

# CASE SUMMARY

## CASE SUMMARY

### Consent Agenda

PC HEARING DATE: May 14, 2025

BCC HEARING DATE: June 10, 2025

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**22-132293PF** Preliminary and Final Plat

CASE NAME: Vernon Gardens Second Filing, Exemption Survey No. 2 Adjustment #1

OWNER: 961 Orion Street, LLC, a Colorado limited liability company

APPLICANT: Ryan Wannamaker

LOCATION: 961 Orion St, Golden  
Section 1, Township 4 South, Range 70 West

APPROXIMATE AREA: 0.889 Acres

PURPOSE: **To subdivide the property into 6 lots for two-family units (duplex),  
allowing a total of 6 dwelling units**

CASE MANAGER: Benjamin Johnson, Civil Planning Engineer

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#### **Applicant Team Presenters:**

Ryan Wannamaker, [wannamaker1@msn.com](mailto:wannamaker1@msn.com), 303-949-6078, applicant  
David Altschuld, [daltschuld@gmail.com](mailto:daltschuld@gmail.com), 720-431-6737, owner  
Jim Allen, [jim.allen@tjcivil.com](mailto:jim.allen@tjcivil.com), 303-330-8991, engineer

#### **Issues:**

- None

#### **Recommendations:**

- **Staff:** Recommends APPROVAL subject to conditions

#### **Interested Parties:**

- None

**Level of Community Interest:** Low

**Representative for Applicant:** Jim Allen

**General Location:** South of the intersection of Orion Street and W 10<sup>th</sup> Ave

**Case Manager Information:** Phone: 303-271-8705 e-mail: [bjohnso@jeffco.us](mailto:bjohnso@jeffco.us)

# STAFF REPORT



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22-132293PF Preliminary and Final Plat

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SECTION 1, TOWNSHIP 4 SOUTH, RANGE 40 WEST

APPROXIMATE AREA: 0.889 Acres

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CASE MANAGER: Benjamin Johnson, Civil Planning Engineer

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REPRESENTATIVE: Ryan Wannamaker  
David Altschuld

ZONING: Residential Two (R-2)

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### Background / Unique Information:

The purpose of this development is to subdivide the property into 6 lots for two-family units (duplex), allowing a total of 6 dwelling units. This development is in a residential area that is characterized by shallow slopes. The zoning requirements of the R-2 zone district and the Jefferson County Land Development Regulation are applicable to this development. Vegetation consists of native grasses. There is a northeastern trending drainage way, Lena Gulch, which is to the south of the development and includes a FEMA Zone AE floodplain. The property is currently vacant land. Water supply will be provided by Consolidated Mutual Water. Pleasant View Water and Sanitation District will provide sewer services. There are public improvements required for this development. The applicant is required to provide storm water detention with water quality and street improvements to Orion Street which includes sidewalk and street widening. Each lot will take direct access off County-maintained Orion Street.

**Notification:**

Notification of the proposed development was sent and posted in accordance with the Land Development Regulation. Please see the attached Notification Summary for more information.

During the processing of the application, Staff has received one response in objection to the proposal. The objection was related to speeding on Orion Street and the narrow street width creating issues with on-street parking. With this development, the applicant is performing adjacent street improvements to widen the existing street to County local street standards and also reconstructing the speed hump on the adjacent half of Orion Street.

**Analysis:**

	1. Lot and Tract Standards	2. Circulation	3. Water Supply/ Wastewater/Utilities	4. Fire Protection	5. Drainage	6. Geologic and Geotechnical	7. Sensory Impacts	8. Wildlife/Vegetation/ Landscaping	9. Historical/Archeological/ Paleontological
<b>Acceptable</b>	X	X	X	X	X	X	X	X	X
<b>Unacceptable</b>									

**Services:** Pleasant View Fire Department  
 Consolidated Mutual Water Company  
 Pleasant View Water and Sanitation District  
 Lumen  
 Public Service Company  
 Comcast Cable  
 Pleasant View Metropolitan District

**SUMMARY OF COMPLIANCE WITH THE LAND DEVELOPMENT REGULATION:****1. Lot and Tract Standards:**

The proposed subdivision is composed of 6 lots. Three new two-family dwellings (duplexes) will be constructed with a single family attached unit on each lot.

The proposed configuration of the lots is in compliance with Section 14 (Lot and Tract Standards) of the Jefferson County Land Development Regulation.

**2. Circulation:**

The proposed residential development will take access from the public street, Orion Street.

The circulation for this development is in conformance with the requirements of Section 15 (Circulation) of the Land Development Regulation and the Transportation Design and Construction Manual.

**3. Water Supply, Wastewater and Utilities:**

Consolidated Mutual Water Company will provide water for the subdivision. Pleasant View Water and Sanitation will provide sewer services for each lot.

Xcel will provide electricity. Lumen will provide telephone service.

The water, sanitation and utilities for this site are in conformance with Section 21 (Water Supply), 22 (Wastewater) and 23 (Utilities) of the Land Development Regulation.

**4. Fire Protection:**

Pleasant View Fire has deemed the proposal to be acceptable and will provide fire protection for the subject property. As part of this proposed development, Pleasant View Fire has stated that the applicant will either need to provide fire sprinklers in each proposed unit or install a new fire hydrant to meet fire flow requirements. The applicant has opted to install fire sprinklers and a note has been added to the plat for that requirement.

Fire protection for the site is in conformance with Section 24 (Fire Protection) of the Land Development Regulation.

**5. Drainage:**

The submitted Drainage Report is deemed to be acceptable, subject to the resolution of engineering comments dated April 14, 2025, which is listed as a condition for plat approval.

There is an existing FEMA Zone AE floodplain within the boundary of the subdivision. All proposed work as part of this subdivision that is located within the floodplain was approved with a floodplain development permit application, 23-109650FPA.

The drainage requirements for this development comply with Section 18 of the Land Development Regulation (Drainage) and the Storm Drainage Design and Technical Criteria with the resolution of engineering comments dated April 14, 2025.

**6. Geologic and Geotechnical:**

This site is not in an identified geohazard area. The "Subsurface Investigation and Engineering Analysis" report dated June 10, 2022 prepared by Complete Engineering Services, Inc describes subsurface soils as "medium-dense clayey sand" and "stiff, mottled clay" with low swell potential in lab tests. The report identifies groundwater at depths between 10 to 12 feet below existing

grades and identifies the potential that stabilization measures will be required if saturated soils are encountered.

An Expansive Soils Plat Restriction requiring a subsurface investigation for each lot and a Basement Restriction requiring proposed foundations have a minimum separation of three-feet above the seasonally high groundwater table have been added to the Plat to ensure that Colorado Geological Survey comments and geotechnical issues identified in the report are properly addressed at the time of building permit.

The proposed Plat complies with Section 25 of the Land Development Regulation (Geologic and Geotechnical) related to the mitigation of geologic hazards.

**7. Sensory Impacts:**

The Sensory Impact information provided by the applicant indicates the proposed project is expected to have negligible impacts to acoustical, ocular and olfactory levels. Acoustical, ocular and olfactory levels will not exceed those set forth by Section 26 of the Land Development Regulation. Planning & Zoning and Public Health reviewed the information and deemed it acceptable.

The proposed Plat complies with Section 26 of the Land Development Regulation (Sensory Impact).

**8. Wildlife/Vegetation/Landscaping:**

The proposal is not expected to have a significant impact on wildlife. A referral was sent to the Division of Wildlife; however, Planning Staff has not received any response to date.

The proposed Plat complies with Section 28 (Wildlife and Vegetation) of the Land Development Regulation related to Wildlife and Vegetation.

**9. Historical/Archeological/Paleontological:**

At the applicant's request, the Office of Archaeology and Historic Preservation conducted a search of the Colorado Inventory of Cultural Resources within the property. As a result, no sites were located, and no further analysis or study was required.

The historical, archeological and paleontological requirements for this subdivision comply with Section 31 (Historical, Archaeological, and Paleontological) of the Land Development Regulation.

**ADDITIONAL REQUIREMENTS:**

**10. Park and School Requirements:**

There are 6 Lots proposed lots planned for this Plat; therefore, the net change in density for this filing is 6 additional dwelling units.

The Land Development Regulation provides that park and school requirements can be met by either land dedication or payment of fees. For Vernon Gardens Second Filing, Exemption Survey No. 2 Adjustment #1, park and school requirements are being fulfilled by the payment of fees.

The fee applicable to this subdivision is as follows:

- Single family attached unit (plains) =  $\$4,725 * 6 = \$28,350$

The breakdown for park and school fee distribution is 60% and 40% respectively. The fee breakdown for the subdivision is as follows:

Park Fee =  $(\$28,350) (60\%) = \$17,010$

School Fee =  $(\$28,350) (40\%) = \$11,340$

The payment of these fees has been listed as a condition of plat approval.

**11. Performance Guarantee and Subdivision Improvements Agreement:**

The public improvements associated with this subdivision will be guaranteed by Plat restriction. At this time, the associated Improvements Agreement has not been approved as to form by the County Attorney's Office, and the Exhibit "A" to be attached to the Improvements Agreement has not been finally approved. Approval of the Improvements Agreement and Exhibit "A" are listed as conditions of approval for this development.

There are outstanding comments, dated April 14, 2025 from Planning Engineering for revisions to the Exhibit A that will be addressed as a condition of approval for this plat.

If this Plat is approved, the Chairman of the Board of County Commissioners shall be authorized to sign the Improvements Agreement on behalf of the County and staff will record the Improvements Agreement with the Plat.

**12. Mineral Rights:**

The applicant in this case certified that the required inspection occurred per Colorado State Statute and that the inspection indicated that mineral rights have not been severed from the surface estate of the subject property.

**FINDINGS/RECOMMENDATIONS:**

**Staff recommends that the Planning Commission find that the proposal conforms to the Land Development Regulation because all applicable regulations have been satisfied, or will be satisfied, prior to recordation of the Preliminary and Final Plat, as indicated within this report.**

**And;**

**Staff recommends that the Planning Commission recommend approval of Case No. 22-132293PF subject to the following conditions:**

1. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the Plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.
2. The Improvements Agreement and Exhibit A being approved as to form by the County Attorney's Office.
3. The recordation of the Plat mylars being prepared in accordance with the red marked print dated May 14, 2025.
4. Payment of \$17,010 for fees in lieu of park land dedication prior to plat recordation or payment of the fees-in-lieu of park land dedication as set forth in the Improvements Agreement prior to building permit, as applicable. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
5. Payment of \$11,340 for fees in lieu of school land dedication prior to plat recordation or payment of the fees-in-lieu of school land dedication as set forth in the Improvements Agreement prior to building permit, as applicable. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
6. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Vernon Gardens Second Filing, Exemption Survey No. 2 Adjustment #1 for prior years have been paid.
7. Resolution of Planning Engineering's comments dated April 14, 2025.

**COMMENTS PREPARED BY:**

*Benjamin Johnson*

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Benjamin Johnson, Civil Planning Engineer  
May 7, 2025

