

CASE SUMMARY

CASE SUMMARY

Consent Agenda

BCC HEARING DATE: July 8, 2025

25-000235VA

Vacation of Right of Way

OWNER: Jefferson County
APPLICANT: Jefferson County Open Space

LOCATION: Rights of Way (Tracts D and E) as dedicated by Meadow Brook Village subdivision, recorded at reception number 77846578, adjacent to PIN 30-123-02-003 (Tract B of subdivision).

APPROXIMATE AREA: 1.57 Acres (Tract D: 1.20 Acres, Tract E: 0.37 Acres)

PURPOSE: To vacate Right of Way (Tracts D and E) in Meadowbrook Village.

CASE MANAGER: Lauren Caruso, Civil Planning Engineer

Applicant Team Presenters:

Hillary Merritt, hmerritt@jeffco.us, 303-271-5948, applicant

Issues:

- None

Related Documents:

- Yenter Statement for Vesting:
 - Timothy and Janis Yenter, as owners of Lot 1, Block 1 Meadowbrook Village, wish to vest the southernmost portion of Tract E that lies contiguous to their property to JCOS.

Recommendations:

- **Staff:** Recommends Approval subject to conditions: conditions being including a reservation of easements within Tract E.

Interested Parties:

- None

Level of Community Interest: Low

Representative for Applicant: Hillary Merritt, Jefferson County Open Space

General Location: Meadowbrook Park: Northeast of the intersection of Quaker Street and W 56th Place

Case Manager Information: Phone: 303-271-8752 e-mail: lcarus@jeffco.us

STAFF REPORT

BCC Hearing Date: July 8, 2025

25-000235VA

Vacation

Owner:

Jefferson County

Applicant:

Jefferson County Open Space; Timonthy T. Yenter and Janis L. Yenter

Location:

number 77846578

Tracts D and E, Meadowbrook Village subdivision, recorded at reception

Approximate Area:

1.57 Acres (Tract D: 1.20 acres, Tract E: 0.37 Acres)

Purpose:

To vacate Right of Way (Tracts D and E) in Meadowbrook Village.

Case Manager:

Lauren Caruso, Civil Planning Engineer

Background/Unique information:

Tracts D and E were dedicated to the County and accepted by the County for Right-of-Way purposes as part of Meadowbrook Village subdivision, recorded at Reception Number 77846578. The platted Right-of-Way was never constructed to County standards and has never been maintained by the County for road purposes. The applicant, Jefferson County Open Space, is proposing to vacate all of Tracts D and E as they are not needed by the County for Right of Way purposes.

Vesting Exhibit and Discussion:

The Road and Bridge Division and Transportation and Engineering Division support this Right-of-Way vacation request. The vacated property would vest to the adjoining property owner (Jefferson County), owner of Tracts A and B, as shown below, pursuant to Section 43-2-302(1)(a) and (1)(f), C.R.S.. Jefferson County would be responsible for maintaining the subject property. All affected property owners have no objections to this Right-of-Way vacation. The owners adjacent to the southern portion of Tract E (Lot 1 Block 1 of Meadowbrook Village) have provided a statement relinquishing any interest in the Right of Way proposed for vacation (the "Statement").



Figure 1: Vacation Exhibit

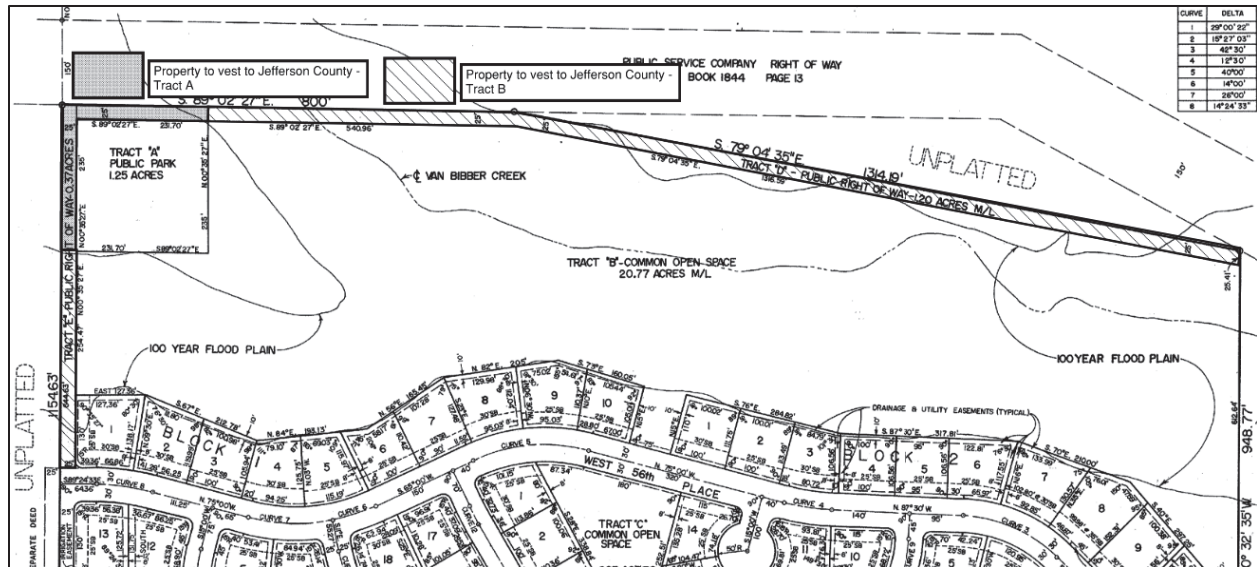


Figure 2: Tracts A, B, D, and E, Meadowbrook Village Subdivision, recorded at Reception Number 77846578

Property Owners Involved:

- JEFFERSON COUNTY whose address is 700 Jefferson County Parkway
- TIMOTHY T YENTER and JANIS L YENTER whose address is 16381 W 65th Place

Community Notification:

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

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

Analysis:

In order to proceed with the Vacation of Right-of-Way process, the application must be in conformance with the following:

	Legal and Physical Access	Utilities	Private Maintenance Association	Property Mergers	Street/Road System	Construction Plans/Improvements	Circulation System	Right-of-Way Reimbursement	Isolated Right-of-Way	Piecemeal Right-of-Way
Acceptable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Unacceptable										

1. Legal and Physical Access:

A vacation case shall not eliminate the only physical or legal access for any property per Section 13.C.1 of the Land Development Regulation.

All adjacent and/or affected property owners have existing access and are not impacted by this Right-of-Way vacation. This Right-of-Way vacation request will not impact access to any existing lot, parcel and/or tract.

Legal and Physical access is in conformance with Section 13.C.1 of the Land Development Regulation.

2. Utilities:

A vacation shall not eliminate the only physical or legal rights to utilities for any property per Section 13.C.2 of the Land Development Regulation.

Xcel Energy (Xcel) has indicated that an Xcel utility line is within Tract E. Pursuant to sections 43-2-303(3), C.R.S., easements may be reserved for the continued use of existing sewer, gas, water or similar pipelines and appurtenances. Xcel and the applicants agree a reservation of easements for existing utilities within the Right-of-Way is needed. Said reservation is included as a recommendation for approval of this application.

Utilities are in conformance with Section 13.C.2 of the Land Development Regulation.

3. Private Maintenance Association:

The County may assign the vacated property to a private maintenance association per Section 13.C.3 of the Land Development Regulation.

The Jefferson County Open Space would maintain the vacation area. The applicant is not proposing that a private maintenance association take over maintenance.

The Vacation request conforms with Section 13.C.3 of the Land Development Regulation.

4. Property Mergers:

Property Mergers may be required to combine parcels affected by the vacation, if needed to maintain legal access to the abutting properties per Section 13.C.4 of the Land Development Regulation.

A Property Merger agreement is not required to combine the vacated property with the adjoining lots for access purposes.

The Vacation request conforms with Section 13.C.4 of the Land Development regulation.

5. Street/Road System:

Vacation requests shall not negatively impact the existing or planned street\road system per Section 13.C.5 of the Land Development Regulation.

There is no constructed road, within the proposed vacation area; therefore, this Right-of-Way vacation request will not impact traffic circulation or safety.

This Vacation request conforms to the requirements set forth in Section 13.C.5 of the Land Development Regulation.

6. Construction Plans:

Construction plans for improvements are required to maintain acceptable service, or to mitigate negative impacts, and must be submitted in accordance with the Land Development Regulation and Transportation Design and Construction Manual per Section 13.C.6 of the Land Development Regulation.

Construction plans are not necessary for this Right-of-Way vacation case because no new street/road construction is necessary for traffic and safety related to the site.

This Vacation request conforms to the requirements set forth in Section 13.C.6 of the Land Development Regulation.

7. Circulation System:

Vacation requests shall not create a circulation system that is non-compliant with the Land Development Regulation, unless an Alternative Standard/Requirement has been granted per Section 13.C.7 of the Land Development Regulation.

No Alternative Standards are needed for the proposed Vacation.

This Vacation request conforms to the requirements set forth in Section 13.C.7 of the Land Development Regulation.

8. Right-of-Way Reimbursement:

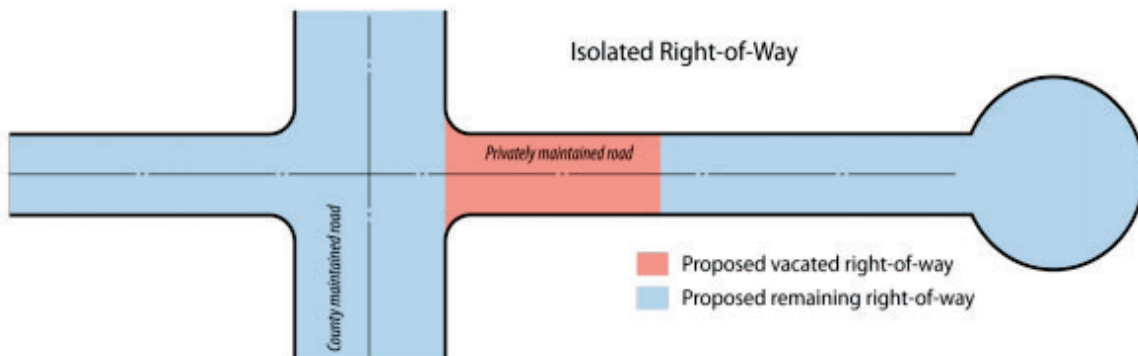
Reimbursement costs will be required for vacation requests that involve Right-of-Way that was previously purchased by the County per Section 13.C.8 of the Land Development Regulation.

This requirement only applies to Right-of-Way that the County paid for through a County improvements project. Since that was not the case with this original Right-of-Way dedication there is no requirement for reimbursement of Right-of-Way and the County is not requesting fees.

