

CASE SUMMARY

CASE SUMMARY
Regular Agenda

PC Hearing Date: June 25, 2025

BCC Hearing Date: July 22, 2025

24-113412RZ Rezoning

Case Name: Palo Verde Park Estates Official Development Plan

Owner/Applicant: JOY O. YOUNG Revocable Trust

Location: 3942 South Palo Verde Road, Evergreen
Section 4, Township 5 South, Range 71 West

Approximate Area: 3.67 Acres

Purpose: Rezone from Agricultural – Two (A-2) and Commercial – One (C-1) to a Planned Development (PD) which follows the Mountain Residential – Three (MR-3) zone district and allows up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof.

Case Manager: Sara Homeyer

Representative: Richard Miller, Progressive Planning Services of Colorado

Issues:

- None

Recommendations:

- **Staff:** Recommends APPROVAL

Interested Parties:

- Neighbors

Level of Community Interest: Moderate

General Location: West of Evergreen Parkway, between South Palo Verde Road to the northwest and Troutdale Scenic Drive to the south.

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

PC RESOLUTION

It was moved by Commissioner **Messner** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

June 25, 2025

RESOLUTION

24-113412RZ Rezoning
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Case Manager: Sara Homeyer

The Jefferson County Planning Commission hereby recommends **APPROVAL**, of the above application, on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The Rezoning proposal to allow for a maximum of twelve (12) dwelling units (single-family units and/or two-family units) is compatible with the existing and allowable residential land uses in the surrounding area to the north, south, east, and west.
 - B. The proposal is in conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations for residential development, open space, and trails, and all other applicable sections of the Plan goals and policies are met.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the

surrounding area has been considered. The negative impacts are found to be minimal and mitigated with the restrictions set forth in the proposed Official Development Plan (ODP) document. Restrictions to mitigate potential impacts include restrictions on the total number of residential lots, wildlife-friendly fencing, outdoor lighting standards, and community parks and trails.

- D. The subject property is served by Evergreen Fire Protection District and the Jefferson County Sheriff's Office. Water and wastewater services will be provided by Evergreen Metropolitan District. Services are available and adequate to service the property.
- E. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

Commissioner **Liles** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Bolin	aye
Commissioner	Liles	aye
Commissioner	Messner	aye
Commissioner	LaRocque	aye
Commissioner	Dunne	aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, June 25, 2025.



Kimi Schillinger
Executive Secretary

STAFF REPORT

Case Number:
24-113412RZ

Summary of Process

- The Staff evaluation of an application will be presented at the required Planning Commission and Board of County Commissioners' Hearings.
- The Planning Commission will review the evidence and will make a recommendation to the Board of County Commissioners.
- The final decision on the request will be made by the Board of County Commissioners.

Case Summary

Rezone from Agricultural – Two (A-2) and Commercial – One (C-1) to a Planned Development (PD) which follows the Mountain Residential – Three (MR-3) zone district and allows up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof +

Purpose

Palo Verde Park Estates Official Development Plan Sara Homeyer September 18, 2024

Case Name Case Manager Formal Submittal Date

June 1, 2023 February 7, 2024 June 25, 2025 July 22, 2025 Subdivision Plat

Pre-Application Date → Community Meeting Date → PC Hearing Date → BCC Hearing Date → Next Process

Richard Miller, Progressive Planning Services of Colorado (Representative) JOY O. YOUNG Revocable Trust

Applicant/Representative, check if same as owner: Owner

3942 S Palo Verde Road Evergreen 80439 3.67 Acres 4 5 South 71 West

Property Address City Zip Area ≈ Section Township Range

300040396 West of Evergreen Parkway, between South Palo Verde Road to the northwest and Troutdale Scenic Drive to the south.

Pin General Location

Land Use and Zoning

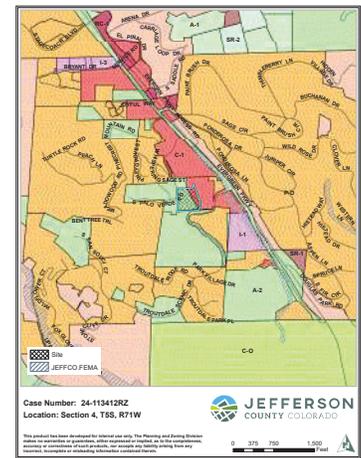
Vicinity



Detail



Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
<u>Single-Family Residential</u>	<u>A-2 and C-1</u>	<u>Residential and Office-Residential Mixed-Use</u>	<u>Planned Development (PD)</u>

Plan Area: Evergreen Area Number of citizens at Community Meetings: 28

PC Recommendations: Approval Level of Community Interest: Moderate

Key Issues: None

Criteria for Rezoning:

- The compatibility with existing and allowable land uses in the surrounding area.
- The degree of conformance with applicable land use plans.
- The ability to mitigate negative impacts upon the surrounding area.
- The availability of infrastructure and services.
- The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.

✓	○	✗
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐

1. SUBJECT REQUEST



Figure 1: Location of subject property.

The applicant is requesting to Rezone from Agricultural – Two (A-2) and Commercial – One (C-1) to a Planned Development (PD) which follows the Mountain Residential – Three (MR-3) zone district and allows up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof. An additional modification defined by the Official Development Plan (ODP) would be to require at least 28% of the land area to be used as community parks and trails. The ODP also defines allowed wildlife-friendly fence materials and height and does not permit chain-link fencing.

2. CONTEXT

The subject property is in western Jefferson County. It is located west of Evergreen Parkway, between South Palo Verde Road to the northwest and Troutdale Scenic Drive to the south. The property is adjacent to residential properties to the west, and a vacant property to the north. It is adjacent to properties with multi-family residential, medical office, and private school uses to the east. It is adjacent to right-of-way (ROW) and a religious assembly property to the south. The lots to the southeast of the ROW are single-family residential.

The lots to the northwest and west are zoned Agricultural – Two (A-2). The lots to the northeast and east are zoned Commercial – One (C-1). The lots to the south are zoned Agricultural – Two (A-2) and Planned Development (PD). This area is characterized by a mix of single-family residential, multi-family residential, institutional, and commercial land uses.

There is an existing single-family dwelling on the subject property, which was built in 1949 according to the Jefferson County Assessor. This property is currently in both the Agricultural – Two (A-2) zone district and Commercial – One (C-1) zone district. These zoning designations went into effect for this property in 1955.

This Rezoning has been requested in order to allow up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Agricultural – Two (A-2), Commercial – One (C-1)	Vacant
South:	Agricultural – Two (A-2)	Right of Way, Religious Assembly
East:	Commercial – One (C-1)	Multi-Family Residential, Private School, Medical Office
West:	Agricultural – Two (A-2)	Single-Family Residential, Vacant

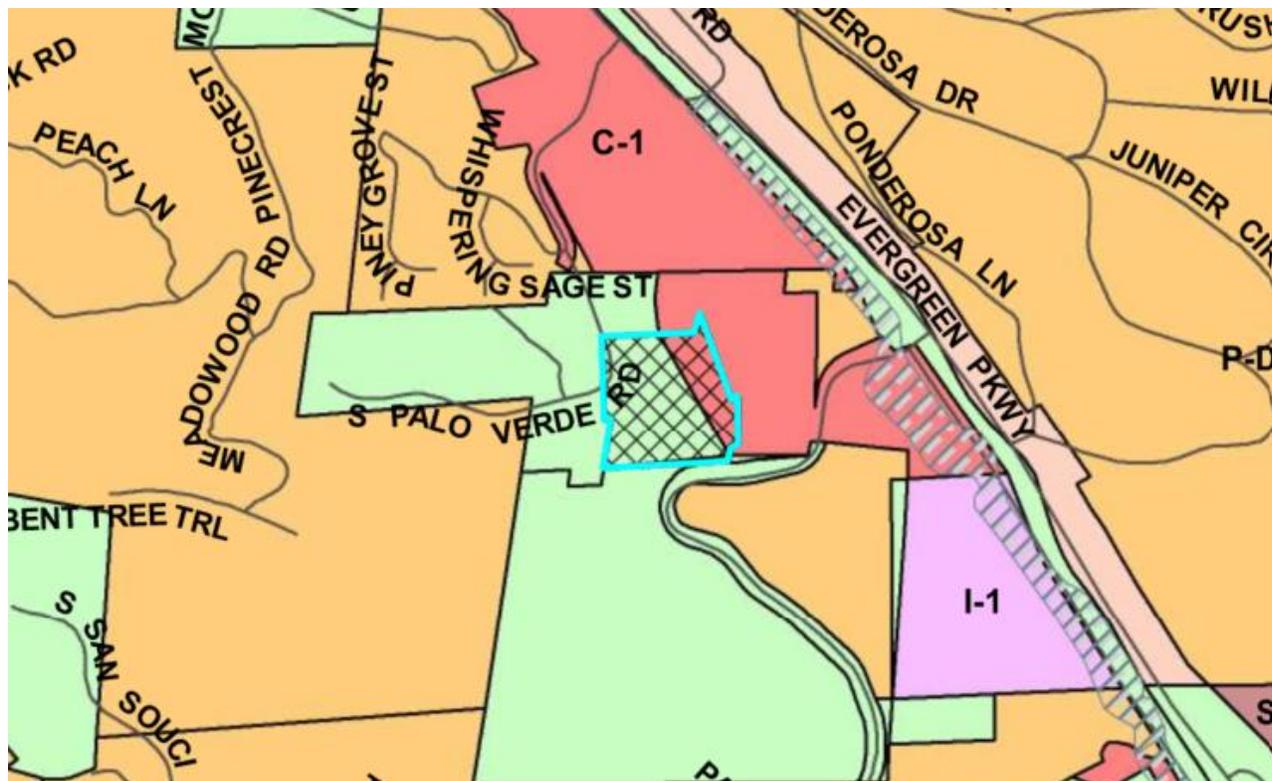


Figure 2: Zoning map of subject property and surrounding area.

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning (A-2)	Proposed Zoning (PD)
Primary Uses	Single-family dwelling, with barn, stable, silo, corral, pens, and runs.	Single-family dwelling, two-family dwelling, or a combination.

	General farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. Greenhouse and nursery including both wholesale and retail. Public park, veterinary hospital, cemetery and related uses, telecommunications, oil and gas drilling, energy conversion systems, water supply reservoir/irrigation canal.	
Setbacks	<p>Primary Structures/Garages: Front: 50 feet Side: 30 feet Side-to-street: 50 feet Rear: 50 feet</p> <p>Accessory Structures: Front and side for livestock: 75 feet Front and side for pens/runs/structures: 100 feet Front and side for all other accessory: 50 feet Rear: 50 feet</p>	<p>Primary Structure/Garages: Front: 30 feet Side: 15 feet Rear: 20 feet</p> <p>Accessory Structures: Front: 50 feet</p>
Number of Residential Lots	Maximum of one	Maximum of twelve
Minimum Lot Size	10 acres	<p>Single-family: 9,000 sf Two-family: 9,000 sf with a minimum of 4,000 sf per unit</p>
Building Height	All Structures: 35 feet	<p>Primary Structure: 45 feet Accessory Structure: 25 feet</p>
Fence Height	Maximum of 6 feet	Maximum of 42 inches No chain-link fencing allowed.

	Current Zoning (C-1, Community Level)	Proposed Zoning (PD)
Primary Uses	Medical and dental offices/clinics and small veterinary clinics, business and professional offices, laboratory, state licensed day-care center or preschool or nursery, grocery store, supermarket, gas station/service station/car wash, auto repair facility, convenience retail shopping facility, specialty restaurant with no drive-thru, restaurants, convenience service establishments, outdoor vending machines, low intensity specialty goods and services, taverns and lounges, banks and other financial institutions, craft brewery and craft distillery, arcades/pool halls and dance and other similar studios, fitness centers/martial arts studios and other similar uses, department stores/discount stores under 75,000 sf GLA, nightclubs and discotheques, entertainment facilities, building material retail stores, building material sales, recreational facilities, hotels and motels, private college and schools, rental stores	Single-family dwelling, two-family dwelling, or a combination.

	(excluding automobiles, campers, trailers, and heavy equipment), shops for custom work, telecommunications land uses, energy conversion systems, mini-storage and mini-warehousing	
Setbacks	All Structures: Front: 50 feet Side: 50 feet Rear: 50 feet	Primary Structure/Garages: Front: 30 feet Side: 15 feet Rear: 20 feet Accessory Structures: Front: 50 feet
Building Height	All Structures: 60 feet	Primary Structure: 45 feet Accessory Structure: 25 feet
Fence Height	Maximum of 8 feet	Maximum of 42 inches No chain-link fencing allowed.

5. TRANSPORTATION

The proposed Rezoning to allow for the residential uses on the subject property is anticipated to have minimal impacts to the existing transportation network. Access to this property is from S Palo Verde Rd, a paved County-maintained Residential street. A traffic study was evaluated by staff through the Rezoning application process. Staff does not have concerns about the traffic levels that would be generated through this Rezoning.

6. CRITERIA FOR DECISIONS FOR PLANNED DEVELOPMENT REZONING APPLICATIONS

Section 6 of the Zoning Resolution states, *In reviewing Rezoning and Special Use applications, the Planning Commission and the Board of County Commissioners may consider the following criteria:*

- ✓ a. *The compatibility with existing and allowable land uses in the surrounding area.*
 - ✓ b. *The degree of conformance with applicable land use plans.*
 - ✓ c. *The ability to mitigate negative impacts upon the surrounding area.*
 - ✓ d. *The availability of infrastructure and services.*
 - ✓ e. *The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.*
-

a. The compatibility with existing and allowable land uses in the surrounding area.

The proposed uses are compatible with the existing and allowable land uses in the area. The proposed zoning pairs well with the existing mix of residential, institutional, and commercial uses already surrounding the subject property. If Rezoning is approved, the impacts to the surrounding community are expected to be minimal. The Community Level of C-1 zoning along Evergreen Parkway allows for intense land uses such as gas stations and restaurants. The A-2 zone district allows uses like veterinary hospitals in addition to single-family and agricultural uses. The proposed uses would be less intensive

than the commercial uses allowed within the C-1 and A-2 zone districts, with comparable residential uses to those allowed in the surrounding area.

b. The degree of conformance with applicable land use plans.

The Comprehensive Master Plan (CMP), an advisory document required by State statute, contains Goals and Policies that are used to guide land use decisions. The Area Plans section of the CMP contains supplementary policies and land use recommendations for evaluation.

	Summary	Conforms with CMP? ✓ ○ ✗
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	✓
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	✓
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	✓
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	✓

Staff concludes that the subject request is in general conformance with the applicable goals and policies of the Comprehensive Master Plan (CMP).

Land Use: The Evergreen Area Plan of the CMP within the North Evergreen Activity Center area recommends residential and office-residential-mixed-use land uses for the subject area. Development uses are recommended to have a minimum of 25% open space and trails. The ODP has been drafted to allow a maximum of twelve dwelling units on the subject property, with a minimum of 28% of the land area for community parks and trails. This residential use is compatible with the area and the proposal is in conformance with the recommendation within the CMP.

Physical Constraints: The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat. The subject property is identified as a High Wildlife Quality Area. The ODP has been drafted to include language about wildlife-friendly fencing requirements. The subject property is identified as having a medium wildfire hazard and if approved, a Wildfire Mitigation Plan would be

required at the subsequent Preliminary and Final Plat. Therefore, staff finds the request is consistent with the Physical Constraints goals and policies of the CMP.

Community Resources: The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails. The lighting standards in the Jefferson County Zoning Resolution for mountainous areas would apply to this property. No other specific community resources have been identified that would be negatively impacted by the proposed ODP. Therefore, the request is consistent with the Community Resources goals and policies of the CMP.

Infrastructure, Water and Services: Existing infrastructure and services are available and adequate to support the uses proposed by this Rezoning. If this request is approved, traffic to the site is anticipated to be minimal. The existing access is maintained by the County. The property is within the Evergreen Fire Protection District and the Jefferson County Sheriff's Office provides law enforcement to the area. Water and wastewater services are provided by the Evergreen Metropolitan District. The applicable agencies have reviewed the proposed zoning and there are no concerns. Therefore, the request is consistent with the Infrastructure, Water and Services goals and policies of the CMP.

c. The ability to mitigate negative impacts upon the surrounding area.

Staff has not identified any negative impacts of the Rezoning to the surrounding area that have not been mitigated. The ODP has restricted the number of residential lots to a maximum of twelve, community parks and trails are required on the subject property, any fencing must be wildlife-friendly fencing, and outdoor lighting shall be installed in conformance with mountainous area lighting standards in the Jefferson County Zoning Resolution. The proposed uses will not result in significant light, air, odor, or noise impacts to the subject or surrounding properties. Visual impacts will be minimal to surrounding properties.

d. The availability of infrastructure and services.

The existing infrastructure and services are available and adequate to support the proposed Rezoning, as stated above.

e. The effect upon health, safety, and welfare of the residents and landowners in the surrounding area.

The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area. No unmitigated negative effects relating to the proposed Rezoning have been identified.

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

A Community Meeting was held on February 7, 2024. There were 28 citizens in attendance. The general tone of the meeting was of concern. Questions presented by community members during the meeting related to traffic and visibility on existing roads, road maintenance, fire risk and evacuation,

environmental impacts, construction vehicle access, number and size of dwellings, and timeframe for project. Please see the Community Meeting Summary included in this case packet for more details.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff received two community responses regarding this proposal. The first was concerned with an existing private easement and how the proposed development might impact it. The second stated concerns about construction impacts on wildlife and potential for increased unhoused populations. Staff has not identified unresolved citizen comments.

10. AGENCY REFERRAL RESPONSES

This application was sent on referral to 11 Jefferson County Departments & Divisions, 13 external agencies, and 31 registered associations (please see the HOA mailing list in the case packet for more information). The request was sent on three referrals which all resulted in modifications to the proposed written restrictions related to lot and building standards. There are no known outstanding issues with the referral agencies.

11. NOTIFICATION

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

12. POST HEARING REVIEW

If the Rezoning is approved, the post hearing review shall be in accordance with the Zoning Resolution as follows:

The applicant shall have 28 days after Board of County Commissioner's approval to submit a 'clean' copy of the approved red-marked ODP and pay the recordation fees. The Case Manager will have 7 days to review the submitted ODP. If the revisions have been made in accordance with the approval conditions, Staff will affirm and record the ODP documents, as appropriate. If the submitted documents are not in conformance with the approved red-marked ODP, the red-marked ODP shall be recorded.

13. SUBSEQUENT PROCESSES

If the Rezoning is approved, prior to construction of any buildings on the site a Preliminary and Final Plat would be required. Building Permits and Land Disturbance Permits would be required after Plat approval. During these processes, the Plat would be sent on referral to numerous internal and external agencies. The Plat and other applications are processes that will ensure compliance with all of the County's development regulations.

SUMMARY OF STAFF ANALYSIS

Staff's analysis concludes that the proposed Rezoning is in conformance with specific land use goals and policies outlined within the CMP and therefore meets the land use recommendations of the CMP. Potential negative impacts to the surrounding area have been adequately addressed using development standards in the ODP, and infrastructure and services are adequate and available to support the proposed uses. Staff has no unresolved issues related to this Rezoning application and staff recommends APPROVAL of the Rezoning request.

FINDINGS:

Based on the analysis included in this report, staff concludes that the proposal satisfactorily addresses each of the criteria below which the Board of County Commissioners may consider, as detailed in subsection 6 in this staff report.

1. The Rezoning proposal to allow for a maximum of twelve (12) dwelling units (single-family units and/or two-family units) is compatible with the existing and allowable residential land uses in the surrounding area to the north, south, east, and west.
2. The proposal is in conformance with the Comprehensive Master Plan (Plan). It meets the Plan’s land use recommendations for residential development, open space, and trails, and all other applicable sections of the Plan goals and policies are met.
3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered. The negative impacts are found to be minimal and mitigated with the restrictions set forth in the proposed Official Development Plan (ODP) document. Restrictions to mitigate potential impacts include restrictions on the total number of residential lots, wildlife-friendly fencing, outdoor lighting standards, and community parks and trails.
4. The subject property is served by Evergreen Fire Protection District and the Jefferson County Sheriff’s Office. Water and wastewater services will be provided by Evergreen Metropolitan District. Infrastructure and services are available and adequate to service the property.
5. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

PLANNING COMMISSION ACTION:

Planning Commission Recommendation (Resolution Dated June 25, 2025 Attached):

Approval	<u> X (7-0) </u>
Approval with Conditions	<u> </u>
Denial	<u> </u>

The case was scheduled on the Regular agenda of the Planning Commission hearing based upon public opposition. Two members of the public requested to testify in-person about the application at the hybrid hearing. Their primary concern was a private access easement on the subject property and the easement’s impact on the layout of future development. One of the members of the public who testified is the neighboring property owner who currently uses the private access easement. Their other concerns were about the road conditions on South Palo Verde Road and how those would be impacted by construction and additional homes in the neighborhood. Staff responses explained the following: (1) the layout as proposed by the applicant at the Rezoning stage is conceptual, would not be finalized until the Plat stage (and any easements are identified on the Plat), and the subject property can meet the restrictions of the proposed zone district while accommodating a different lot layout (including, as needed, a private access easement); (2) the County Transportation and Engineering division reviewed the application and did not identify traffic concerns, and another traffic study would be required at the Plat stage; (3) if, during the Plat stage, South Palo Verde Road is not meeting County road standards, the owner of the subject property may be responsible for updating the roadway to meet County standards. Staff explained that the constructed aspects of the site would be dealt with at future design stages in the Plat process. The Planning Commission members discussed the appropriateness of the proposed density with the surrounding land uses, the low impacts of the proposed development, and the improvements that would be required at the Plat stage. The Planning Commission approved a resolution unanimously recommending approval of the application.