# CASE DATES SUMMARY

Jefferson County Case Management

## CASE DATE SUMMARY

CASE NUMBER: **22-132293PF** CASE TYPE: Preliminary and Final Plat

INITIAL APPLICATION SUBMITTED: December 19, 2022

CASE SENT ON FIRST REFERRAL: May 22, 2023

REFERRAL RESPONSES PROVIDED TO APPLICANT: June 29, 2023

CASE SENT ON SECOND REFERRAL: November 13, 2024

REFERRAL RESPONSES PROVIDED TO APPLICANT: December 10, 2024

CASE SENT ON THIRD REFERRAL: February 20, 2025

REFERRAL RESPONSES PROVIDED TO APPLICANT: March 25, 2025

CASE SCHEDULED FOR HEARING(S): April 14, 2025



# PROPOSED PLAT



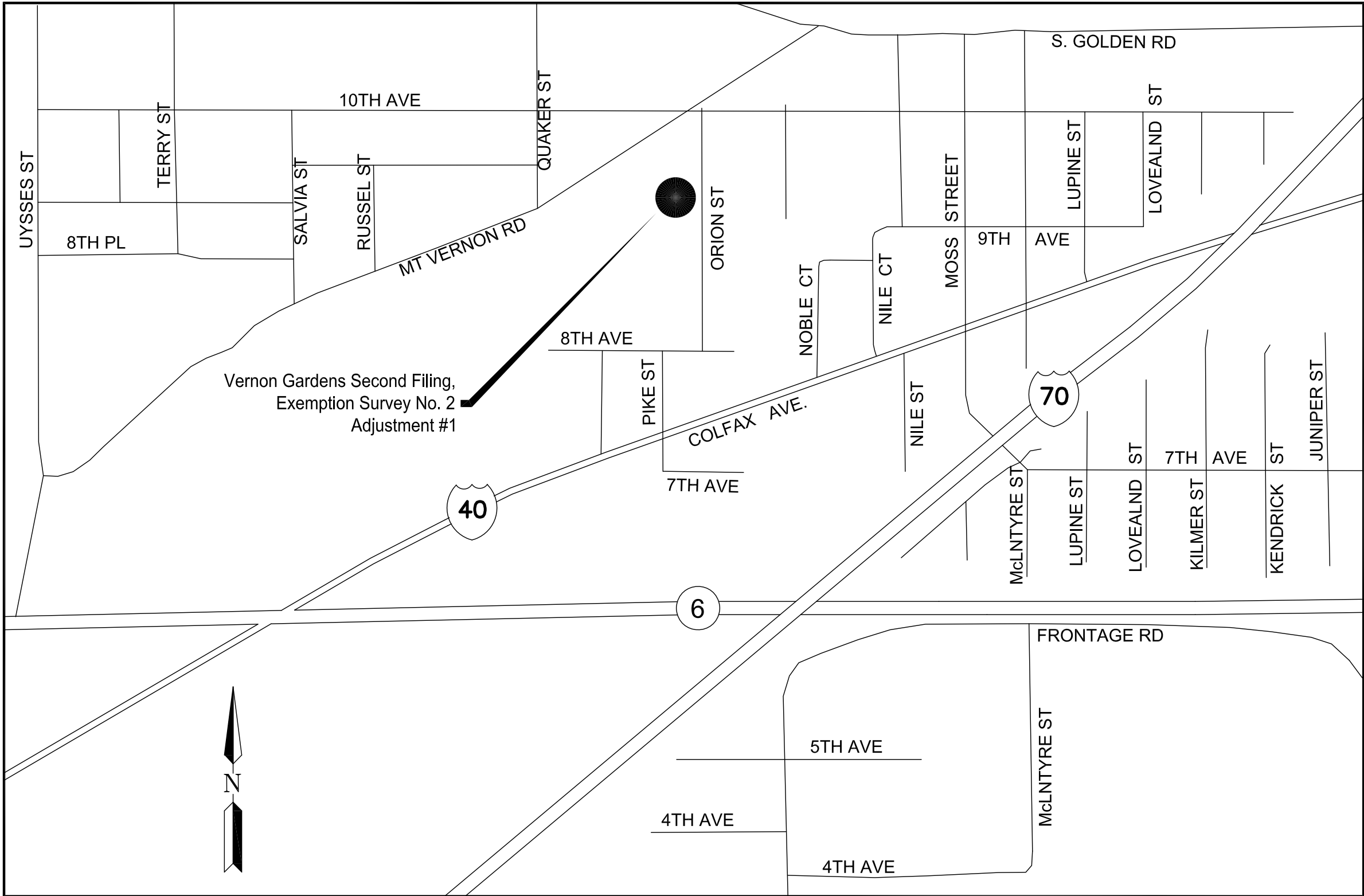
VERNON GARDENS SECOND FILING, EXEMPTION SURVEY No. 2 ADJUSTMENT #1

CASE NUMBER 22-132293PF



A **Subdivision** [ OF **Parcel 1** OF VERNON GARDENS SECOND FILING, EXEMPTION SURVEY NO. 2, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2



VICINITY MAP  
Scale: 1"=600'

GENERAL DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT 961 ORION STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY, THE UNDERSIGNED, BEING THE OWNER(S) AND THE HOLDER(S) OF DEED OF TRUST OF THOSE LANDS DESCRIBED HEREON, HAVE LAID OUT, THE SAME INTO LOTS, TRACTS, BLOCKS, STREETS/ROADS, EASEMENTS, NO BUILD AREAS, AND NON-DISTURBANCE AREAS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF 961 ORION SUBDIVISION, AND DOES, BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT AND CONVEY TO THE COUNTY OF JEFFERSON, ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON, and

LEGAL DESCRIPTION

PARCEL 1, VERNON GARDENS, SECOND FILING, EXEMPTION SURVEY NO.2, RECORDED DECEMBER 11, 1996, AT RECEPTION NO. F0342669, COUNTY OF JEFFERSON, STATE OF COLORADO, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.

Owner/Subdivider

CERTIFICATE OF OWNERSHIP

961 ORION STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE ABOVE DESCRIBED PROPERTY, HAS REPLAIED THE SAME INTO LOTS UNDER THE NAME AND STYLE OF VERNON GARDENS SECOND FILING, EXEMPTION SURVEY NO. 2 ADJUSTMENT #1.

FOR: 961 ORION STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ AS MANAGING MEMBER OF 961 ORION STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

HOLDER OF DEED OF TRUST

COST FUND 1, LLC, A COLORADO LIMITED LIABILITY COMPANY

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

COST FUND 1, LLC, A COLORADO LIMITED LIABILITY COMPANY  
2828 N. SPEER BLVD., #210-5  
DENVER, CO 80211  
(303) 567-6333

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THE FOREGOING DEDICATION AND FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ OF COST FUND 1, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

ADDRESS OF NOTARY: \_\_\_\_\_

TITLE COMPANY CERTIFICATE

I, \_\_\_\_\_, AS AUTHORIZED AGENT OF THE UNDERSIGNED TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT NO. \_\_\_\_\_, ISSUED BY \_\_\_\_\_ TITLE COMPANY, WITH AN EFFECTIVE DATE OF \_\_\_\_\_.

AS AUTHORIZED AGENT OF \_\_\_\_\_ TITLE COMPANY

REVIEW CERTIFICATE

REVIEWED BY PUBLIC HEALTH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PUBLIC HEALTH

REVIEWED BY THE PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

Covenant and plat Restriction on conveyance, sale or transfer  
PLAT RESTRICTIONS

1. AS A CONDITION OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., AS AMENDED, NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF THIS ENTIRE DEVELOPMENT, OR OF ANY LOT, LOTS, TRACT, OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

A) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVICING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACTS(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATION; AND

PROVIDED, HOWEVER THAT A CONVEYANCE, SALE, OR TRANSFER OF A SPECIFIC LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE ABOVE PROVISIONS WHERE THE OWNER/SUBDIVIDER(S) AND THE PROPOSED TRANSFERREE, WHO MUST ALSO QUALIFY AS A "SUBDIVIDER" UNDER THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS DEFINED IN SECTION 30-28-101(9), C.R.S., AND THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY HAVE EXECUTED AN AMENDMENT TO THE IMPROVEMENTS AGREEMENT WHEREBY THE TRANSFERREE OWNER/SUBDIVIDER AGREES TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND RESTRICTION ON CONVEYANCE, SALE OR TRANSFER.

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE DEVELOPMENT OR ANY LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS AMENDED.

(A) APPROVED, COVENANTED AND AGREED TO AS **consideration** **add space** FOR APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

2. AS A CONDITION OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF LOTS (INSERT LOT NUMBERS) OR TRACTS (INSERT TRACT NAMES) IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, UNTIL SUCH TIME AS THE FOLLOWING HAS BEEN ACCOMPLISHED.

(1.) A LETTER OF MAP REVISION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS BEEN SUBMITTED TO JEFFERSON COUNTY.  
(2.) A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED BY THE COUNTY OF JEFFERSON, SIGNIFYING THAT THE LETTER OF MAP REVISION IS CONSISTENT WITH THE FLOODPLAIN REPORT AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

A CONVEYANCE, SALE OR TRANSFER OF A SPECIFIC LOT OR LOTS OR TRACT OR TRACTS OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE PROVISIONS OF THIS PARAGRAPH WHERE THE SUBDIVIDERS AND THE PROPOSED TRANSFERREE, WHO MUST ALSO QUALIFY AS A "SUBDIVIDER" UNDER THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS DEFINED IN SECTION 30-28-101(9), C.R.S., HAVE BEEN GRANTED AN EXEMPTION FROM PLATTING FROM THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, EXPRESSLY CONDITIONED UPON EXECUTION OF AN EXEMPTION AGREEMENT BETWEEN THE BOARD AND THE SUBDIVIDERS WHEREBY THE TRANSFERREE SUBDIVIDER AGREES IN WRITING TO COMPLIANCE WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS PARAGRAPH AND ALL PERTINENT PROVISIONS RELATED THERETO.

GENERAL NOTES

1. THE PURPOSE OF THIS ~~MINOR~~ PLAT IS TO **subdivide the property into 6 lots for two-family units (duplex), allowing a total of 6 dwelling units** **CREATE SIX (6) PLATTED LOTS FOR SINGLE FAMILY UNITS.**
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMISSTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METER.
4. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
5. THIS PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS.
7. THIS SUBDIVISION PLAT WAS ORIGINALLY PREPARED ON JULY 29, 2022.
8. BASIS OF BEARINGS: SOUTH 89°56'48" EAST, A DISTANCE OF 2651.36 FEET, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., AS DEFINED AND MEASURED BETWEEN A 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX AT THE WEST END AND A 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX AT THE WEST END.
9. ANY MAN-MADE CHANGE TO IMPROVED OR UNIMPROVED REAL ESTATE, INCLUDING BUT NOT LIMITED TO BUILDINGS OR OTHER STRUCTURES, MINING, DREDGING, FILLING, GRADING, PAVING, EXCAVATION OR DRILLING OPERATIONS IS NOT PERMITTED WITHIN THE 100-YEAR FLOODPLAIN UNLESS A FLOODPLAIN DEVELOPMENT PERMIT IS FIRST OBTAINED PURSUANT TO FLOODPLAIN SECTION OF THE JEFFERSON COUNTY ZONING RESOLUTION.
10. ALL GENERAL NOTES, DEDICATIONS AND RESTRICTIONS AS SHOWN ON VERNON GARDENS SECOND FILING, EXEMPTION SURVEY NO. 2 AS RECORDED AT REC. NO. F0342669 SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERSEDED HEREBY.
11. THE APPROVED DRAINAGE REPORT AND PLANS FOR VERNON GARDENS SECOND FILING, EXEMPTION SURVEY NO. 2 ADJUSTMENT #1 ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES, DETENTION POND(S) AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY ACCEPTS SUCH RESPONSIBILITY.

ACCEPTANCE CERTIFICATE

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING; AND CONVEYANCE OF THE EASEMENTS ARE ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS/ROADS AND PUBLIC WAYS ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE DEVELOPER AND ACCEPTED BY THE COUNTY.

\_\_\_\_\_ CLERK

\_\_\_\_\_ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

VACATION CERTIFICATE

A DRAINAGE EASEMENT AS SUPERSEDED BY THIS INSTRUMENT AND AS ORIGINALLY GRANTED PER AN EASEMENT DEED RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER F0342668, ARE HEREBY VACATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF VERNON GARDENS SECOND FILING, EXEMPTION SURVEY NO. 2 ADJUSTMENT #1 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 29TH DAY OF JULY, 2022, THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

RICHARD B. GABRIEL, P.L.S.  
COLORADO LICENSE No. 37929  
for and on behalf of Power Surveying Company, Inc.  
6911 Broadway  
Denver, CO 80221  
(303) 907-5548  
www.powersurveying.com

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

JEFFERSON COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK



TYPE OF SUBMITTAL:	MINOR SUBDIVISION PLAT
PREPARATION DATE:	AUGUST 30, 2024
REVISION DATE	
REVISION DATE	
REVISION DATE	
JOB No. 501-22-118	Dwg No. 501-22-118.dwg



VERNON GARDENS SECOND FILING, EXEMPTION SURVEY No. 2 ADJUSTMENT #1

CASE NUMBER 22-132293PF

A Subdivision OF Parcel 1 OF VERNON GARDENS SECOND FILING, EXEMPTION SURVEY NO. 2,  
LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 2 OF 2

(BASIS OF BEARINGS)  
S89°58'48"E 2651.36'(M)

N. LINE SW 1/4 SEC 1, T. 4S., R. 70W. 6th P.M.

FOUND #5 REBAR & 3-1/4" DIAM.  
ALUM. CAP IN RANGE BOX, MARKED  
AS SHOWN (ACCEPTED AS W. 1/4 COR  
SEC 1, T. 4S., R. 70W., 6th P.M.)

2015  
PLS 38226

T4S R70W  
C 1/4 • S1

FOUND #6 REBAR & 3-1/4" DIAM.  
BRASS CAP IN RANGE BOX, MARKED AS  
SHOWN (ACCEPTED AS CEN. 1/4 COR  
SEC 1, T. 4S., R. 70W., 6th P.M.)

Lake ENCR. SYDE. INC.  
T4S R70W  
C 1/4 • S1  
1988  
PLS 16837

FOUND #5 REBAR & 1-1/4"  
DIAM. YELLOW PLASTIC CAP,  
PLS 38567

VERNON GARDENS  
2ND FLG.

Jefferson County Parcel #40-013-05-002  
Current Warranty Deed at Rec. #2009100885  
NOT A PART

Lot 1A  
6,460 s.f. (0.148 acres)  
N89°55'53"E 172.27'

Lot 1B  
6,460 s.f. (0.148 acres)  
N89°55'53"E 172.27'

Lot 2A  
6,460 s.f. (0.148 acres)  
N89°55'53"E 172.26'

Lot 2B  
6,460 s.f. (0.148 acres)  
N89°55'53"E 172.26'

Lot 3A  
6,029 s.f. (0.139 acres)  
N89°55'53"E 172.26'

Lot 3B  
6,891 s.f. (0.158 acres)  
N89°55'53"E 172.26'

EXISTING 100-YEAR  
FLOOD HAZARD AREA

ORION STREET  
53' wide Public Right-of-Way  
per plat at Rec. #27178791

VERNON GARDENS  
2ND FLG.