The Vacation request conforms to the requirements set forth in Section 13.C.8 and Section 33 of the Land Development Regulation.

9. Isolated Right-of-Way:

Vacation requests that create isolated Right-of-Way (as shown below) are not permitted per Section 13.C.9 of the Land Development Regulation.

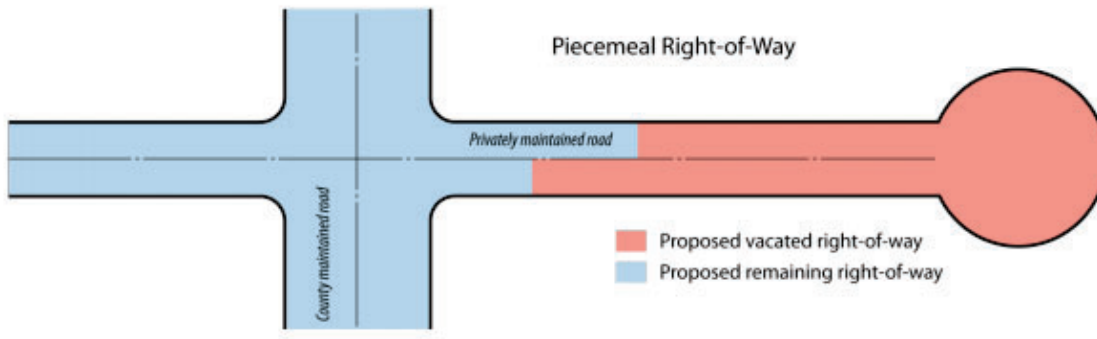


This Vacation request does not propose to create isolated ROW.

This Vacation request conforms to the requirements set forth in Section 13.C.9 of the Land Development regulation.

10. Piecemeal Right-of-Way:

The “piecemeal” vacation of Right-of-Way (as shown below) is discouraged and shall be reviewed on a case-by-case basis per Section 13.C.10 of the Land Development Regulation.



This Vacation request does not propose “piecemeal” vacation of ROW.

This Vacation request conforms to the requirements set forth in Section 13.C.10 of the Land Development Regulation.

Additional Requirements:

1. Statement for Vesting

The owners of Lot 1 Block 1 of Meadowbrook Village provided a Statement to relinquish their interest in the portion of Tract E, if this Vacation request is approved. Recordation of the Statement is identified as a condition of approval for this Vacation case.

2. Statutory Requirement – Boundary (C.R.S §43-2-303):

The Right-of-Way requested to be vacated with this application is not within the limits of any city or town, and it does not form the boundary line of a city, town or county.

SUMMARY/RECOMMENDATIONS:

Staff recommends that the Board of County Commissioners find(s) that:

1. Jefferson County has acquired a public roadway over, through and on the lands described herein.
2. The Right-of-Way described herein is no longer necessary for use by the public.
3. The Right-of-Way is not within the limits of any city or town and does not form the boundary line of a city, town or county.
4. By a vacation of said Right-of-Way no land would be left without an established public street or road or private access easement connecting it with another established public street or road.

5. The proposal conforms with the Land Development Regulation because all applicable regulations have been satisfied as indicated within this report.
6. The proposal is in compliance with title 43, article 2, part 300 of the Colorado Revised Statutes.

AND

Staff recommends that the Board of County Commissioners APPROVE Case No. 25-000235VA.

Staff further recommends that the Board of County Commissioners pursuant to Section 43-2-303, C.R.S. as amended, vacate all rights, titles or interests of the County of Jefferson, State of Colorado in Tracts D and E, Meadowbrook Village, recorded at Reception No. 77846579, and described on Exhibit A, attached hereto and incorporated herein.

Staff further recommends that the vacation of Tract E, Meadowbrook Village is subject to a reservation of easements for the continued use of existing sewer, gas, water or similar pipelines and appurtenances, existing ditches or canals and appurtenances, and existing electric, telephone, cable television, and similar lines and appurtenances, if any.

Staff further recommends that pursuant to the authority granted in C.R.S. 43-2-302(1)(a) and 1(f), and based on the Statement of Timothy T. Yenter and Janis L. Yenter (owners of Lot 1, Block 1, Meadowbrook Village) disclaiming and releasing any claims to ownership in the portion of Tract E abutting Lot 1, Block 1, the Board of County Commissioners direct that the vacated Right-of-Way, described as Tracts D and E of Meadowbrook Village, shall vest in and to Jefferson County, the abutting property owner of Tracts D and E. As described on Exhibit A, the portions of Tracts D and E abutting Tract A shall vest to Jefferson County (the property owner for Tract A) and the portions of Tracts D and E abutting Tract B and Lot 1, Block 1 shall vest to Jefferson County (the Property owner for Tract B).

COMMENTS PREPARED BY:

Lauren Caruso

Lauren Caruso, Civil Planning Engineer
June 18, 2025

VACATION EXHIBIT



Meadowbrook Park

Jefferson County ROW

Last Revised 2/18/2025

*Acreage is an approximation and does not represent exact parcel size

- Jefferson County ROW
- Jeffco Open Space

- Agreement Held by Jeffco Open Space
- Apex Park & Recreation District



MEADOWBROOK VILLAGE

A SUBDIVISION OF A PORTION OF THE S1/2 OF THE SW1/4 OF SECTION 12,
T3S, R70W, OF THE 6TH PM, JEFFERSON COUNTY, COLORADO.

846578
77846578

1977 JUN 18 PM 2:15
Jefferson State of Co.
50-59

BOOK 50-59
PAGE 59
MAP NO. 25
PLAT NO. F19-5-76

UNPLATTED

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
1	29°00'22"	200'	51.73'	101.25'	100.17'	9	22°30'	200'	39.78'	78.54'	78.04'
2	18°27'03"	200'	27.13'	53.03'	53.77'	10	65°00'	100'	63.71'	113.45'	107.44'
3	42°30'	250'	97.22'	185.44'	181.22'	11	60°00'	100'	57.74'	104.72'	100.00'
4	12°30'	400'	43.81'	87.27'	87.09'	12	5°00'	400'	17.46'	34.91'	34.90'
5	40°00'	300'	109.19'	209.44'	205.21'	13	19°00'	250'	4.84'	82.90'	82.52'
6	14°00'	330'	40.52'	80.63'	80.43'	14	31°00'05"	365'	101.23'	197.49'	195.09'
7	26°00'	330'	76.19'	149.75'	148.47'	15	35°00'	200'	63.06'	122.17'	120.28'
8	14°24'33"	400'	50.56'	100.60'	100.33'	16	45°00'	200'	82.84'	157.08'	153.07'

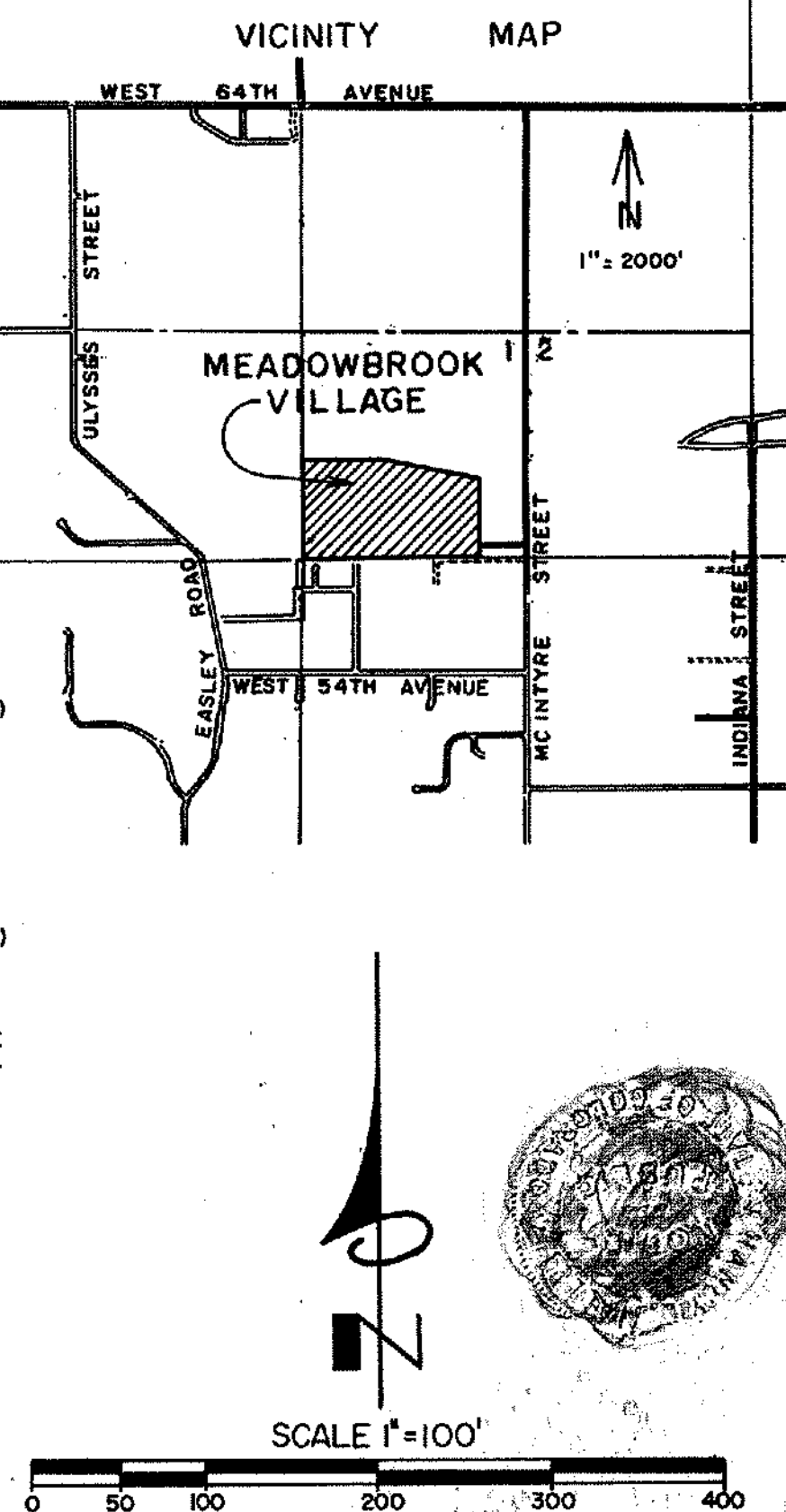
COVENANT AND PLAT RESTRICTION ON SALE, CONVEYANCE OR TRANSFER

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S. 1973, AS AMENDED, NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON 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 COUNTY, CERTIFYING THAT:

- (A) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT BOOK 1844, PAGE 13, OF THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, 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 SERVING AUTHORITIES, OR
- (B) THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S. 1973, AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT BOOK 1844, PAGE 13, OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATIONS.