BOARD OF COUNTY COMMISSIONERS ACTION:

The Board of County Commissioners is charged with reviewing the request, staff report, and Planning Commission recommendation, receiving testimony and evidence on the application and recommending approval or denial of the request to the Board of County Commissioners.

COMMENTS PREPARED BY:

Sara Homeyer

Sara Homeyer
Planner
July 15, 2025

PROPOSED ZONING

**Palo Verde Park Estates Official Development Plan
Rezoning Case # 24-113412RZ**

A. Intent

The purpose of this Rezoning is to rezone from Agricultural-Two (A-2) and Commercial-One (C-1) to Planned Development (PD) to allow for up to twelve (12) dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof on the subject property.

B. Written Restrictions

All of the uses and standards of the Mountain Residential-Three (MR-3) Zone District and other applicable sections of the Zoning Resolution shall apply to the property as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B with the following modifications:

1. Permitted Uses
 - a. Maximum of 12 dwelling units that could be either single-family, two-family, or a combination.

2. Wildlife-Friendly Fencing
 - a. Wooden rail or metal fencing with a smooth top rail, no more than 42" in height, shall be allowed. Wire mesh can be installed between the rails to keep dogs and other domestic pets contained.
 - b. No chain-link fencing shall be allowed.

3. Community Park/Trails
 - a. At least 28% of the land area shall be used as community parks and trails.

APPROVED FOR RECORDING:

This Official Development Plan, titled Palo Verde Estates Official Development Plan, was approved the _____ day of _____ 2025, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

The owner of the property, at the time of approval was: JOY O. YOUNG Revocable Trust

By: Jefferson County Planning and Zoning Director

Signature: _____

Date: _____

Legal DescriptionStreet Location of Property: 3942 South Palo Verde Road

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

TRACT 1:

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses:

Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of Section 4;

thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46;

thence S 01 deg. 04 min. 23 sec. W (S 07 deg. 53 min W) a distance of 70.00 feet;

thence S 83 deg. 02 min. 25 sec. W along a line which goes to a point 30.0 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between C1 and A2 Building Zones and the True Point of Beginning for the Parcel herein described;

thence continuing S 83 deg. 02 min. 25 sec. W, a distance of 165.73 feet to the point 30.00 feet South of the said most Southerly corner;

thence S 00 deg. 42 min. 40 sec. E, a distance of 204.22 feet to a point on the North line of a tract of land described in Book 624 at Page 62;

thence along the North line of said Tract N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) a distance of 25.00 feet to the Northeast corner of said tract;

thence along the Easterly line of said tract S 08 deg. 57 min. 01 sec. W (S 03 deg. 40 min W) a distance of 154.41 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;

thence N 89 deg. 10 min. 46 sec. E, (N 86 deg. 05 min. E) along the said South line a distance of 391.52 feet to a point on the said A2, C1 Zoning Line;

thence N 31 deg. 51 min. 34 sec. W, along the said Zoning line a distance of 436.64 feet to the POINT OF BEGINNING.

TRACT II

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses: Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of Section 4;

thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46 and the True Point of Beginning of the parcel herein described; thence S 01 deg. 04 min. 23 sec. W. (S 07 deg. 53 min. W) a distance of 70.00 feet;

thence S 83 deg. 02 min. 25 sec. W, along a line which goes to a point 30.00 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between the C1 and A2 Building Zones;

thence S 31 deg. 51 min. 34 sec. E, along the said zoning line a distance of 436.64 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;

thence N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) along the said South line a distance of 38.00 feet to a point on the Westerly line (Southwesterly corner) of a tract of land described in Book 615 at Page 510;

thence N 36 deg. 10 min. 53 sec. E along the said Westerly line a distance of 15.79 feet to the Southwesterly corner of a tract of land described in Book 613 at Page 148;

thence N 64 deg. 20 min. E a distance of 25.00 feet to the Southwesterly corner of the Plat of "The Terrace at Evergreen" recorded under Reception No. 82017214;

thence N 00 deg. 39 min. 00 sec. E along the West line of said Plat a distance of 150.00 feet to the Northwesterly corner thereof;

thence S 64 deg. 20 min. 00 sec. W a distance of 25.00 feet to the Southwesterly corner of a tract of land described in Book 643 at Page 144 and the South corner of a tract of land described in Book 1042 at Page 193;

thence along the Westerly line of said tract described in Book 1042 at Page 193, N 18 deg. 20 min. W a distance of 315.00 feet to the TRUE POINT OF BEGINNING.

County of Jefferson, State of Colorado

Section 4 Township 5 S. Range 71 W.

Calculated Acreage 3.67 Acres Checked by: Kendell Court

Address Assigned: 3942 South Palo Verde Road

Section 31 - Mountain Residential District

(orig. 3-26-13)

A. Intent and Purpose

1. The Mountain Residential Zone District is intended to provide for low to medium density residential development including both single-family and two-family dwellings, where allowed. Certain agricultural uses which are compatible with this development. (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 mountain residential zone district. (orig.3-26-13)
3. The Mountain Residential zone districts are divided as follows: (orig.3-26-13)
 - a. Mountain Residential-One (MR-1)
 - b. Mountain Residential-Two (MR-2)
 - c. Mountain Residential-Three (MR-3)

B. Permitted Uses (orig.3-26-13)

Uses	MR-1	MR-2	MR-3
Single-family dwelling	X	X	X
Two-family dwelling or duplexes		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
Public park, Class I public recreation facilities.	X	X	X
Telecommunication Land Uses shall comply with the provisions of the Telecommunication Uses Section of the Zoning Resolution.	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

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

Uses	MR-1	MR-2	MR-3
Private garage, mini-structure, storage shed.	X	X	X
Private greenhouse and nursery, non-commercial conservatory for plants and flowers.	X	X	
Private poultry house and pigeon coop max. 400 square feet of floor area, private rabbit or chinchilla hutch with no more than 100 square feet of floor area.	X	X	
Private building or kennel for housing dogs, cats and similar domesticated pets. ¹	X	X	X
Private stable and/or barn for keeping horses, cattle, sheep, goats or other similar domesticated animals. See general requirements below.	X	X	
Home occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X	X
Accessory Uses per the Accessory Use Section of the Zoning Resolution.	X	X	X

¹ 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.

D. Special Uses

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

Uses	MR-1	MR-2	MR-3
Religious Assemblies and related uses, parish house and/or parsonage.	X	X	X
Private nonprofit museum	X	X	X
Cable television reception station	X	X	X
Water supply reservoir and irrigation canal	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
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal case 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
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
Parochial and 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 those occupations authorized by the Board of Adjustment or the Home Occupations Section of this Zoning Resolution.	X	X	X
State licensed day-care center or preschool or nursery.	X	X	X
Oil and gas drilling operations. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except as modified by the Board of County Commissioners in the resolution approving the Special Use.	X	X	X
Class I or II commercial recreational facility. Class II public recreational facility.	X	X	X

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

District	Front Setback	
	Primary Structure/All Garages	All Other Accessory Structure
MR-1	30 ft.	Housing Livestock – 100 ft. All Other Accessory Structure – 50 ft.
MR-2	30 ft.	Housing Livestock – 100 ft. All Other Accessory structure – 50 ft.
MR-3	30 ft.	All Other Accessory Structure – 50 ft.

District	Side Setbacks ¹		Rear Setback
	All Structures	Adjacent to street/road	All Structures
MR-1	20ft.	30 ft.	20ft.
MR-2	15ft	30 ft.	20ft.
MR-3	15ft	30 ft.	20ft.

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

District	Building Height		Lot Size		
	Primary	Accessory ¹	Single Family	Duplex	Two-Family
MR-1	45 ft.	25 ft.	17,400 s.f.	n/a	n/a
MR-2	45 ft.	25 ft.	17,400 s.f.	½ acre (21,780 s.f.)	½ acre (21,780 s.f.) with a minimum of 10,000 square feet per unit
MR-3	45 ft.	25 ft.	6,250 s.f.	9,000 s.f.	9,000 sf. with a minimum of 4,000 s.f. per unit

¹ No such building shall exceed the lesser of the height indicated or the height of the primary structure.

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 wire 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)

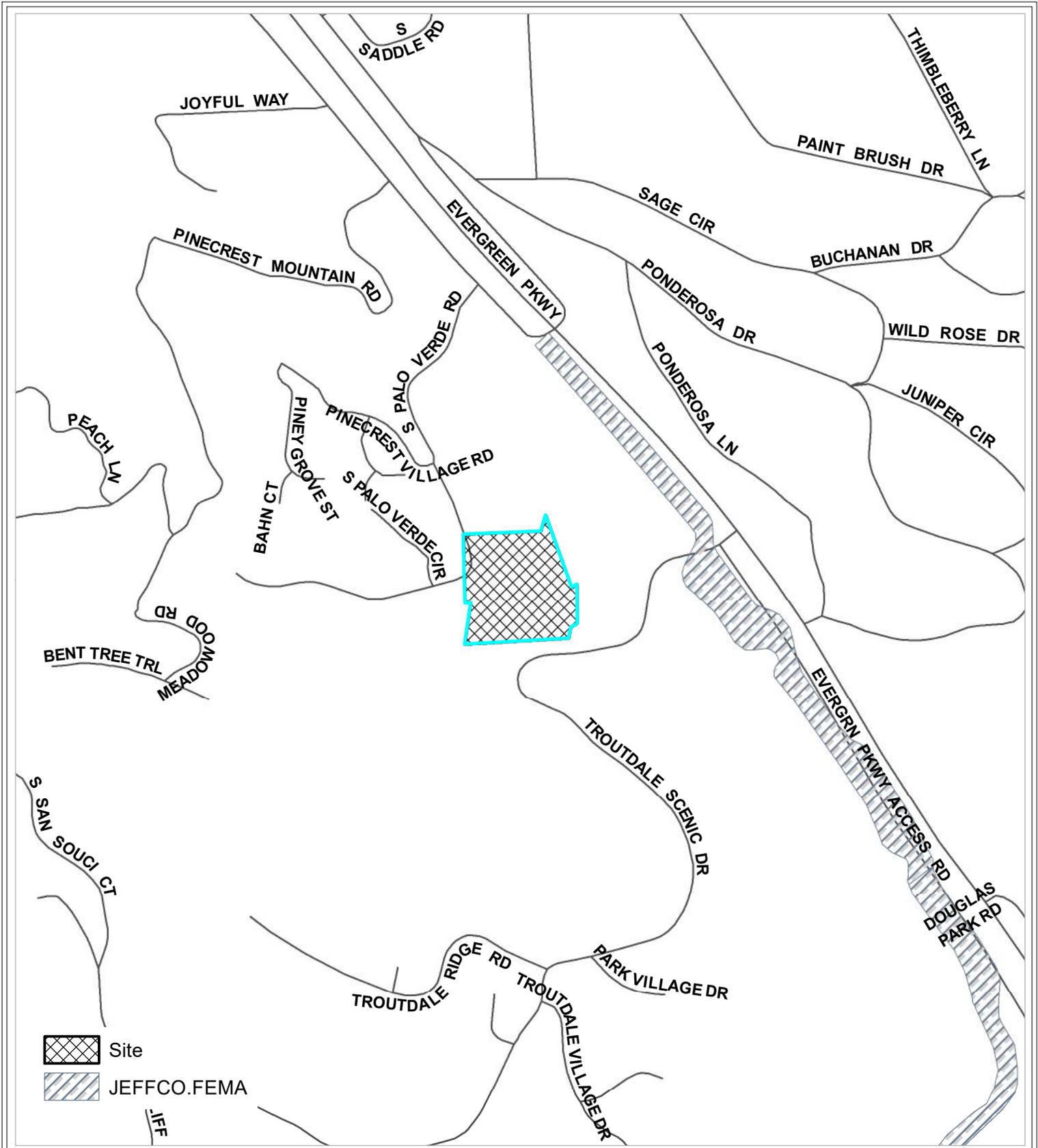
G. General Requirements

1. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)
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 for a dwelling. (orig.3-26-13)
2. Stallions or 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 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)

MAPS



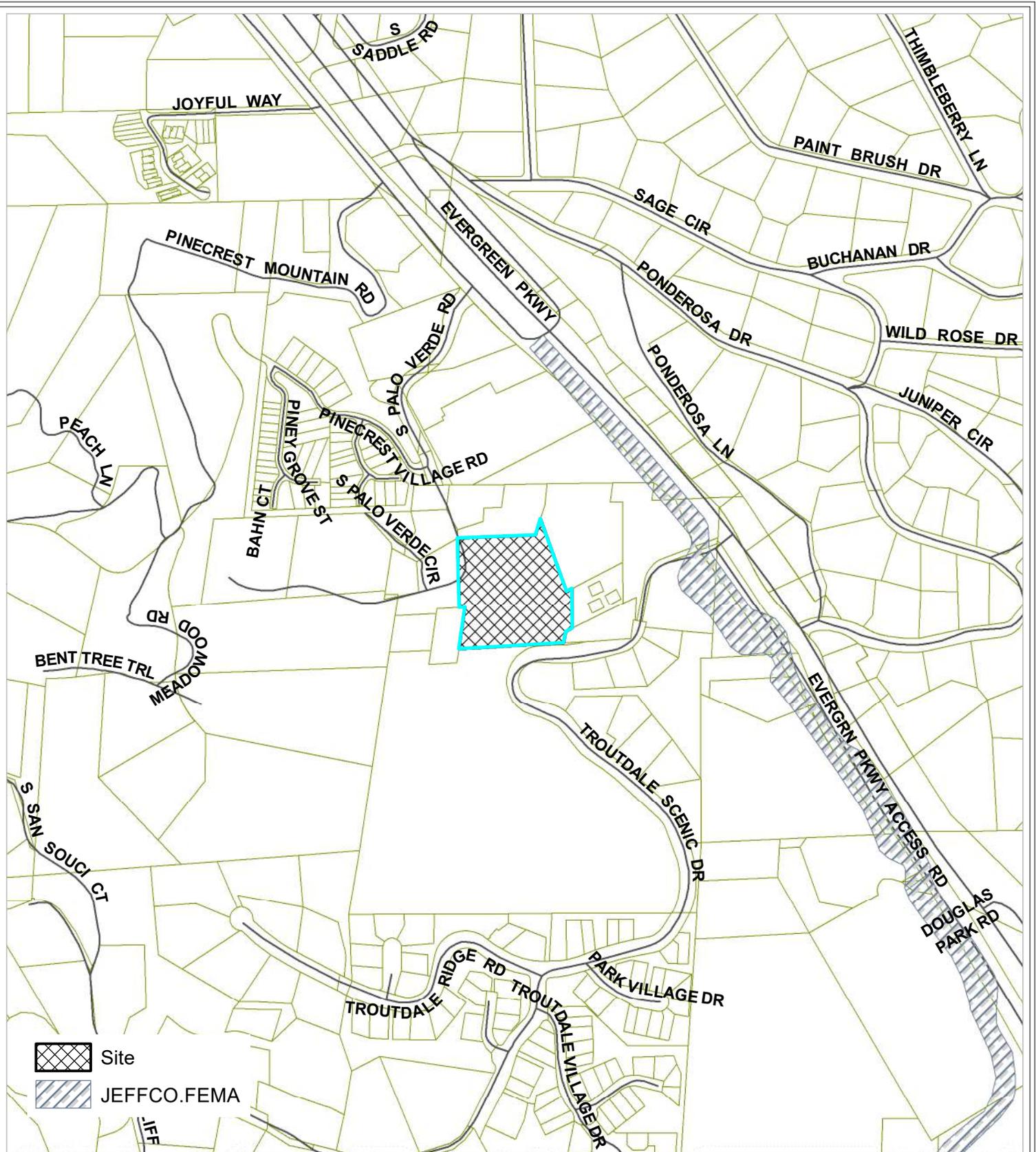
Case Number: 24-113412RZ
Location: Section 4, T5S, R71W



JEFFERSON
 COUNTY COLORADO

This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.





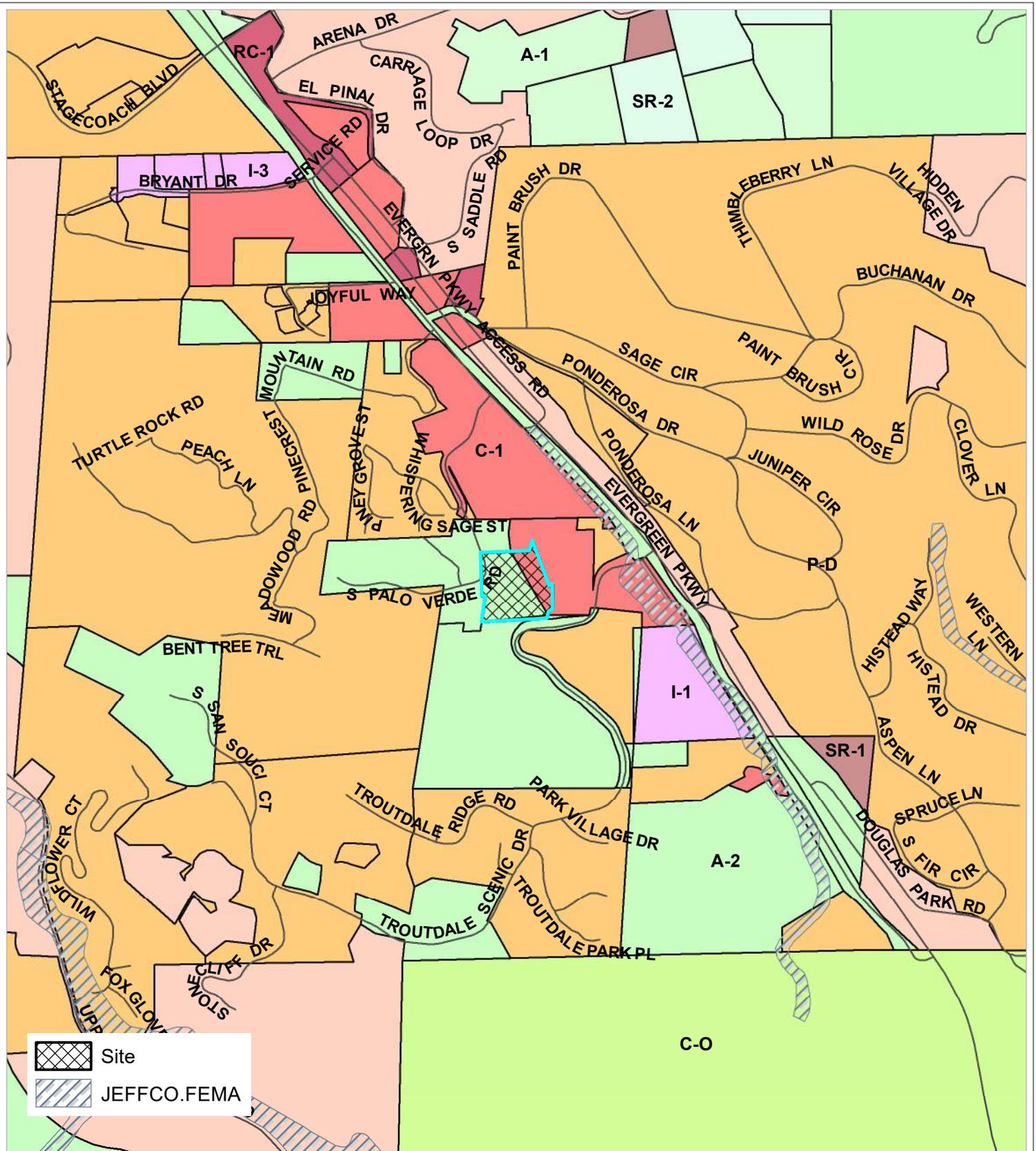
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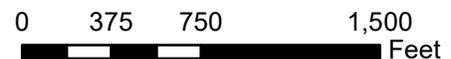