Jefferson County Parcel #40-013-03-005  
Warranty Deed at Rec. #F0184173  
NOT A PART

Jefferson County Parcel #40-013-05-003  
Quit Claim Deed at Rec. #2021064335  
NOT A PART

Jefferson County Parcel #40-013-03-007  
Quit Claim Deed at Rec. #2021151295  
NOT A PART

TRACT 14  
VERNON GARDENS SECOND FILING  
(PLAT BOOK 5, PAGE 9)  
Reception #27178791  
NOT A PART

SCALE: 1" = 30'

N

LEGEND OF SYMBOLS & ABBREVIATIONS

○	MONUMENT FOUND, AS NOTED
●	SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
(C)	CALCULATED
(M)	MEASURED
(R)	RECORD
LOT 2	LOT NUMBER
- - - - -	EXISTING RECORD EASEMENT LINE
- - - - -	EASEMENT GRANTED BY THIS PLAT (DIMENSIONED IN [ ] BRACKETS)
- - - - -	LOT LINE BY THIS PLAT
- - - - -	STREET CENTER LINE
- - - - -	ADJOINING PARCEL OR LOT LINE
- - - - -	PUBLIC LANDS SURVEY SECTION LINE
- - - - -	PLAT BOUNDARY LIMITS

LAND USE TABLE

	AREA (SF)	AREA (AC)
LOT 1A	6,460	0.148
LOT 1B	6,460	0.148
LOT 2A	6,460	0.148
LOT 2B	6,460	0.148
LOT 3A	6,029	0.139
LOT 3B	6,891	0.158
TOTAL	38,760	0.889

EXPANSIVE SOILS PLAT RESTRICTION

PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL CERTIFY TO THE COUNTY THE FOLLOWING:

1. THAT A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

2. THAT PROPER SUBSURFACE DRAINAGE HAS BEEN DESIGNED FOR THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

3. THAT THE PLANS SUBMITTED TO BUILDING SAFETY DEPARTMENT HAVE BEEN REVIEWED AND/OR PREPARED BY SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS 1. AND 2. ABOVE.

BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE JEFFERSON COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

BASEMENT RESTRICTION

ALL BASEMENT SLABS SHALL BE INSTALLED 3 FT ABOVE THE STATIC GROUNDWATER AS DETERMINED BY A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING. THE INVESTIGATION SHALL BE CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE TO THE DESIGN CRITERIA TO ASSURE THE INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

**POWER**™  
Surveying Company, Inc.  
*Established 1988*  
6911 BROADWAY  
DENVER, CO 80221  
PH: 303-702-1617  
FAX: 303-702-1488  
www.power-surveying.com

TYPE OF SUBMITTAL:	MINOR SUBDIVISION PLAT
PREPARATION DATE:	AUGUST 30, 2024
REVISION DATE:	
REVISION DATE:	
JOB No. 501-22-118	Dwg No. 501-22-118.dwg
SHEET 2 OF 2	

PLS & ABBREVIATIONS		
NOT FOUND, AS NOTED		
FOR 1-1/2" DIAMETER YELLOW		
AP, PLS 37929, TYPICAL		
NOTED OTHERWISE		
ED		
ER		
RECORD EASEMENT LINE		
GRANTED BY THIS PLAT		
ED IN [ ] BRACKETS		
BY THIS PLAT		
ENTER LINE		
PARCEL OR LOT LINE		
NDS SURVEY SECTION LINE		
NDARY LIMITS		
AREA (AC)		
0.148		
0.148		
0.148		
0.148		
0.139		
0.158		
0.889		
R, LICENSED IN THE STATE OF COLORADO		
VE SOILS, SHALL CERTIFY TO THE COUNTY		
BEEN CONDUCTED ON THE SPECIFIC LOT TO		
EN MADE AS TO THE DESIGN CRITERIA		
LDINGS AND STRUCTURES AS DEFINED IN		
OTIC LOT TO WHICH THE BUILDING PERMIT		
CRITERIA NECESSARY TO ASSURE THE		
DEFINED IN SECTION 1 OF THE JEFFERSON		
REVIEWED AND/OR PREPARED BY SUBJECT		
E CRITERIA SET FORTH IN PARAGRAPHS 1.		
ERSON COUNTY BUILDING CODE, AN ENGINEER,		
SIGN AND CONSTRUCTION OF STRUCTURES ON		
IN OF THE FOUNDATION AND SUBSURFACE		
THE BUILDING PERMIT APPLICATION.		
WATER AS DETERMINED BY A SUBSURFACE		
CONDUCTED ON THE SPECIFIC LOT TO WHICH		
DE TO THE DESIGN CRITERIA TO ASSURE THE		
THE JEFFERSON COUNTY ZONING RESOLUTION.		
TM	TYPE OF SUBMITTAL:	MINOR SUBDIVISION PL
	PREPARATION DATE:	AUGUST 30, 2024
	REVISION DATE	
	REVISION DATE	
	REVISION DATE	
	JOB No. 501-22-118	Dwg No. 501-22-118.0
	SHEET 2 OF 2	

**RESTRICTION**

PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF CALIFORNIA, HAS REVIEWED THE SUBMITTAL OF STRUCTURES ON EXPANSIVE SOILS, AND HAS DETERMINED THAT A DETERMINATION HAS BEEN MADE AS TO THE STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION. THE SAFETY DEPARTMENT HAVE BEEN REVIEWED THE SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN THE JEFFERSON COUNTY PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION. THE INVESTIGATION SHALL BE CONDUCTED TO DETERMINE THE ACTUAL CONSTRUCTION OF THE BUILDINGS AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION. THE INVESTIGATION SHALL BE CONDUCTED TO DETERMINE THE ACTUAL CONSTRUCTION OF THE BUILDINGS AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

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PH: 303-702-1817  
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www.powerurveying.com

BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE JEFFERSON COUNTY BUILDING CODE, AN ENGINEER LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

ALL BASEMENT SLABS SHALL BE INSTALLED 3 FT ABOVE THE STATIC GROUNDWATER AS DETERMINED BY A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING. THE INVESTIGATION SHALL BE CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE TO THE DESIGN CRITERIA TO ASSURE THE INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

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# SUPPLEMENTAL PLAN

## DEVELOPMENT REPORT

## Preliminary Supplemental Information

Name of Plat

Date

961 Orion

11/11/22

Name of Applicant(s)

Case Number

Jim Allen

22-132293PF

**The following information is being submitted as required by 4 of the  
Jefferson County Land Development Regulations.**

Subdivision

Name

961 Orion

Owner

Name

961 Orion St LLC

Phone

(303) 949-6078

Street

7515 W 17th Ave

City

Lakewood

State

CO

ZIP

80214

Developer

Name

Phone

Street

City

State

ZIP

Water Source (✓ check which type)

☐ Well

Well Permit # /Water Court Decree

☒ Central Distribution System

Estimated GPD Required

750

Sewage Disposal (✓ check which type)

☒ Central Sewage Facility

Estimated GPD to be treated

750

☐ Septic System

Fire Protection (✓ check which type)

☐ Cistern

Gallon capacity

☒ Hydrant

Fire Flow of Hydrant(s)

1500

Applicant's signature (required)

Date

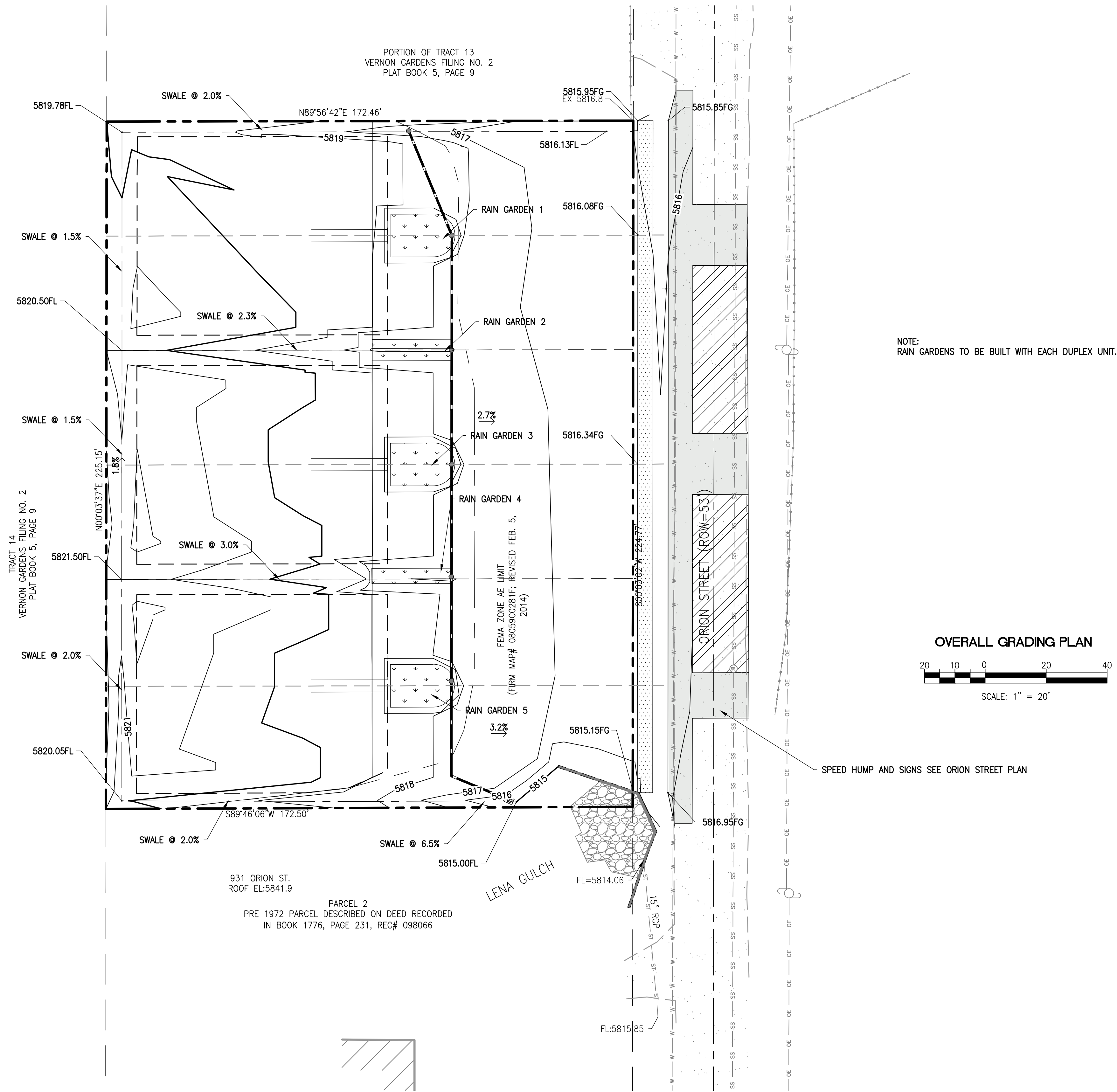
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04/10/2023

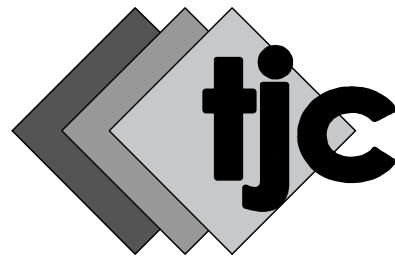


REPLAT OF PARCEL 1, VERNON GARDENS FILING NO 2

A REPLAT OF PARCEL 1, VERNON GARDENS FILING NO. 2, EXEMPTION SURVEY NO. 2, LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 1,  
TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