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OF ANY LOT, TRACT OR TRACTS 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. 1973, AS AMENDED.

AS OWNER: PIKE STREET INVESTMENT COMPANY
AS HOLDERS OF DEED OF TRUST:
Donald D. Morris, Owen H. Van Hooser, Mary J. Van Hooser
DONALD D. MORRIS, OWEN H. VAN HOOSER, MARY J. VAN HOOSER
STATE OF COLORADO,) ss:
THE FOREGOING COVENANT AND PLAT RESTRICTION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JUNE, A.D. 1977, BY DONALD D. MORRIS, OWEN H. VAN HOOSER, AND MARY J. VAN HOOSER.
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES 1st 18, 1978
Nancy E. Malloy
NOTARY PUBLIC



NOTES

EASEMENTS ALONG SIDE AND REAR LOT LINES ARE GRANTED FOR: UTILITY, DRAINAGE AND IRRIGATION PURPOSES, WITH WIDTHS AND LOCATIONS AS SHOWN HEREON.

6 FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF GAS MAINS ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION EXCEPT AS OTHERWISE SHOWN. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO PLATTED ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY WATER METERS, VALVES, STREET LIGHTS, POWER POLES, MAILBOXES, OTHER STRUCTURES, TREES, OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVES AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 26 FEET IN WIDTH.

BEARINGS ARE REFERRED TO EXISTING DEEDS, FOR TRUE MERIDIAN, ALL BEARINGS MUST BE ROTATED COUNTERCLOCKWISE 0°00'00".

DIMENSIONS SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF THE LOT LINES EXTENDED.

DATE OF SURVEY: DECEMBER 4, 1975.

© INDICATES 1/2" STEEL PIN WITH CAP ON SUBDIVISION BOUNDARY.

UTILITY COMPANIES SHALL HAVE THE RIGHT TO CROSS IRRIGATION EASEMENTS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL THEY BLOCK OR DETAIN THE FLOW OF IRRIGATION WATER.

UNPLATTED

EXCEPTION: BOOK 2162 - PAGE 522
RIGHT OF WAY CONVEYED BY SEPARATE DEED

McCLELLANDS MOUNTAIN VIEW
PLAT BOOK 24 AT PAGE 36

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, BEING THE OWNER AND HOLDERS OF DEED OF TRUST, IN THOSE LANDS DESCRIBED BELOW, HAVE LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS, TRACTS, BLOCKS, STREETS, EASEMENTS, AND PUBLIC WAYS AS SHOWN HEREON UNDER THE NAME AND STYLE OF MEADOWBROOK VILLAGE, AND DO, BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE, TRACTS "D" AND "E" FOR PUBLIC RIGHTS OF WAY, AND ALL STREETS, PUBLIC WAYS, AND TRACTS "F", "G" AND "H", FOR PUBLIC USE FOR ROAD PURPOSES, AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON ALL UTILITY EASEMENTS FOR UTILITY PURPOSES AND ALL DRAINAGE EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN HEREON.

DESCRIPTION

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE N00°15'27"E, ON AND ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1174.63 FEET; THENCE S89°02'27"E, A DISTANCE OF 800 FEET; THENCE S79°04'35"E, A DISTANCE OF 314.19 FEET; THENCE S00°32'55"W, A DISTANCE OF 948.77 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12 WHENCE THE SOUTH 1/4 CORNER BEARS S88°59'55"E, A DISTANCE OF 500 FEET; THENCE N88°59'55"W, ON AND ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 2093.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 20 FEET OF THE WEST 25 FEET THEREOF AS DESCRIBED IN BOOK 2162 AT PAGE 522 OF THE JEFFERSON COUNTY RECORDS.

CONTAINING 53.10 ACRES, MORE OR LESS.

AS OWNER: PIKE STREET INVESTMENT COMPANY
DONALD D. MORRIS, GENERAL PARTNER
SUBDIVIDER'S REGISTRATION NUMBER P-1979

AS HOLDERS OF DEED OF TRUST:
Owen H. Van Hooser, Mary J. Van Hooser

COUNTY OF JEFFERSON) ss:
STATE OF COLORADO) ss:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JUNE, A.D. 1977, BY DONALD D. MORRIS AS GENERAL PARTNER OF PIKE STREET INVESTMENT COMPANY, AND BY OWEN H. VAN HOOSER AND MARY J. VAN HOOSER AS HOLDERS OF DEED OF TRUST.

WITNESS MY HAND AND SEAL
My Commission Expires Oct 2, 1979
Notary Public
Vivian B. Anderson

ATTORNEY'S CERTIFICATE

I, GERALD E. BOATRIGHT, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

SURVEYOR'S CERTIFICATE

I, DONALD COWAN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF MEADOWBROOK VILLAGE WAS MADE UNDER MY SUPERVISION, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

PUBLIC NOTICE AND WARNING IS HEREBY GIVEN TO ALL PROSPECTIVE PURCHASERS THAT:

1- THE PURCHASE OF ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON, WITHOUT FIRST OBTAINING FROM THE COUNTY OF JEFFERSON, STATE OF COLORADO, A CERTIFICATE OF COMPLIANCE SHOWING COMPLIANCE WITH THE WATER AND SEWER AGREEMENT SET FORTH HEREON, SHALL BE AT THE PURCHASER'S OWN RISK AND PERIL; AND

2- SUCH ACTION BY THE PURCHASER SHALL RELIEVE THE COUNTY OF JEFFERSON, STATE OF COLORADO, FROM ANY AND ALL LIABILITIES ARISING OUT OF ANY SUCH PURCHASE.

WATER AND SEWER AGREEMENT

THE UNDERSIGNED, AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, AND TO MEET THE REQUIREMENTS OF SECTIONS 30-28-133(B)(1) AND (B) AND 30-28-137 C.R.S. 1973, AS AMENDED, AGREE TO THE FOLLOWING RESTRICTIONS, COVENANTS AND CONDITIONS:

1- THAT NO SALE, CONVEYANCE OR OTHER TRANSFER OF TITLE OF ANY LOT, PARCEL OR TRACT OF LAND IDENTIFIED HEREON SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY ANY PUBLIC BODY OR AGENCY 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 COUNTY AND A CERTIFIED COPY OF SAME DELIVERED TO THE PROSPECTIVE PURCHASER, CERTIFYING THAT:

(A) PROPERLY DESIGNED, ENGINEERED AND CONSTRUCTED PUBLIC WATER AND SEWER SYSTEMS, INCLUDING STORAGE AND TREATMENT FACILITIES WHEN NECESSARY, MEETING THE STANDARDS OF THE RESPECTIVE SPECIAL DISTRICT OR SERVING AUTHORITY, HAVE BEEN EXTENDED TO ANY SUCH LOT, PARCEL OR TRACT, OR

(B) A PERFORMANCE GUARANTEE, WHICH PROVIDES REASONABLE ASSURANCE OF THE COMPLETION OF SAID PUBLIC WATER AND SEWER SYSTEMS IN ACCORDANCE WITH DESIGN AND TIME SPECIFICATIONS, HAS BEEN SUBMITTED TO AND DEEMED ACCEPTABLE BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JEFFERSON.

2- THAT THE RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THIS WATER AND SEWER AGREEMENT SHALL RUN WITH THE LAND AS SHOWN AND DESCRIBED ON THIS PLAT AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE OWNER.

AS OWNER: PIKE STREET INVESTMENT COMPANY
AS HOLDERS OF DEED OF TRUST:
Donald D. Morris, Owen H. Van Hooser, Mary J. Van Hooser
DONALD D. MORRIS, OWEN H. VAN HOOSER, MARY J. VAN HOOSER
STATE OF COLORADO,) ss:
COUNTY OF JEFFERSON) ss:
THE FOREGOING WATER AND SEWER AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JUNE, A.D. 1977, BY DONALD D. MORRIS, OWEN H. VAN HOOSER, AND MARY J. VAN HOOSER.
WITNESS MY HAND AND SEAL
My Commission Expires Oct 2, 1979
Notary Public
Vivian B. Anderson

APPROVALS

Michael W. Davidson, 6-21-76, Parkside, 6-11-76
JEFFERSON COUNTY PLANNING DEPT., JEFFERSON COUNTY ENGINEERING DEPT.
Wanda Cochran, 6-9-76
JEFFERSON COUNTY HEALTH DEPT.

APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 2nd DAY OF JUNE, A.D. 1977.
SECRETARY: David P. Johnson, CHAIRMAN: Robert L. Davidson

ACCEPTANCE CERTIFICATE

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF THE STREETS, TRACTS, AND PUBLIC WAYS, AND EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO THIS 18th DAY OF JANUARY, A.D. 1977. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND PUBLIC WAYS ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AND ACCEPTED BY THE COUNTY.

BOARD OF COUNTY COMMISSIONERS
Norman C. Allen, Robert L. Davidson
Clerk, Chairman
By Emily Hask Deputy

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 18th DAY OF JANUARY, A.D. 1977.
Norman C. Allen, Robert L. Davidson
Clerk and Recorder, Chairman
By Emily Hask Deputy

846578 2:15
RECEPTION NO. TIME

ORIGINAL SUBDIVISION

MEADOWBROOK VILLAGE

A SUBDIVISION OF A PORTION OF THE S1/2 OF THE SW1/4 OF SECTION 12,
T3S, R70W, OF THE 6TH PM, JEFFERSON COUNTY, COLORADO.

846578
77846578

1977 JAN 18 PM 2:15
Jefferson State of Co.
50-59

BOOK 50-59
PAGE 59
MAP NO. 25
PLAT NO. F19-5-76

UNPLATTED

PUBLIC SERVICE COMPANY RIGHT OF WAY
BOOK 1844 PAGE 13

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
1	29°00'22"	200'	51.73'	101.25'	100.17'	9	22°30'	200'	39.78'	78.54'	78.04'
2	18°27'03"	200'	27.13'	53.93'	53.77'	10	65°00'	100'	63.71'	113.45'	107.44'
3	42°30'	250'	97.22'	185.44'	181.22'	11	60°00'	100'	57.74'	104.72'	100.00'
4	12°30'	400'	43.81'	87.27'	87.09'	12	5°00'	400'	17.46'	34.91'	34.90'
5	40°00'	300'	109.19'	209.44'	205.21'	13	19°00'	250'	4.84'	82.90'	82.52'
6	14°00'	330'	40.52'	80.63'	80.43'	14	31°00'05"	365'	101.23'	197.49'	195.09'
7	26°00'	330'	76.19'	149.75'	148.47'	15	35°00'	200'	63.06'	122.17'	120.28'
8	14°24'33"	400'	50.56'	100.60'	100.33'	16	45°00'	200'	82.84'	157.08'	153.07'

COVENANT AND PLAT RESTRICTION ON SALE, CONVEYANCE OR TRANSFER

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S. 1973, AS AMENDED, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON 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 COUNTY, CERTIFYING THAT:

- (A) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT BOOK 1844 PAGE 13 OF THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, 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 SERVING AUTHORITIES, OR
- (B) THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S. 1973, AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT BOOK 1844 PAGE 13, OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATIONS.