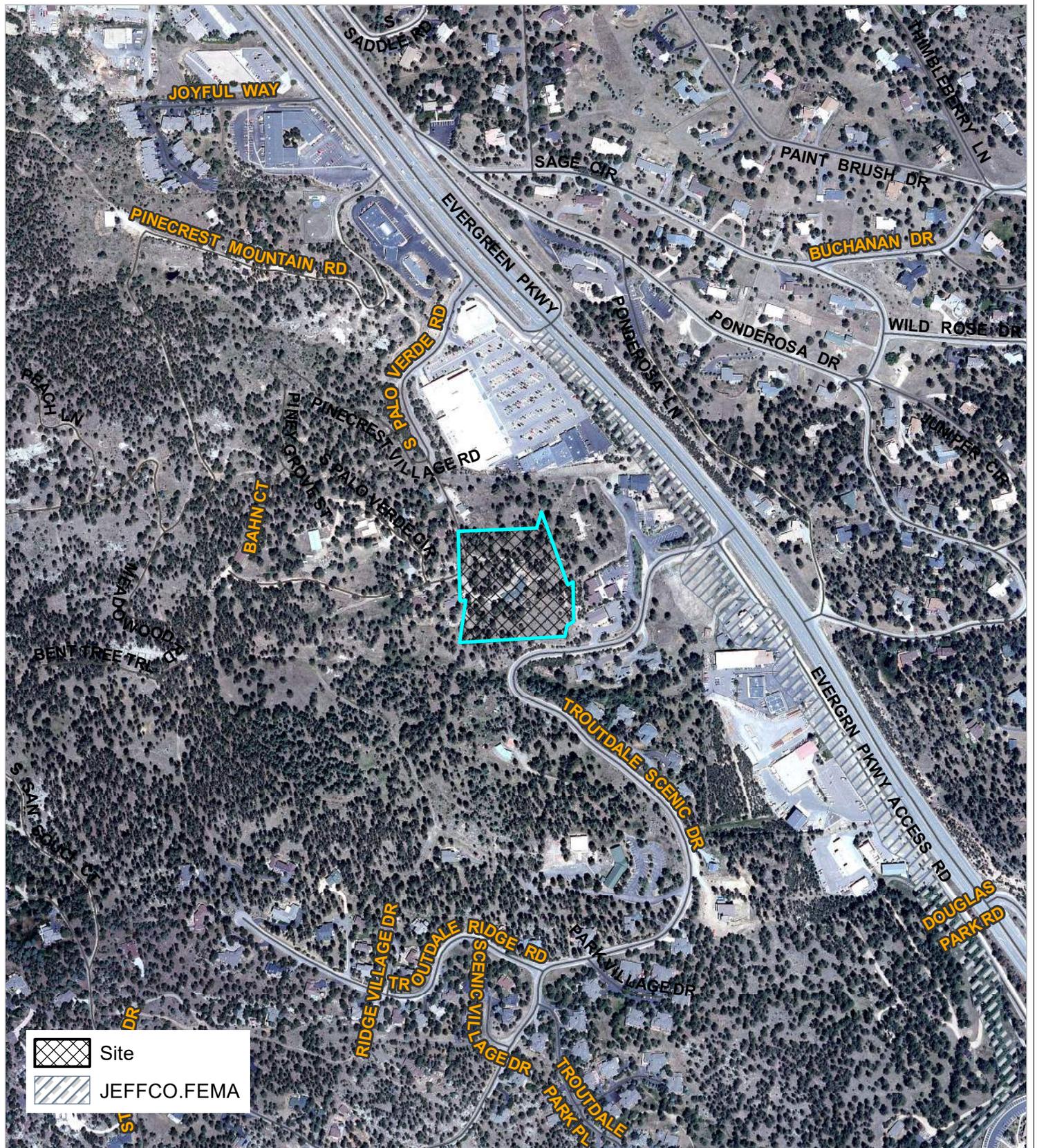


Case Number: 24-113412RZ
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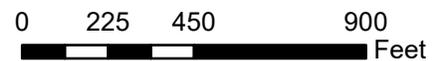




Case Number: 24-113412RZ
Location: Section 4, T5S, R71W



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Legal DescriptionStreet Location of Property: 3942 South Palo Verde Road

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

TRACT 1:

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses:

Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of Section 4;

thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46;

thence S 01 deg. 04 min. 23 sec. W (S 07 deg. 53 min W) a distance of 70.00 feet;

thence S 83 deg. 02 min. 25 sec. W along a line which goes to a point 30.0 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between C1 and A2 Building Zones and the True Point of Beginning for the Parcel herein described;

thence continuing S 83 deg. 02 min. 25 sec. W, a distance of 165.73 feet to the point 30.00 feet South of the said most Southerly corner;

thence S 00 deg. 42 min. 40 sec. E, a distance of 204.22 feet to a point on the North line of a tract of land described in Book 624 at Page 62;

thence along the North line of said Tract N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) a distance of 25.00 feet to the Northeast corner of said tract;

thence along the Easterly line of said tract S 08 deg. 57 min. 01 sec. W (S 03 deg. 40 min W) a distance of 154.41 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;

thence N 89 deg. 10 min. 46 sec. E, (N 86 deg. 05 min. E) along the said South line a distance of 391.52 feet to a point on the said A2, C1 Zoning Line;

thence N 31 deg. 51 min. 34 sec. W, along the said Zoning line a distance of 436.64 feet to the POINT OF BEGINNING.

TRACT II

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses: Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of Section 4;

thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46 and the True Point of Beginning of the parcel herein described; thence S 01 deg. 04 min. 23 sec. W. (S 07 deg. 53 min. W) a distance of 70.00 feet;

thence S 83 deg. 02 min. 25 sec. W, along a line which goes to a point 30.00 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between the C1 and A2 Building Zones;

thence S 31 deg. 51 min. 34 sec. E, along the said zoning line a distance of 436.64 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;

thence N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) along the said South line a distance of 38.00 feet to a point on the Westerly line (Southwesterly corner) of a tract of land described in Book 615 at Page 510;

thence N 36 deg. 10 min. 53 sec. E along the said Westerly line a distance of 15.79 feet to the Southwesterly corner of a tract of land described in Book 613 at Page 148;

thence N 64 deg. 20 min. E a distance of 25.00 feet to the Southwesterly corner of the Plat of "The Terrace at Evergreen" recorded under Reception No. 82017214;

thence N 00 deg. 39 min. 00 sec. E along the West line of said Plat a distance of 150.00 feet to the Northwesterly corner thereof;

thence S 64 deg. 20 min. 00 sec. W a distance of 25.00 feet to the Southwesterly corner of a tract of land described in Book 643 at Page 144 and the South corner of a tract of land described in Book 1042 at Page 193;

thence along the Westerly line of said tract described in Book 1042 at Page 193, N 18 deg. 20 min. W a distance of 315.00 feet to the TRUE POINT OF BEGINNING.

County of Jefferson, State of Colorado

Section 4 Township 5 S. Range 71 W.

Calculated Acreage 3.67 Acres Checked by: Kendell Court

Address Assigned: 3942 South Palo Verde Road

COMMUNITY MEETING SUMMARY



Planning & Zoning Division

COMMUNITY MEETING SUMMARY

Case Number	Meeting Date	Approx. # of Citizens	# Signed in
24-101176 CMT	2.7.2024	28	
Meeting Location			
Webex (virtual)			
Subject Property			
3942 S Palo Verde Road			
Property Owner		Applicant/Representative	
Joy O Young Revocable Trust		Richard Miller	

Summary of the Applicant's Presentation

Presentation is in the case folder.

Applicant talked about why they are rezoning, what they are rezoning from/to, and showed layout and management (HOA) proposal for the property.

Information Presented/Format of the Meeting

The applicant screen shared their presentation which included details about their rezoning proposal.

Overall Impression/Tone of Meeting

The applicants thoroughly covered their application and respectfully answered all community questions. The community tone was civil, but concerned.

Main Points/Issues Raised by Citizens/Applicant's Response

Concerns/questions:

- traffic on S Palo Verde Rd as a one lane and Troutdale Scenic with low visibility on curves, only access roads for the neighborhood, existing school/church/business traffic, snow/ice on roads or evacuation in emergency, proposed gated entrance at a steep grade near a curve (considering removing access to Troutdale and using a cul-de-sac off of S Palo Verde depending on County requirements, traffic will be evaluated in County reviews)
- access impacting 74, potential need for stoplight (County Transportation & Engineering team will evaluate traffic impacts as part of referral process)
- environmental impact like tree preservation/flooding/erosion/wildlife conditions (this will be evaluated in the rezoning/plat process, goal is to minimize grading and tree removal, wildlife safe fencing proposed)
- difficulty with getting construction vehicles to the property, additional damage to S Palo Verde from construction vehicles (hoping to minimize impact from construction)
- size of property, size of homes, number of townhome lots (4.07 acres, home size not established but dictated by market and likely over 3000 sf, 2 townhome units per lot)
- timeframe for project, especially for tenant currently on the property with horses (probably 2 years for rezoning and plat processes combined, additional time for permits)
- questions about other development in the area
- who is responsible for road maintenance and upkeep for private portions of S Palo Verde and where does it stop being County maintained (not sure, something the County would be able to address)
- if a fire district will look at this proposal (yes, this is part of the County review process)
- neighbor with access easement on this property (should work with the property owner)
- how to access presentation after the meeting (will be available in the CMT folder)

REFERRAL COMMENTS

Sara Hutchinson

From: Madalyn Evans <MEvans@eprdco.gov>
Sent: Thursday, September 19, 2024 9:37 AM
To: Sara Hutchinson
Cc: Cory Vander Veen
Subject: --{EXTERNAL}-- Case Number: 24-113412 RZ

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Hi Sarah,

Case Number: 24-113412 RZ

EPRD does not have any objections to this plan. Can you please ensure each of these properties remains on EPRD's tax roll?

Thanks,

MADDY EVANS | Executive Assistant

Email: [MEvans \[goog_368089958\]@eprdco \[eprd.co\]. \[eprd.co\]gov](mailto:MEvans[goog_368089958]@eprdco[eprd.co].[eprd.co]gov) | P: 720.880.1020

Evergreen Park & Recreation District

1521 Bergen Parkway | Evergreen, CO 80439

www.evergreenrecreation.com [evergreenrecreation.com]



MEMO

TO: Sara Hutchinson
 Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
 Jefferson County Environmental Health Services Division

DATE: September 23, 2024

SUBJECT: Case #24-113412 RZ
 Richard Miller
 3942 S Palo Verde Rd

The applicant has met the public health requirements for the proposed rezone of this property.

PROPOSAL SUMMARY

Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for nine single-family homes or seven two-family dwelling units.

COMMENTS

Jefferson County Public Health (JCPH) has reviewed the documents submitted by the applicant for this rezone process and has the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezoning 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. Failure to provide the required documentation may delay the planning process.**

REZONING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	09/23/2024	Submit a will serve letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	Water/Wastewater
✓	09/23/2024	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment

WATER/WASTEWATER (LAND DEVELOPMENT REGULATION (LDR 21 & 22))

The applicant submitted a document, Order by Board of Directors of the Evergreen Metropolitan District (EMD) for Inclusion of Real Property, for 3942 South Palo Verde Road, Evergreen CO 80439 that was signed by the EMD Chairman, Mark Davidson, for the property to be included in the district for water and sanitation services as of November 16, 2023.

EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS)

JCPH has no records of any existing onsite wastewater treatment system that serves the single-family dwelling at 3942 S. Palo Verde Rd. built in 1949 according to the County Assessor records. Subdividing this property will change the date of legal parcel to the current date. As such, the lot size for the existing single-family dwelling would not meet the minimum lot size of five (5) acres (3.5 acres if per section 4.2E) to be developed with a well and OWTS once the property is subdivided into the proposed nine (9) or seven (7) lots. As such, **the existing single-family dwelling must connect to the public sanitation system and the existing OWTS must be properly abandoned per the Onsite Wastewater Regulation of Jefferson County at the time the site is developed.**

TABLE 4-1 MINIMUM PROPERTY SIZE REQUIREMENTS

SOURCE OF POTABLE WATER	DATE OF LEGAL PARCEL		
	Before Nov. 10, 1973	Between Nov. 10, 1973 and Dec. 5, 1977	After Dec. 5, 1977
Individual wells, potable springs or cisterns	1 acre	2 acres	5 acres (3.5 acres if per Section 4.2.E)
Public water system	0.5 acre	1 acre	1 acre

Plat Note:

At the time of platting, we recommend that a plat note be included:

Suggested Plat note:

Issuance of the first certificate of occupancy in the subdivision is contingent upon connecting the existing SFD to the public sanitation system and the existing OWTS must be abandoned in accordance with Jeffco OWTS regulations.

ENVIRONMENTAL SITE ASSESSMENT (LDR 30)

JCPH has reviewed the Environmental Questionnaire and Disclosure Statement. The applicant checked "No" on all categories of environmental concern on the cover sheet. From this information, it does not appear that any recognized environmental conditions exist which would negatively impact the property.

ACTIVE LIVING

JCPH would like to commend the applicant for the addition of community parks that promote regular exercise, recreation, alternative travel choices, such as bike and pedestrian trails, and similar measures. A community garden is also supported by JCPH as it can promote healthy eating, social connectedness, and promote the well-being in users of the garden. Finally, we encourage the developer to consider providing shade using natural landscaping (i.e. trees) or man-made structures (i.e. gazebos, pavilions, etc.) to encourage users to avoid unnecessary exposure to the sun. Design elements such as these can promote public health by fostering a sense of community and enhancing the health of the users of this 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.

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.

For any proposed remodeling and or demolition activity, the applicant must obtain a Demolition Permit from the Asbestos Section at the Colorado Department of Public Health and the Environment, (303.692.3100). To get this permit, a certified asbestos inspector must examine the building or portion thereof to be removed and sample all suspect materials. If detected, an Asbestos Abatement Permit must be obtained, and the materials must be removed by a trained and qualified person or company prior to demolition.

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.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate 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.

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.

EVERGREEN METROPOLITAN DISTRICT

Water and Wastewater
30920 Stagecoach Blvd.
Evergreen, Colorado 80439
303-674-4112

September 25, 2024

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

Re: 3942 S Palo Verde Dr., Evergreen, CO 80439. Will Serve Water and Sewer

Dear Sir or Ma'am,

We recently received a referral regarding water and sewer availability to the property listed above in Evergreen, Colorado.

The property was included in the Evergreen Metropolitan District on November 29, 2023. Each housing unit will be required to pay additional inclusion fees for both sewer and water.

The above property is within Evergreen Metropolitan District (water and sewer) service area. There is a water main located on the west side of the property. The closest sewer main is approximately 300 feet to the east of the east boundary of the property.

The property owner will need to extend the sewer main to the property. It is also likely that the property owner will need to extend the water main as well. The owner must enter into a System Development Engineering Analysis Agreement (SDEA) with the Evergreen Metropolitan District to review all plans provided by the owner to ensure the existing water and wastewater infrastructure is adequately sized for this size development. The wastewater treatment plant has capacity for a development this size, however sewer mains need to be analyzed as part of the SDEA. The District has adequate capacity in the water treatment plant to serve a development of this size, however water mains need to be analyzed as part of the SDEA.

If you have any questions, please call me at 720-772-0199.

Sincerely,

Thomas

Riggle

Thomas Riggle

Water Resources Manager

Evergreen Metropolitan District

Digitally signed by
Thomas Riggle
Date: 2024.09.25 08:14:37
-06'00'



Right of Way & Permits

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

September 26, 2024

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

Attn: Sara Hutchinson

Re: 3942 S Palo Verde Road, Case # 24-113412 RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **3942 S Palo Verde Road Rezone**.

Please be advised that Public Service Company has *an existing natural gas and electric distribution facilities along S Palo Verde Road and within* the area indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

In the future to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot and eight-foot (8') on each rear lot line of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to the 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.

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. 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 for new facilities.

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

ADDRESSING

MEMO

To: Sarah Hutchinson
FROM: Christine Derby
SUBJECT: 24-113412RZ 3942 South Palo Verde Road
DATE: October 9, 2024

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for nine single-family homes or seven two-family dwelling units.
2. Proposed access is off South Palo Verde Road.
3. There is a valid existing address, 3942 South Palo Verde Road, in the addressing database. This address will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.

Memorandum

To: Sara Hutchinson
Planner

From: Patrick O'Connell
Engineering Geologist

Date: October 9, 2024

Re: 3942 S Palo Verde Rd, Case No. 24-113412RZ

The intent of the application is to rezone to PD. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.
2. The property is located within the Mountain Ground Water Overlay District. However, this property will be served by EMD.



October 16, 2024

Sara Hutchinson
Jefferson County Planning and Zoning
Transmission via email: shutchin@co.jefferson.co.us

Re: Palo Verde Park Estates Rezoning
Case No. 24-113412 RZ
3942 Palo Verde Road, Evergreen
Pt. NW¼ SE¼ Section 4, T5S, R71W, 6th P.M.
Water Division 1, Water District 9

Dear Ms. Hutchinson,

We have reviewed the preliminary application to rezone a 3.67-acre parcel to allow for a single-family and/or townhome development. The property will either be developed into nine (9) single-family residential lots, or 14 two-family residential units in seven (7) structures. The property currently contains a single-family residence. This office previously provided comments regarding this subdivision in a letter dated May 31, 2023 under case no. 23-109426PA. The number of lots contemplated has since increased. This letter shall supersede the previous letter.

Water Supply Demand

The Water Supply Summary submitted by the applicant estimates water requirements for the subdivision as 1.89 acre-feet per year for household use and 0.15 acre-feet per year for irrigation use. This corresponds to 0.135-0.21 acre-feet per year per household. It should be noted that standard water use rates are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The proposed source of water supply for the development is the Evergreen Metropolitan District. According to a letter dated September 25, 2024 from the Evergreen Metropolitan District, the subject property is currently included within the Evergreen Metropolitan District. Each housing unit will be required to pay additional inclusion fees for both sewer and water. According to the letter from Evergreen Metropolitan District, the sewer main and likely the water main will need to be extended by the property owner. The Evergreen Metropolitan District's water rights include 3.0 cfs of the Hodgson #3 and 6.0 cfs of the Simonton #2 water rights on Bear Creek, and 600 acre-feet of storage in Evergreen Lake. The water rights have been determined to be adequate to provide for 6,500 taps in a drought year. Based on the most recent information provided to this office, there are



approximately 5,800 taps in the Evergreen Metropolitan District water system. According to the previous letters from Evergreen Metropolitan District, the District does not reserve any taps for development until all applications and fees have been paid.

Existing Well

Well permit no. 183696-A was issued for a well located on 3942 Palo Verde Drive. Permit no. 183696-A was issued as a replacement for a well originally registered with this office pursuant to section 37-92-602(5) of the Colorado Revised Statutes (“C.R.S.”) under permit no. 183696. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights, with the exception of certain wells permitted under section 37-92-602(3)(b)(II)(A). The existing well does not qualify for this statutory exception as currently permitted, and it was not granted a presumption of no injury by statute. Because all groundwater in Colorado is presumed to be tributary, and all groundwater depletions in an over-appropriated basin are presumed to cause injury to senior water rights, the existing well is presumed to cause material injury to senior water rights as currently permitted. Therefore, prior to final approval of the subdivision being granted, the existing well must either be plugged and abandoned, re-permitted for in-house use only pursuant to section 37-92-602(3)(b)(II)(A) in order to qualify for the statutory exception, or be included in an augmentation plan decreed by the water court or a substitute water supply plan approved by the state engineer that will replace depletions from pumping of the well in time, location and amount during periods of shortage. If the property owner will have no use for this well, then it should be plugged and abandoned as evidenced by submittal of a Well Abandonment Report.

State Engineer’s Office Opinion

The State Engineer finds, pursuant to section 30-28-136(1)(h)(I), C.R.S., that the proposed water supply will cause material injury to decreed water rights unless the existing well is either re-permitted, plugged and abandoned, or augmented, as described above. Pursuant to section 30-28-136(1)(h)(II), C.R.S., the State Engineer offers the preliminary opinion that if water is supplied to the development by the Evergreen Metropolitan District, the water supply is expected to be adequate. However, we will provide our final opinion only after the property has been included in the Evergreen Metropolitan District. Should you or the applicant have any questions regarding this matter, please contact me at 303-866-3581 ext. 8245 or kathleen.fuller@state.co.us.

Sincerely,



Kate Fuller, P.E.
Water Resources Engineer

Cc: Referral file no. 30767
Well permit file no. 183696-A



Evergreen Fire/Rescue

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

March 11 2025

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

RE: 24-113412 RZ Rezone for 3942 Palo Verde Rd, Evergreen, CO 80439

Dear Sara Hutchinson:

The referral referenced above was reviewed for compliance with the *2018 International Fire Code (IFC)* as adopted by Jefferson County with Evergreen FPD Amendments. Evergreen Fire/Rescue has the following comments and requirement for any development occurring on this parcel.

Items from 2nd Referral:

Progressive Planning Services of Colorado reply:

The Written Restrictions have been modified to indicate that effective wildfire mitigation shall be incorporated at the time of subdivision platting, including reducing hazardous fuels, managing vegetation, creating defensible space with evaluation/certification around individual homes and perimeter of the subdivision being approved by Evergreen Fire/Rescue, and the utilization of fire-resistant building materials. In addition, an approved automatic fire sprinkler system shall be required for each dwelling unit. The other Evergreen Fire/Rescue requirements will be addressed during the subdivision plat portion of the process.