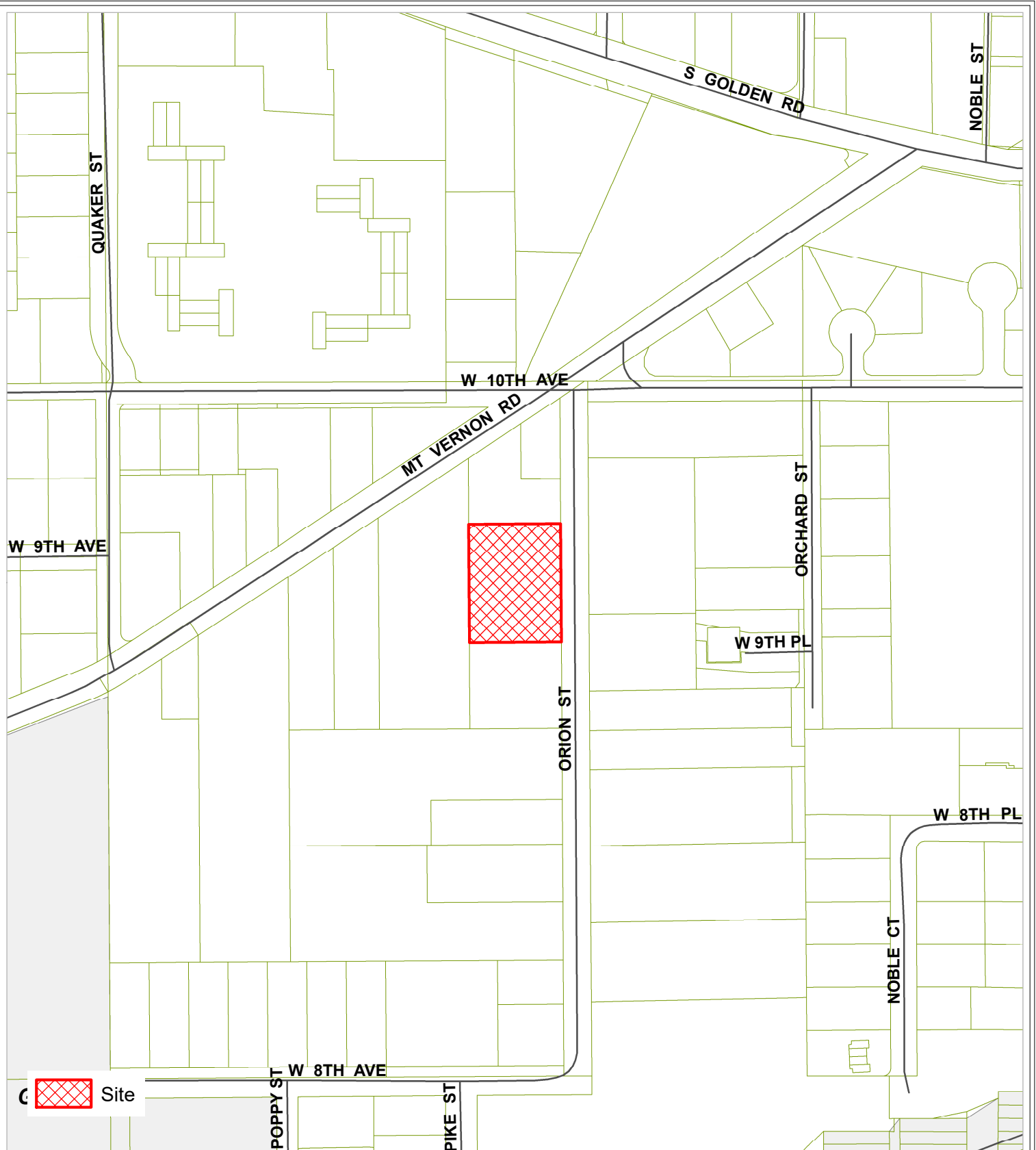
2/4/25



**TJC LIMITED**  
8751 E HAMPDEN AVE, SUITE B10  
DENVER, CO 80231  
303.840.4742  
www.tjcivil.com

SEALED	2/4/25	DRAWN BY: JWA	SCALE:	SHEET	OF
ISSUED FOR	DATE	CHECKED BY: TBM	PROJECT NO. 2212	3	10
			FEBRUARY 4, 2025		

# MAPS



**Case Number: 22-1322930PF**  
**Location: Section 1, T4S, R70W**

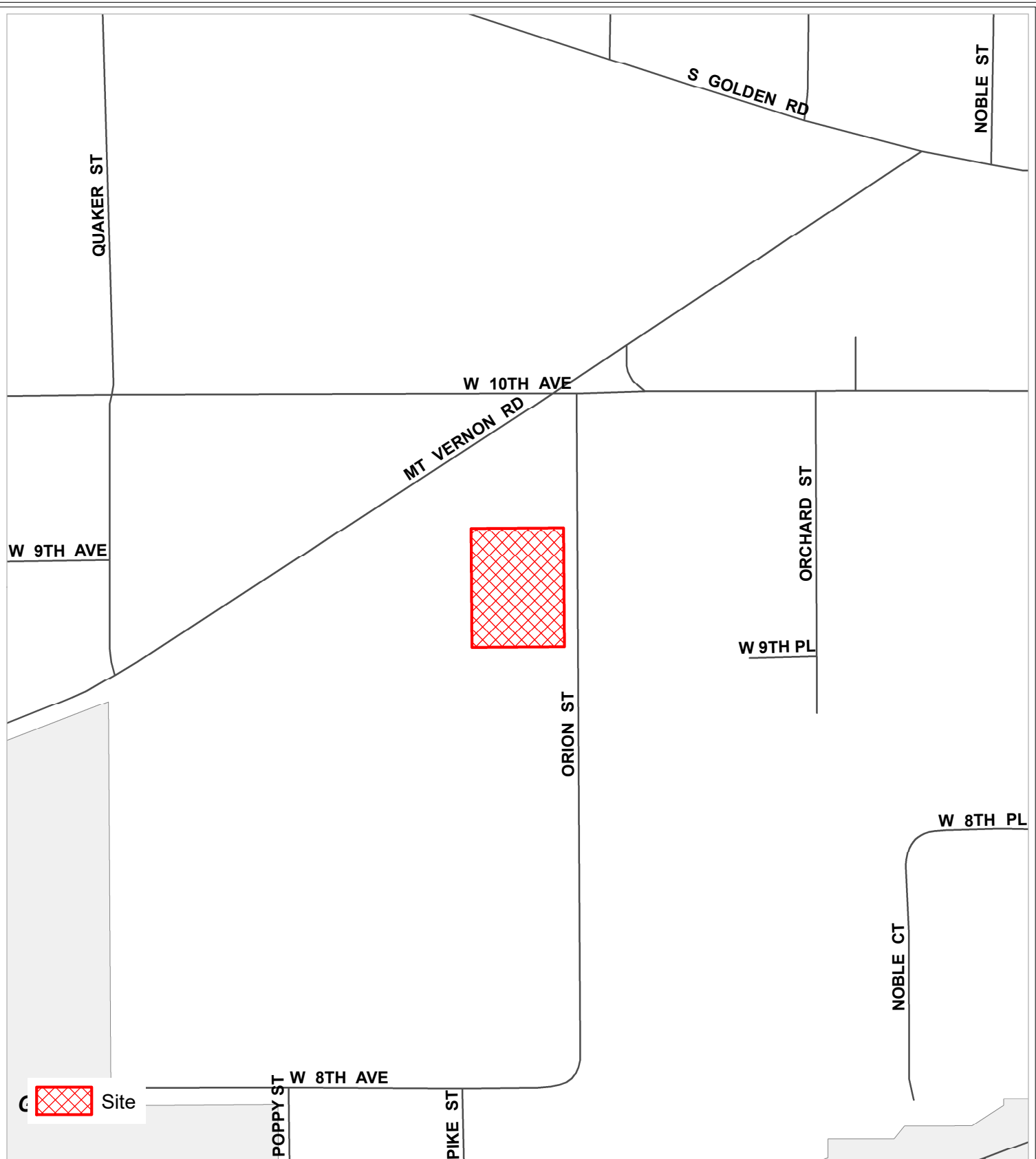


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0 125 250 500 Feet





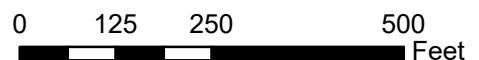


**Case Number: 22-1322930PF**  
**Location: Section 1, T4S, R70W**



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**Case Number: 22-1322930PF**  
**Location: Section 1, T4S, R70W**



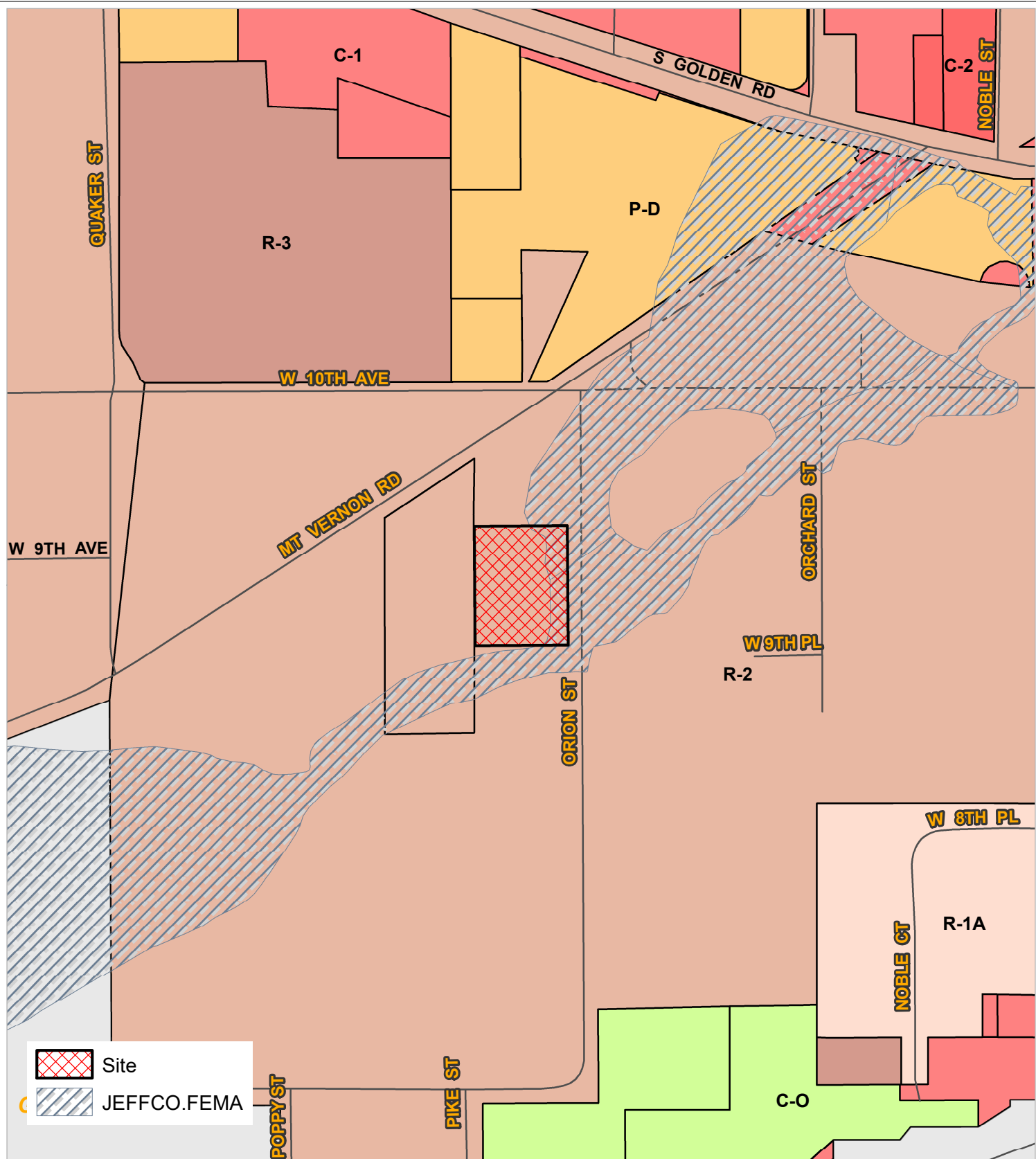
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0 125 250 500 Feet







**Case Number: 22-1322930PF**  
**Location: Section 1, T4S, R70W**



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0 125 250 500 Feet



# NOTIFICATION SUMMARY

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



From the Jefferson County Assessor's Office  
Home Owners Associations within 1 miles of 40-013-05-022

