergreen, CO 80439

303 507 0086



6-14-2022

Re: 29372 Paintbrush Circle, Evergreen, CO 80439

To whom it may concern,

Please be advised that Comcast has no objections to the site improvements.

Feel free to contact me with any questions.

Cordially,

A handwritten signature in black ink that reads "Scott Moore".

Scott Moore  
Construction Supervisor  
Comcast  
720-531-2585

## Cody Hedges

---

**From:** Trafford, Mason <Mason.Trafford@tdstelecom.com>  
**Sent:** Wednesday, August 24, 2022 9:31 AM  
**To:** Cody Hedges; ROW  
**Cc:** pastorphilip@churchotc.com  
**Subject:** RE: --{EXTERNAL}-- Easement

Good Morning Cody,

This address is not within TDS' service area.

Thank you,

Mason Trafford  
Network Specialist  
(417) 522-8833  
Mason.Trafford@tdstelecom.com  
525 Junction Road  
Madison, WI 53717

---

**From:** Cody Hedges <chedges@co.jefferson.co.us>  
**Sent:** Tuesday, August 23, 2022 9:25 AM  
**To:** ROW <ROW@tdstelecom.com>  
**Cc:** pastorphilip@churchotc.com  
**Subject:** RE: --{EXTERNAL}-- Easement

**External Email:** For information security purposes, this email came from an external source and any attachments or links should be treated with caution.

Hello TDS (Randal Lopez or other),

I was Cc'd on this email as the Case Manager from Jefferson County Planning and Zoning. This request is part of a Variance request to construct a detached garage at 29372 Paintbrush Circle (Lot 156, Block 3, Hiwan Hills). The location of the proposed garage would be within a platted 8' utility easement, as indicated in the attached survey. Due to the proposed location, the County is requesting Letters of No Objections from all of the utility companies.

If this property is within your service area, please indicate whether you object or have no objection to the location of the proposed garage. If this address is not within your service area, please indicate as such in a response to this email.

Thank you for your time. Have a Wonderful Day.

**Cody J. Hedges**  
Planner, Planning & Zoning  
☎ (303) 271-8732

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

---

**From:** [pastorphilip@churchotc.com](mailto:pastorphilip@churchotc.com) <[pastorphilip@churchotc.com](mailto:pastorphilip@churchotc.com)>

**Sent:** Friday, August 12, 2022 1:58 PM

**To:** [row@tdstelecom.com](mailto:row@tdstelecom.com)

**Cc:** Cody Hedges <[chedges@co.jefferson.co.us](mailto:chedges@co.jefferson.co.us)>

**Subject:** --{EXTERNAL}-- Easement

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

TDS Telecommunications

I have been asked to obtain letters of no objection to receive a variance from the county for a building project on our property at 29372 Paintbrush Circle. Lot 156, Block 3, Hiwan Hills. This is my third attempt to receive a letter from you with the first email sent in early June. I would appreciate if you could respond as quick as possible.

It is clear that all electric and service comes from the road to the house and therefore the proposed build would not affect access in any way I will include our survey as an attachment. Also Access to all areas of the property could still be accessible from below the house. Let me know if you have any questions.

Philip Reimers

29372 Paintbrush Circle

Evergreen, CO 80439

303 507 0086

## Cody Hedges

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**From:** Steve Barwick <sbarwick@UnitedPower.com>  
**Sent:** Monday, August 15, 2022 7:11 AM  
**To:** pastorphilip@churchotc.com  
**Cc:** Cody Hedges  
**Subject:** --{EXTERNAL}-- RE: Easement

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

Hello, Mr. Reimers.

This address is outside of United Power's territory. Any letter would need to come from the utility company that serves the address.

Thanks,



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### Steve Barwick

Land Acquisition Manager  
**Office:** 303-637-1234 | **Mobile:** 303-502-7147 | sbarwick@unitedpower.com  
**Working Hours:** Mon-Fri\* 6:30 – 4 :00 (\*off every other Friday)  
**United Power | [www.unitedpower.com](http://www.unitedpower.com)**  
**[\[unitedpower.com\]](http://unitedpower.com)**  
500 Cooperative Way Brighton, CO 80603  
*Powering Lives, Powering Change, Powering the Future—The Cooperative Way*

 [\[facebook.com\]](http://facebook.com)  [\[twitter.com\]](http://twitter.com)  [\[linkedin.com\]](http://linkedin.com)  [\[youtube.com\]](http://youtube.com)  [\[instagram.com\]](http://instagram.com)

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**From:** pastorphilip@churchotc.com <pastorphilip@churchotc.com>  
**Sent:** Friday, August 12, 2022 2:01 PM  
**To:** Steve Barwick <sbarwick@UnitedPower.com>  
**Cc:** 'Cody Hedges' <chedges@co.jefferson.co.us>  
**Subject:** Easement

**CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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United Power

I have been asked to obtain letters of no objection to receive a variance from the county for a building project on our property at 29372 Paintbrush Circle. Lot 156, Block 3, Hiwan Hills. This is my third attempt to receive a letter from you with the first email sent in early June. I would appreciate if you could respond as quick as possible.

It is clear that all electric and service comes from the road to the house and therefore the proposed build would not affect access in any way I will include our survey as an attachment. Also Access to all areas of the property could still be accessible from below the house. Let me know if you have any questions.

Philip Reimers

29372 Paintbrush Circle

Evergreen, CO 80439

303 507 0086

### **Disclaimer**

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## LETTER OF ENCROACHMENT

August 17, 2022

Elizabeth & Philip Reimers  
29372 Paint Brush Cir  
Evergreen, CO 80439

**Re: Utility Easement Encroachment  
29372 Paint Brush Circle**

**S4- T5S - R71W**

Dear Property Owners,

You have notified Xcel Energy of the proposed garage that you intend to build on your property at 29372 Paint Brush Cir, more particularly described as **Lot 156, Hiwan Hills Block 3**, located in Section 4, Township 5 South, Range 71 West, County of Jefferson, State of Colorado.

Please be advised that Public Service Company of Colorado (PSCo) has reviewed your proposed plan that will have the garage encroaching into the 8' platted easement along your northwesterly side property line as shown on the attached sketch. **Public Service Company has NO OBJECTION to this encroachment as described.** You are advised that all risk and responsibility of this encroachment is unilaterally that of the property owner. Additionally, in the event said structure is damaged or destroyed due to Public Services use of this easement at any time in the future, the property owner will make repairs to the structure at its sole expense, unless PSCo fails to exercise due care not to unnecessarily damage said structure.

When any digging is commenced on the property, PSCo reminds you of your lawful duty to contact the Utility Notification Center of Colorado (UNCC) two days before starting the work. They can be reached at 811. UNCC will mark the locations of the various underground utilities on the ground.

**Please retain this letter in your permanent property records & provide to any future owner.**

Cordially,

A handwritten signature in blue ink that reads 'Robyn Martinez'.

Robyn Martinez, Contract Right-Of-Way Agent  
Right-Of-Way & Permits  
303-716-2043  
[robyn.m.martinez@xcelenergy.com](mailto:robyn.m.martinez@xcelenergy.com)