EFR response:

The defensible space and home hardening requirements will be ongoing as the zoning and building permit process continues. The automatic fire sprinkler system will be utilized for the life safety of the occupants. All other comments will be addressed during the subdivision plat portion of the process. No additional items were added from Evergreen Fire Rescue during the 2nd referral.

Original Items from 1st Referral:

Off-Site Access Roads:

The existing off-site access is proved by Palo Verde Road. Palo Verde Road was not evaluated for compliance to current Jefferson County standards for this rezoning application. Any development will require Palo Verde Road to meet Jefferson County standards. ***2018 IFC Section 503(with EFR amendments)***

On-Site Access Roads:

The on-site access road is non-existent at this time. It is not evaluated as part of the 1st referral. The proposed Palo Verde Loop is described as a 20' private road. On-site access shall meet the requirements of current Jefferson County standards. ***2018 IFC Section 503(with EFR amendments)***

Fire Protection Water Supply:

An existing fire hydrant is located near the intersection of Palo Verde Road and Pinecrest Parkway. The new development will require an evaluation for fire hydrant spacing and distance from the property frontage. Additional fire hydrants may be required. **2018 IFC Appendix C (EFR Adopted)**

The fire hydrant flows shall be evaluated for compliance with fire flow and duration. For areas not serviced by adequate water mains, the water supply shall provide cisterns for fire protection. The size and location of the cisterns will vary depending upon the property layouts. **2018 IFC 507.2.3 (EFR amendments) & 2018 IFC Appendix B (EFR Adopted)**

Automatic Fire Sprinkler System:

Construction of new one- and two-family dwelling units in rural and suburban areas where adequate and reliable water supply systems do not exist requires installation of an approved automatic fire sprinkler system per **2018 IFC 503.2.1(EFR Amended)**. Installation of an approved automatic fire sprinkler system is required for construction of each dwelling unit. Additionally, a single fire apparatus access road (Palo Verde Road) serves more than 30 dwelling units. This proposed development will increase the dwelling units and will require a second fire access road unless an approved automatic sprinkler system is installed in each dwelling unit. **2018 IFC Section D107 (EFR Adopted)**

Defensible Space Evaluation/Certification:

As specified by *Jefferson County Zoning Resolution Section 39* a defensible space evaluation/certification is required for this project.

Subsequent Site Reviews:

Specific details about individual site layout and structure size have not been provided at this time. Detailed site plan review and definitive comments pertaining to access will be provided when more information about the individual parcel development elements is provided.

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

Respectfully,

John Sebastian



Digitally signed
by John
Sebastian
Date: 2025.03.11
15:39:58-06'00'

John Sebastian
Fire Inspector
Evergreen Fire/Rescue

Sara Homeyer

From: AUTOMAILER@JEFFCO.US
Sent: Monday, March 24, 2025 9:34 AM
To: Sara Homeyer
Cc: Benjamin Johnson
Subject: 24 113412 RZ - Agency Response

Case Number: 24 113412 RZ

Case Type: Rezoning

Case Name: 3942 S Palo Verde Road

Review: Engineer (Development Review)

Results: No Comment (no further review)

Review Comments: Previous Engineering comments have been addressed

Scheduled End Date: 18-MAR-25

Reviewer: Benjamin Johnson

Description: Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for nine single-family homes or seven two-family dwelling units.

Tugce Ucar Maurer
Planner II, Long Range Planning
Jefferson County Planning and Zoning

May 6, 2025

Dear Tugce,

The Historical Preservation and Landmarks Committee of the Jefferson County Historical Commission (JCHC) has reviewed *Rezoning 3942 S Palo Verde Road (Case No, 24-112412 RZ) Third Referral*. The attached memo contains more details about the review. No further review is needed. JCHC has the following recommendations:

Recommendation 1. The historic mountain landscape (rural setting, rural landscape) is basically intact throughout the project area. The mountain landscape and rural setting need to be considered during future development. The development should choose building materials and design the site to consider and complement the surrounding environment, landscape, and mountain view. This approach will preserve the historical integrity and natural beauty of the rural mountain landscape, ensuring it remains a valuable heritage asset for future generations.

Recommendation 2. The applicant is strongly urged to professionally evaluate the historic structure for eligibility to the National Register of Historic Places. If the building is significant and preservation in place is not feasible, the significant historic building should be documented prior to its destruction including documentation of the site's history. The Colorado Office of Archaeology and Historic Preservation (OAHP) documentation standards and guidelines should be followed (<https://www.historycolorado.org/guidelines-historic-preservation-projects>), and the documentation submitted to OAHP for their records.

Recommendation 3. No cultural resource surveys have been conducted in the project area, and historical and archaeological resources may be discovered during development. Although the applicant is not required to do so, JCHC requests to be notified about these discoveries.

Please forward our review and recommendation to the case manager.

Sincerely Yours,

//s// Dan Haas, Richard Scudder

Co-Chairs, Historical Preservation and Landmarks Committee
Jefferson County Historical Commission

Attachment: JCHC Memo

J E F F E R S O N

COUNTY COLORADO

Boards and Commissions

Historical Commission

Memorandum

May 6, 2025

Rezoning 3942 S Palo Verde Road (Case No, 24-112412 RZ) Third Referral

Project:

This application seeks to rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for nine single-family homes or seven two-family dwelling units at 3942 S Palo Verde Road.

Resources near the Project Area: (T5S, R71W, Sec 4, SE1/4)

The Jefferson County Historic Commission (JCHC) reviewed the COMPASS database (The State of Colorado's Online Cultural Resources and Paleontological Database) and identified no cultural resources or surveys in the project area.

Resources in the Project Area:

JCHC reviewed the COMPASS database (The State of Colorado's Online Cultural Resources and Paleontological Database) and did not identify any cultural resource sites or surveys.

JCHC reviewed the County Assessors Property Records and found the following:

AIN/Parcel ID: 51-044-00-008

Single family home: est. built 1949

Project Determination of Effect: There is no discussion about the impacts to the historic building from the development.

Mitigation Measures: None provided

Other Information: None

Jefferson County Historical Commission Conclusion and Recommendation:

JCHC identified a historic building on the property. The historic mountain landscape appears relatively intact. No cultural surveys have been conducted in the project area, so there is a possibility that historic and archaeological resources are present. The proposed development will further decrease the amount of open, historic agricultural landscape in Jefferson County and should be considered with any development in the Agricultural Zone Districts. No further review is needed. JCHC has the following recommendations:

Recommendation 1. The historic mountain landscape (rural setting, rural landscape) is basically intact throughout the project area. The mountain landscape and rural setting need to be considered during future development. The development should choose building materials and design the site to consider and complement the surrounding environment, landscape, and mountain view. This approach will preserve the historical integrity and natural beauty of the rural mountain landscape, ensuring it remains a valuable heritage asset for future generations.

Recommendation 2. The applicant is strongly urged to professionally evaluate the historic structure for eligibility to the National Register of Historic Places. If the building is significant and preservation in place is not feasible, the significant historic building should be documented prior to its destruction including documentation of the site's history. The Colorado Office of Archaeology and Historic Preservation (OAHP) documentation standards and guidelines should be followed (<https://www.historycolorado.org/guidelines-historic-preservation-projects>), and the documentation submitted to OAHP for their records.

Recommendation 3. No cultural resource surveys have been conducted in the project area, and historical and archaeological resources may be discovered during development. Although the applicant is not required to do so, JCHC requests to be notified about these discoveries.

NOTIFICATION SUMMARY

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PUBLIC / HOA COMMENTS

Case Number 24-113412RZ

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

1. Notification of this proposed development was mailed to property owners within a 1/4 mile radius of the site and Registered Associations located within a two mile radius of the site.

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 Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission and the Board of County Commissioners.

2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.
3. Notification of the hearings before the Planning Commission and the Board of County Commissioners was published in the West Jeffco Hub.

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

Property Owners



Registered Associations



From the Jefferson County Assessor's Office
 Home Owners Associations within 2 miles of 51-044-00-008

Subject Properties

Owner AIN/Parcel PIN/Schedt Mail Adre Property Address
 JOY O YOU 51-044-00-300040396 26752 HILI 03942 S PALO VERDE RD , EVERGREEN, CO 80439

31 HOA within 2 miles of subject properties

HOA Name	Amanda RS Contact	Address	Lir Address	Lir Phone 1	Phone 2	Email Addr	License	Comments HOA	Hearing De Board 1	Board 2	Board 3	Board 4	Board 5	Website	Area			
BELL PARK	812200	c/o Erin De	26001 Bell	EVERGREE	917331116	720217445	bellparkest	AOI	Last Updat	Y	Erin De Luc	Luba Kee	Kirsty Scho	Erin De Luc	Kirsty Shou	EVERGREEN		
BERGEN GL	817964	c/o Scott H	2977 SUN	EVERGREE	415283557	303670855	scott.c.hen	AOI	Last Updat	Y	Scott Hend	Sonia Geer	Lisa Morro					
BERRIEN R	815579	C/O RHEA	28164 TRE	EVERGREE	303674212	303674394	rjcs@att.ne		Last Updat	N	Various-	de co-chair	Rh co-chair	An		EVERGREEN		
CREST AT S	808460	C/O JANET	P O BOX 47	EVERGREE	303670538	303679313	jl30661@h	AOI	Last Updat	Y	BRITTON V.	Britton Var	Janet Brow	Michael Mi		EVERGREEN		
DOWNTOW	757533	DEED Presi	P O BOX 25	EVERGREE	303670724	303674333	contact@e		Last Updat	N	DEAN DAL	Dean Dalvit	Rachell Em	Kathleen D	www.everg			
ELK SUMM	757477	JIM SCHMII	3034 ELK V	EVERGREE	303670136	303907732	schmidtjar	AOI	Last Updat	Y	JIM SCHMII	Anna Scarp	Eul Pang	Kevin O'Le	Steven Vat	Rich Triber	EVERGREEN	
EVERGREE	757319	KATHLEEN	5398 EVER	EVERGREE	303670142		kmkulasza	AOI	Last Updat	Y	KATHLEEN	R J Silber	Amy Preus	Erin Nikkel	Ingelin Blac		EVERGREEN	
EVERGREE	757322	c/o Diane M	7800 S. Ela	Littleton, C	720283330	303434505	caronrealt	AOI	Last Updat	Y	Diane Mille	Dieter W. E	Wayne St J	John Ellis	Jim Boutw	www.athor	EVERGREEN	
EVERGREE	757455	Frank Utter			303674512		frutr@q.co	AOI	Last Updat	Y	MARY MO	Jeff Chopin	Scott Alber	Mary Monr	Jeff Chevali	Don McCut	www.gene	EVERGREEN
Elk Meadow	1000035	c/o William	3060 Royal	Evergreen,	703862030	303883566	batwood5		Updated:	9 Y	William At	Nicole Herr	Kristin LeCl	William At	Nicole Herr			
HIWAN GO	757333	DAVID FOV	30671 CLU	EVERGREE	303674336		president	AOI	Last Updat	Y	DAVID FOV	David W F	Daniel W. S	David W. F	Daniel W S	www.hiwa	EVERGREEN	
HIWAN HIL	757334	GARY MacF	P O BOX 31	EVERGREE	303670374		hiwanhills	AOI	Last Updat	Y	GARY MAC	Joe Gerlach	Eric Wilhel	Kim Levine	Jim Dollard	Nan Rickey	hiwanhills	EVERGREEN
HIWAN HO	757431	Hiwan HOA	P O BOX 18	EVERGREE		303670437	president	AOI	Last Updat	Y	Wilton Hel	Alicia Sext	Bruce And	Paula Mad	Bruce Feld	hiwanhom	EVERGREEN	
JEFFERSON	757337				303817481		franevers	AOI	Last Updat	N	ANY BOAR	Don McDo	Barb Suggs	Andrea Ras	Andrea Ras	Terry Liekh	jeffcohorse	ALL AREAS
KITTREDGE	757342	c/o Aletha	PO BOX 18	KITTREDGE	720726006	303720978	treasurer	AOI	Last Updat	Y	Aletha Salc	Russett Go	Jason Staw	Jason Staw	Nancy Smit	Aletha Salc	kittredgeci	EVERGREEN
Overlook L	1002811	c/o John Li	3691 Overl	Evergreen,	303994159	954591402	lindstroms		Updated 2/	HOA	John Lindst	Charlotta S	Andreas Vc	Kevin Nara	Tucker Sco	John Lindst	youroverlo	
PLAN JEFFC	984263	C/O MICHE	24396 COD	GOLDEN, C	303526134	720839433	mpooler@j		Last updat	N	MICHELLE	f John Litz	Peter Mor	Michelle P	Peter Mor	John Litz, B	www.planj	
SOUTH BLL	757538	CLEO BOYD	4829 S. BLL	EVERGREE	303674740	303819740	clechris1	@	Last Updat	N	CLEO BOYD	Cleo Boyd	Cheryl Lov					
SUGAR HILI	757411	C/O MARK	3509 S SAD	EVERGREE	303674111		mark@don	AOI	Last Updat	Y	MARK DON	Mark Done	Beth Roger	Tabitha Ne	Charlie Gu			EVERGREEN
SUN CREEK	808459	c/o Ken Fri	30574 SUN	EVERGREE	720244511		mkfrick	@g	AOI	UPDATED 1	Y	Ken Frick	Ken Frick	Barbara Cri	Marcia Lar	Juliann Jac		EVERGREEN
SUN CREEK	808220	c/o Cindy A	30641 Sun	Evergreen,	303324091	303378339	cindydalva		Updated 6/	Y	Nancy Scot	Barbara Kl	Cindy Alvar	Cindy Alvar	Sarah Boot	Erich Meye		EVERGREEN
SUNCREEK	818127	KENNETH B	2986 SUN	EVERGREE	303748695	303252285	ken_bland		Last Updat	Y	KENNETH B	Kenneth Bl	Nancy Scot	Beth Adam	Cingy Alvar			EVERGREEN
TANO A AT	757531	C/O BRANC	31146 TAN	EVERGREE	303475474		brandonrig	AOI	Last Updat	Y	BRANDON	Brandon Ri	Erik Skager	Beth Kwait	Jeff Tripp, J	www.tano		
THE AMBEI	998888	C/O Jerry R	7824 Arma	Evergreen,	303931049	303910736	tbkleban	AOI	Last Updat	Y	Jerry Rober	Tami Kleba	Suzanne V	Jennifer Co	Andrew Le			
THE RIDGE	757499	C/O Wayne	30142 Stov	EVERGREE	703915332	303933627	waynepau	AOI	Last Updat	Y	Wayne Pau	Dale Schlin	Ryan Dreie	Ryan Dreie	Wayne Pau	Dale Schlin	www.kcho	EVERGREEN
THE RIDGE	980933	C/O ALISA	IP O BOX 27	LITTLETON	303933627		alisa@kchc	AOI	Last Updat	Y	Bill Archde	Nate Whitr	Dale Schlin	Dale Schlin		ridgehoa.c		
TROUTDAL	995800	LYNNE PRA	29808 Trou	29810 Trou	303570469	303601756	lsprain@m		Y		MEGAN CU	Wendy Sw	Julie Parler	Lynne Tuck				
TROUTDAL	984911	30526 GOL	EVERGREE	303679037	303674646		denniscassi	AOI	Last Updat	Y	Bert Levan	John Hercz	Philip Yanc	Dennis Cas				EVERGREEN
TROUTDAL	757412	C/O SHARC	P O BOX 24	EVERGREE	720289446	303590472	slmowatt	AOI	Last Updat	Y	SHARON M	Sean VanB	Charlie Stri	Sharon Mo	Lenore Kup	Sharon Mo		EVERGREEN
WAHKEENE	757465	DAVID C D	30523 HILL	EVERGREE	303679140		daviddesch	AOI	Last Updat	Y	DAVID C D	David C De	Lisa K Thoe	Pam Seller	Amanda Rl			MTNS
WOODS OF	757443	c/o Tim Kat	3442 OVER	EVERGREE	262442223		tkauffung	AOI	Last Updat	Y	Tim Kauffu	Tom Clapp	Tim Kauffu	Tim Kauffu	Caroline M	Janet Gibsc	woe.msiho	EVERGREEN

Postcard Mailing List

Owner	Mail Address	Mail Loc	Mail Zip
JOY O YOUNG REVOCABLE TRUST	26752 HILLTOP RD	EVERGREEN, CO	80439
BENNET 280 LLC	11233 E BERRY DR	ENGLEWOOD, CO	80111
CURRENT RESIDENT	3763 GRAND MESA DR	MONTROSE, CO	81403
CURRENT RESIDENT	PO BOX 263	EVERGREEN, CO	80437
CURRENT RESIDENT	PO BOX 3958	EVERGREEN, CO	80437
CURRENT RESIDENT	29994 PAINT BRUSH DR	EVERGREEN, CO	80439
CURRENT RESIDENT	PO BOX 421	EVERGREEN, CO	80437
CURRENT RESIDENT	3750 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	PO BOX 1599	EVERGREEN, CO	80437
TIMBOE FAMILY TRUST	3770 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	3790 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	3811 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	3886 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3846 PONDEROSA DR	EVERGREEN, CO	80439
M&A REAL ESTATE INVESTMENTS LLC	PO BOX 908	KITTREDGE, CO	80457
CURRENT RESIDENT	3771 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	3796 PONDEROSA DR	EVERGREEN, CO	80439
WOLFF REVOCABLE TRUST	28539 BUCHANAN DR	EVERGREEN, CO	80439
CREWS FAMILY LIVING TRUST	6727 HAPPY HILL RD	EVERGREEN, CO	80439
CURRENT RESIDENT	3741 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	32680 INVERNESS DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3817 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3837 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3857 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3959 PONDEROSA LN	EVERGREEN, CO	80439
CURRENT RESIDENT	3917 PONDEROSA DR	EVERGREEN, CO	80439
ATANACIO DE JESUS SANCEZ REVOCABLE TRUST	PO BOX 2800	EVERGREEN, CO	80437
CURRENT RESIDENT	14368 W 56TH WAY	ARVADA, CO	80002
UNITED METHODIST CHURCH OF EVERGREEN	3757 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3926 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3821 JUNIPER CIR	EVERGREEN, CO	80439
SAFEWAY STORES 45 INC	PO BOX 800729	DALLAS, TX	75380
SKAFF 3847 LLC	PO BOX 1659	EVERGREEN, CO	80437

PINECREST TOWNHOMES LLC	PO BOX 1863	BROOMFIELD, CO	80038
EVERGREEN METROPOLITAN DISTRICT	PO BOX 3819	EVERGREEN, CO	80437
CURRENT RESIDENT	PO BOX 129	PARKER, CO	80134
CURRENT RESIDENT	P O BOX 2371	EVERGREEN, CO	80439
MOORE BURROW LTD	PO BOX 1479	LITTLE ELM, TX	75068
CURRENT RESIDENT	3863 HARMANS RIDGE TRL	EVERGREEN, CO	80439
CURRENT RESIDENT	3861 HARMANS RIDGE TRL	EVERGREEN, CO	80439
CURRENT RESIDENT	3853 HARMANS RIDGE TRL	EVERGREEN, CO	80439
CURRENT RESIDENT	505 SHIP POINT RD	YORKTOWN, VA	23693
CURRENT RESIDENT	PO BOX 665	EVERGREEN, CO	80437
CURRENT RESIDENT	3821 WHISPERING SAGE ST	EVERGREEN, CO	80439
BUTTE AVE LLC	3842 WHISPERING SAGE ST	EVERGREEN, CO	80439
BUTTE AVE LLC	32556 WOODSIDE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3883 WHISPERING SAGE ST	EVERGREEN, CO	80439
CURRENT RESIDENT	408 W WALL ST	HEWITT, TX	76643
CURRENT RESIDENT	6539 ARCTIC WAY	INVER GROVE, MN	55077
LIPINA LIVING TRUST	3871 WHISPERING SAGE ST	EVERGREEN, CO	80439
THE BANK	PO BOX 5155	SAN RAMON, CA	94583
POWDERHORN PROFESSIONAL BUILDING LLC	3781 EVERGREEN PKWY	EVERGREEN, CO	80439
CURRENT RESIDENT	PO BOX 157	EVERGREEN, CO	80439
CURRENT RESIDENT	4822 CEDAR RD	EVERGREEN, CO	80439
CURRENT RESIDENT	PO BOX 3463	EVERGREEN, CO	80437
CURRENT RESIDENT	100 JEFFCO PKWY 2520	GOLDEN, CO	80419
ANDERSON TRUST	30031 TROUTDALE RDG	EVERGREEN, CO	80439
CURRENT RESIDENT	30051 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	30011 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	30081 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	31021 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
REKLAW PARTNERS LP	PO BOX 3673	EVERGREEN, CO	80437
BUNCHMAN HOLDINGS LLC	22630 PINE LN	MORRISON, CO	80465
MONTESSORI SCHOOL OF EVERGREEN	PO BOX 2468	EVERGREEN, CO	80437
SHIRLEY CO THE	24396 CODY PARK RD	GOLDEN, CO	80401
CURRENT RESIDENT	3931 S PALO VERDE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	3982 S PALO VERDE RD	EVERGREEN, CO	80439