Subject Properties

Owner

961 ORION STREET LLC

10 HOA within 1 miles of subject properties

HOA Name

APPLEWOOD POA

DANIELS-WELCHESTER HOA

JEFFERSON COUNTY HORSE COUNCIL

MESA VIEW ESTATES

PLAN JEFFCO

ROLLING HILLS EAST HOA

SAVE THE MESAS INC

SIXTH AVE WEST ESTATES

SIXTH AVE WEST HOA

SIXTH AVE WEST TOWNHOME ONE ASSN

Owner	Mail Address	Mail Loc	Mail Zip
TALK TO THE HAND LLC	16005 MT VERNON RD	GOLDEN, CO	80401
FORD TYLER	16259 W 10TH AVE #A1	GOLDEN, CO	80401
MONASTERIO ANTHONY	307 LOOKOUT VIEW CT	GOLDEN, CO	80401
WEIDLER ELIZABETH C	16259 W 10TH AVE A-3	GOLDEN, CO	80401
WALCH ROBERT J	775 RANCH RD 1	STONEWALL, TX	78671
SPICER FRANCES ANNE	16259 W 10TH AVE A5	GOLDEN, CO	80401
TRUJILLO ARIANNE	16259 W 10TH AVE A6	GOLDEN, CO	80401
BROWN THOMAS L	35 YANK WAY	LAKEWOOD, CO	80228
VU HOA	600 BLUE JAY DR	GOLDEN, CO	80401
MAUPIN R LELAND	16259 W 10TH AVE B-3	GOLDEN, CO	80401
PRESS RONALD C	601 16TH ST C	GOLDEN, CO	80401
WILLIAMS CAROL L	5330 S BAHAMA CT	CENTENNIAL, CO	80015
GRAM STEVEN FRED Jr	15259 W 10TH AVE APT	GOLDEN, CO	80401
GOEL PRAMOD	66 CLARE CT	CASTLE ROCK, CO	80108
OSHMANN CHRISTOPHER J	1616 BUCHHANAN ST NE	WASHINGTON, DC	20017
IMPERIAL MOUNTAIN PROPERTIES LLC	182 ANEMORE DR	BOULDER, CO	80302
MAYER CANDICE L	PO BOX 17834	GOLDEN, CO	80401
RUMBAUGH DANIEL G	8885 W 77TH CIR	ARVADA, CO	80005
VU HOA	600 BLUE JAY DR	GOLDEN, CO	80401
TAPPAN IAN A R	16259 W 10TH AVE D-1	GOLDEN, CO	80401
MYERS ANGELA MARIE	30246 MERION LN	EVERGREEN, CO	80439
WILCOX KIMBERLY	13492 W DAKOTA AVE	LAKEWOOD, CO	80228
HEAD JORDAN	11066 W ROWLAND AVE	LITTLETON, CO	80127
BEDARD ANDREW G	16801 W 94TH PL	ARVADA, CO	80007
DAVERSA LORRAINE	23626 SUNROSE LN	GOLDEN, CO	80401
CASTANEDA JOSE L	16259 W 10TH AVE UNIT I-1	GOLDEN, CO	80401
PARRA JOSE E	16259 W 10TH AVE I-2	GOLDEN, CO	80401
HEINICKE ROBERT	4871 S EVANSTON ST	AURORA, CO	80015
GOBLET BETH ANN	16259 W 10TH AVE 1-4	GOLDEN, CO	80401
VU HOA	600 BLUE JAY DR	GOLDEN, CO	80401
STAFFORD CAMERON	16259 W 10TH AVE I-U6	GOLDEN, CO	80401
AUGUSTINUS ANNA MARGARETHA MARIA	16259 W 10TH AVE J- 1	GOLDEN, CO	80401
SPURGEON LARRY	4541 S BRAUN CT	MORRISON, CO	80465
TILLEY J 3 GOLDEN PINES LLC	12191 W 64TH AVE STE 304	ARVADA, CO	80004
SPURGEON LARRY	4541 S BRAUN CT	MORRISON, CO	80465
CANNIFF BRENDA LEIGH	8378 E PHILLIPS PL	CENTENNIAL, CO	80112
LYON RACHEL ROSENBERG	14256 W 2ND AVE	GOLDEN, CO	80401
SAMARCHUK ALEXANDER	16259 W 10TH AVE #K1	GOLDEN, CO	80401
BEDARD ANDREW G	16801 W 94TH PL	ARVADA, CO	80007
PRESS RON	601 16TH ST STE C	GOLDEN, CO	80401
MAJORS MARTIN	10115 W 44TH AVE	WHEAT RIDGE, CO	80033
URBAN FAMILY TRUST	88 DEFANCE WAY	GOLDEN, CO	80401
DEVORE MELINDA CHLOE	16259 W 10TH AVE	GOLDEN, CO	80401
CISNEROS JEFFREY	16259 W 10TH AVE L1	GOLDEN, CO	80401
BRUNO WILLIAM MICHAEL	16259 W 10TH AVE	GOLDEN, CO	80401
PRESS RON	601 16TH ST STE C	GOLDEN, CO	80401
BAACK STEVEN PAUL	16259 W 10TH AVE L-4	GOLDEN, CO	80401
MCCALL MINDY M	16259 W 10TH AVE L5	GOLDEN, CO	80401
MCCUNE DANIEL RAY	23626 SUNROSE LN	GOLDEN, CO	80401
MAPLE ROBERT DALE JR	16168 W 10TH AVE	GOLDEN, CO	80401
MANSANAREZ BONNIE MAE	3203 VISTA DEL CAMINO	MARINA, CA	93933
PETRIFIED TREE LLC	16005 MT VERNON RD	GOLDEN, CO	80401
GOLDEN PINES CONDOMINIUM ASSOCIATION INC	2180 W STATE RD 434 5000	LONGWOOD, FL	32779
SIMPSON TIMOTHY GEORGE	16090 MT VERNON RD	GOLDEN, CO	80401
FRANK VICTOR WILLIAM	16060 MT VERNON RD	GOLDEN, CO	80401
DB CONCEPTS & CONSULTING LLC	1508 MORNING GLOW DR	WINDSOR, CO	80550
4RN PROPERTY LLC	1648 WASHINGTON ST	DENVER, CO	80203
VINSON TOM	704 2ND ST	GOLDEN, CO	80403
LAWRENCE EDWARD FANNING REVOCABLE TRUST	950 ORCHARD ST	GOLDEN, CO	80401
DEL RIO CARLOS	6018 S ANDES CIR	AURORA, CO	80016

LAWRENCE EDWARD FANNING REVOCABLE TRUST	950 ORCHARD ST	GOLDEN, CO	80401
FIELDS RICHARD C	336 GOLDCO CIR	GOLDEN, CO	80403
FIELDS RICHARD CHARLES	16275 MT VERNON RD	GOLDEN, CO	80401
BETTINGER THOMAS W	16070 W 10TH AVE	GOLDEN, CO	80401
MONDRAGON HENRY	970 ORION ST	GOLDEN, CO	80401
RAY CHAD	975 ORCHARD ST	GOLDEN, CO	80401
KONA HOMES LLC	15533 W 73RD AVE	ARVADA, CO	80007
CLARK DONALD E	950 ORION ST	GOLDEN, CO	80401
JONES LISA G	940 ORION ST	GOLDEN, CO	80401
KORSBON LLC	2025 ARAPAHOE ST	GOLDEN, CO	80401
BUCKLAND MARK DEAN	1911 ARAPAHOE ST APT A	GOLDEN, CO	80401
KUNTZMAN ANDREW S	870 ORION ST	GOLDEN, CO	80401
KUNTZMAN ANDREW S	870 ORION ST	GOLDEN, CO	80401
SILVER DOUBLES LLC	13989 N RUNNING BROOK LN	MARANA, AZ	85658
SILVER DOUBLES LLC	13989 N RUNNING BROOK LN	MARANA, AZ	85658
SILVER DOUBLES LLC	13989 N RUNNING BROOK LN	MARANA, AZ	85658
SILVER DOUBLES LLC	13989 N RUNNING BROOK LN	MARANA, AZ	85658
SILVER DOUBLES LLC	13989 N RUNNING BROOK LN	MARANA, AZ	85658
FELKER FORT III	411 WALNUT ST	GREEN COVE SPRINGS, FL	32043
WARREN ROCKY R	930 QUAKER ST	GOLDEN, CO	80401
VAN PROOYEN SHAWN	16345 MT VERNON RD	GOLDEN, CO	80401
WIEDEMEYER ROBERTA J	16295 MOUNT VERNON RD	GOLDEN, CO	80401
ZEAGER HARVEY D	16305 MT VERNON RD	GOLDEN, CO	80401
RANSLEM DIANA L	16130 MT VERNON RD	GOLDEN, CO	80401
NICHOLAS FELTIS & ROSETTA FELTIS TRUST	16160 MT VERNON RD	GOLDEN, CO	80401
HAMMOND FAMILY TRUST	931 ORION ST	GOLDEN, CO	80401
GUERN DALE	16250 MT VERNON RD	GOLDEN, CO	80401
MATA JESUS M	885 ORION	GOLDEN, CO	80401
BLASE ERIC	861 ORION ST	GOLDEN, CO	80401
THISTLEWOOD DAVID K	845 ORION ST	GOLDEN, CO	80401
REX WILLIAM F	PO BOX 508	GOLDEN, CO	80402
REX WILLIAM F	PO BOX 508	GOLDEN, CO	80402
SCHEIDER HEATHER	PO BOX 614	GOLDEN, CO	80402
VOAG DUSTIN	PO BOX 614	GOLDEN, CO	80401
D&D PROPERTY I LLC	15801 W COLFAX AVE	GOLDEN, CO	80401
WIEDEMEYER ROBERTA J	16295 MOUNT VERNON RD	GOLDEN, CO	80401



# REFERRAL AGENCIES

**From:** [P&Z Admin](#)  
**Bcc:** [Kirk Hagaman](#); [Kimberly Jordan](#); [Pat OConnell](#); [Public Health EH Land Use](#); [Mike Schuster](#); [Ross Klopff](#); [Elizabeth Stoner](#); [Felicity Selvoski](#); [Kayla Bryson](#); [Lindsay Townsend](#); [Mike Vanatta](#); [Mark Weiden](#); [Michaelyne Baldwin](#); [Alicia Doran](#); [cmalmgren@pleasantviewfire.com](#); [PVWSD.David@comcast.net](#); [pvwsd@comcast.net](#); [engineering@cmwc.net](#); [cmalmgren@pleasantviewmetro.com](#); [twaller@pleasantviewmetro.org](#); [treed@jeffco.k12.co.us](#); [rhuxley@jeffco.k12.co.us](#); [Matthew.Hanks@jeffco.k12.co.us](#); [Supt@jeffco.k12.co.us](#); [sarah.brucker@state.co.us](#); [joanna.williams@state.co.us](#); [CGS\\_LUR@mines.edu](#); [jcd@jeffersoncd.com](#); [cdphe\\_localreferral@state.co.us](#); [coloradoes@fws.gov](#); [oahp@state.co.us](#); [platreview@lumen.com](#); [Alfonzo\\_Martinez@cable.comcast.com](#); [George\\_Donna\\_L\\_Kent.J.Christiansen@usps.gov](#); [krissy.j.summerfield@usps.gov](#); [Jason.g.Eddleman@usps.gov](#); [Mariann.Szasz@usps.gov](#); [matt.martinez@state.co.us](#); [planning@cityofgolden.net](#); [pauric@lakewood.org](#); [aarsch@lakewood.org](#); [submittals@mhfd.org](#); [bjhanse2@gmail.com](#); [d-braden@comcast.net](#); [danielswelchester@gmail.com](#); [franevers18@gmail.com](#); [cici@acmhoa.com](#); [colleen@acmhoa.com](#); [mpoolet@gmail.com](#); [jklitz@comcast.net](#); [jscott@firstrounders.com](#); [enoves@mbpros.net](#); [edeegail@yahoo.com](#); [donaldgparker@gmail.com](#); [klast@comcast.net](#); [mart44@aol.com](#)  
**Subject:** 22-132293PF FIRST ELECTRONIC REFERRAL FOR PRELIMINARY & FINAL PLAT  
**Date:** Monday, May 22, 2023 12:52:00 PM

## ELECTRONIC REFERRAL

### JEFFERSON COUNTY, COLORADO

Documents related to a Preliminary and Final Plat have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1<sup>st</sup> Referral part of the process. Please review the specific electronic documents related to the 1<sup>st</sup> Referral found [here](#). **Comments on the Preliminary and Final Plat should be submitted [electronically](#) to the Case Manager by the due date below.**

Case Type: Preliminary and Final Plat  
Case Number: 22-132293PF  
Case Name: 961 Orion Subdivision  
Address: 961 Orion Street; Golden, CO 80401  
General Location: South of the intersection of Orion Street and W 10<sup>th</sup> Ave  
Purpose: To Subdivide the 0.89 Acre Property into 6 Single Family Attached Lots  
Comments Due: **Monday June 12<sup>th</sup>, 2023**  
Case Manager: Benjamin Johnson  
Contact Information: [bjjohnso@jeffco.us](mailto:bjjohnso@jeffco.us) 303-271-8705

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

<b><u>Internal Agencies:</u></b>	<b><u>External Agencies:</u></b>	<b><u>Registered Associations (HOA's)</u></b>
Addressing	Pleasant View Fire Protection District	Within 1 mile
Assessor	Pleasant View Water and Sanitation District	
Cartography	Consolidated Mutual Water	<b><u>Adjacent Property Owners:</u></b>
County Geologist	Pleasant View Metropolitan District	Within 500 feet
Jeffco Public Health	Jefferson County Public Schools (R-1 School District)	
Planning/Zoning	Division of Water Resources, State Engineer's Office	
Administration	Colorado Geological Survey	
Planning Engineering	Soils Conservation District	
Open Space	Colorado Department of Public Health and Environment	
JeffCo Historical	US Fish and Wildlife	
Commission	Colorado Historical Society	
Transportation and	LUMEN	
Engineering		
Road & Bridge District I		
Weed and Pest		

	Comcast Xcel Energy Post Office Colorado Parks and Wildlife City of Golden City of Lakewood Mile High Flood District	
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# REFERRAL COMMENTS

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## ADDRESSING

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# MEMO

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To: Benjamin Johnson  
FROM: Christine Derby  
SUBJECT: 22-132293PF 961 Orion Street  
DATE: June 8, 2023

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Addressing offers the following comments on this proposal:

1. The purpose of this Preliminary and Final Plat is to Subdivide the property into 6 lots for single-family attached units.
2. Access is off Orion Street.
3. There is a valid existing address, 961 Orion Street, in the addressing database. This address will be retained, and New Addresses will be issued based on access once the Plat is approved and recorded.

Please let me know if you have any questions.

## Benjamin Johnson

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**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Wednesday, November 27, 2024 10:38 AM  
**To:** Benjamin Johnson  
**Cc:** Kirk Hagaman  
**Subject:** 22 132293 PF - Agency Response

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**Case Number: 22 132293 PF**

Case Type: Preliminary - Final Plat

Case Name: 961 Orion St

Review: Cartographic

**Results: Comments Sent (no further review)**

**Review Comments:** Carto comments were addressed. Only issue is Preparation Date was just changed after 1st referral, should have been kept and a 2nd Revision Date added, but probably not major enough to send for 3rd referral but just wanted to comment for the record.

**Scheduled End Date:**

**Reviewer:** Kirk Hagaman

**Description:** To subdivide the property into 6 lots for single-family attached units.



Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

### **Hazardous and Solid Waste**

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing [comments.hmwmnd@state.co.us](mailto:comments.hmwmnd@state.co.us) or calling 303-692-3320.

### **Water Quality**

The applicant must comply with all applicable water quality rules and regulations.

The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



## Clean Water Requirements

### Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: [cdphe\\_ceos\\_support@state.co.us](mailto:cdphe_ceos_support@state.co.us) or [cdphe\\_wqcd\\_permits@state.co.us](mailto:cdphe_wqcd_permits@state.co.us)

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

### Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

*“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”*

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>





## Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

*A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:*

*(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.*

*(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.*

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing [cdphe.commentswqcd@state.co.us](mailto:cdphe.commentswqcd@state.co.us) or calling 303-692-3500.

## Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.



## Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: [http://www.colorado.gov/airquality/ss\\_map\\_wm.aspx](http://www.colorado.gov/airquality/ss_map_wm.aspx).