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OF ANY LOT, TRACTS OR TRACTS 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. 1973, AS AMENDED.

AS OWNER: PIKE STREET INVESTMENT COMPANY
AS HOLDERS OF DEED OF TRUST:
Donald D. Morris, Owen H. Van Hooser, Mary J. Van Hooser
DONALD D. MORRIS, OWEN H. VAN HOOSER, MARY J. VAN HOOSER

STATE OF COLORADO,)
I, DONALD D. MORRIS,)
THE FOREGOING COVENANT AND PLAT RESTRICTION WAS ACKNOWLEDGED BEFORE ME THIS)
14th DAY OF JANUARY, A.D. 1977, BY DONALD D. MORRIS, OWEN H. VAN HOOSER)
AND MARY J. VAN HOOSER.)
WITNESS MY HAND AND SEAL)
MY COMMISSION EXPIRES 1st 18, 1978)
Nancy E. Malloy)
NOTARY PUBLIC)

SCALE 1"=100'

NOTES

EASEMENTS ALONG SIDE AND REAR LOT LINES ARE GRANTED FOR: UTILITY, DRAINAGE AND IRRIGATION PURPOSES, WITH WIDTHS AND LOCATIONS AS SHOWN HEREON.

6 FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF GAS MAINS ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION EXCEPT AS OTHERWISE SHOWN. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO PLATTED ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY WATER METERS, VALVES, STREET LIGHTS, POWER POLES, MAILBOXES, OTHER STRUCTURES, TREES, OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVES AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 26 FEET IN WIDTH.

BEARINGS ARE REFERRED TO EXISTING DEEDS, FOR TRUE MERIDIAN, ALL BEARINGS MUST BE ROTATED COUNTERCLOCKWISE 0°00'00".

DIMENSIONS SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF THE LOT LINES EXTENDED.

DATE OF SURVEY: DECEMBER 4, 1975.

© INDICATES 1/2" STEEL PIN WITH CAP ON SUBDIVISION BOUNDARY.

UTILITY COMPANIES SHALL HAVE THE RIGHT TO CROSS IRRIGATION EASEMENTS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL THEY BLOCK OR DETAIN THE FLOW OF IRRIGATION WATER.

APPROVALS

Michael W. Davidson 6-21-76
JEFFERSON COUNTY PLANNING DEPT.
Walter Carlson 6-9-76
JEFFERSON COUNTY HEALTH DEPT.

APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 2nd DAY OF June, A.D. 1977.
SECRETARY: David P. Johnson
CHAIRMAN: Robert W. Davidson

ACCEPTANCE CERTIFICATE

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF THE STREETS, TRACTS, AND PUBLIC WAYS, AND EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO THIS 18th DAY OF JANUARY, A.D. 1977. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND PUBLIC WAYS ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AND ACCEPTED BY THE COUNTY.

BOARD OF COUNTY COMMISSIONERS
Norman C. Allen
By Emily Hask Deputy
Robert W. Davidson
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE
ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 18th DAY OF January, A.D. 1977.
Norman C. Allen
By Emily Hask Deputy
RECEPTION NO. 846578 2:15

UNPLATTED

EXCEPTION: BOOK 2162 - PAGE 522
RIGHT OF WAY CONVEYED BY SEPARATE DEED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, BEING THE OWNER AND HOLDERS OF DEED OF TRUST, IN THOSE LANDS DESCRIBED BELOW, HAVE LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS, TRACTS, BLOCKS, STREETS, EASEMENTS, AND PUBLIC WAYS AS SHOWN HEREON UNDER THE NAME AND STYLE OF MEADOWBROOK VILLAGE, AND DO, BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE, TRACTS "D" AND "E" FOR PUBLIC RIGHTS OF WAY, AND ALL STREETS, PUBLIC WAYS, AND TRACTS "F", "G" AND "H", FOR PUBLIC USE FOR ROAD PURPOSES, AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON ALL UTILITY EASEMENTS FOR UTILITY PURPOSES AND ALL DRAINAGE EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN HEREON.

DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE N0°00'12"E, ON AND ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1174.63 FEET; THENCE S89°02'27"E, A DISTANCE OF 800 FEET; THENCE S79°04'35"E, A DISTANCE OF 1314.19 FEET; THENCE S00°32'55"W, A DISTANCE OF 948.77 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12 WHENCE THE SOUTH 1/4 CORNER BEARS S88°59'55"E, A DISTANCE OF 500 FEET; THENCE N88°59'55"W, ON AND ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 2093.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 20 FEET OF THE WEST 25 FEET THEREOF AS DESCRIBED IN BOOK 2162 AT PAGE 522 OF THE JEFFERSON COUNTY RECORDS.

CONTAINING 53.10 ACRES, MORE OR LESS.

AS OWNER: PIKE STREET INVESTMENT COMPANY
Donald D. Morris
DONALD D. MORRIS, GENERAL PARTNER
SUBDIVIDER'S REGISTRATION NUMBER P-1979

AS HOLDERS OF DEED OF TRUST:
Owen H. Van Hooser
Mary J. Van Hooser

COUNTY OF JEFFERSON

STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JANUARY, A.D. 1977 BY DONALD D. MORRIS AS GENERAL PARTNER OF PIKE STREET INVESTMENT COMPANY, AND BY OWEN H. VAN HOOSER AND MARY J. VAN HOOSER AS HOLDERS OF DEED OF TRUST.

WITNESS MY HAND AND SEAL
My Commission Expires Oct 3, 1979

ATTEST: My Commission Expires Oct 3, 1979
Notary Public

ATTORNEY'S CERTIFICATE

I, GERALD E. BOATRIGHT, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

ATTEST: Gerald E. Boatright
Attorney at Law

SURVEYOR'S CERTIFICATE

I, DONALD COWAN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF MEADOWBROOK VILLAGE WAS MADE UNDER MY SUPERVISION, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

Donald Cowan
REGISTERED LAND SURVEYOR 11902

PUBLIC NOTICE AND WARNING

IS HEREBY GIVEN TO ALL PROSPECTIVE PURCHASERS THAT:

1- THE PURCHASE OF ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON, WITHOUT FIRST OBTAINING FROM THE COUNTY OF JEFFERSON, STATE OF COLORADO, A CERTIFICATE OF COMPLIANCE SHOWING COMPLIANCE WITH THE WATER AND SEWER AGREEMENT SET FORTH HEREON, SHALL BE AT THE PURCHASER'S OWN RISK AND PERIL; AND

2- SUCH ACTION BY THE PURCHASER SHALL RELIEVE THE COUNTY OF JEFFERSON, STATE OF COLORADO, FROM ANY AND ALL LIABILITIES ARISING OUT OF ANY SUCH PURCHASE.

WATER AND SEWER AGREEMENT

THE UNDERSIGNED, AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, AND TO MEET THE REQUIREMENTS OF SECTIONS 30-28-133(B)(A) AND (B) AND 30-28-137 C.R.S. 1973, AS AMENDED, AGREE TO THE FOLLOWING RESTRICTIONS, COVENANTS AND CONDITIONS:

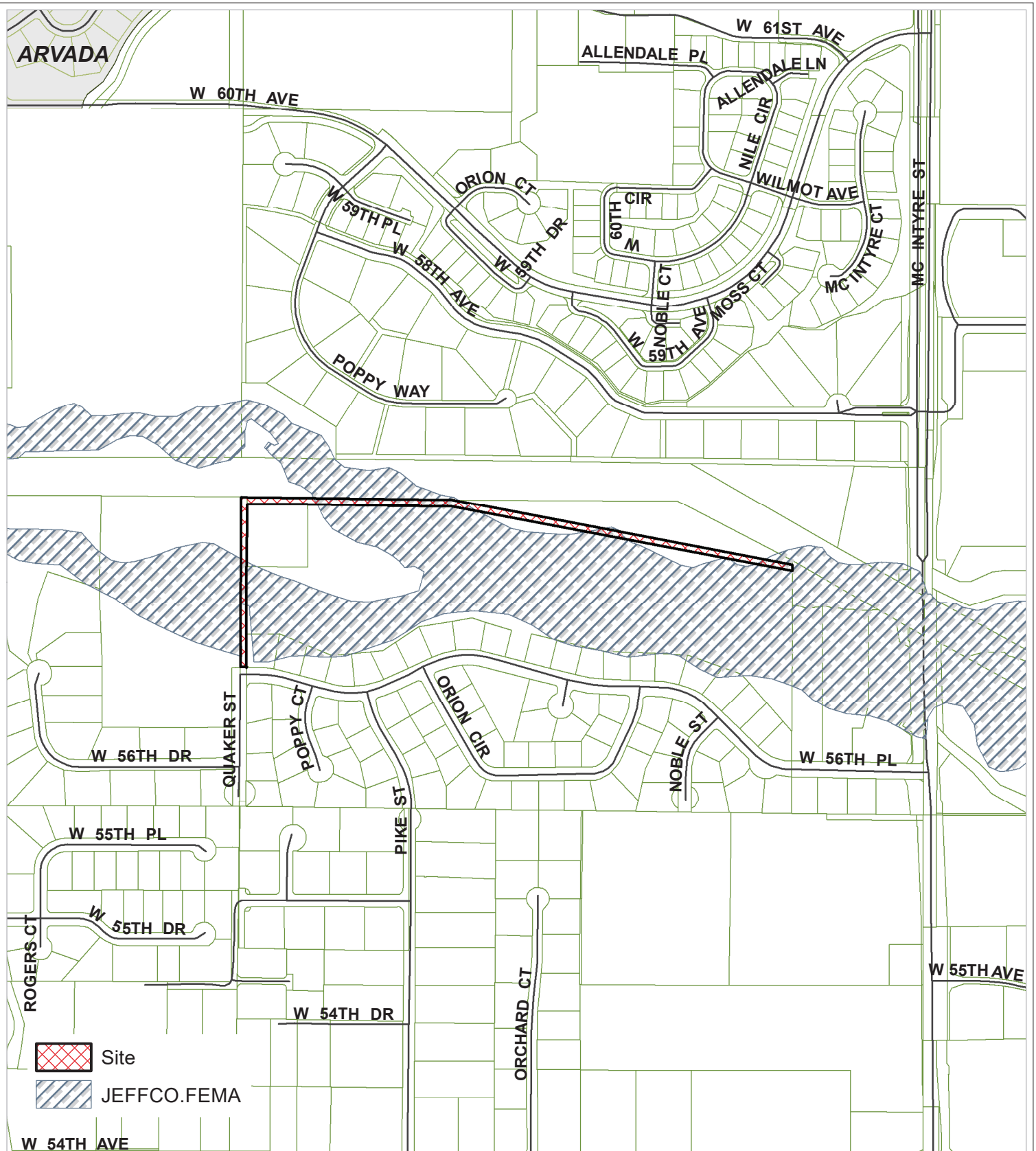
1- THAT NO SALE, CONVEYANCE OR OTHER TRANSFER OF TITLE OF ANY LOT, PARCEL OR TRACT OF LAND IDENTIFIED HEREON SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY ANY PUBLIC BODY OR AGENCY UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID COUNTY AND A CERTIFIED COPY OF SAME DELIVERED TO THE PROSPECTIVE PURCHASER, CERTIFYING THAT:

(A) PROPERLY DESIGNED, ENGINEERED AND CONSTRUCTED PUBLIC WATER AND SEWER SYSTEMS, INCLUDING STORAGE AND TREATMENT FACILITIES WHEN NECESSARY, MEETING THE STANDARDS OF THE RESPECTIVE SPECIAL DISTRICT OR SERVING AUTHORITY, HAVE BEEN EXTENDED TO ANY SUCH LOT, PARCEL OR TRACT, OR

(B) A PERFORMANCE GUARANTEE, WHICH PROVIDES REASONABLE ASSURANCE OF THE COMPLETION OF SAID PUBLIC WATER AND SEWER SYSTEMS IN ACCORDANCE WITH DESIGN AND TIME SPECIFICATIONS, HAS BEEN SUBMITTED TO AND DEEMED ACCEPTABLE BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JEFFERSON.

WITNESS MY HAND AND SEAL
My Commission Expires Oct 3, 1979
Notary Public

MAPS



Case Number: 25-000235VA

Location: Section 12, T3S, R70W

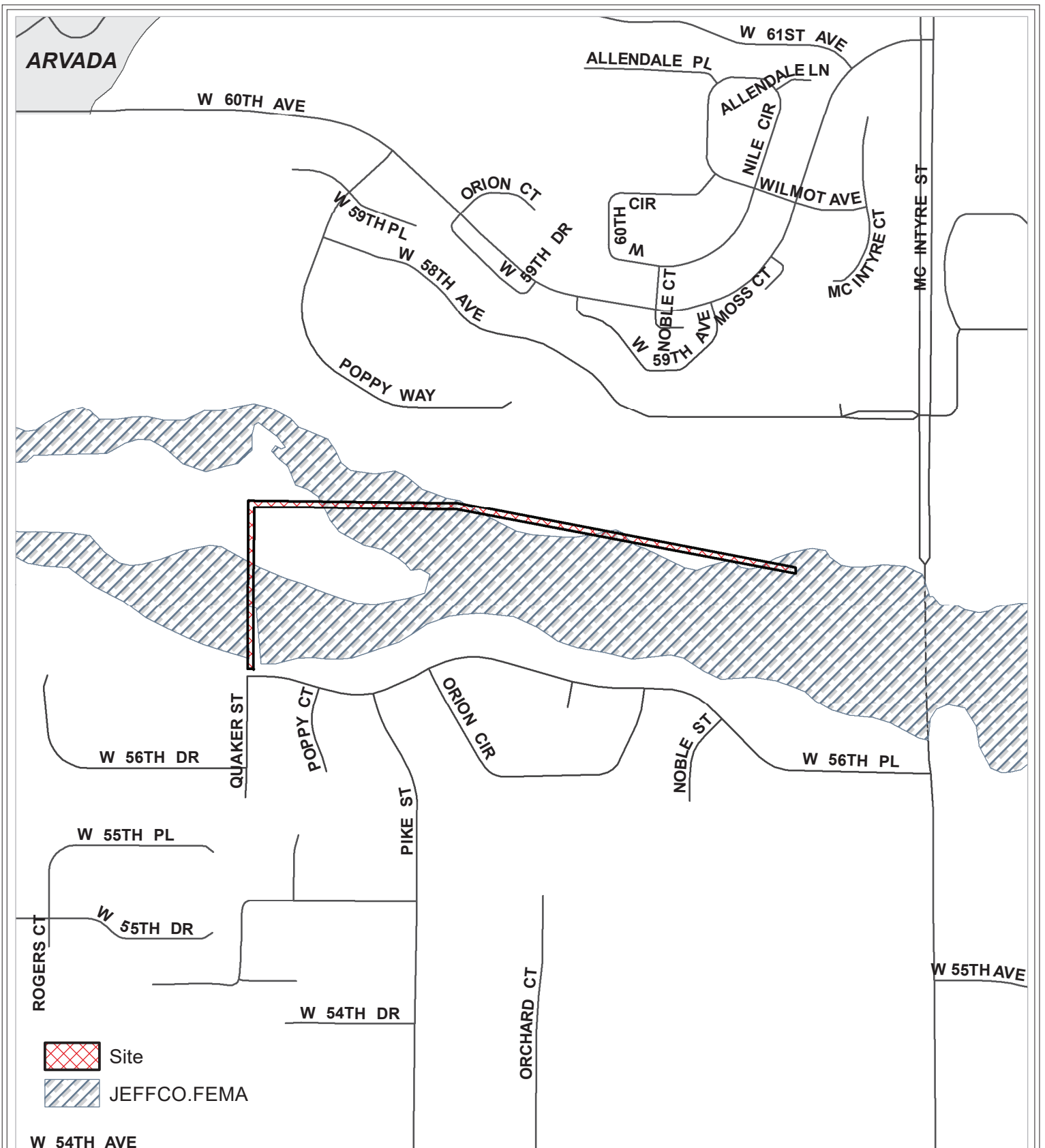


JEFFERSON
COUNTY COLORADO

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0 250 500 1,000
Feet





Case Number: 25-000235VA
Location: Section 12, T3S, R70W

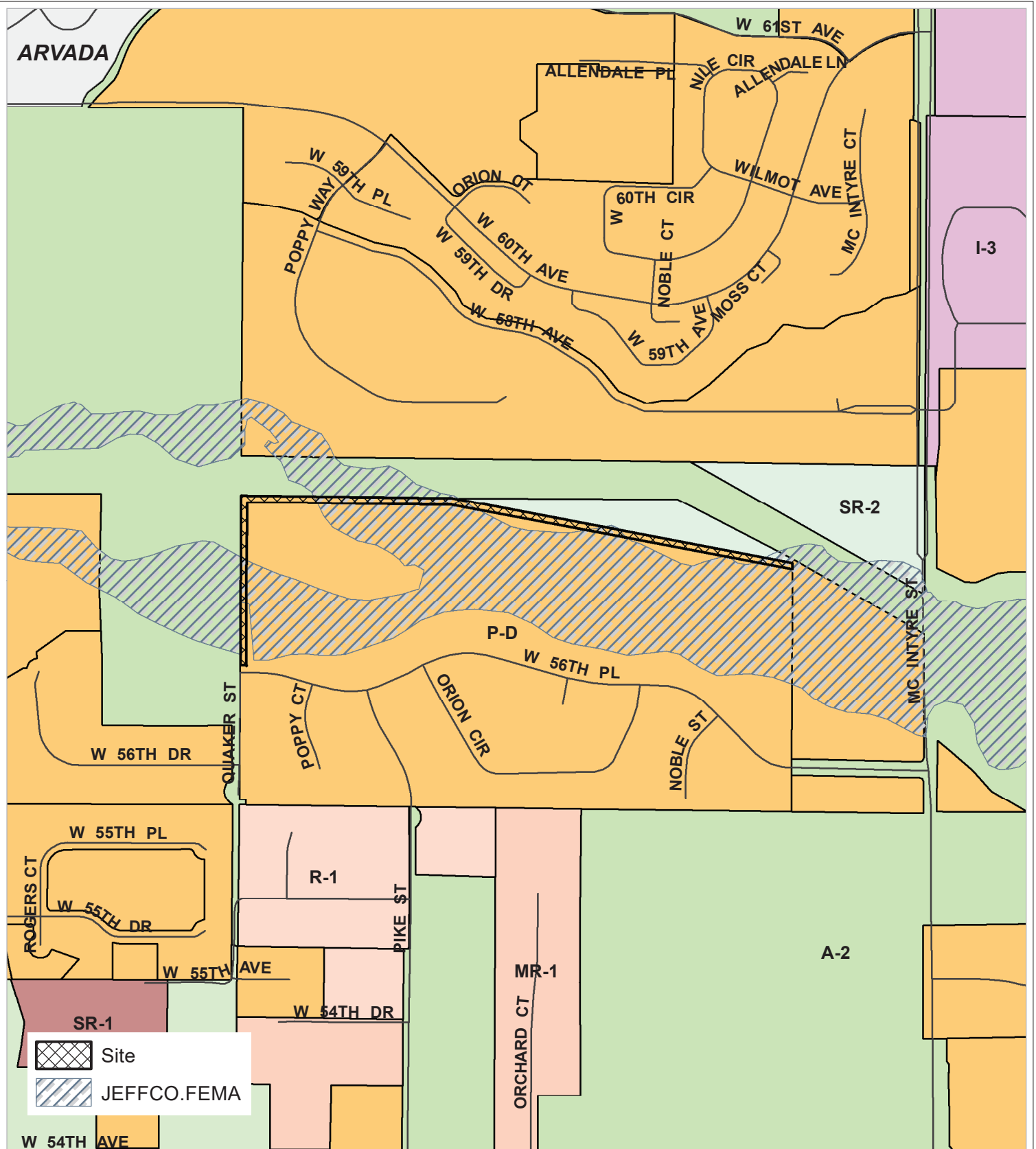


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 COUNTY COLORADO

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0 250 500 1,000 Feet





Case Number: 25-000235VA
Location: Section 12, T3S, R70W



JEFFERSON
 COUNTY COLORADO

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0 250 500 1,000 Feet



NOTIFICATION SUMMARY

Notification Summary



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

Case Number 25-000235VA

As a requirement of the Jefferson County Zoning Resolution, the following Level 1 notification was provided for this proposal.

Notification of this proposed development was mailed to adjoining property owners and Registered Associations the property lies within.

These radii are shown on the maps below. The initial notification was mailed at the time of the first referral. Additional notification was mailed 14 days prior to the Board of County Commissioners Hearing.