CURRENT RESIDENT	3972 S PALO VERDE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	3951 EVERGREEN PKWY	EVERGREEN, CO	80439
ARDELLA M SMITH REVOCABLE TRUST	PO BOX 700	EVERGREEN, CO	80439
CANYON COMMON INVESTMENTS LLC	8820 S SEA OAKS WAY 204	VERO BEACH, FL	32963
CURRENT RESIDENT	4489 BLUE SPRUCE RD	EVERGREEN, CO	80439
FIRST BAPTIST CHURCH OF EVERGREEN THE	BOX 938	EVERGREEN, CO	80439
ARCHDIOCESE OF DENVER	4271 EVERGRN PKWY ACCESS RD	EVERGREEN, CO	80439
SS MULTI TENANT LLC	1202 BERGEN PKWY 303	EVERGREEN, CO	80439
MONTESSORI SCHOOL OF EVERGREEN	29740 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
PUBLIC SERVICE COMPANY OF COLORADO	PO BOX 840	DENVER, CO	80210
CURRENT RESIDENT	3996 PONDEROSA DR	EVERGREEN, CO	80439
WILLIAM B SMALLSHAW RESIDENCE TRUST	3966 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3927 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	PO BOX 1047	EVERGREEN, CO	80437
CURRENT RESIDENT	2520 BRENTWOOD ST	LAKEWOOD, CO	80214
WILLIAM F GRAF REVOCABLE TRUST	4541 S TABOR CT	MORRISON, CO	80465
CURRENT RESIDENT	3957 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4077 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4097 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4087 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	100 JEFFERSON COUNTY PKWY 2520	GOLDEN, CO	80419
STONER FAMILY TRUST	4076 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4073 ASPEN LN	EVERGREEN, CO	80439
MERRION FAMILY LIMITED PARTNERSHIP	610 REILLY AVE	FARMINGTON, NM	87401
CURRENT RESIDENT	1059 GENESEE VISTA RD	GOLDEN, CO	80401
HELM INVESTMENT LLC	1316 DENVER CIR	MOORE, OK	73160
CURRENT RESIDENT	4255 STONECLIFF DR	EVERGREEN, CO	80439
TROUTDALE SCENIC LLC	29025 UPPER BEAR CREEK RD	EVERGREEN, CO	80439
29713 TROUTDALE SCENIC DRIVE C-1 LLC	29713 TROUTDALE SCENIC DR C-1	EVERGREEN, CO	80439
CALDWELL PROPERTY & HOLDINGS CO LLC	29713 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
TERRACE AT EVERGREEN CONDO ASSN INC THE	650 S CHERRY ST SUITE 12	DENVER, CO	80222
TROUTDALE VILLAGE HOMEOWNERS ASSOCIATION	5500 S SYCAMORE ST 202	LITTLETON, CO	80120
CURRENT RESIDENT	29853 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
TROUTDALE VILLAGE HOMEOWNERS ASSN INC	PO BOX 3334	EVERGREEN, CO	80439

JALMER D JOHNSON REVOCABLE TRUST	29873 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
JACK DONALD WOLFE & JUDITH ANN WOLFE LIVI	29875 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
TROUTDALE SCENIC RIDGE LLC	4228 SCENIC VILLAGE DR	EVERGREEN, CO	80439
OWEN & SANDRA ELLIS FAMILY LIVING TRUST	29921 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	29931 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	4196 RIDGE VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29951 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	4176 RIDGE VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4165 RIDGE VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	30009 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
W P KLINK AND DEBRA J BLACK LIVING TRUST	30005 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	3000 KIRKWOOD ST	BURLINGTON, IA	52601
ROB E RANKER LIVING TRUST	30007 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	29952 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	4239 SCENIC VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4229 SCENIC VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29840 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29842 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CORNWELL REVOCABLE TRUST	29855 PARK VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29857 PARK VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29859 PARK VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29861 PARK VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29856 PARK VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29854 PARK VILLAGE DR	EVERGREEN, CO	80439
TROUTDALE GLEN PROPERTY OWNERS ASSN INC	PO BOX 4216	EVERGREEN, CO	80437
CURRENT RESIDENT	29802 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29804 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29806 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29808 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29810 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29812 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29814 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	102 HODGENS MILL LN	O FALLON, IL	62269
CURRENT RESIDENT	29822 TROUTDALE SCENIC DR	EVERGREEN, CO	80439

CURRENT RESIDENT

22 WINDING POPLAR RD

BLACK MOUNTAIN, NC 28711

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned Nicole Maestas
being first duly sworn under oath, states
and affirms as follows:

1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post.
2. The Denver Post is a newspaper of general circulation within the State of Colorado that has been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in The Denver Post on the following date(s):

July 3, 2025

Nicole Maestas
Signature

Subscribed and sworn to before me this
9 day of July, 2025.

Juliana Dashwood
Notary Public

(SEAL)

JULIANA DASHWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244034234
MY COMMISSION EXPIRES SEPTEMBER 11, 2028

NOTICE OF PUBLIC HEARINGS FOR REZONING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of the County of Jefferson, State of Colorado will hold a hybrid (in-person and online virtual) public hearing on a proposed rezoning of certain property within Jefferson County, Colorado. The public hearing will be held at the Jefferson County Administration and Courts Facility, Hearing Room 1, at 100 Jefferson County Parkway, Golden, Colorado, on July 22, 2025 at 9:00 a.m. with the virtual hearing link being available on the County's website at <https://www.jeffco.us/meetings>.

FURTHER NOTICE IS HEREBY GIVEN that said public hearings may be continued from time to time without further notice.

Said proposed rezoning is Case No. 24-113412RZ/ Palo Verde Park Estates Official Development Plan, which proposes to rezone from Agricultural - Two (A-2) and Commercial - One (C-1) to a Planned Development (PD) which follows the Mountain Residential - Three (MR-3) zone district and allows up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof.

Said property is located at: 3942 South Palo Verde Road, Evergreen, which contains approximately 3.67 acres.

BE IT ALSO KNOWN that the text and/or maps relating to the above referenced rezoning and any text and/or maps so certified by the Jefferson County Planning Commission may be examined by contacting the Jefferson County Planning and Zoning Division during any working day. You can reach Planning & Zoning at 303-271-8700 or pzweb@jeffco.us.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF JEFFERSON
STATE OF COLORADO

Published July 3, 2025 /s/ Lesley Dahlkemper, Chairman

Please note: The Denver Post will no longer be issuing paper tears. There will only be a digital copy.

Sara Hutchinson

From: Sara Hutchinson
Sent: Thursday, October 24, 2024 12:54 PM
To: Aj Klobucher
Subject: RE: --{EXTERNAL}-- Fwd: Easement 3942 s. palo verde

AJ,

I'll include this correspondence as public comment in the case file.

Thank you,

Sara Hutchinson (she/her)
Planner III
Planning and Zoning
303.271.8732
shutchin@jeffco.us | planning.jeffco.us

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From: Aj Klobucher <hondaaf500@gmail.com>
Sent: Thursday, October 24, 2024 10:59 AM
To: Sara Hutchinson <shutchin@co.jefferson.co.us>
Subject: Re: --{EXTERNAL}-- Fwd: Easement 3942 s. palo verde

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Yup that is my easement on the property in question it is actively being used every day and shouldn't be effected in this process specifically states access to any and all ingress and egress through/over 3942 palo verde rd. Evergreen co 80439.

On Thu, Oct 24, 2024, 10:41 AM Sara Hutchinson <shutchin@co.jefferson.co.us> wrote:

Can you clarify what this easement shows and why you would like it to be included in this case file?

Thanks!

Sara Hutchinson (she/her)

Planner III

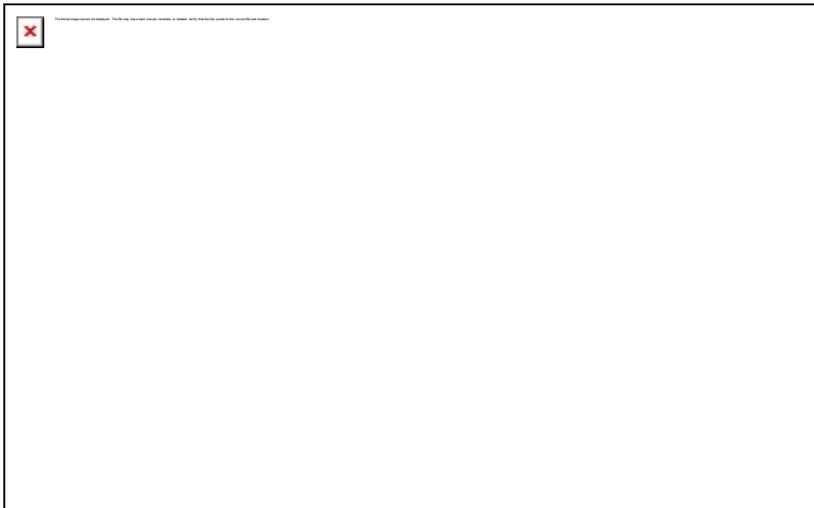
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From: Aj Klobucher <hondaaf500@gmail.com>
Sent: Thursday, October 24, 2024 10:36 AM
To: Sara Hutchinson <shutchin@co.jefferson.co.us>
Subject: --{EXTERNAL}-- Fwd: Easement 3942 s. palo verde

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----- Forwarded message -----

From: Aj Klobucher <hondaaf500@gmail.com>
Date: Fri, Feb 23, 2024, 3:38 PM
Subject: Easement 3942 s. palo verde
To: Sara Hutchinson <shutchin@co.jefferson.co.us>

Hi Sara,

This is AJ Klobuchar and I am contacting you to ask what the process was again for submitting something for record regarding rezoning for 3942 S. palo verde Evergreen co I will attach it here but I understand if I need to bring a hard copy down to the county building.

The document is page 119 from book 558 jefferson county records. Thanks for your help!

AJ 303 746 4321

On Wed, Feb 14, 2024, 10:58 AM Sara Hutchinson <shutchin@co.jefferson.co.us> wrote:

AJ,

Thanks for reaching out! For potential information on your easement, I recommend that you reach out to our Tech Support and Research (TSR) team. You can send an email to pzweb@jeffco.us and ask about TSR and your easement, and they should send you right to them.

As for advice, that really would come down to a land use attorney!

[\[google.com\]](#)

Thanks,

Sara Hutchinson

Planner III

Jefferson County Planning and Zoning

[100 Jefferson County Parkway, Suite 3550 \[google.com\]](#)

[Golden, CO \[google.com\]](#) [80419 \[google.com\]](#)

303.271.8732

shutchin@jeffco.us | planning.jeffco.us

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From: Aj Klobucher <hondaaf500@gmail.com>
Sent: Wednesday, February 14, 2024 10:31 AM
To: Sara Hutchinson <shutchin@co.jefferson.co.us>
Subject: --{EXTERNAL}-- Easement 3942 s. palo verde

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Hi Sara,

My name is AJ and I was on the online meeting for rezoning on 3942 s. Palo Verde. I own a bordering property and have a easement on 3942 s. Palo verde for a shared driveway loop. I would love any info I can get for contacts of people to reach out to for information and advice on my situation. I would also love to submit everything I can for writen record on the matter. Thanks in advance for your help!

AJ 303 746 4321

Attached image from Klobuchar on 10/24/24 at 10:36 am

BOOK
558
No
119

Beginning at a point marked by a steel pin from which the Southeast (SE) corner of said Section 4 bears South 34°27' East 2829.5 feet; thence South 0°39' East 150 feet to a point marked by a steel pin; thence South 64°20' West 250 feet to a point marked by a steel pin; thence North 25°40' West 135.93 feet to a point marked by a steel pin; thence North 64°20' East 313.43 feet to the point of beginning, said tract containing .879 acre, more or less, together with a right of way and easement for ingress and egress to and from said tract of land over any road running to same.

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto LOUISE W. BECKETT the said part y of the second part her heirs and assigns forever.

And the said

KIRBY BECKETT

part y of the first part,

for him self his heirs, executors and administrators, do es covenant, grant, bargain and agree to and with the said part y of the second part, her heirs and assigns, that at the time of the en sealing and delivery of these presents he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, subject to outstand indebtedness totaling \$7200.00, evidenced by two (2) notes, payable to P. E. McCracken

WITNESSED my hand and seal this 10th day of October 1920

LOUISE W. BECKETT
119 - 15

Sara Hutchinson

From: Sara Hutchinson
Sent: Wednesday, November 6, 2024 11:39 AM
To: Maureen Lynch
Subject: RE: --{EXTERNAL}-- Case Number 24-113412RZ

Staff are not able to deny an application for Rezoning. All Rezoning applications require going to public hearings (Planning Commission first, then Board of County Commissioners). The Board of County Commissioners are the ones who approve or deny Rezoning applications. Does that answer your questions?

I will add this email correspondence to the case file. This will be included in the case packet for public hearings when the time comes.

Thank you,

Sara Hutchinson (she/her)
Planner III
Planning and Zoning
303.271.8732
shutchin@jeffco.us | planning.jeffco.us

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From: Maureen Lynch <mlynch0520@gmail.com>
Sent: Wednesday, November 6, 2024 11:13 AM
To: Sara Hutchinson <shutchin@co.jefferson.co.us>
Subject: Re: --{EXTERNAL}-- Case Number 24-113412RZ

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Hi Sara,

Yes I guess my question is that is there a chance that their request to change it to residential could be denied? Or no, will there be a hearing? And yes, I would love for my email to go into the case file as a public comment. Thank you.

Maureen Lynch

On Nov 6, 2024, at 10:21, Sara Hutchinson <shutchin@co.jefferson.co.us> wrote:

Maureen,

They have completed a 1st Referral (a review done by staff and external agencies) for their application. At this time, I do not know when they will submit documents to undergo a 2nd Referral.

Are there questions about this that you would like me to answer? Do you want this email to go into the case file as public comment?

Thank you,

Sara Hutchinson (she/her)

Planner III

Planning and Zoning

303.271.8732

shutchin@jeffco.us | planning.jeffco.us

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<image001.jpg>

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From: Maureen Lynch <mlynch0520@gmail.com>

Sent: Tuesday, November 5, 2024 2:04 AM

To: Sara Hutchinson <shutchin@co.jefferson.co.us>

Subject: --{EXTERNAL}-- Case Number 24-113412RZ

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Hi Sara,

I'm one of the residents that live on Palo Verde Road and was hoping to get an update on what is going on with Case Number 24-113412RZ. Me and the neighbors are all concerned with what more construction will do to the area to both the wildlife and the homeless people it will bring. We already have a homeless guy who acts crazy and wanders around the day who lives up by the Pinecrest townhomes. Thank you.

Maureen Lynch

CURRENT ZONING

Section 33 - Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

1. The Agricultural Zone Districts are intended to provide for limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects. (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 agricultural zone district. (orig.3-26-13)
3. The Agricultural Zone Districts are divided as follows: (orig.3-26-13)
 - a. Agricultural-One (A-1)
 - b. **Agricultural-Two (A-2)**
 - c. Agricultural-Thirty-Five (A-35)
4. A revision in March, 1972, increased the minimum land area for the Agricultural-One district to 5 acres. (orig.3-26-13)
5. A revision in March, 1972, increased the minimum land area for the Agricultural-Two district to 10 acres. (orig.3-26-13)

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

Uses	A-1	A-2	A-35
Single Family Dwelling, Barn, Stable, Silo, Corral, Pens, and Runs.	X	X	X
General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. See general requirements below.	X	X	X
Poultry hatcheries and farms, fish hatcheries and dairy farms.	X	X	X
Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.	X	X	X
Forestry farming, including the raising of trees for any purpose.	X	X	X
Fur farm and raising of rabbits, chinchillas and other similar animals.	X	X	X
Public Park, Class I public recreation facilities, Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.	X	X	X
Veterinary hospital	X	X	X
Cemetery, mausoleum, mortuary and related uses.	X	X	X
Beekeeping operations	X	X	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
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	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
Water supply reservoir and irrigation canal	X	X	X

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

Uses	A-1	A-2	A-35
Accessory structures including private garage, and storage sheds	X	X	X
Roadside stand for operation during not more than 6 months in each year for the sale of farm products raised or produced on the premises, provided such stands are located no less than 30 feet distance from any street, highway, or right-of-way line.	X	X	X
Private building and kennels for housing dogs, cats or similar domestic pets. On legal non-conforming lots or parcels smaller than the minimum lot size, the maximum total number of dogs, cats and similar domesticated pets which may be kept shall be 3. Litters of puppies or kittens may be kept until weaned.	X	X	X
Temporary storage of defensible space equipment and debris associated fuel break and forest management thinning in accordance with defensible space, fuel break and forest management programs as specified in this Zoning Resolution and Land Development Regulation.	X	X	X
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X	X
Accessory uses per the Accessory Use Section of the Zoning Resolution.	X	X	X

D. Special Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Sewage treatment plant	X	X	X
Religious Assemblies and related uses, rectory, parish house and schools.	X	X	X
Radio, television and microwave transmission and relay towers and equipment; meteorological data collection towers and equipment; low power, micro-cell and repeater telecommunications facilities, including antenna and towers.	X	X	X
Cable television reception station	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
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
State licensed daycare center or preschool or nursery.	X	X	X
Arborist or tree service	X	X	X
Natural resource transportation and conveyance systems	X	X	X
Public Kennel or cattery	X	X	X
Public riding academy or stable	X	X	X
Camps, campgrounds, picnic grounds, and lodges or other similar facilities. Specific conditions and limitations for use, including maximum periods of visitor occupancy and types or maximum numbers of occupied vehicles or sites, will be established as terms of the Special Use approval.	X	X	X
Oil and gas drilling and production, where located within a subdivision platted and recorded in the records of the Clerk and Recorder. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of the Zoning Resolution, except as modified in the resolution approving the Special Use.	X	X	X
Class I, II, III Commercial Recreational Facilities. Class II public recreational facilities on sites which do not meet the current minimum lot size requirement. Class III public recreational facilities.	X	X	X

Uses	A-1	A-2	A-35
Limited sawmill operation use in support of defensible space, associated, fuel break, forest insect and disease control, and forest management programs as required under the Zoning Resolution and Land Development Regulations.	X	X	X
Trap, skeet or rifle range		X	X
Recycling transfer station, Type I or Type II: the facility shall only accept trees and slash generated from local efforts associated with regulatory/ voluntary defensible space, fuel break and forest management plans, and Pine Beetle control programs.		X	X
Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution.		X	X

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

Districts	Front Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.
Districts	Side Setback		
	Primary Structure/All Garages		All Other Accessory Structures
	Side	Side to Street	
A-1, A-2, A-35	30 ft.	50 ft.	Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.
Districts	Rear Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		50 ft.

¹ Applied to all pens, runs, and structures utilized for fur farms, poultry farms, kennels and catteries.

Districts	Building Height	Lot Size (see a & b below)
A-1	35 ft.	5 Acre (217,800 s.f.)
A-2	35 ft.	10 Acre (435,600 s.f.)
A-35	35 ft.	35 Acre (1,524,600 s.f.)