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	



Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

### **Asbestos and Lead-Based Paint**

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: <https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos> and the following website for lead-based paint: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing [cdphe.commentsapcd@state.co.us](mailto:cdphe.commentsapcd@state.co.us) or calling 303-692-3100.

### **Environmental Justice and Health Equity**

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.



ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.



We have included some general resources for your reference.

Resources:

[CDPHE Environmental Justice Website](#)

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)



## Benjamin Johnson

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**From:** Kayla Redd <KayRed@lakewood.org>  
**Sent:** Wednesday, June 14, 2023 11:18 AM  
**To:** Benjamin Johnson  
**Subject:** --{EXTERNAL}-- FW: 22-132293PF FIRST ELECTRONIC REFERRAL FOR PRELIMINARY & FINAL PLAT

### This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Hello,

The City of Lakewood's Department of Engineering and the City of Lakewood's Department of Planning do not have any current comments regarding this project.

Thanks,

### Kayla Redd

Planning Technician  
(303) 987-7505  
Pronouns: she/they

CITY OF LAKEWOOD  
PLANNING – DEVELOPMENT ASSISTANCE  
480 S ALLISON PARKWAY  
LAKEWOOD, CO 80226-3127  
[www.Lakewood.org](http://www.Lakewood.org) [[lakewood.org](http://lakewood.org)]



**Lakewood**  
Planning

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Matthew L. Morgan  
State Geologist and Director

June 12, 2023

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

**Location:**  
NW¼ SW¼ Section 1,  
T4S, R70W of the 6<sup>th</sup> P.M.  
39.7317, -105.1816

**Subject: 961 Orion Subdivision – Preliminary & Final Plat (22-132293PF)**  
**Jefferson County, CO; CGS Unique No. JR-23-0015**

Dear Benjamin:

Colorado Geological Survey has reviewed the 961 Orion Subdivision preliminary and final plat referral. The applicant proposes to subdivide the property into six single-family attached lots on approximately 0.89 acres. With this referral, CGS received a request for review (Email dated May 22, 2023); Final Plat (Power Surveying Company, Inc., July 29, 2022); Civil Plans (TJC Limited, December 16, 2022); Phase III Drainage Report (TJC Limited, December 16, 2022); Subsurface Investigation and Engineering Analysis (Complete Engineering Services Inc., June 10, 2022); and other documents.

Based on our review of Complete Engineering Services' report, items required per Section 25 of Jefferson County's Land Development Regulations were not included, such as discussing geologic hazards, minimum depth and laboratory testing requirements, geologic map, etc. Even so, the site is not undermined, does not contain steep slopes, and is outside the Designated Dipping Bedrock Area of Jefferson County. The eastern and southern portions of the site are mapped as lying in a FEMA floodplain (flood hazard zone AE, FIRM Panel 08059C0281F, dated 2/4/2014). We offer the following comments and recommendations.

**Lena Gulch erosion setback.** The building proposed within Lot 3B (the southern portion of the project area) is directly adjacent to the FEMA floodplain associated with Lena Gulch. Erosional setbacks from Lena Gulch should be established to reduce the risk of damage due to erosion.

**Geology and soil/bedrock engineering properties.** According to available geologic mapping (Scott, G.R., 1972, Geologic map of the Morrison quadrangle, Jefferson County, Colorado: U.S. Geological Survey, Miscellaneous Geologic Investigations Map I-790-A, scale 1:24,000), the site is underlain by Piney Creek alluvium, consisting of river-deposited clayey silt and sand. Depending on the fines (silt and clay) and organics content, the site soils may exhibit low density, low strength, and compression under loading and/or high water content. Clayey layers, lenses, and pockets can exhibit high swell when wetted and can cause damage to foundations and improvements if not properly identified and mitigated.

**Shallow groundwater conditions.** Groundwater was observed at about 12 feet below the ground surface during drilling and at depths as shallow as 10 feet below the ground surface following drilling. It is unclear if basements are being considered for the proposed structures. CGS agrees with Complete Engineering Services on page 3, "Groundwater will probably affect excavations deeper than eight feet below existing grade," and with their recommendation, "A minimum three feet separation should be maintained between the anticipated seasonal high water table and the bottom of the foundation footings." Perched groundwater will be a constraint if basements,

crawl spaces, or significant cuts are planned. CGS recommends disallowing full depth basement construction on this site unless site grades are raised to satisfy the minimum three feet separation distance (and maintained at all times) or a groundwater management system/plan, as recommended by Complete Engineering Services, is developed.

**Foundation perimeter drains.** Complete Engineering Services states on page 4, “A drain system shall be constructed around the interior and exterior basement foundation perimeters.” Individual foundation perimeter drains are intended to handle small amounts of intermittent water and should not be used to mitigate a persistent shallow groundwater condition. Section 19 of Jefferson County’s LDR should be reviewed to determine subsurface groundwater collection systems and perimeter foundation drains requirements.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email [acrandall@mines.edu](mailto:acrandall@mines.edu).

Sincerely,

A handwritten signature in black ink that reads "Amy Crandall". The signature is written in a cursive, flowing style.

Amy Crandall, P.E.  
Engineering Geologist





November 26, 2024  
Jefferson County Planning and Zoning Department  
Mr. Benjamin Johnson  
100 Jefferson County Parkway, Suite 3550  
Golden, Colorado 80419-3550

Re: REFERRAL 22-132293PF - 961 Orion St

Dear Mr. Benjamin Johnson,

This letter will acknowledge receipt of your correspondence dated 11/12/24 regarding the above referenced property. Please refer to The Consolidated Mutual Water Company's previous referral letter response dated 06/12/2024.

Please be advised that the above referenced property is in an area served by The Consolidated Mutual Water Company (Company). Our records indicate the property is currently not receiving domestic water from the Company. Domestic water service may be provided to the property subject to compliance with the Company's Bylaws, rules, regulations and requirements for such service.

The Company's rules, regulations and requirements require that each **separate structure be served by a separate tap and meter**. Townhomes can be served per unit if **each unit fronts a company main** or per building if the service is in the **name of an HOA or similar entity**. Please have the applicant contact Missy Thompson at 303-274-7425 for more information on the domestic services.

Fire protection requirements should be verified with the Pleasant View Fire District and those requirements forwarded to this office. At this time, it appears that a main extension, fire line, or fire hydrant(s) are required. A separate meeting will need to be held with the owner/developer to discuss water infrastructure. Please have the applicant contact our Engineering Department at (303) 238-0451.

If you should have any questions or comments regarding this correspondence, please contact this office.

Sincerely,  


Casey Burtis, PE  
Manager - Engineering

cc: Kendra Boudrie, CMWCo Business Services Manager  
Missy Thompson, CMWCo Tap Sales  
Heather Young, PE, CMWCo Project Engineer  
Chris Malmgren, Pleasant View Fire Chief



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

May 23, 2023

Benjamin Johnson, Case Manager  
Jefferson County Planning and Zoning  
Transmission via email: [bjohnso@jeffco.us](mailto:bjohnso@jeffco.us)

**Re: 961 Orion Subdivision, Case No. 23-132293PF**  
Part of the NW ¼ SW ¼ of Sec. 1, Twp. 4 South, Rng. 70 West, 6<sup>th</sup> P.M.  
Water Division 1, Water District 7

Dear Benjamin Johnson:

We have received the May 22, 2023 referral concerning the proposal to subdivide 0.891 acres known as Lot 1, Vernon Gardens, Filing No. 2, Exemption Survey No. 2, into six (6) residential duplex lots.

**Water Supply Demand**

Water will be used for household use and the estimated water demand is 750 gallons per day (0.84 acre-feet/year) for all six (6) lots. The Applicant should be aware that our office uses an estimate of 0.3 acre-feet/year of water demand for a single-family dwelling and that this estimated water demand appears to be low.

**Source of Water Supply**

The proposed water supply is service provided by the Consolidated Mutual Water Company ("Company"). According to the letter dated May 2, 2022, the Company can serve the subdivision provided that the Applicant is in compliance with the Company's rules and regulations. This office has not received information that these requirements have been met. The Company is provided water from Denver Water and obtains treated water on demand. This office considers Denver Water to be a reliable water source.

**State Engineer's Office Opinion**

Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office offers the opinion that the proposed water supply is **adequate** and can be **provided without causing injury to decreed water rights**.

Please contact Wenli Dickinson at 303-866-3581 x8206 or [Wenli.Dickinson@state.co.us](mailto:Wenli.Dickinson@state.co.us) with any questions.

Sincerely,

Ioana Comaniciu, P.E.  
Water Resources Engineer

Ec: Referral no. 30759  
Applicant ([wannamaker1@msn.com](mailto:wannamaker1@msn.com))



## Benjamin Johnson

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**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Wednesday, November 20, 2024 6:21 PM  
**To:** Benjamin Johnson  
**Cc:** Pat OConnell  
**Subject:** 22 132293 PF - Agency Response

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**Case Number: 22 132293 PF**

Case Type: Preliminary - Final Plat

Case Name: 961 Orion St

Review: County Geologist

**Results: Comments Sent (no further review)**

**Review Comments:** Previous comments have been addressed and I have no outstanding comments for this plat.

**Scheduled End Date: 20-NOV-24**

**Reviewer: Pat O Connell**

**Description:** To subdivide the property into 6 lots for single-family attached units.

## PLANNING ENGINEERING MEMORANDUM

**TO:** Benjamin Johnson, Case Manager  
**FROM:** Ross Klopff, Planning Engineering  
**DATE:** April 14, 2025  
**RE:** 22-132293PA; Plat for a six-lot subdivision located at 961 Orion Street

These comments are based on the application documents

## PRELIMINARY AND FINAL PLAT COMMENTS

### PRELIMINARY AND FINAL PLAT DOCUMENT

1. Preliminary and Final Plat Content: The Preliminary and Final Plat should include all information required in the LDR Section 6. Please make the revisions in the enclosed redlines.

## GRADING AND DRAINAGE

1. Improvements List: Please Make the revisions in the enclosed redlines.
2. Construction Plans: Please make the revisions in the enclosed redlines.

### Additional Requirements

1. Construction Documents: Construction documents are required for all construction associated with the plat/exemption or site development plan. Please submit all plans and reports in an electronic PDF format construction plans. The Plans may be either emailed to the case manager or put on a Flash Drive. In addition 2 final signed and stamped paper sets of construction plans and one final signed and stamped drainage report is needed for final approval.
2. Private Maintenance Organization: The applicant will be required to establish an organization (normally a property or homeowners' association) to own and maintain private streets, drainage and detention facilities and common areas unless an existing organization agrees in writing to maintain these improvements.
3. Traffic Impact Fees: LDR Section 33 A.8 requires the payment of TRAFFIC IMPACT FEES when obtaining a building permit on any lot within this development. This development will not be eligible for any credit towards the full amount of the fee. **See the County's webpage for traffic fees:** <http://jeffco.us/planning-and-zoning/fees/>

## CONCLUSION

These initial case comments are based solely upon the submitted preliminary application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning Engineering to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (rezoning, platting, exemptions, additional submittals), Planning Engineering reserves the right to modify these initial comments or add appropriate additional comments.

The applicant should respond to these comments. If there are any questions, please contact Ross Klopff at 303-271-8733.

Benjamin Johnson, 22-132293PA  
June 13, 2023  
Page 2 of 2

RK  
Attachment/Enclosure  
c: File

## Benjamin Johnson

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Friday, June 2, 2023 8:54 AM  
**To:** Benjamin Johnson  
**Cc:** Felicity Selvoski  
**Subject:** 22 132293 PF - Agency Response

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**Case Number: 22 132293 PF**

Case Type: Preliminary - Final Plat

Case Name: 961 Orion St

Review: Historical Commission

**Results: Comments Sent (no further review)**

**Review Comments:**

The Historical Commission has reviewed this Plat proposal and has no concerns. There are no historic sites in the vicinity that would be affected by the proposed development.

**Scheduled End Date: 06/12/2023**

**Reviewer: Felicity Selvoski**

**Description: To subdivide the property into 6 lots for single-family attached units.**



October 25, 2024

Jefferson County Planning and Zoning  
100 Jefferson County Parkway  
Golden, CO 80219

Subject: 22-132293PF 961 Orion St, Golden, CO 80401 aka 23-132293 PF

Attention: Benjamin Johnson

Thank you for notifying Jefferson Conservation District (JCD) of the comment period for the above-mentioned proposal, which is to subdivide the 0.89 acre property into 6 single family attached lots.

The following comments are based on a review of soil types and their impacts on development using tools from the online USDA-NRCS Web Soil Survey.

**Soils: Loam/Gravelly Sandy Loam**

Loam is the dominant soil type, to a depth of 0-6 inches with stratified gravelly sandy loam from 6 to 46 inches and a restrictive layer may be encountered at more than 80 inches. While this soil type does not generally experience significant swelling, a geotechnical report would better characterize the soils and any risk for building foundations.

**Corrosion from Soils**

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a higher risk of corrosion. Steel or concrete in installations that intersect soil boundaries or soil layers are more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion is high , and is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity. For concrete, the risk of corrosion is moderate; it is based on soil texture, acidity, and amount of sulfates in the saturation extract. The applicant may wish to consider corrosion risks when designing underground piping.

**Landscaping Recommendations**

To preserve limited water resources, we recommend landscape plantings (that is trees, shrubs, forbs, and graminoids) be native to the site's specific Jefferson County elevation and/or be drought tolerant to the greatest extent possible. Planting native and drought tolerant species should occur in uncompacted soils or well drained areas. Planting native wildflowers in landscaping is also beneficial to pollinator insects.