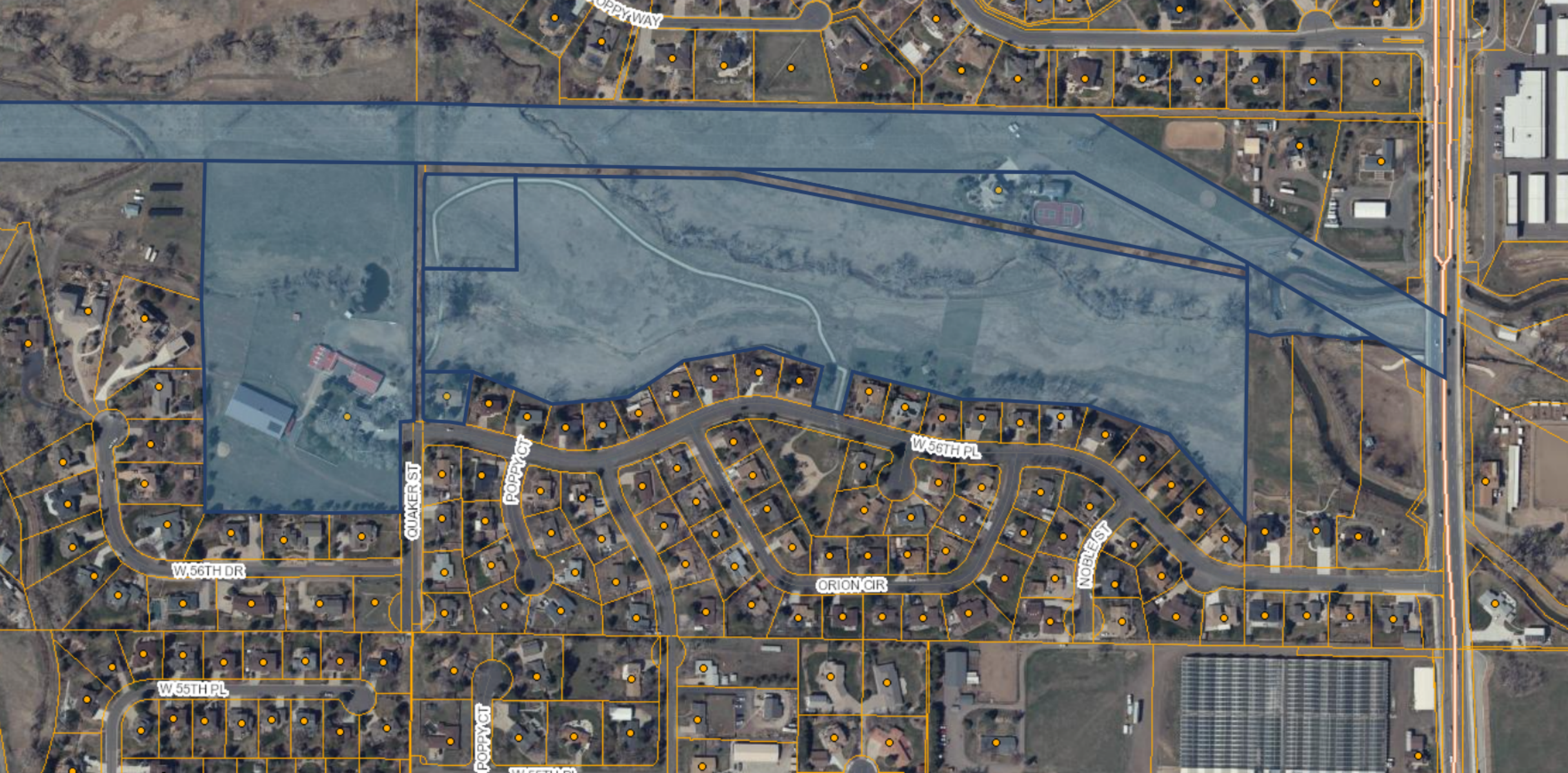
Lists of the specific property owners and registered associations that received notification are attached to this summary.

Property Owners

STEFANICH DAVE
PETERMAN BRAD
YENTER TIMOTHY T

Registered Associations

FAIRMOUNT
IMPROVEMENT ASSN
JEFFERSON COUNTY
HORSE COUNCIL
MARRIOTT ORCHARD HOA
PLAN JEFFCO
SAVE THE MESAS INC





REFERRAL AGENCIES

From: [P&Z Admin](#)
Bcc: [Kirk Hagaman](#); [Lauren Caruso](#); [Eric Krause](#); [Elizabeth Stoner](#); [Lindsay Townsend](#); [Mike Vanatta](#); [Mark Weiden](#); [Michaelyne Baldwin](#); [steven.parker@arvadafireco.gov](#); [scott.plumer@arvadafireco.gov](#); [wendy@ntmwater.org](#); [bart@ntmwater.org](#); [jeff@apexprd.org](#); [platreview@lumen.com](#); [nre.easement@lumen.com](#); [Alfonzo_Martinez@cable.comcast.com](#); [ReferralsXcelDistribution@xcelenergy.com](#); [rsmetana@arvada.org](#); [MTHANSON@EARTHLINK.NET](#); [FRANEVRS18@GMAIL.COM](#); [MICHELEHOVET@GMAIL.COM](#); [CODYCHRISTMAN@YMAIL.COM](#); [HUEBELS@AOL.COM](#); [MPOOLET@GMAIL.COM](#); [JEANTATE@ENVIRO-SUPPORT.COM](#); [EDEEGAIL@YAHOO.COM](#)
Subject: 25-000235VA FIRST ELECTRONIC REFERRAL FOR VACATION OF RIGHT OF WAY
Date: Thursday, March 6, 2025 4:33:00 PM
Attachments: [image001.png](#)

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a VACATION OF RIGHT OF WAY have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. Comments should be submitted [via e-mail](#) to the case manager by the due date below.

Please review the specific electronic documents related to this case, [HERE](#). **The first referral documents can be accessed by selecting "Review Process – Agency Comments, 1st Referral, Referral Documents".**

Case Number: 25-000235 VA

Case Type: Vacation

Case Name: Right of Way Vacation- Meadowbrook Village

Address: Meadowbrook Village Tracts D and E

Description: Vacation of ROW (Tracts D and E) of Meadowbrook Village

Case Manager: Lauren Caruso

Contact Information: lcarus@jeffco.us, 303-271-8752

Comments Due: **March 31, 2025**

Other resources that may be helpful are the Jeffco mapping system ([iMap](#)) and the case tracking system ([general application details](#)).

In your comments, please indicate whether an additional referral is needed.

<u>Jeffco:</u>	<u>External:</u>	<u>HOA:</u>
Addressing	Arvada Fire Protection District	Fairmount Improvement Association
Cartography	North Table Water & Sanitation District	Jefferson County Horse Council
Planning Engineering	Apex Parks & Recreation District	Marriott Orchard Hoa
Open Space	Lumen	PLAN Jeffco
Transportation & Engineering	Comcast	Save The Mesas Inc
Road & Bridge District 1	Xcel Energy	
	City of Arvada	

REFERRAL COMMENTS

Lauren Caruso

From: AUTOMAILER@JEFFCO.US
Sent: Monday, March 24, 2025 8:41 AM
To: Lauren Caruso
Cc: Christine Derby
Subject: 25 000235 VA - Agency Response

Case Number: 25 000235 VA

Case Type: Vacation Right of Way

Case Name: JCOS Vacation of ROW

Review: Addressing

Results: Comments Sent (no further review)

Review Comments:

Scheduled End Date: 24-MAR-25

Reviewer: Christine Derby

Description: Vacation of ROW (Tracts D and E) of Meadowbrook Village

Lauren Caruso

From: AUTOMAILER@JEFFCO.US
Sent: Monday, March 17, 2025 4:54 PM
To: Lauren Caruso
Cc: Kendell Court
Subject: 25 000235 VA - Agency Response

Case Number: 25 000235 VA

Case Type: Vacation Right of Way

Case Name: JCOS Vacation of ROW

Review: Cartographic

Results: Comments Sent (no further review)

Review Comments:

Scheduled End Date: 24-MAR-25

Reviewer: Kendell Court

Description: Vacation of ROW (Tracts D and E) of Meadowbrook Village

Lauren Caruso

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, March 25, 2025 4:54 PM
To: XLCARUSO@JEFFCO.US
Cc: Lauren Caruso
Subject: 25 000235 VA - Agency Response

Case Number: 25 000235 VA

Case Type: Vacation Right of Way

Case Name: JCOS Vacation of ROW

Review: Engineer (Development Review)

Results: Complete

Review Comments:

Scheduled End Date: 24-MAR-25

Reviewer: Lauren Caruso

Description: Vacation of ROW (Tracts D and E) of Meadowbrook Village

Lauren Caruso

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, March 12, 2025 1:11 PM
To: Lauren Caruso
Cc: Elizabeth Stoner
Subject: 25 000235 VA - Agency Response

Case Number: 25 000235 VA

Case Type: Vacation Right of Way

Case Name: JCOS Vacation of ROW

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 24-MAR-25

Reviewer: Elizabeth Stoner

Description: Vacation of ROW (Tracts D and E) of Meadowbrook Village

Lauren Caruso

From: AUTOMAILER@JEFFCO.US
Sent: Friday, March 14, 2025 12:00 PM
To: Lauren Caruso
Cc: Mark Weiden
Subject: 25 000235 VA - Agency Response

Case Number: 25 000235 VA

Case Type: Vacation Right of Way

Case Name: JCOS Vacation of ROW

Review: Road & Bridge

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 24-MAR-25

Reviewer: Mark Weiden

Description: Vacation of ROW (Tracts D and E) of Meadowbrook Village

Lauren Caruso

From: AUTOMAILER@JEFFCO.US
Sent: Thursday, March 13, 2025 3:22 PM
To: Lauren Caruso
Cc: Lindsay Townsend
Subject: 25 000235 VA - Agency Response

Case Number: 25 000235 VA

Case Type: Vacation Right of Way

Case Name: JCOS Vacation of ROW

Review: Transportation and Engineering

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 24-MAR-25

Reviewer: Lindsay Townsend

Description: Vacation of ROW (Tracts D and E) of Meadowbrook Village

Lauren Caruso

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, March 25, 2025 4:55 PM
To: XLCARUSO@JEFFCO.US
Cc: Lauren Caruso; Kirk Hagaman
Subject: 25 000235 VA - Agency Response

Case Number: 25 000235 VA

Case Type: Vacation Right of Way

Case Name: JCOS Vacation of ROW

Review: Research

Results: No Response (no further review)

Review Comments: Research not required for this VA

Scheduled End Date: 24-MAR-25

Reviewer: Lauren Caruso

Description: Vacation of ROW (Tracts D and E) of Meadowbrook Village

Lauren Caruso

From: Steven Parker <steven.parker@arvadafireco.gov>
Sent: Wednesday, March 26, 2025 10:34 AM
To: Lauren Caruso
Subject: --{EXTERNAL}-- FW: 25-000235VA FIRST ELECTRONIC REFERRAL FOR VACATION OF RIGHT OF WAY

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Lauren,

The AFPD has no comments on this referral.