1. Lot Standards

- a. The minimum lot area for any use permitted in this district shall be the lot size stated above unless the lot falls within the provisions set forth in the Non-Conforming Lot Size provision below. (orig.3-26-13; am. 7-17-18)
- b. The minimum lot area for a lot developed through the rural cluster process shall be as set forth in the Land Development Regulation. (orig.3-26-13)

F. Fences

1. Maximum Fence Height: 7 feet. (orig.3-26-13)
2. Fences over 42 inches in height are allowed within the front setback. (orig. 7-17-18)

3. Electric fences are permitted provided the electrical fence device is in compliance with Colorado State Department of Agriculture specifications. No electric fence is allowed as boundary or perimeter fence on lot lines abutting residential zone districts. (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 as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)
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 50 feet of the side and rear lot lines. (orig.3-26-13)
2. Stallions 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. On legal non-conforming lots or parcels smaller than the minimum lot size, the following is the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, buffalo, and other large domesticated animals: (orig.3-26-13; am. 7-17-18)
 - a. The minimum square footage of open lot area, available to 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. (orig.3-26-13; am. 7-17-18)
 - b. Offspring of animals on the property may be kept until weaned. (orig.3-26-13)

I. Non-conforming Lot Size

1. Planning and Zoning shall only permit the use of any unplatted Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned tract or parcel that is less than 5 acres, 10 acres, or 35 acres respectively, provided that all of the following provisions are met. (orig. 9-6-77; am. 11-6-79; am. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-3-15; reloc. & am. 7-17-18)
 - a. The parcel, tract or lot existed in its current configuration prior to March 6, 1972. (orig. 9-6-77; am. 6-16-80; reloc. & am. 7-17-18)
 - b. The property is 1 acre in size or greater. (orig. 6-16-80; reloc. 7-17-18)
 - c. Use of the property shall conform with current use regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. & am. 7-17-18)
 - d. Any new construction or structural alteration shall conform with current setback and height regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. 7-17-18)
 - e. Requirements of Public Health for water and sanitation shall be complied with prior to the Building Permit being issued. (orig. 9-6-77; am. 12-17-02; am. 4-20-10; reloc. 7-17-18)

2. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted without County approval provided that the provisions of paragraphs I.1.a through I.1.e above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
3. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted with County approval prior to time said lot was zoned, provided that the provisions of paragraphs I.1.b. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
4. Planning and Zoning shall only permit the use of any zoned lot which was platted with County approval subsequent to the date it was zoned provided that the provisions of paragraphs I.1.c. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)

Section 25 – Commercial District

(orig. 3-26-13)

A. Intent and Purpose

1. The Commercial Districts are intended to provide areas for low to high density commercial office, retail, services and activities, 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 commercial zone district. (orig.3-26-13)
3. The Commercial Zone Districts are divided as follows: (orig.3-26-13)
 - a. Restricted Commercial-One
 - b. **Commercial-One (C-1)**
 - (1) Convenience Level
 - (2) Neighborhood Level
 - (3) Community Level
 - (4) Regional Level
 - c. Commercial-Two (C-2)

B. Permitted Uses (orig. 3-26-13; am. 7-17-18; am. 5-21-19)

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Medical and dental offices, clinics and small veterinary clinics with no outside facilities.	X	X	X	X	X	X
Business and professional offices	X	X	X	X	X	X
Laboratory, except those involved in any hazardous process of that emit noxious noise dust, fumes or odor.	X, <5,000 s.f. GLA	X, < 5,000 s.f. GLA	X	X	X	X
State licensed day-care center or preschool or nursery	X	X	X	X	X	X
Grocery Store, Supermarket		X, <10,000 s.f. GLA	X	X	X	X
Gas station, service station or car wash.		X (4 fueling stations max)	X	X	X	X
Auto repair facility		X (max. 4 bays)	X	X	X	X
Fuels stores						X
Convenience retail shopping facility Including but not limited to drug stores, liquor stores, florists, newsstands, hardware stores, livestock feed stores, auto supply stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as butcher shops, candy stores, bakeries, dairy product shops, delicatessens.		X, <5,000 s.f. GLA	X	X	X	X
Restaurants, excluding drive-thru and fast food,		X, <4,000 s.f. GLA.				
Specialty Restaurant, no drive –thru.		X, <1,200 s.f. GLA	X	X	X	X
Restaurants, including specialty, brew-pub, vintner's, fast food, drive-in, drive-thru, or carry-out			X	X	X	X

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, music lessons.		X	X	X	X	X
Outdoor Vending Machines	X	X	X	X	X	X
Low intensity specialty goods and services, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, taxidermy, furniture store, pet store, blue-print, newspaper office, apparel, appliances.		X, <5,000 s.f. GLA	X	X	X	X
Taverns and lounges		X	X	X	X	X
Banks and other financial institutions			X	X	X	X
Craft brewery and craft distillery			X <5,000 s.f. GLA	X <10,000 s.f. GLA	X	X
Arcades, pool halls, dance and other similar studios.			X	X	X	X
Fitness Centers, Martial Arts Studios, and other similar uses		X, <4,000 s.f. GLA	X	X	X	X
Department stores and/or discount stores				X, <75,000 s.f. GLA.	X	X
Nightclubs and discotheques				X	X	X
Entertainment facilities, including but not limited to movie theaters, bowling alleys, skating rinks, pool halls.				X	X	X
Building material retail stores				X	X	X
Building material sales						X
Recreational facilities, including but not limited to swimming, tennis, health and court sports facilities.				X	X	X
Hotels and motels				X	X	X
Private colleges and schools including: trade, vocational and professional schools and student and faculty housing, when located on the same lot or tract as the school for which the housing is being provided.				X	X	X
Rental stores, excluding automobiles, campers, trailers and heavy equipment.		X	X	X	X	X
Motor vehicle, recreational vehicle and trailer sales, leasing or rental (new or used).						X
Rental agencies for heavy equipment						X
Repair for heavy equipment, recreational vehicles, or trailers.						X
Auditoriums, conference rooms and Event Centers					X	X
Ambulance services						X
Shops for custom work to include electrical, plumbing, air conditioning, and similar type shops.				X	X	X

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Fabrication and manufacturing of any type set forth in the I-3 Zone District are permitted, except those uses involved in any hazardous process or that emit noxious noise, dust, fumes or odor and provided that no machinery greater than 5 horsepower is utilized and that activities are enclosed.						X
Wholesale businesses						X
Cold-storage plants						X
Amusement parks						X
Auction house excluding those for animals						X
Home for social rehabilitation or adjustment for up to 20 residents plus staff, not located within 750 ft. of a similar type facility.						X
Temporary shelter for the homeless which is not located within a 750 ft. of another such shelter.						X
Sexually Oriented Businesses located in accordance with the provision of the General Provisions and Regulations Section of this Zoning Resolution.						X
Telecommunications Land Uses shall comply with the provisions of the Telecommunication Uses Section of this Zoning Resolution.	X	X	X	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X	X	X	X
Mini-Storage, Mini-Warehousing				X ¹	X ¹	X ¹

¹ When meeting the design criteria below.

C. Accessory Uses (orig. 3-26-13)

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Construction Trailers during construction only, not to exceed to two years.	X	X	X	X	X	X
Customer and employee parking of operable motor vehicles, either open or covered.	X	X	X	X	X	X
Living Quarters for not more than one family in a commercial building not a dwelling.		X	X	X	X	X
Retail Sale of Permissible Fireworks in a temporary fireworks sales facility provided the facility complies with the requirements of H.4. and obtains a yearly permit from the County.		X	X	X	X	X

D. Special Uses

The following uses shall be permitted only upon review by the Planning Commission and Approval by the Board of County Commissioners: (orig. 3-26-13)

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Holding area for motor vehicles (operable or inoperable) removed from public roads and awaiting disposition by proper legal authorities. Such motor vehicles shall be enclosed by a closed fence (one preventing view) at least 8 feet in height.		X	X	X	X	X
Religious Assemblies or private clubs		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
Oil and gas drilling and production such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except as modified by the Board of County Commissioners in the resolution approving the Special Use.	X	X	X	X	X	X

E. Lot and Building Standards (orig. 3-26-13; am 7-17-18; am; 5-21-19)

Districts	Setbacks – Structural					Setbacks – Gas Pump			
	Front	Side	Rear	From common wall/interior lot line	Side & Rear adjacent to separate Commercial or Industrial Zone District ¹	Front	Sides	Rear	
RC-1	35 ft.	20 ft.	20 ft.	N/A	20 ft.	NA			
C-1	Convenience	35 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	Neighborhood	40 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	Community	50 ft.	50 ft.	50 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	Regional	50 ft.	50 ft.	50 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
C-2	50 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.	

¹ Or comparable PD Zone District.

Districts	Building Height		Area Required for sub-districts
	Structural	Roof Mounted Solar	
RC-1	35 ft.	45 ft.	N/A
C-1	Convenience	35 ft.	Up to 6 acres (261,359 s.f.)
	Neighborhood	46 ft.	Min. 6 Acres (261,360 s.f.)
	Community	60 ft.	Min. 10 Acres (435,600 s.f.)
	Regional	80 ft.	Min. 30 Acres (1,306,800 s.f.)
C-2	50 ft.	N/A	None

1. Area Calculations

Acreage requirements for all Commercial-One sub-districts may be satisfied by the following: (orig.3-26-13; am. 7-17-18)

- a. Area of lot or tract, or the total area of two or more contiguous lots or tracts of Commercial-One Zone District or a comparable use area of a Planned Development Zone District. (orig.3-26-13; am. 7-17-18)

F. Design Criteria for Mini-Storage

- 1. No outdoor storage shall be permitted. (orig.7-17-18)
- 2. Mini-storage located in C-1 & C-2 zoning shall be designed to emulate other allowed uses in the Commercial zone district and be in context with the built environment. Specific architectural standards in addition to the standard requirements in the Architecture Section of the Zoning Resolution are: (orig. 7-17-18)
 - a. New buildings shall be multi-story. (orig. 7-17-18)
 - b. Doors to individual storage units may not be visible from abutting public street frontage or residential zone districts. (orig. 7-17-18)
 - c. Building colors, trim colors, and doors visible from the outside of the building shall be subdued colors as described in the Architecture Section of the Zoning Resolution. (orig. 7-17-18)
 - d. Buildings abutting residential zoning shall feature architecture compatible with the residential character of the abutting neighborhood including, but not limited to materials, colors, roof pitch, and detailing. (orig. 7-17-18)

G. Enclosure of Activities

- 1. RC-1 – No outdoor storage shall be permitted. Trash containers shall be screened from public view. (orig.3-26-13)
- 2. C-1 - Commercial activities, except restaurants, childcare facilities, plant nurseries, and parking lot sales accessory to a permitted use when located on the same lot, shall take place in a completely enclosed building. (orig.3-26-13)
- 3. C-2 – All activities and outdoor storage shall be adequately screened from surrounding properties and public view. (orig.3-26-13)

H. Fences

- 1. Maximum fence height:
 - a. RC-1: 6 ft. (orig.3-26-13)
 - b. C-1: 8 ft. (orig.3-26-13)
 - c. C-2: 8 ft. (orig.3-26-13)
- 2. Fence permits are required for any fence over 42 inches in height. (orig.3-26-13)
- 3. No barbed wire shall be permitted as material for a boundary or perimeter fence. However, boundary or perimeter fences may include not more than 4 strands of barbed wire as the top 18 inches or less of the fence, which may be angled inward up to 45 degrees, provided the lowest strand of barbed wire is at least 6 feet above the ground. (orig.3-26-13)
- 4. No electric fence is allowed as a boundary or perimeter fence. (orig.3-26-13)
- 5. Fences on corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution, except that fences constructed of woven wire or ornamental iron which are 80 percent open may be erected up to a maximum height of 8 feet. (orig.3-26-13)
- 6. Where allowed, accessory outside storage shall be enclosed and concealed by a closed fence (one preventing view) at least 6 feet in height. When abutting a residential zone district, fencing shall be wooden or masonry, or replaced with mature hedge. Such fence shall be constructed and maintained in good condition. As used in this section, accessory outdoor storage shall not include employee or customer

parking lots or merchandise displayed for sale. Accessory outside storage shall not exceed the height of the fence, except for operable vehicles, trailers, and other equipment designed to be towed or lifted as a single component. Where the topography of the land is such that a fence would not prevent view from adjoining property or right-of-way, the Director of Planning and Zoning may waive this requirement. No accessory outdoor storage shall be allowed within a required front setback or within any required landscaping area. (orig.3-26-13; am. 3-3-15)

I. General Requirements

1. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig.3-26-13)
2. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution (orig.3-26-13)
3. 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)
4. A temporary fireworks sales facility (i.e., tent rather than the stakes) must be a minimum of 100 feet from the property line of adjacent property located in a residential or agricultural zone district. Accessory storage of fireworks is permitted if fully enclosed in a metal storage container, and must be a minimum of 50 feet from the property line of adjacent property located in a residential or agricultural zone district. (orig.3-26-13)
5. Recreational facilities shall conform to the setback requirements for a main building in this zone district. Enclosure fences immediately surrounding these facilities shall not exceed 12 feet in height. (orig.3-26-13)

ADDITIONAL CASE DOCUMENTS

Development Permit Application

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- Rezoning from A-2 & C-1 to Planned Development
- Special Use Item No. _____ of the _____ Zone District to permit _____
- | | | |
|---|--|---|
| <input type="checkbox"/> Exemption from Platting | <input type="checkbox"/> Legalization of Property Division | <input type="checkbox"/> Minor Division of Land |
| <input type="checkbox"/> Minor Modification or Revision | <input type="checkbox"/> Rezoning/Special Use | <input type="checkbox"/> Rural Cluster |
| <input type="checkbox"/> Location and Extent | <input type="checkbox"/> Site Development Plan Approval | <input type="checkbox"/> Subdivision Platting |
| <input type="checkbox"/> Superlot | <input type="checkbox"/> Superlot Process | <input type="checkbox"/> Vested Rights |

Explanation of Application Request

This Planned Development rezoning request is to establish standards for up to nine (9) single-family units or seven (7) two-family dwelling units on 3.67 acres of land. This Planned Development will be based on the standards found in the Mountain Residential-Three (MR-3) zone district, with some modifications that are specific to this Official Development Plan.

Documents Submitted

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Architectural Elevations | <input type="checkbox"/> Historical, Archaeological & Paleontological Report | <input checked="" type="checkbox"/> Proof of Ownership | <input type="checkbox"/> Wastewater Report |
| <input type="checkbox"/> Drainage Report | <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Radiation Report | <input checked="" type="checkbox"/> Water Supply Report |
| <input type="checkbox"/> Exemption Survey | <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Reduction of the Plat | <input type="checkbox"/> Wildlife, Vegetation & Landscaping Report |
| <input type="checkbox"/> Fire Protection Report | <input type="checkbox"/> Parking Plan | <input type="checkbox"/> Sensory Impact Report | <input checked="" type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Proof of Access | <input type="checkbox"/> Soils Report | <input type="checkbox"/> ODP graphic & standards |
| | | <input type="checkbox"/> Utility Report | |

Instructions for Submittal

1. Rezoning and Site Development Plan applications and supporting documents must be submitted electronically to our [online portal](https://www.jeffco.us/4445) [https://www.jeffco.us/4445]. All other applications and documents on this form should be emailed to pzpermits@jeffco.us.
2. Incomplete applications will not be accepted and will delay processing.
3. A [Pre-Application](#) is encouraged prior to the formal submittal of a Development Permit Application.

Special Districts

Evergreen Metropolitan District	Evergreen - 80439	Xcel Energy
Water	Post Office	Electricity
Evergreen Metropolitan District	Evergreen Park & Recreation District	Evergreen Fire/Rescue
Sewage	Parks & Rec	Fire

Jefferson County Staff Use Only

Case Number	Date Filed	Current Zoning	Proposed Zoning/SU
Planner	Street Address	Acres	Map Sheet
Previous Cases	Community Plan		

Development Permit Application

Case Number: _____

Project Team Contact Information

Joy O. Young	joyoheaven@aol.com	(303) 886-8866
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
26752 Hilltop Road		Evergreen
<i>Address</i>		<i>City</i>
		80439
		<i>Zip</i>
Property Owner 2	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>		<i>City</i>
		<i>Zip</i>
Joy O. Young	joyoheaven@aol.com	(303) 886-8866
Developer / Subdivider	<i>Email (required)</i>	<i>Phone Number</i>
26752 Hilltop Road		Evergreen
<i>Address</i>		<i>City</i>
		80439
		<i>Zip</i>
Richard L. Miller, AICP (PPSofCO)	rmiller@ppsotco	(303) 809-2128
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
1123 Button Rock Drive		Longmont
<i>Address</i>		<i>City</i>
		80504
		<i>Zip</i>
To Be Determined		
Engineer	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>		<i>City</i>
		<i>Zip</i>

Property Description

3942 South Palo Verde Road/51-044-00-008		Evergreen
<i>Address of Subject Property and/or Parcel ID Number</i>		<i>City</i>
		80439
		<i>Zip</i>
South Palo Verde Road	3.67	
<i>Access Via</i>	<i>Acreage</i>	<i>Map Sheet</i>

Legal Description:

A portion of Section 4, Township 5 South, Range 71 West (Please see enclosed deed for complete legal description.)

Additional Information (to support or clarify this application):

The proposed rezoning is in general conformance with the land use recommendations found in the Evergreen Plan of the CMP.

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

- Owner is an individual. Indicate name exactly as it appears on the deed.
- Owner is a corporation, partnership, limited partnership, or other business entity. Name principals and/or managers on a separate page. Include the articles of organization, partnership agreement, resolution of managers, etc., as applicable to establish legal signatures.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Owner Affidavit

I/We Joy O. Young, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize County staff to visit the site as necessary for proper review of this application.

If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.

Joy O. Young

Name

26752 Hilltop Road, Evergreen, CO 80439

Address

(303) 886-8866 joyoheaven@aol.com

Phone Email

Joy O Young

Signature

Name

Address

Phone

Email

Signature

County of Jefferson] SS

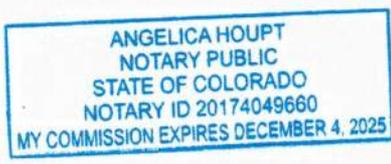
State of Colorado]

Sworn to and subscribed before me this 22nd day of July, 2024.
(day) (month) (year)

By Joy O. Young
(name printed)

Witness my hand and official seal.

Notary Public Angelica Houpt
My Commission expires 12.4.2025.
(date)



Development Permit Application

Case Number: _____

Authorized Representative

I/We further permit Richard L. Miller, AICP (PPSofCO) to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Richard L. Miller, AICP (PPSofCO)

Representative Name

1123 Button Rock Drive, Longmont, CO 80504

Address

(303) 809-2128 rmiller@ppscofco.com

Phone

Email

Jay O Young

Owner's Signature

5/17/2024

Date

Progressive Planning Services of Colorado

Richard L. Miller, AICP
1123 Button Rock Drive, Longmont, CO. 80504
e-mail: rmiller@ppsco.com
Phone: (303) 809-2128

August 13, 2024

Sara Hutchinson, Case Manager
Jefferson County Planning & Zoning Department
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

Re: Zoning Application Materials for a Proposed Nine-Unit Single-Family Residential Development or Fourteen Two-Family Residential Units at 3942 South Palo Verde Road, Evergreen, Colorado, Parcel ID Number 51-044-00-008, Case No. 23-109426PA

Dear Ms. Hutchinson,

This rezoning request is being submitted by Progressive Planning Services of Colorado, Richard L. Miller, AICP, 1123 Button Rock Drive, Longmont, CO 80504; Phone: (303) 809-2128; e-mail: rmiller@ppsco.com; on behalf of the owner Joy O. Young; 26752 Hilltop Road, Evergreen, CO 80439; Phone: (303) 886-8866; e-mail: joyoheaven@aol.com.

The subject property is Jefferson County Parcel ID No. 51-044-00-008, consisting of 3.67 acres, zoned Agricultural-Two (A-2) and Commercial (C-1). The proposed rezoning is Planned Development for nine (9) single-family residential units or fourteen two-family residential units based on the standards in the Mountain Residential-3 (MR-3) zone district, with some modifications specific to this Official Development Plan. The fourteen two-family residential units have been added to the Official Development Plan since the previous submittal.

The following items are included with this rezoning application:

- Cover Letter
- Development Permit Application - with Joy O. Young as the property owner
- Current Deed - with Joy O. Young as the grantee
- Water Supply Summary Form - completed

- Revised Palo Verde Park Estates Official Development Plan, with the two proposed housing options: Exhibit - A (nine single-family units) and Exhibit - A1 (fourteen two-family units in seven structures)

Please let me know if any additional information is required to complete this application. I look forward to working with you and the Jefferson County staff on this rezoning request.

Sincerely,



Richard L. Miller, AICP
Progressive Planning Services of Colorado
Phone: (303) 809-2128
e-mail: rmiller@ppsco.com

enclosures

cc: Joy Young

RECEPTION NO. 91086566

ESCROW NO.: 5526631
DATE : September 13 1991

"EXHIBIT A"
LEGAL DESCRIPTION

TRACT I:

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses:

Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of Section 4;
thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46;
thence S 01 deg. 04 min. 23 sec. W (S 07 deg. 53 min W) a distance of 70.00 feet;
thence S 83 deg. 02 min. 25 sec. W along a line which goes to a point 30.0 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between C1 and A2 Building Zones and the True Point of Beginning for the Parcel herein described;
thence continuing S 83 deg. 02 min. 25 sec. W, a distance of 165.73 feet to the point 30.00 feet South of the said most Southerly corner;
thence S 00 deg. 42 min. 40 sec. E, a distance of 204.22 feet to a point on the North line of a tract of land described in Book 624 at Page 62;
thence along the North line of said Tract N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) a distance of 25.00 feet to the Northeast corner of said tract;
thence along the Easterly line of said tract S 08 deg. 57 min. 01 sec. W (S 03 deg. 40 min W) a distance of 154.41 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;
thence N 89 deg. 10 min. 46 sec. E, (N 86 deg. 05 min. E) along the said South line a distance of 391.52 feet to a point on the said A2, C1 Zoning Line;
thence N 31 deg. 51 min. 34 sec. W, along the said Zoning line a distance of 436.64 feet to the POINT OF BEGINNING.