**Noxious Weeds**

With soil disturbance, potential for noxious weed establishment and spread will be increased. Special consideration should be given to the monitoring and control of weeds given the close proximity of Lena Gulch on the south of the property. Managing weeds before, during, and after construction is recommended.

The Colorado Department of Agriculture website has educational resources for landowners to identify and manage noxious weeds. JCD can also provide technical assistance to landowners.

Please contact JCD with any questions.

Sincerely,

JCD Board of Supervisors



## Benjamin Johnson

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**From:** PlatReview <PlatReview@lumen.com>  
**Sent:** Tuesday, May 30, 2023 9:03 AM  
**To:** Benjamin Johnson  
**Cc:** Rozsa, Kari  
**Subject:** --{EXTERNAL}-- FW: 22-132293PF FIRST ELECTRONIC REFERRAL FOR PRELIMINARY & FINAL PLAT

### This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Requester,

Our engineer has reviewed this plat and their comments are: "Lumen does not have an facilities in this area that would impede a new build in this area."

If you require signatures, you can contact the engineer CC'd on this email and if you have any further questions, please don't hesitate to reach out.

Thank you!

**LUMEN**®

**Lumen Plat Review**  
[platreview@lumen.com](mailto:platreview@lumen.com)

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**From:** P&Z Admin <PZAdmin@co.jefferson.co.us>  
**Sent:** Monday, May 22, 2023 1:53 PM  
**Subject:** 22-132293PF FIRST ELECTRONIC REFERRAL FOR PRELIMINARY & FINAL PLAT

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

### ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Preliminary and Final Plat have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1<sup>st</sup> Referral part of the process. Please review the specific electronic documents related to the 1<sup>st</sup>

**MEMO**

**TO:** Benjamin Johnson  
Jefferson County Planning and Zoning Division

**FROM:** Tracy Volkman  
Jefferson County Environmental Health Services Division

**DATE:** February 24, 2025

**SUBJECT:** Case #22-132293 PF  
Ryan Wannamaker  
961 Orion St

The applicant has met the public health requirements for this platting process.

**PROPOSAL SUMMARY**

To subdivide the property into 6 lots for single-family attached units.

**COMMENTS**

Jefferson County Public Health (JCPH) provided comments on August 17, 2021, for the pre-application process for this case and on May 30, 2023, and November 13, 2024 for the platting process for this case. We reviewed the documents submitted by the applicant for this platting process and have the following updated comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed platting of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted, or action has been taken. **Please read the entire document for requirements and information. Please note additional documentation may be required.**

**PLATTING REQUIREMENTS (Public Water & Public Sewer Systems)**

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	5/26/2023	Submit a will serve/proof of services letter from the Water and Sanitation District indicating public water and sewer can be provided to the proposed development in accordance with the Land Development Regulation (LDR) 22.	Water/Wastewater
✓	5/26/2023	Submit a Sensory Impact Assessment in accordance with the LDR Section 26 and must be prepared by a qualified professional planner, certified industrial hygienist, or landscape architect or engineer, registered in the State of Colorado.	Sensory Impact

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	11/13/2024	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30.	Environmental Site Assessment
✓	02/24/2025	<b>Submit the source and characteristics of the fill dirt</b> that has been placed on the property as identified in the notarized Environmental Questionnaire and Disclosure Statement. <b>List any chemicals contained in the fill and submit safety data sheets for those chemicals.</b>	Environmental Site Assessment

### WATER/WASTEWATER

The applicant provided an updated will serve letter dated May 2, 2022, from the Consolidated Mutual Water District stating public water service is available for the proposed development.

The applicant provided an updated will-serve letter dated May 5, 2022, from the Pleasant View Water and Sanitation District stating public sewer service is available for the proposed development.

### SENSORY IMPACT

JCPH has reviewed the Sensory Impact Report dated November 11, 2022. This report complies with requirements set forth in Section 26 of the Jefferson County Land Development Regulation.

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that maximum residential noise levels must comply with the following 25 feet from the property line:

- 55dB(A) between 7:00 a.m. and 7:00 p.m.
- 50dB(A) at all other times.

Colorado Revised Statute 25-12-103 classifies noise that exceeds the maximum permissible noise level as a public nuisance, which is a civil matter between the property owner and the complainant. **Please note:** JCPH and the Colorado Department of Public Health and Environment do not enforce noise complaint nuisances.

### ENVIRONMENTAL SITE ASSESSMENT

JCPH has reviewed the Environmental Questionnaire and Disclosure Statement (EQDS) provided by the applicant. The applicant checked "yes" on one category of environmental concern on the cover sheet regarding earthen fill being placed on site from an outside source. The description states it was clean excavation dirt. The applicant was requested in the Public Health report dated May 30, 2023, prepared by Urszula Tyl, JCPH Senior Environmental Health Specialist, to describe the source and characteristics of the fill dirt, and to provide any safety data sheets if chemicals were identified in the fill. This information was not provided as requested. As such, the applicant was required again to provide information describing the source and characteristics of the fill, including any chemicals contained in the fill and submit safety data sheets for those chemicals.

The applicant provided an engineering report dated February 13, 2025, prepared by Complete Engineering Services, Inc. stating the fill consisted of excavated material imported from 1004 4<sup>th</sup> Street in Golden between August 2021 and September 2021 and does not contain any chemicals or other foreign materials.

**Complete Engineering Services, Inc., 2-13-25 fill evaluation:**

The test boring for the referenced soil report at 1004 4th Street encountered interbedded claystone and sandstone of the Denver Formation from the surface to the total depth investigated. Material present in the imported fill on 961 Orion Street is disturbed and weathered claystone and sandstone that could have been derived from the Denver Formation.

Available information indicates that the imported fill material placed on 961 Orion Street was obtained from 1004 4th Street in Golden between August 2021 and September 2021 and does not contain any chemicals or other foreign materials.

**Please note if suspected contaminated soil(s) are encountered during the construction phase of the proposed development, construction activities must cease, and the soil must be evaluated by a qualified soil engineer licensed in Colorado or equivalent expert to classify the soils and establish mitigation criteria to properly handle and dispose of contaminated soils. The contractor must contact the Colorado Department of Public Health and Environment, Hazardous Material and Waste Management Division at 303.692.3320.**

#### **ACTIVE LIVING**

JCPH strongly encourages the developer to consider some active living concept such as a central gathering area (gazebo), a community garden or some other built environment component that can foster social connectedness and community interaction. These amenities can promote public health by creating a sense of well-being in the future residents of the proposed development.

#### **AIR**

Land development activities that are less than 25 contiguous acres and less than 6 months in duration are exempt from permitting and do not need to report air emissions to the Air Pollution Control Division. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

Please be advised that a vehicle tracking pad or equivalent should be placed at egress points to prevent off-property transport of materials during construction.

#### **RADON**

As of January 2019, to address the health hazard associated with radiation from radon gas, all new residential construction in Jefferson County must have a radon mitigation system installed in accordance with the Land Development Regulation Section 27 and the International Residential Code, Appendix F.

#### **LANDSCAPE**

Landscaping plans should include appropriate water conservation measures. The use of native plant species and/or xeriscaping is strongly encouraged to minimize water quality impacts in the area.

**NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.**

## Benjamin Johnson

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**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Wednesday, May 31, 2023 8:37 AM  
**To:** Benjamin Johnson  
**Cc:** Kristina Duff  
**Subject:** 22 132293 PF - Agency Response

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

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**Case Number: 22 132293 PF**

Case Type: Preliminary - Final Plat

Case Name: 961 Orion St

Review: Open Space

**Results: No Comment (no further review)**

**Review Comments:**

**Scheduled End Date: 06/12/2023**

**Reviewer: Kristina Duff**

**Description: To subdivide the property into 6 lots for single-family attached units.**

## Benjamin Johnson

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**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Thursday, June 15, 2023 11:56 AM  
**To:** Benjamin Johnson  
**Cc:** Alexander Fowlkes  
**Subject:** 22 132293 PF - Agency Response

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**Case Number: 22 132293 PF**

Case Type: Preliminary - Final Plat

Case Name: 961 Orion St

Review: Planner (Development Review)

**Results: Comments Sent (no further review)**

**Review Comments:**

**15 ft total side setback required, with a 5 ft minimum. Meaning one side can be 5 and the other 10, or another combination. Additionally buildings must have at least 15 ft of separation between them.**

**Setbacks and separation are checked at the time of building permits, but since you have 5 ft utility easements on either side you may wish to address them now.**

**Scheduled End Date: 06/12/2023**

**Reviewer: Alexander Fowlkes**

**Description: To subdivide the property into 6 lots for single-family attached units.**



# PLEASANT VIEW METROPOLITAN DISTRICT FIRE DEPARTMENT

955 Moss St. Golden, CO 80401

Phone: (303) 279-4361 Fax: (303) 278-3430

January 7, 2025

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

Attn: Benjamin Case Manager  
Contact Info: bzjohnso@jeffco.us 303-271-8705

RE: Summittal to subdivide the property into six single-family attached lots at 961 Orion Street, Golden, CO.

Case Number 22-132293PF

The property located at 961 Orion Street, Golden CO 80401, Parcel ID 40-013-05-022, is in the Pleasant View Metropolitan District, and the Pleasant View Fire Department will provide fire protection service. Fire service will be provided as long as the provision of the International Fire Code, 2018 edition, including all amendments, is met in the development.

The Pleasant View Metropolitan District has no objection to subdividing the property into six single-family attached lots.

The District has adopted the 2018 International Fire Code with amendments. The Fire Code has minimum requirements for fire flow and fire hydrant locations, listed in Appendix B and C. The proposed development will be subdivided into Six lots to construct six single-family attached units. All dwellings, 3,600 square feet or less, will have a fire flow requirement of 1,000 gallons per minute for 1 hour as amended by the District. For buildings larger than 3,600 square feet, use Table B105.1 (2) in the International Fire Code to determine the fire flow requirements.

The site plan for the property's development has been reviewed, and if the building contractor agrees to install fire sprinklers in all six single-family attached units, Pleasant View Fire will not require an additional fire hydrant to meet the fire flow requirements. If the building contractor does not install fire sprinklers in the six single-family attached units, an additional fire hydrant will be required to meet fire flow. Any improvements to the water system or additional fire hydrants must meet the Consolidated Mutual Water Company rules and regulations. The available water needs will be obtained from the Consolidated Mutual Water Company. The developer/Owner is encouraged to meet with Consolidated Mutual Water Company and the fire department to discuss any infrastructure improvement needed to meet fire flow demands.

Pleasant View Fire Department reserves the right to provide additional comments/requirements when plans are submitted and reviewed per applicable code amendments.

If you have any questions regarding this correspondence, do not hesitate to contact me at (303)279-4361 extension 301 or email at [cmalmgren@pleasantviewfire.com](mailto:cmalmgren@pleasantviewfire.com)

Sincerely,

A handwritten signature in blue ink that reads 'Chris P. Malmgren'.

Chris P. Malmgren  
Fire Chief





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.285.6612**  
violeta.ciocanu@xcelenergy.com

November 18, 2024

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

Attn: Benjamin Johnson

**Re: 961 Orion Subdivision, Case # 22-132293PF**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for **961 Orion Subdivision**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Orion Street.

Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to Orion Street. These easements are dedicated to County of Jefferson for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the

Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email: [violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)



May 5, 2022

Re: 961 Orion St.

To Whom It May Concern:

This letter is to certify sewer service will be provided by Pleasant View Water and Sanitation District for the following property; 961 Orion St  
Capacity is available in the area subject to the rules, regulations and requirements of the Pleasant View Water & Sanitation District & Metro Water Recovery. Main extension if required, will be at developer's expense.

If you have questions please call 303-279-3391.

Thank you,

A handwritten signature in black ink that reads "Rebecca White". The signature is written in a cursive, flowing style.

Rebecca White  
Office Manager

# CITIZEN COMMENTS

## Benjamin Johnson

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**From:** Henry Mondragon <hmondrag@gmail.com>  
**Sent:** Thursday, June 22, 2023 10:03 PM  
**To:** Benjamin Johnson  
**Subject:** --{EXTERNAL}-- Case Number 22-132293PF 961 Orion St, Golden

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

### This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Ben Johnson,

I am writing to make a comment regarding the above address and plans to build 6 lots for single-family attached units.

Our street is not a wide street and all summer long we have motorcycles and people test driving vehicles going up and down the street. A few years ago we applied for and were able to have two speed bumps added along our one-block street. The speed bumps do not deter a great number of speeders along our street.

Now, you want to approve a six-family attached unit structure. During parties and holidays, there are cars blocking both sides of the street and making it difficult to navigate. I can't see how your planned structures will do anything but worsen the situation.

Please, don't allow this to go through.