Steven Parker EFO, FM, MS
Fire Marshal
7903 Allison Way Arvada, CO 80005
Desk:303-403-0477
Mobile:303-263-9778
[\[arvadafireco.gov\]](mailto:arvadafireco.gov)www.ArvidaFireCO.gov [\[arvadafireco.gov\]](mailto:arvadafireco.gov)

[\[facebook.com\]](#) [\[twitter.com\]](#) [\[instagram.com\]](#)

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From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Thursday, March 6, 2025 4:34 PM
Subject: 25-000235VA FIRST ELECTRONIC REFERRAL FOR VACATION OF RIGHT OF WAY

CAUTION:- EXTERNAL EMAIL - 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 VACATION OF RIGHT OF WAY have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. Comments should be submitted via e-mail to the case manager by the due date below.

Please review the specific electronic documents related to this case, [HERE \[jeffcogov.sharepoint.com\]](#).
The first referral documents can be accessed by selecting "Review Process – Agency Comments, 1st Referral, Referral Documents".

Case Number: 25-000235 VA



5/13/25

ATTN: Lauren Caruso
Via Email: lcaruso@jeffco.us

NO OBJECTION

SUBJECT: Encroachment P865172
Meadowbrook Village Trail Park
W. 56th Pl.
Fairmount, CO 80403

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK, QC ("CENTURYLINK") has reviewed the request for the subject encroachment and has determined that CenturyLink does not have facilities within the subject public right of way/easement area as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any existing easement or rights we have on this site or in the area.

This No objection response is submitted WITH THE STIPULATION that IF any CenturyLink Facilities are found and/or damaged or require relocation as a result of said Improvements within the ROW as described, the Applicant will bear the cost of relocation and/or repair of said CenturyLink facilities.

Please forward this letter of approval as you see fit.

Sincerely,
CenturyLink Right of Way Team

EXHIBIT A





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

May 22, 2025

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

Attn: Lauren Caruso

Re: Right of Way Vacation - Meadowbrook Village, Case # 25-000235 VA - REDACTED

The Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for the **Right of Way Vacation at Meadowbrook Village**.

PSCo does not have a conflict with the Right of Way Vacation within Tracts "D" and "E" of Meadowbrook Village. This is contingent upon and subject to a reservation of easements for the continued use of the existing sewer, gas, water, or similar pipelines and appurtenances, existing ditches or canals and appurtenances, and existing electric, telephone, cable television, and similar lines and appurtenances, if any. The Plat Map for Meadowbrook Village was recorded January 18, 1977, in the records of Jefferson County Clerk and Recorder under Reception Number 77846578.

As a safety precaution, PSCo would like to remind the developer to dial 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

Case Type: Vacation
Case Name: Right of Way Vacation- Meadowbrook Village
Address: Meadowbrook Village Tracts D and E
Description: Vacation of ROW (Tracts D and E) of Meadowbrook Village
Case Manager: Lauren Caruso
Contact Information: lcaruso@jeffco.us, 303-271-8752
Comments Due: **March 31, 2025**

Other resources that may be helpful are the Jeffco mapping system ([jMap](#)) and the case tracking system ([general application details](#)).

In your comments, please indicate whether an additional referral is needed.

<u>Jeffco:</u> Addressing Cartography Planning Engineering Open Space Transportation & Engineering Road & Bridge District 1	<u>External:</u> Arvada Fire Protection District North Table Water & Sanitation District Apex Parks & Recreation District Lumen Comcast Xcel Energy City of Arvada	<u>HOA:</u> Fairmount Improvement Association Jefferson County Horse Council Marriott Orchard Hoa PLAN Jeffco Save The Mesas Inc
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CITIZEN COMMENTS