TRACT II

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses: Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of

Section 4;
thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46 and the True Point of Beginning of the parcel herein described;
thence S 01 deg. 04 min. 23 sec. W. (S 07 deg. 53 min. W) a distance of 70.00 feet;
thence S 83 deg. 02 min. 25 sec. W, along a line which goes to a point 30.00 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between the C1 and A2 Building Zones;
thence S 31 deg. 51 min. 34 sec. E, along the said zoning line a distance of 436.64 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;
thence N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) along the said South line a distance of 38.00 feet to a point on the Westerly line (Southwesterly corner) of a tract of land described in Book 615 at Page 510;
thence N 36 deg. 10 min. 53 sec. E along the said Westerly line a distance of 15.79 feet to the Southwesterly corner of a tract of land described in Book 613 at Page 148;
thence N 64 deg. 20 min. E a distance of 25.00 feet to the Southwesterly corner of the Plat of "The Terrace at Evergreen" recorded under Reception No. 82017214;
thence N 00 deg. 39 min. 00 sec. E along the West line of said Plat a distance of 150.00 feet to the Northwesterly corner thereof;

2

2

thence S 64 deg. 20 min. 00 sec. W a distance of 25.00 feet to the Southwesterly corner of a tract of land described in Book 643 at Page 144 and the South corner of a tract of land described in Book 1042 at Page 193;
thence along the Westerly line of said tract described in Book 1042 at Page 193, N 18 deg. 20 min. W a distance of 315.00 feet to the TRUE POINT OF BEGINNING.
County of Jefferson, State of Colorado

3

RECEPTION NO. 91086566

3

COPY

CERTIFICATION OF TRUST

TO: ALL FINANCIAL INSTITUTIONS, MUTUAL FUND ADMINISTRATORS, TITLE INSURERS, TRANSFER AGENTS, AND OTHER PERSONS AND INSTITUTIONS

The undersigned desires to confirm the establishment of a revocable living trust named THE JOY O. YOUNG REVOCABLE TRUST (hereinafter referred to as the "Trust"). The following provisions are found in said Trust and may be relied upon as a full statement of the matters covered by such provisions by anyone dealing with the original Trustee or her successors.

CREATION OF TRUST

The Trust was created on January 27, 2015, as amended and restated concurrently herewith, by a Trust Agreement executed by the undersigned as Settlor and Trustee, for the benefit of the undersigned during her lifetime and thereafter for the benefit of other successor beneficiaries in interest.

NAME OF TRUST

The name of the Trust is THE JOY O. YOUNG REVOCABLE TRUST. Any assets held in the name of the Trust should be titled in substantially the following manner: THE JOY O. YOUNG REVOCABLE TRUST, U/A dated January 27, 2015.

TRUSTEE

The currently acting Trustee of the Trust is Joy O Young. If she should cease to act as the Trustee for any reason, she shall be succeeded by DEBORAH J. VANSUCHTELEN as the successor Trustee. If said alternate Trustee fails to qualify or ceases to act, MICHAEL LEE YOUNG shall act as the alternate successor Trustee. If that successor Trustee fails to qualify or ceases to act, DOUGLAS MATTHEW YOUNG shall act as the second alternate successor Trustee.

REVOCABILITY OF TRUST

The Trust is revocable. The person holding the power to revoke or amend the Trust is Joy O. Young.

TAXPAYER IDENTIFICATION NUMBER

The Trust uses the Social Security number of the Settlor as its Taxpayer Identification Number. No separate tax identification number is required while this Trust is revocable and the Settlor is acting as a Trustee.

ADDRESS OF THE TRUST

The Trust uses the address of the Settlor/Trustee as its location. This address is currently 26752 Hilltop Dr., Evergreen, Colorado 80439.

TRUSTEE AUTHORITY

- (1) Subject to state law, a Trustee may appoint an Attorney-in-Fact ("Power of Attorney") and delegate to such agent the exercise of all or any of the powers conferred upon a Trustee.
- (2) No purchaser from or other person dealing with a Trustee shall be responsible for the application of any purchase money or thing of value paid or delivered to such Trustee, but the receipt by a Trustee shall be a full discharge; and no purchaser or other person dealing with a Trustee and no issuer, or transfer agent, or other agent of any issuer of any securities to which any dealings with a Trustee should relate, shall be under any obligation to ascertain or inquire into the power of such Trustee to purchase, sell, exchange, transfer, mortgage, pledge, lease, distribute or otherwise in any manner dispose of or deal with any security or any other property held by such Trustee or comprised in the trust fund.
- (3) The certification of a Trustee and/or the agent of a Trustee that such person is acting according to the terms of the Trust shall fully protect all persons dealing with such Trustee and/or agent. Any person may rely upon the certification of any Trustee as to the matters which are not contained in this Certification of Trust, including a further enumeration of the Trustee's powers.

A person who acts in reliance on this Certification of Trust without knowledge that the representations contained in this Certification of Trust are incorrect is not liable to any person for so acting and may assume without inquiry the existence of the facts contained in this Certification. Knowledge of the terms of the Trust may not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying on the certification. A person who in good faith enters into a transaction in reliance on this Certification of Trust may enforce the transaction against the trust property as if the representations contained in this Certification of Trust were correct.

TRUSTEE'S POWERS

The Trustee shall have, in general, the power to do and perform any and all acts and things in relation to the trust fund in the same manner and to the same extent as an individual might or could do with respect to his or her own property including the power to buy, sell, hold, transfer, convey, or exercise any ownership rights in any asset for the Trust by executing any appropriate document, or by an oral demand to buy or sell a security; to maintain, deposit or to withdraw from any bank, brokerage or mutual fund account (including margin accounts), and to sign checks or drafts on any such account; to purchase or exercise rights in any life insurance or annuity contracts; and to borrow and pledge any Trust asset as security. In addition to the above, the Trustee shall have all of the powers enabled by Colo. Rev. Stats §§15-5-815 and 15-5-816 (as though such powers were set forth herein) and, in addition, the Trustee is specifically authorized and empowered to exercise those powers set forth in Article IV of said Trust.

No specific provision of the Trust limits the general authority of the Trustee granted in the Trust and outlined above. Further, the Trust is not subject to supervision by any court nor is court permission or approval necessary for any act by the Trustee.

ADMINISTRATIVE PROVISIONS

- (1) The Trust shall be administered according to Article 5 of Title 15, Colorado Revised Statutes, except as shall be specifically modified therein.
- (2) The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
- (3) This Certification of Trust is a true and accurate statement of the matters referred to herein concerning the Trust.
- (4) This Certification of Trust has been signed by the currently acting sole Trustee of the Trust.
- (5) Reproductions of this executed original (with reproduced signatures) shall be deemed to be original counterparts of this Certification of Trust and any person who is in possession of a photocopy of this executed Certification may, in good faith, rely upon the information it contains and shall not be liable to the Settlor, any Trustee or beneficiary for reliance upon the information herein contained.
- (6) No person shall have received notice of any event upon which the use of this Certification of Trust depends unless said notice is in writing and until the notice is delivered to said person.

IN WITNESS WHEREOF, the undersigned declares under penalty of perjury that the foregoing is true and correct and that she has executed this Certification of Trust on Signed on July 19th, 2023, in Jefferson County, Colorado.



JOY O. YOUNG,
Settlor/Trustee

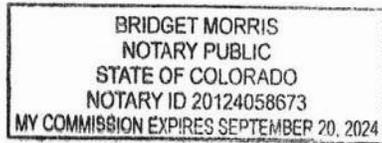
STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me on this 19th day of July, 2023, by JOY O. YOUNG.

Witness my hand and official seal.

My commission expires: 9/20/2024

Bridget Morris
NOTARY PUBLIC



**RESTATED AMENDMENT
TO
THE JOY O. YOUNG REVOCABLE TRUST**

THIS TRUST AMENDMENT is entered into by **JOY O. YOUNG**, as Settlor, and **JOY O YOUNG**, as Trustee. For all purposes hereunder, the words "I," "me," "my," "mine," and similar pronouns, shall refer to Settlor JOY O YOUNG and shall be construed as the possessive when the context would so indicate.

ARTICLE I

RECITALS

WHEREAS, on January 27, 2015, I did create and execute a revocable inter-vivos trust in which I was named as the Trustee;

WHEREAS, said trust reserved to me the right and power to make amendments to said trust; and,

WHEREAS, I now desire to amend said trust and to completely restate all terms and conditions of said trust,

NOW, THEREFORE, I do hereby fully amend all the terms and conditions of said trust and I do hereby completely restate all terms and conditions thereof:

ARTICLE II

DECLARATIONS

2.A. **Name.** This trust has been, and shall continue to be, known as THE JOY O. YOUNG REVOCABLE TRUST.

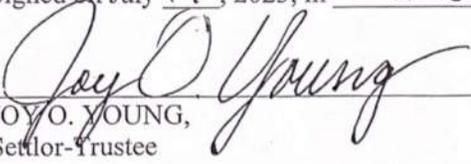
2.B. **Family.** I am not married. I have four children now living; their names and dates of birth are:

MICHAEL LEE YOUNG, born [REDACTED]
DANIEL ERIC YOUNG, born [REDACTED]
DEBORAH J. VANSUCHTELEN, born June 21, 1958
DOUGLAS MATTHEW YOUNG, born July 18, 1962

I have one deceased child, ERIC HAROLD BUSH.

2.C. **Successor Trustees.** If I should cease to act as the Trustee for any reason (including either a court or physician declared incapacity as described in Paragraph 2.E.), I shall be succeeded by my daughter DEBORAH J. VANSUCHTELEN as the successor Trustee. If said successor Trustee fails to qualify or ceases to act, my son MICHAEL LEE YOUNG shall act as the alternate

Signed on July 19, 2023, in Jefferson County, Colorado.


JOY O. YOUNG,
Settlor-Trustee

STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me on this 19th day of July, 2023, by JOY O. YOUNG.

Witness my hand and official seal.

My commission expires: 9/20/2024

Bridget Morris
NOTARY PUBLIC

BRIDGET MORRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124058673
MY COMMISSION EXPIRES SEPTEMBER 20, 2024

26.00

1-5

THIS GRANT OF EASEMENT (this "Agreement"), dated as of October __, 1997, is entered into between FIRST BAPTIST CHURCH OF EVERGREEN ("Grantor") and JOY O. YOUNG ("Grantee"), for themselves and their respective successors and assigns. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grantor hereby grants, dedicates and conveys to Grantee a perpetual, non-exclusive easement (the "Easement") over, under, across and through the parcel of land in the County of Jefferson, State of Colorado, that is more particularly described and shown on Exhibit A hereto (the "Easement Area"), for the purposes of locating, designing, constructing, installing, operating, maintaining and repairing a paved or unpaved access roadway as well as utility lines and related appurtenances and fixtures, landscaping, fences, curbs, and gutters. The Easement includes the right of ingress and egress over the Easement Area and, if reasonably necessary to facilitate construction or repair, the right to temporarily access and use immediately adjacent property for the foregoing purposes.

2. Grantee shall promptly pay for all services relating to its construction within the Easement Area and shall not permit the Easement Area to be encumbered by any mechanics lien or other lien of any kind whatsoever as a result of the actions of such Grantee or its employees, agents and contractors. Except as otherwise agreed between Grantor and Grantee in writing, Grantor shall not be liable for any labor or materials furnished or to be furnished in connection with Grantee's use of the Easement.

3. Grantor covenants and agrees that it is the current owner of fee simple title to the real property within which the Easement Area is located, and has full rights and authority to grant the Easement to Grantee without the consent of any third party. Grantor covenants that such real property is not currently subject to any deed of trust, mortgage or lien, the foreclosure of which could invalidate the Easement, except those as to which the holder has consented and subordinated to this Easement in the space provided below.

4. Grantor covenants and agrees that fee simple title to the Easement Area shall be dedicated to public use at any time. To the extent that Grantor's signature or consent is required by the governmental authority in connection with such public dedication, Grantor agrees to execute and deliver the required documentation (provided that Grantor shall have no obligation to incur any expense in that regard).

5. This Agreement is governed by Colorado law.

6. This Agreement is binding upon and shall inure to the benefit of Grantor, Grantee and their respective successors and assigns.

2

EXECUTED as of the date first set forth above.

GRANTOR:

FIRST BAPTIST CHURCH OF EVERGREEN

GRANTEE:

Joy O. Young
JOY O. YOUNG, an individual

BY:

By Name: *Richard W. Peterson*
Title: *Pastor - Vice President*
Ronald G. Walton, Deacon

STATE OF COLORADO)

COUNTY OF *Jefferson*) ss.

The foregoing instrument was acknowledged before me this 3rd day of November, 1997, by _____ as _____ of First Baptist Church of Evergreen. *Ronald G. Walton Deacon*



Witness my hand and official seal.
My commission expires: 2/19/99

Penny D. Johnson
Notary Public

STATE OF COLORADO)

COUNTY OF *Jefferson*) ss.

The foregoing instrument was acknowledged before me this 3rd day of November, 1997, by Joy O. Young.



Witness my hand and official seal.
My commission expires: 2/19/99

Penny D. Johnson
Notary Public



4

RECEPTION NO. F0503510

EASEMENT DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE FOUND NO. 4 REBAR WITH YELLOW ILLEGIBLE CAP, BEING A POINT ON THE SOUTHEASTERLY CORNER OF THE PALO VERDE COMMONS PROPERTY; THENCE, S35°03'19"W A DISTANCE OF 96.32 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PALO VERDE DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY N87°23'55"W A DISTANCE OF 34.47 FEET TO A CURVE TO THE LEFT WHICH HAS A DELTA OF 70°03'43", A RADIUS OF 130.00 FEET AND A CHORD BEARING OF S57°34'14"W; THENCE, DEPARTING FROM SAID RIGHT-OF-WAY S86°48'22"W A DISTANCE OF 68.36 FEET; THENCE N38°16'09"W A DISTANCE OF 187.45 FEET TO THE SOUTHWESTERLY CORNER OF THE JOY YOUNG PROPERTY; THENCE, ALONG THE SOUTHERLY LINE OF SAID JOY YOUNG PROPERTY, N88°12'55"E A DISTANCE OF 429.39 FEET TO THE POINT OF BEGINNING, CONTAINING 37507.07 SQUARE FEET OR 0.8610 ACRES, MORE OR LESS.

Revisions

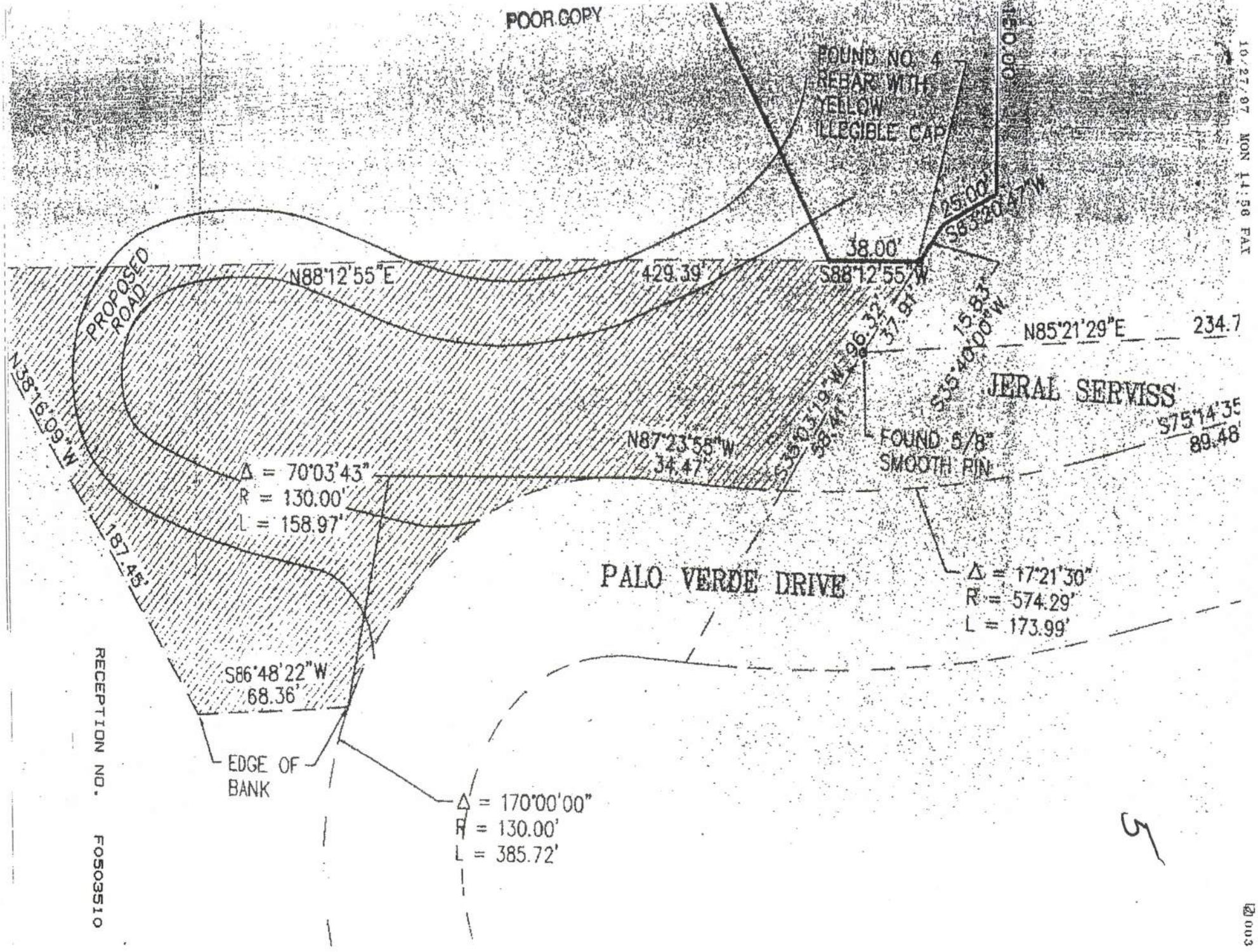
NOTES

1. NOTICE

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE COMMENCEMENT OF THIS SURVEY.

POOR COPY

10/27/97 MON 11:58 PM



FOUND NO. 4
REBAR WITH
YELLOW
ILLEGIBLE CAP

150.00

25.00'
363.20.47'W

38.00'

N88°12'55"E

429.39'

S88°12'55"W

N85°21'29"E

234.7

JERAL SERVISS

S75°14'35"
89.48'

FOUND 5/8"
SMOOTH PIN

N87°23'55"W
34.47'

$\Delta = 70^{\circ}03'43''$
R = 130.00'
L = 158.97'

$\Delta = 17^{\circ}21'30''$
R = 574.29'
L = 173.99'

PALO VERDE DRIVE

S86°48'22"W
68.36'

EDGE OF
BANK

$\Delta = 170^{\circ}00'00''$
R = 130.00'
L = 385.72'

5

RECEPTION NO. F0503510

003

79081025

1979 SEP -6 PH 3: 21
County of Jefferson State of Co.

1-2

EASEMENT

This Agreement entered into this 5th day of September, 1979 by and between James W. Phelps, hereinafter referred to as Grantor, and Gary R. Sheveland and Pamela S. Sheveland, hereinafter referred to as the Grantees, for and in consideration of one dollar and other valuable consideration hereinafter exchanged and below contained do hereby agree as follows:

1. The Grantor hereby conveys unto the Grantees, jointly, a non-exclusive road easement for ingress and egress over and across the following described property in Jefferson County, Colorado, to wit:

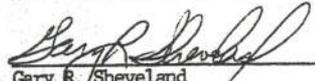
A parcel of land being that part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 5 South, Range 71 West of the 6th P.M., described as follows:

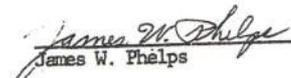
Beginning at a point on the Southerly line of the parcel described in Book 558 at Page 118, Jefferson County records, 140 feet Northeasterly from the Southwest corner of said parcel; thence S.7 $^{\circ}$ 53'W., a distance of 50 feet; thence Easterly and parallel with the Southerly line of the parcel in Book 558 at Page 118, a distance of 110 feet; thence Northerly and parallel with the North-South centerline of said Section 4, a distance of 140.0 feet to the True Point of Beginning of the parcel herein described; thence deflecting to the right 90 $^{\circ}$ a distance of 5 feet; thence Northerly and parallel with the North-South centerline of said Section 4, a distance of 80 feet; thence deflecting to the left 36 $^{\circ}$ a distance of 22 feet, more or less, to a point on an existing road; thence deflecting to the left 90 $^{\circ}$ a distance of 16 feet; thence leaving said road deflecting to the left 90 $^{\circ}$ a distance of 18 feet; thence deflecting to the right 36 $^{\circ}$ a distance of 12 feet, more or less, to a point that is Northerly and parallel with the said North-South centerline of Section 4, a distance of 64.35 feet and Westerly and parallel with the Southerly line of the said parcel described in Book 558 at Page 118 a distance of 11 feet from the True Point of Beginning; thence Easterly 11 feet; thence Southerly 64.35 feet to the True Point of Beginning; County of Jefferson, State of Colorado.

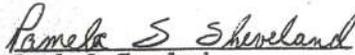
2. The Grantees agrees to maintain the said road easement in good repair and to pay on half of the costs incurred by the grantor for the snow removal and maintenance of said road easement.