Sincerely,  
Henry Mondragon  
970 Orion St, Golden, CO 80401

# CURRENT ZONING

## Section 30 - Residential District

(orig. 3-26-13)

### A. Intent and Purpose

1. The Residential Districts are intended to provide areas for residential development and includes single-family dwellings, two-family dwellings, duplexes, townhomes and multi-family dwellings, where allowed. (orig. 3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific residential zone district. (3-26-13)
3. The Residential Zone Districts are divided as follows: (orig. 3-26-13)
  - a. Residential-One (R-1)
  - b. Restricted Residential (RR)
    - (1) Restricted Residential Quarter Acre (RR-1/4)
    - (2) Restricted Residential One Half Acre (RR-1/2)
    - (3) Restricted Residential One Acre (RR-1)
    - (4) Restricted Residential Two Acre (RR-2)
    - (5) Restricted Residential Five Acre (RR-5)
    - (6) Restricted Residential Ten Acre (RR-10)
  - c. Residential-One A (R-1A)
  - d. Residential-One B (R-1B)
  - e. Residential-One C (R-1C)
  - f. Residential-Two (R-2)
  - g. Residential-Three (R-3)
  - h. Residential-Three A (R-3A)
  - i. Residential-Four (R-4)

### B. Permitted Uses (orig.3-26-13; am. 7-17-18)

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Single-family dwelling	X	X	X	X	X	X	X		
Two-family dwelling or duplex						X	X	X	
Multi-family dwelling or townhome							X	X	
Multi-family dwelling (20 dwelling units to 50 dwelling units per acre).									X
Religious Assemblies and related uses, parish house and/or parsonage.							X	X	X
Private nonprofit museum							X	X	X
Parochial or private schools. Not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults.							X	X	X
Colleges; not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults.									X

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
State licensed daycare or large day –care home or preschool or nursery.							X	X	X
Group Home for up to 8 aged persons not located within 750 ft of another such group home; state licensed group home for up to 8 developmentally disabled persons not located within 750 ft of another such group home; state licensed group home for up to 8 mentally ill persons not located within 750 ft of another such group home or group home for the aged or developmentally disabled persons.	X	X	X	X	X	X	X	X	X
Public park, Class I public recreation facilities.	X	X	X	X	X	X	X	X	X
Class II public recreation facility							X	X	X
Homes for the aged and nursing homes							X	X	X
Hospital, nursing homes and clinics but not including institutions exclusively for the mentally disturbed, or for contagious or infectious diseases.									X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X	X	X	X	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X	X	X	X	X	X	X

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

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Private garage, mini structure, storage shed	X	X	X	X	X	X	X	X	X
Private greenhouse and nursery, noncommercial conservatory for plants and flowers.	X								
Private poultry house and pigeon coop with no more than 400 square feet of floor area; private rabbit and chinchilla hut with no more than 100 square feet of floor area.	X								
Private building or kennel for housing dogs, cats and similar domestic pets. <sup>1</sup>	X	X	X	X	X	X	X	X	
Private stable and/or barn for keeping horses, cattle, sheep, goats or other similar domesticated animals. See general requirements below.	X								
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupation Section of the Zoning Resolution have been met.	X	X	X	X	X	X	X		



Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Accessory Uses per the Accessory Use Section of the Zoning Resolution.	X	X	X	X	X	X	X	X	X
Commercial service activities, which are accessory to the main use of the building <sup>2</sup>									X

<sup>1</sup> But not including horses, cattle, sheep, goats, chickens, ducks, geese or other fowl. The maximum total number of dogs, cats and similar domestic pets which may be kept shall be 3. Offspring of domestic pets may be kept until weaned.

<sup>2</sup> May be conducted, provided said use is contained within the main building. Cafeterias, offices, studios and personal services such as beauty parlors, barber shops, laundry pick-up stations and pharmacies may be conducted. However, the sum total of commercial uses may not exceed more than 10 percent of the floor area of any single building or structure. The entrance to any such accessory business will be from inside the building. Such accessory use is one which:

- a. Is subordinate to and serves the principal building or principal use.
- b. Is subordinate in area, extent, or purpose to the principal building or principal use served.
- c. Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served.
- d. Is located on the same lot as the principal building or principal use served.

#### D. Special Uses (3-26-13)

The following uses shall be permitted only upon review by the Planning Commission and approval by Board of County Commissioners: (orig. 3-26-13; am. 7-17-18)

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Religious Assemblies and related uses, parish house and/or parsonage.	X	X	X	X		X			
Private nonprofit museum	X	X	X	X		X			
Cable Television reception station	X	X	X	X	X	X	X	X	X
Water supply reservoir and irrigation canal	X	X	X	X	X	X	X	X	
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X	X	X	X	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X	X	X	X	X	X	X

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Group home for the aged, group home for the developmentally disabled, group home for the mentally ill persons, licensed or certified by the state if applicable, in which 9 or more residents who are not legally related live and cook together as a single housekeeper unit, where such home is not located within 750 ft of another similar type home, licensed or certified by the state if applicable.	X		X	X	X	X	X	X	X
State licensed daycare center or preschool or nursery	X	X	X	X	X	X			
Parochial or private schools. Not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults. Exceptions listed above shall not preclude home occupations authorized by the Board of Adjustment or the Home Occupations Section of this Zoning Resolution.	X	X	X	X	X	X			
Home for social rehabilitation or adjustment for up to 10 residents plus staff, not located within 750 ft. of another similar facility.							X		
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X	X		X	X	X	X
Class I or II commercial recreational facility. Class II public recreational facility.	X	X	X	X		X	X	X	X

**E. Lot and Building Standards** (orig. 3-26-13; am. 7-17-18; am. 5-10-22)

Districts	Front Setback		
	Primary Structure/ Garages (attached or detached)	Adjacent to Arterial	All Other Accessory Structures
<b>R-1</b>	20 ft.	30 ft.	Housing Livestock – 100 ft. All Other Accessory Structure – 50 ft.
<b>R-1A</b>	20 ft.	30 ft.	50 ft.
<b>R-1B</b>	20 ft.	30 ft.	50 ft.
<b>R-1C</b>	12 ft. (living space) 20 ft. (garage)	18 ft. (living space) 30 ft. (garage)	30 ft.
<b>R-2</b>	20 ft.	30 ft.	20 ft.

Districts	Front Setback		
	Primary Structure/ Garages (attached or detached)	Adjacent to Arterial	All Other Accessory Structures
<b>R-3</b>	20 ft.	30 ft.	50 ft.
<b>R-3A</b>	20 ft.	30 ft.	50 ft.
<b>R-4</b>	40 ft.	40 ft.	40 ft.
<b>RR-1/4</b>	20 ft.	20 ft.	20 ft.
<b>RR-1/2</b>	30 ft.	30 ft.	30 ft.
<b>RR-1</b>	30 ft.	30 ft.	30 ft.
<b>RR-2</b>	30 ft.	30 ft.	30 ft.
<b>RR-5</b>	50 ft.	50 ft.	50 ft.
<b>RR-10</b>	75 ft.	75 ft.	75 ft.

Districts	Side Setback <sup>1</sup>		
	All Structures	Adjacent to local/collector	Adjacent to arterial
<b>R-1</b>	5 ft. min (15 ft. total) <sup>2</sup> Housing Livestock – 15 ft.	20 ft.	30 ft
<b>R-1A</b>	5 ft. min (15 ft. total) <sup>2</sup>	20 ft.	30 ft.
<b>R-1B</b>	5 ft.	20 ft.	30 ft.
<b>R-1C</b>	5 ft.	15 ft.	20 ft.
<b>R-2</b>	5 ft. min (15 ft. total) <sup>2</sup>	20 ft.	30 ft.
<b>R-3</b>	5 ft. <sup>3</sup>	20 ft	30 ft.
<b>R-3A</b>	5 ft. <sup>3</sup>	20 ft.	30 ft.
<b>R-4</b>	30 ft.	30 ft.	30ft.
<b>RR-1/4</b>	10 ft.	20 ft.	20 ft.
<b>RR-1/2</b>	20 ft.	30 ft.	30 ft.
<b>RR-1</b>	30 ft.	30 ft.	30 ft.
<b>RR-2</b>	30 ft.	30 ft.	30 ft.
<b>RR-5</b>	50 ft.	50 ft.	50 ft.
<b>RR-10</b>	50 ft.	75 ft.	75 ft.

<sup>1</sup>For a two-family dwelling, no side setback shall be required where there is a common wall shared between buildings on adjacent lots.

<sup>2</sup> Each side setback must be a minimum of 5 feet, and both side setbacks added together must equal 15 feet or more.

<sup>3</sup> The minimum side setback for a single-family dwelling, two-family dwelling, duplex, townhome, or multi-family dwelling with 1 story, shall be 5 feet on each side. The minimum side setback for any other main building shall be 10 feet on each side.

Districts	Rear Setback					
	Single-Family	Two-Family or Duplex	Townhome	Multi-Family	Other Main Building	Detached Garage or Other Accessory Structure
<b>R-1</b>	5 ft.	n/a	n/a	n/a	5 ft.	5 ft.
<b>R-1A</b>	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
<b>R-1B</b>	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
<b>R-1C</b>	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
<b>R-2</b>	5 ft.	5 ft.	n/a	n/a	5 ft.	5 ft.
<b>R-3</b>	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.	5 ft.
<b>R-3A</b>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
<b>R-4</b>	n/a	n/a	n/a	30 ft.	30 ft.	30 ft.
<b>RR-1/4</b>	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
<b>RR-1/2</b>	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
<b>RR-1</b>	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
<b>RR-2</b>	30 ft.	n/a	n/a	n/a	30 ft.	30 ft.
<b>RR-5</b>	50 ft.	n/a	n/a	n/a	50 ft.	50 ft.
<b>RR-10</b>	50 ft.	n/a	n/a	n/a	50 ft.	50 ft.

Districts	Building Separation		Building Height		
	Between Townhome or Multi-family Groups	From Building on Adjacent Lot	Primary Structure	Multi-Family Structure	All Other Accessory Structure <sup>1</sup>
<b>R-1</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>R-1A</b>	n/a	15 ft.	35 ft.	n/a	25 ft.
<b>R-1B</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>R-1C</b>	n/a	n/a	30 ft.	n/a	25 ft.
<b>R-2</b>	n/a	15 ft.	35 ft.	n/a	25 ft.
<b>R-3</b>	25 ft.	n/a	35 ft.	45 ft.	25 ft.
<b>R-3A</b>	25 ft.	n/a	35 ft.	45 ft.	25 ft.
<b>R-4</b>	30 ft. <sup>2</sup>	n/a	80 ft.	80 ft.	25 ft.
<b>RR-1/4</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>RR-1/2</b>	n/a	n/a	35ft	n/a	25 ft.
<b>RR-1</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>RR-2</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>RR-5</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>RR-10</b>	n/a	n/a	35 ft.	n/a	25 ft.

<sup>1</sup> No such building shall exceed the lesser of the height indicated or the height of the primary structure.

Districts	Lot Size				
	Single-Family Dwelling	Two-Family Dwelling	Duplex	Townhome	Multi-Family
<b>R-1</b>	12,500 s.f.	n/a	n/a	n/a	n/a
<b>R-1A</b>	9,000 s.f.	n/a	n/a	n/a	n/a
<b>R-1B</b>	7,500 s.f.	n/a	n/a	n/a	n/a
<b>R-1C</b>	4,500 s.f.	n/a	n/a	n/a	n/a
<b>R-2</b>	9,000 s.f.	12,500 s.f. min. develop area and 5,000 s.f. min lot area per unit	12,500 s.f.	n/a	n/a

Districts	Lot Size				
	Single-Family Dwelling	Two-Family Dwelling	Duplex	Townhome	Multi-Family
<b>R-3</b>	7,500 s.f.	3,000 s.f. min. develop area and 1,500 s.f. min lot area per unit	9,000 s.f.	12,500 s.f. min. develop area and 2,000 s.f. min lot area per unit	12,500 s.f. min. develop area and 2,000 s.f. min lot area per unit
<b>R-3A</b>	n/a	4,000 s.f. min. develop area and 2,000 s.f. Min lot area per unit	12,500 s.f.	4,000 s.f. min. develop area and 2,000 s.f. Min lot area per unit	12,500 s.f. min. develop area and 3,000 s.f. min lot area per unit
<b>R-4</b>	n/a	n/a	n/a	n/a	1 acre min develop area and 850 s.f. Min lot area per unit
<b>RR-1/4</b>	¼ acre (10,890 s.f.)	n/a	n/a	n/a	n/a
<b>RR-1/2</b>	½ acre (27,180 s.f.)	n/a	n/a	n/a	n/a
<b>RR-1</b>	1 acre (43,560 s.f.)	n/a	n/a	n/a	n/a
<b>RR-2</b>	2 acres (87,120 s.f.)	n/a	n/a	n/a	n/a
<b>RR-5</b>	5 acres (217,800 s.f.)	n/a	n/a	n/a	n/a
<b>RR-10</b>	10 acres (435,600 s.f.)	n/a	n/a	n/a	n/a

#### F. Fences

1. Maximum fence height: 6 feet. (orig. 3-26-13)
2. No fence more than 42 inches in height of any type shall be permitted within the front setback line and the front lot line. (orig. 3-26-13)
3. No barbed wired or electric fence shall be permitted in this zone district. (orig. 3-26-13)
4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig. 3-26-13)

#### G. General Requirements

1. Corner lots must comply with the vision clearance triangle requirements. (orig. 3-26-13; am.7-17-18)
2. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig. 3-26-13)

#### H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and shall conform to the side and rear setback requirements of a dwelling. (orig. 3-26-13)
2. Stallions and bulls shall be kept in a pen, corral or run area enclosed by a 6-foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig. 3-26-13)
3. Where allowed the keeping of horses, cattle, sheep, goats, or other similar domesticated animals shall be kept in a fenced area. The total number of animals, listed above, is limited as follows. (orig. 3-26-13)

The minimum square footage of open lot area available to the animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre; except that offspring of animals on the property may be kept until weaned. (orig. 3-26-13; am. 7-17-18)