None
Received

CURRENT ZONING

75722024
722024

1975 JUL 22 PM 1:33
County of Jefferson State of CO
Recorded in 9-53

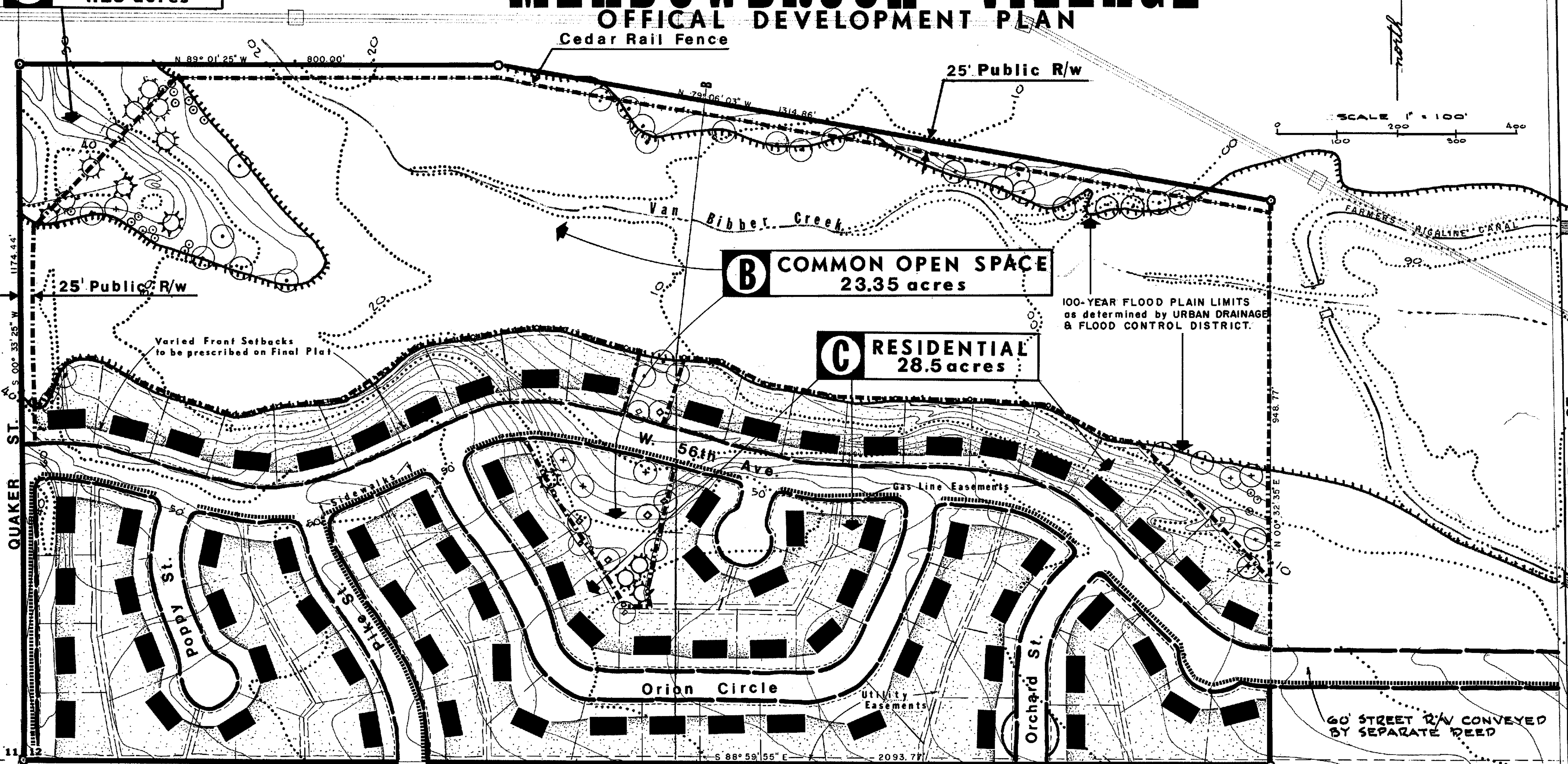
MEADOWBROOK VILLAGE

OFFICIAL DEVELOPMENT PLAN

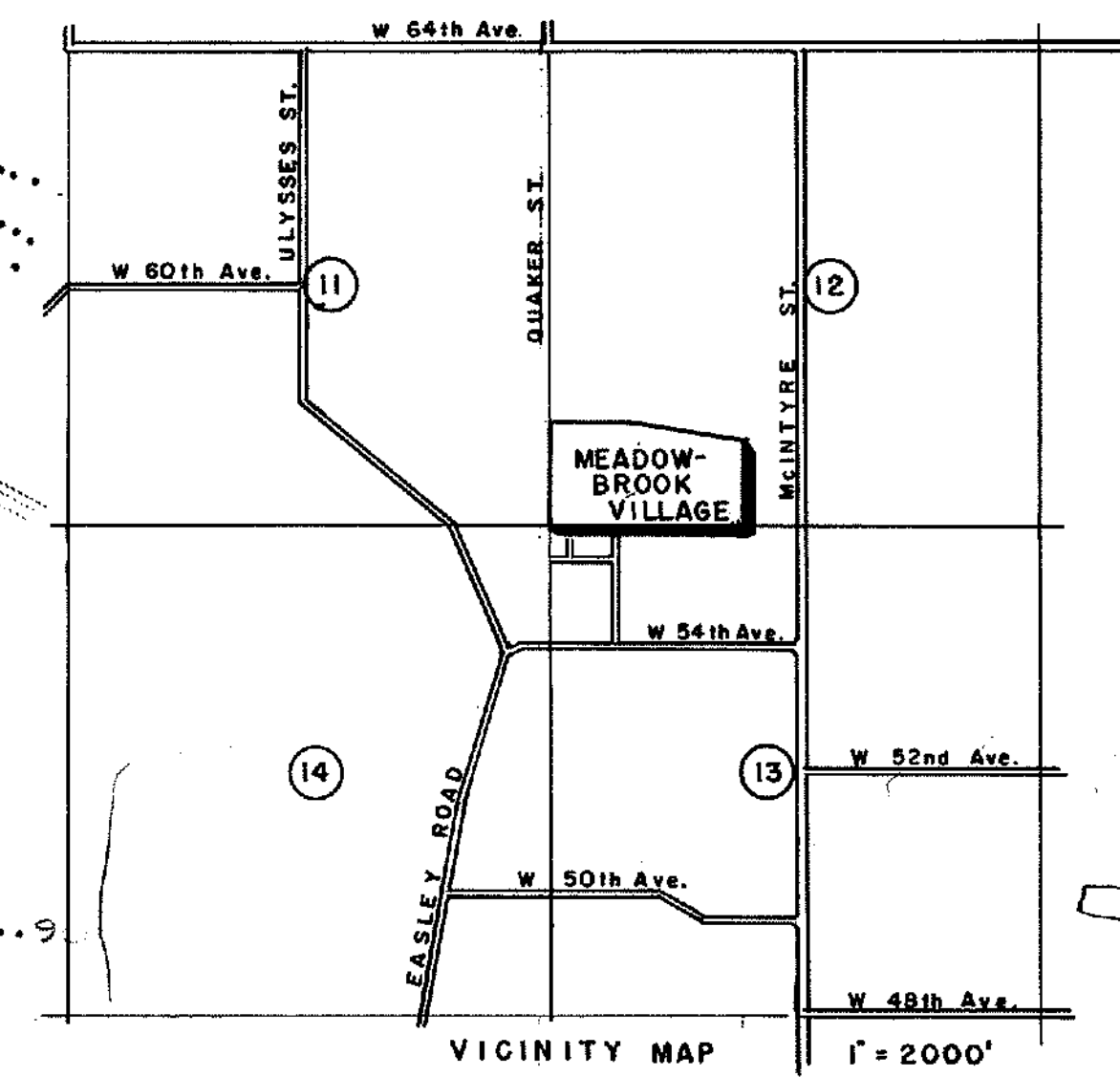
A PUBLIC PARK
1.25 acres

B COMMON OPEN SPACE
23.35 acres

C RESIDENTIAL
28.5 acres



Legal Description
Beginning at the SW Corner of Section 12, T 3 S, R 70 W of the 6th P.M., Jefferson County, Colorado
THENCE S 88° 59' 55" E on and along the South Line of said Section 12 a distance of 2093.77 feet.
THENCE N 00° 32' 35" E a distance of 948.77 feet.
THENCE N 79° 06' 03" W a distance of 1314.86 feet.
THENCE N 89° 01' 25" W a distance of 800.00 feet, to a point on the West Line of said Section 12.
THENCE S 00° 33' 25" W on and along the West Line of said Section 12, a distance of 1174.44 feet to the SW Corner of said Section 12, the point of beginning.
Excepting therefrom the South 20 feet of the West 25 feet a parcel as described in Book 2162, at Page 522 of the Jefferson County Records.



LANDSCAPE PLANTING KEY

Specie	Size	No. Req'd.
● PONDEROSA PINE	504B	15
○ COTTONLESS COTTONWOOD	2 1/2" CALIPER	30
○ THORNLESS HONEY LOCUST	2 1/2" CALIPER	10
○ HACKBERRY	2"	10
○ RUSSIAN OLIVE	1 1/2"	30

APPROVALS:
The hereon plan of the Planned Development of Meadowbrook Village is approved and accepted by the Board of County Commissioners this 21st day of July, 1975.
Board of County Commissioners: *James H. Anderson* Chairman, *Norman C. Allen* Clerk, *By Emily Hack Deputy*
Reviewed by Jefferson County Planning Commission this 9th day of July, 1975.
David E. Peterson Secretary

Land Use Conditions

AREA - A - PUBLIC PARK: Containing 1.25 acres. To be maintained by North Jeffco Metropolitan Recreation and Park District.

AREA - B - COMMON OPEN SPACE: Containing 23.35 acres. Area B is subject to a Public R/W easement 25 feet wide along the north side and along the west side for the purpose of nonmotorized public access. Said R/W to be maintained by the Home Owners Association of MEADOWBROOK VILLAGE.

In general the uses to be made of said Area-B shall be recreational in nature with the following uses being expressly prohibited:
1/ Any Residential or Commercial use.
2/ Any use by motorized vehicles except for area maintenance purposes.
3/ Any use that restricts the Flood-way capacity.
4/ Any use that produces water, air or sound pollution that extends beyond the P.D. Boundary.
5/ Any uncovered storage of vehicles equipment or materials.
6/ Any waste disposal area.
7/ No structures permitted within the 100-year Flood plain. Structures where permitted not to exceed 15 feet in height.

The Developers are to enclose said Area B with a 42" Cedar Rail Fence, located as shown on the Official Development Plan.
Said Area B to be maintained by the Developers until 40% of the Home Sites have been purchased at which time maintenance will be assumed by a duly established Home Owners Association.

AREA - C - RESIDENTIAL: Containing 28.5 Acres. Area B to be divided into 78 building sites for single family detached dwellings, together with the necessary public streets and utility easements.

No building site shall be less than 95 feet measured at the front setback line or lines.
Building Sites shall have not less than 9500 sq. ft.
The front set back line shall be a minimum of 25 feet from the front property lines and shall vary to 35 feet as shown on the P-D Plan.
Minimum side yards all structures to be 15 feet.
Minimum rear yards to be a minimum of 25 feet except that for accessory buildings such rear yards may be reduced to 10 feet.

Maximum height of any structure on a building site to be 25 feet.
No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Building Site, except that dogs, cats, or other household pets may be kept, provided that such keeping is not for commercial purposes, and further that their keeping is in strict compliance of the Public Health Authorities regulations.
No trailer, camper, boat, or inoperative motorized vehicle shall be parked in any street or front yard, and shall be screened from public view.
No Building Site shall be used, even temporarily for the dumping of rubbish, trash, garbage or other waste.
No trash, garbage, or other waste shall be kept except in closed containers screened from public view.
No sign other than an identification sign shall be displayed to public view on any Building Site, and such sign shall not be greater in size than one sq. ft. except that a sign of five sq. ft. may be displayed to advertise the property for sale.
No fence or wall shall be permitted in any front yard. Where permitted no fence shall exceed 6 feet in height and be constructed of chain link, wood or masonry.

RESTORATION & LANDSCAPING
Scarring of the natural terrain in any Open Space shall be restored by the Developers so as to assure the reestablishment of adequate ground cover. Landscape plantings shall be established by the Developers as per the hereon Landscape Plan.

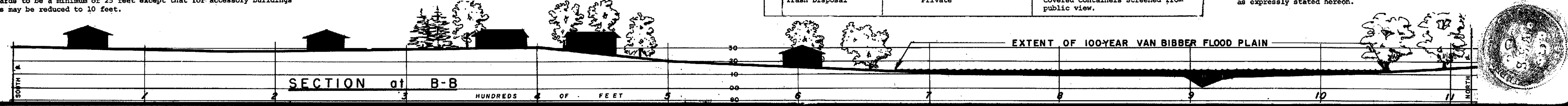
DEVELOPMENT SCHEDULE
All Street Improvements, Public Utilities, Landscaping, Restoration Measures, Fencing, and Water Detention structures if required shall be installed within one-year from the approval of the Official Development Plan. It is anticipated that all 78 dwelling Sites will be built upon within 5 years thereafter. Any Purchases of a Building Site will be required to commence and complete construction within 2-years of such purchase date and to maintain such Building Site in a presentable condition at all times.

SCHOOL & PARK LANDS
Public Schools-----lands are dedicated for this use. Fees are to be tendered in lieu thereof.
Neighborhood Park-----Area A 1.25 acres to be dedicated for Public Recreational Use.

Street Name	Right-of-way Width	Pavement Width Edge to Edge	Curb Type	Walks
* W. 56th Avenue #	60'	34'	None	4' Conc. Detached Entire South Side
Quaker Street #	25' this P-D	12' this P-D	None	4' Conc. Detached Entire East Side
Poppy Street #	50'	24'	None	None
Pike Street	50'	24'	None	4' Conc. Detached Entire East Side
Orion Circle #	50'	24'	None	None
Orchard Street #	50'	24'	None	None

*Access to P-D area from McIntyre Street to be granted by separate deed.
#Street name subject to change at time of platting.
Note: Monies to develop that portion of Quaker Street which lies within this P-D are to be held in Escrow pending the development of said street to its full width.

Service	Service Company	Location
Natural Gas	PSCO. of Colorado	Easement each side each street
Electric Power	PSCO. of Colorado	Lot line easements (underground)
Telephone	Mountain Bell	Rear lot line easements (underground)
Water	North Table Mountain Water & Sanitation Dist.	Public Streets and appropriate easements
Sanitary Sewer	North Table Mountain Water & Sanitation Dist.	Public Streets and appropriate easements
Street Lighting	PSCO. of Colorado	As recommended by PSCO. of Colorado
Trash Disposal	Private	Covered Containers Screened from public view.



ADDITIONAL CASE DOCUMENTS

STATEMENT OF TIMOTHY T. YENTER AND JANIS L. YENTER

1. Timothy Yenter and Janis Yenter are the sole owners (“Owners”) of the property located at 16381 W. 56th Pl., Golden, Colorado, 80403, and described as Lot 1, Block 1, Meadowbrook Village, Jefferson County, Colorado, (the “Property”).
2. In 1977, as part of the platting process for Meadowbrook Village, a Right of Way was dedicated to Jefferson County and recorded at Reception Number 77846578, (the “Right of Way”). Tract E as depicted in Exhibit 1, attached hereto, was a portion of the Right of Way, (“Tract E”).
3. The southernmost portion of Tract E lies contiguous to the Owners’ Property, (the “Portion of Tract E Contiguous to the Property”).
4. Jefferson County also owns property contiguous to Tract E, depicted in Exhibit 1 as Tracts A & B, and uses its property for park and open space purposes.
5. Jefferson County Open Space and the Owners have filed an application with the Jefferson County Planning and Zoning Department to vacate the Right of Way, at Case # 25-000235VA, so that the Right of Way can be managed as part of the park land that Jefferson County owns on Tracts A & B, (the “Right of Way Vacation Case”).
6. The application requests that the Board of County Commissioners’ approve a Resolution to vacate the Right of Way, at a regular public hearing, providing that pursuant to C.R.S. § 43-2-302, (1)(f), title to the Right of Way, including all of Tract E, shall vest in and to Jefferson County which uses the Right of Way as access to Tracts A & B owned by the County.
7. The Owners are applicants of the Right of Way Vacation Case and understand the process involved.
8. The Owners have no objections to any matter in the Right of Way Vacation Case and have no objections to the title in the Right of Way, including the Portion of Tract E Contiguous to the Property, vesting in the County and not in the Owners.
9. The Owners waive, disclaim and release any claims to ownership in the Portion of Tract E Contiguous to the Property, and in all portions of the Right of Way, should the Right of Way Vacation Case be approved as set forth in the Resolution described above, by the Board of County Commissioners.

{Signatures on following pages}


Timothy T. Yenter

STATE OF WYOMING

COUNTY OF Albany

The foregoing was acknowledged before me this 24 day of Feb, 2025, by
Timothy T. Yenter.

Witness my hand and official seal.



Notary Public

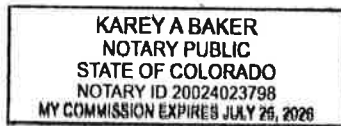
S. MUELLER
Notary Public - State of Wyoming
Commission ID # 150144
My Commission Expires
October 08, 2030

Janis L. Yenter
Janis L. Yenter

STATE OF COLORADO
COUNTY OF JEFFERSON

The foregoing was acknowledged before me this 20th day of February, 2025,
by Janis L. Yenter.

Witness my hand and official seal.



Karey A Baker
Notary Public

Exhibit 1