3. The Grantees agree to consent to the Grantor's application for re-zoning of the property known as 3942 Palo Verde Road, Evergreen, Colorado, which contains the easement granted herein, and to sign such Petitions or applications necessary to evidence such consent written five days after presentation of such documents for signing.

IN WITNESS WHEREOF the parties place their signatures and seals hereon the date first above written.


Gary R. Sheveland


James W. Phelps

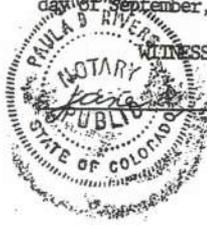

Pamela S. Sheveland

STATE DOCUMENTARY FEE

SEP -6 1979
No Fee Collected \$.00

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on this 6
day of September, 1979, by Gary R. Sheveland and Pamela S. Sheveland.



WITNESS my hand and official seal. My commission expires

1982

Paula H. Rivers
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on this 5th
day of September, 1979, by James W. Phelps.



WITNESS my hand and official seal. My commission expires

1980

Richard D. Gilson
Notary Public



January 24, 2025

Jefferson County
100 Jefferson County Parkway
Golden, CO 80419

Re: **Palo Verde Park Estates – Rezone Trip Generation Comparison
Jefferson County, Colorado**

To whom it may concern:

INTRODUCTION

An existing 3.67-acre residential parcel is proposed to be rezoned to accommodate a residential development on the property. The site is located at 3942 South Palo Verde Road in unincorporated Jefferson County, Colorado near Evergreen, Colorado. This trip generation analysis has been completed to supplement a rezone application as required by Jefferson County.

This document includes a description of the proposed project, trip generation potential for the existing zoning and proposed zoning, and a determination of whether additional traffic analysis should be required.

PROJECT DESCRIPTION

The site is currently occupied by a single-family residence and is zoned Agricultural-Two (A-2) and Commercial-One (C-1). The A-2 zone covers the western portion of the site and the C-1 zone covers the eastern portion of the site (a little under 1 acre). The proposed zoning is Planned Development (PD), which is generally based on the Mountain Residential-Three (MR-3) zone. The PD zoning will prohibit the future uses from having livestock on the property and allow for a gated subdivision community. The proposed PD zone would allow up to 12 single-family residential dwelling units on the 3.67 acres. Access to the property is currently from Palo Verde Road and no major changes to the access are proposed. Palo Verde Road is a local access roadway serving residential uses that provides a connection to Evergreen Parkway (Highway 74). Highway 74 provides regional connections to I-70, C-470, County Road 66 and County Road 73.

The site is bordered by commercial property to the east along Troutdale Scenic Drive and semi-rural residential properties (A-2 zone) to the west, north and south. Pinecrest Village, a residential subdivision that recently developed lies to the north. A Safeway grocery, strip retail and gas station are located to the north at the intersection of Palo Verde Road and Evergreen Parkway. A vicinity map is included as **Exhibit 1**. A conceptual site plan for the purpose of the rezone application is included as **Exhibit 2** at the end of this document. An aerial of the immediate vicinity is included as **Exhibit 3**.

TRIP GENERATION

A comparison of the potential vehicular trips that could be generated by the site under the current and proposed zoning was completed to assess the potential traffic impact as a result of the rezone. The *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE) was used to determine the number of trips that could be generated by site. The purpose of the *Trip Generation Manual* (TGM) is to compile and quantify empirical trip generation rates for specific land uses within the US, UK and Canada. Generally, the *Trip Generation Manual* is the industry standard accepted reference for estimating trip generation.

The existing site is zoned A-2 and C-1. The A-2 zone, which makes up approximately 2.7 acres of the overall site, allows residential and agricultural uses with a minimum lot size of 10 acres. Therefore, the maximum number of residences for the A-2 portion of the property would be one as the property is not large enough to be subdivided to accommodate additional residences. The C-1 (convenience level) portion of the property, which makes up a little under 1 acre of the overall site, could allow a multitude of uses including medical-dental office space, a small grocery store, convenience retail, restaurants (no fast-food or drive-through), or a tavern. However, the C-1 portion of the parcel is irregularly shaped with no access to a roadway that is suitable to accommodate commercial traffic. The setback requirements, topography, and access make developing the C-1 portion of the site into any of the allowed uses infeasible.

The proposed Planned Development zone, which is based on a Mountain Residential-Three (MR-3) zone district, allows for single-family and two-family (duplex) residences with minimum lot sizes of 6,250 square feet and 9,000 square feet respectively. A minimum of 25% of open space is required to be included within the development. As such, a maximum of eight (8) single-family or six (6) two-family residential lots could be constructed within this development. The ultimate development plan has not been established and the number of dwellings could be less than this. For the purposes of this analysis, 12 residential dwelling units were used in six duplex lots.

The existing use falls under land use category 210 “Single-family Detached Housing” and the proposed use falls under land use category 215 “Single-family Attached Housing” within the *Trip Generation Manual*. The following table shows a summary of the estimated potential trips that could be generated by the site for the existing and proposed zones.

Table 1 - Rezone Trip Generation Comparison (unadjusted)

Land Use	ITE Code	# Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing: Single-Family Detached	210	1	10	0	1	1	1	0	1
Proposed: Single-Family Attached	215	12	86	2	4	6	4	3	7
Potential Net Change	-	-	+76	+2	+3	+5	+3	+3	+6

As shown in the table above, the rezone has the potential to increase the number of trips generated by the site by 76 daily trips with 5 occurring during the AM peak hour and 6 occurring during the PM peak hour.

CONCLUSIONS/RECOMMENDATIONS

It is anticipated that the proposed rezone could result in an increase in trips generated by the site; 5 AM peak hour, 6 PM peak hour and 76 daily vehicle trips. Jefferson County does not have an established trip threshold for requiring a transportation analysis, only that one may be required if a site is anticipated to generate less than 1,000 daily trips. The proposed rezone is anticipated to result in very few added trips during the peak hours and daily to the transportation system. Its anticipated impact on the transportation system is negligible. Therefore, no additional traffic analysis should be required.

Should you have any questions regarding this document or the information contained herein, please do not hesitate to contact me at 303-653-9200 or via email at craig@civtrans.com.

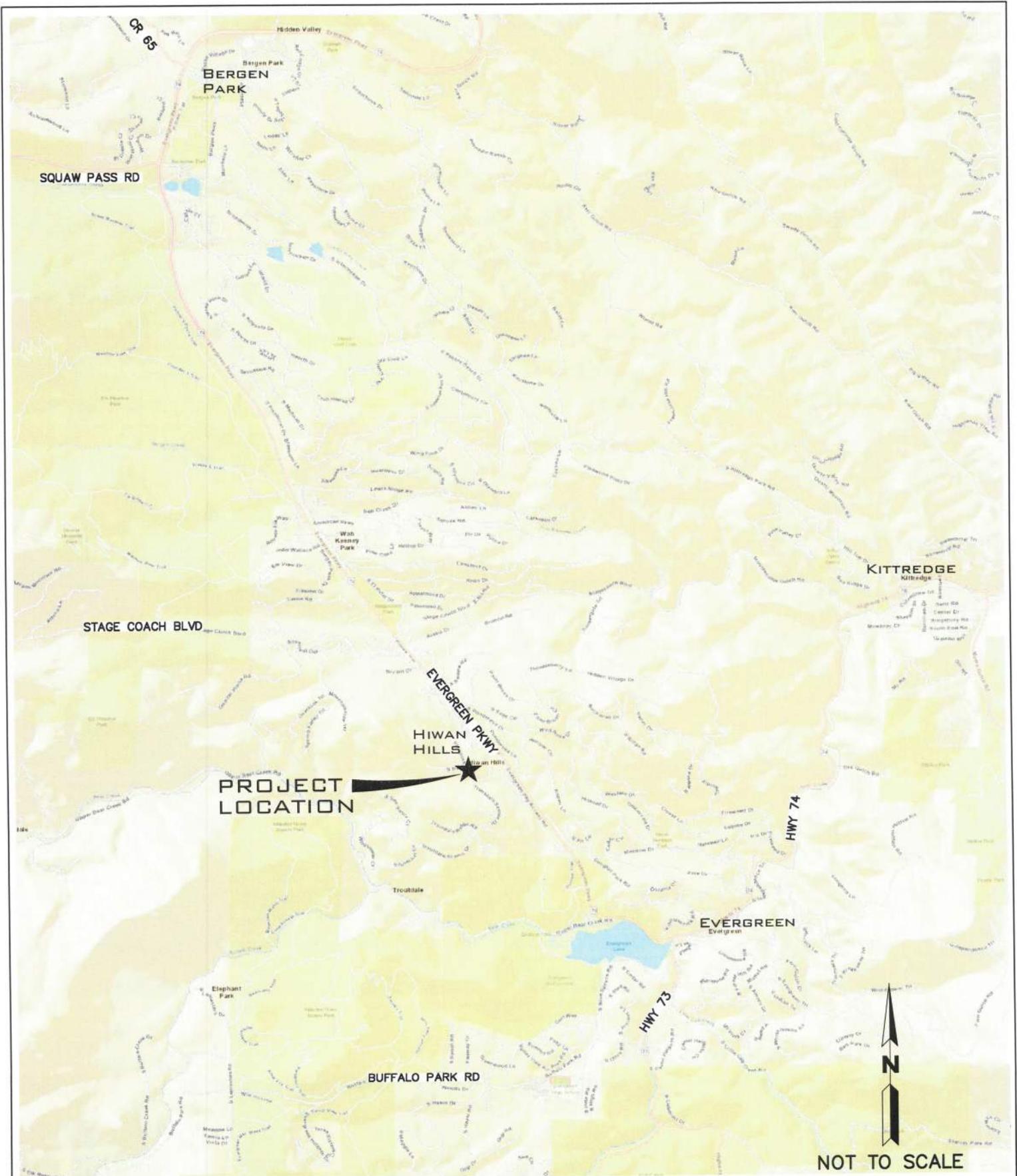
Sincerely,



Digitally signed by
Craig MacPhee
Reason: I am the
author of this
document
Date: 2025.01.24
14:27:20-07'00'

Craig A. MacPhee, PE, PTOE

encl. appendix (vicinity map, survey plan, aerial map)



SOURCE: JEFFERSON COUNTY GIS

NOT TO SCALE
JANUARY 24, 2025

EXHIBIT 1
VICINITY MAP





SOURCE: PROGRESSIVE PLANNING SERVICES OF COLORADO



NOT TO SCALE
JANUARY 24, 2025

EXHIBIT 2
CONCEPTUAL SITE PLAN





SOURCE: NEARMAP (JULY 2023)

EXHIBIT 3
CURRENT AERIAL



NOT TO SCALE
JANUARY 24, 2025



ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

NAME OF PROJECT: Palo Verde Park Estates Official Development Plan

CONTACT PERSON: Richard L. Miller, AICP PH (303) 809-2128

PROPERTY LOCATION: 3942 South Palo Verde Road, Evergreen, CO

On this property, do any of the following conditions exist, or have any of the following conditions existed at any time in the past?

SECTION	CONDITION	NO	YES
A	Placement of earthen fill from an outside source, operation of a solid waste disposal site or landfill, whether private or commercial, legal or illegal	X	
B	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite	X	
C	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	X	
D	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage	X	
E	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	X	
F	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	X	
G	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs	X	
H	Radiation hazards such as radiation from uranium mine and mill tailings, nuclear reactors, and/or the processing, handling, disposal and/or deposition of radioactive materials.	X	

If you answered "NO" to ALL of the above, please sign below in the presence of a NOTARY PUBLIC and return this page only to the Department.

If you answered "YES" to ANY of the above, please complete Parts I and II on page 2 AND complete any SECTION on pages 3-5 to which you responded "YES" above. Then sign below in the presence of a NOTARY PUBLIC and return the entire packet (pages 1-5) to the Department.

As the present owner of the Property or as an officer or a general partner of the present owner of the Property (or duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the Property. I have made a diligent inquiry into the former uses of the property; and hereby certify to and for the benefit of Jefferson County that to the best of my knowledge and belief the information disclosed on or attached to this form is true and correct.

NAME: Jay O Young

DATE: 5/17/2024

State of Colorado)
County of Jefferson) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged

before me this 17th day of May, 2024, by Jay O. Young

WITNESS my hand and official seal.

Angelica Houpt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/4/2025

ANGELICA HOUPT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174049660
MY COMMISSION EXPIRES DECEMBER 4, 2025



Evergreen Fire/Rescue

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

April 3rd, 2023

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

This is to confirm that the property located at 3942 South Palo Verde Road , Evergreen, Colorado is within the boundaries of Evergreen Fire Protection District. Evergreen Fire/Rescue (EFR) will provide emergency services to this address.

This property is served by EFR Fire Station 1 located at 4751 County Highway 73 (2.0 miles). The closest water supply is an Evergreen Metro District hydrant on South Palo Verde Road, approximately 500 feet away. Fire department operations will be supplemented with a tender water shuttle. These are ISO 3 locations; less than 5 miles away from a fire station and less than 1,000 feet form an approved water source. Evergreen Fire/Rescue is a volunteer fire department; there may be extended response times to this location.

On and Off-Site Access:

Access will need to meet the current Jefferson County Transportation Design and Construction Manual. Failure to meet these standards will require the installation of an automatic fire suppression system for any new dwelling units or large renovation.

Fire Protection Requirements:

In addition to site access sprinkler requirements any new multi-family dwellings constructed on the property will be required to be protected with an automatic fire sprinkler system.

Please contact me if you have any questions regarding this information.

Respectfully,

Rachel Rush

Rachel Rush
Fire Marshal
Evergreen Fire/Rescue

**ORDER BY BOARD OF DIRECTORS OF THE
EVERGREEN METROPOLITAN DISTRICT
FOR INCLUSION OF REAL PROPERTY**

WHEREAS, there was filed with the Board of Directors (“Board”) of the Evergreen Metropolitan District (“District”) a duly acknowledged Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, signed on behalf of the Joy O. Young Revocable Trust (“Petitioner”), the one hundred percent (100%) fee owner of the real property described in the Petition (“Property”) and requesting that the Board include the Property within the District for water and wastewater services; and

WHEREAS, the Petition was heard at an open meeting of the Board on Wednesday, November 29, 2023, at the hour of 9:00 a.m., at 30920 Stagecoach Boulevard, Evergreen, Colorado, after publication of notice of the filing of such Petition, the name and address of the Petitioner, the place, time and date of such meeting, and a description of the Property to be included, in the Canyon Courier and Clear Creek Courant on November 16, 2023, which proofs of publication are attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, no objection has been filed to the inclusion of the Property into the District; and

WHEREAS, the Property is capable of being served by the District’s facilities, subject to the limitation that water and wastewater services shall be restricted to one equivalent unit (as defined in the District’s Rules and Regulations) located on the Property, unless otherwise approved by the Board; and

WHEREAS, it is deemed to be in the best interests of the District and the taxpaying electors thereof that the Petition be granted.

IT IS THEREFORE ORDERED that the Petition shall be granted as to the Property, subject to the limitation that water and wastewater services shall be restricted to one equivalent unit (as defined in the District’s Rules and Regulations) located on the Property, unless otherwise approved by the Board; that the boundaries of the District shall be enlarged by the inclusion of the Property described herein; and that the Jefferson County District Court, in which Court an Order was entered establishing this District, be requested to enter an Order that the Property described herein be included within the District, subject to the limitation that water and wastewater services shall be restricted to one equivalent unit (as defined in the District’s Rules and Regulations) located on the Property, unless otherwise approved by the Board.

I certify that the foregoing Order was unanimously passed at a meeting of the Board of Directors of the Evergreen Metropolitan District, duly called and held on November 29, 2023, at the hour of 9:00 a.m. and that the undersigned is the duly acting and authorized Chairman of the District.

EVERGREEN METROPOLITAN DISTRICT

By: _____


Mark Davidson, Chairman

**EXHIBIT A TO ORDER BY BOARD OF DIRECTORS
PETITION FOR INCLUSION**

PETITION FOR INCLUSION

IN THE MATTER OF EVERGREEN METROPOLITAN DISTRICT

TO THE BOARD OF DIRECTORS OF THE DISTRICT:

The undersigned Petitioner, being the fee owner of one hundred percent (100%) of the real property hereinafter described, hereby petitions that such property be included within the Evergreen Metropolitan District for water and wastewater services, as provided by law, and for cause, states:

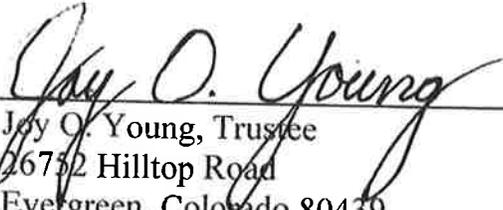
1. That such property is capable of being served with facilities of the District.
2. That assent to the inclusion of such property in the District is hereby given by the undersigned, who constitutes the fee owner of one hundred percent (100%) of such property.
3. That there shall be no withdrawal from this Petition after publication of notice by the Board without the consent of the Board, nor shall further objections be filed thereto by the Petitioner.
4. That the inclusion of such property into the District shall be subject to any and all terms and conditions established by the Board and accepted by Petitioner, and to all duly promulgated rules, regulations and rates of the District.
5. That the property owned by Petitioner and sought to be included in the District is described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

PETITIONER:

JOY O. YOUNG REVOCABLE TRUST

By


Joy O. Young, Trustee
26752 Hilltop Road
Evergreen, Colorado 80439

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 28 day of August, 2023, by Joy O. Young, Trustee, of the Joy O. Young Revocable Trust.

Witness my hand and official seal.

My commission expires: 6-28-2027

KATHY GARRINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964002280
MY COMMISSION EXPIRES 06/28/2027

Kathy Garringer
Notary Public

EXHIBIT A TO PETITION FOR INCLUSION

(LEGAL DESCRIPTION OF PROPERTY TO BE INCLUDED)

That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 5 South, Range 71 West of the 6th P.M., as described in Warranty Deed dated September 12, 1991, and recorded in the records of the Jefferson County Clerk and Recorder on September 20, 1991 at Reception No. 91086566; also known as Jefferson County Parcel No. 51-044-00-008, Schedule No. 300040396, and 3942 South Palo Verde Road, Evergreen, Colorado 80439.

EXHIBIT B TO ORDER BY BOARD OF DIRECTORS
PROOFS OF PUBLICATION

Section 30-28-133(d) C.R.S. requires that the applicant submit to the county "Adequate evidence that a water supply, sufficient in terms of quantity, quality and dependability, will be available to ensure an adequate supply of water."

JEFFERSON COUNTY COLORADO

Planning & Zoning Division

WATER SUPPLY SUMMARY

1 Name of Development as Proposed
Palo Verde Park Estates

2 Land Use Action
Rezoning Application

3 Location of Parcel
NW 1/4 of SE 1/4 Section 4 Township 5 N S Range 71 E W
Principal Meridian: 6th N.M. UTE Costilla

Subdivision: N/A Filing: N/A Block: N/A Lot: N/A

4 Total acreage: 3.67 5 Number of lots proposed: 9

6 Parcel History
Was parcel recorded with county prior to June 1, 1972?
 Yes No
Has the parcel ever been part of a division of land action since June 1, 1972? Yes No
If yes, describe the previous action

7 Estimated Water Requirements (gallons/day or acre feet/year)
Household use 1,680 gpd 1.89 af/y
Commercial use _____ gpd _____ af/y
Irrigation 174 gpd 0.15 af/y
Stock watering _____ gpd _____ af/y
Other _____ gpd _____ af/y
Total _____ gpd _____ af/y

8 Private Water Supply Source
 Existing well(s)
 Developed spring(s)
Well permit numbers/depth to water in feet:
_____/____f _____/____f
_____/____f _____/____f
Water court decree case numbers:

 New wells
Proposed aquifers (check one)
 Fractured Rock
 Alluvial
 Upper Dawson
 Lower Dawson
 Denver
 Upper Arapahoe
 Lower Arapahoe
 Laramie Fox Hills
 Dakota
 Other

9 Public Water Supply Source
 Municipal
 Association
 Company
 District
Name:
Evergreen Metropolitan District

10 Type of Sewage Disposal System
Private System:
 Engineered Tank and Field System
 Vault location (sewage hauled to)
Public System: district name Evergreen Metropolitan District
Other System: (describe other system)

Attachment checklist (attach the following)

- Plat Map: Show all proposed lots.
- Parcel History: Provide deeds plats or other evidence or documentation.
- Well Locations: Show all wells on surveyors plat or scaled sketch plan.
- Project Area: Show project area tied to a section corner.
- Water Supply (if required):
 1. Provide a copy of well permit(s).
 2. Provide a letter from public water provider stating the commitment for service.
- Engineer's Water Supply Report (if not available it may be required at a later stage)
- Sewage disposal: if engineered system, provide design

Contact the Colorado Department of Natural Resources, Division of Water Resources State Engineer's Office at 303-866-3587 for the following forms.

- Water Well Permit Application (GWS-44)
- Well Construction and Test Report (GWS-31)
- Pump Installation and Test Report (GWS-32)

Conceptual Site Plan (Single-Family)

