

**CASE SUMMARY**  
**Regular Agenda**

**BOA Hearing Date:** December 7, 2022

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**22-121493 VC** Special Exception

**Owner/Applicant:** Jason David Bradbury

**Location:** 6905 Sprucedale Park Way, Evergreen  
Section 29, Township 5 South, Range 71 West

**Approximate Area:** 1.09 Acres

**Zoning:** Mountain Residential-One (MR-1)

**Purpose:** **To allow a Short-Term Rental.**

**Case Manager:** Sara Kohles

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**Issues:**

- None.

**Recommendations:**

- **Staff:** Recommends **approval** subject to conditions.

**Interested Parties:**

- None.

**Level of Community Interest:** Low

**Case Manager Information:** Phone: 303-271-8734 e-mail: [skohles@jeffco.us](mailto:skohles@jeffco.us)

## Staff Report

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**Zoning:** Mountain Residential-One (MR-1)

**Purpose:** **To allow a Short-Term Rental.**

**Case Manager:** Sara Kohles

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**Previous Actions:** None.

**Surrounding Zoning:** North: Mountain Residential-One (MR-1)  
South: Mountain Residential-One (MR-1)  
East: Mountain Residential-One (MR-1)  
West: Mountain Residential-One (MR-1)

**Existing Use:** Residential

**Existing Structures:** Single-Family Home

**Services:** Evergreen Fire Protection District  
Individual Well and Septic

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### **BACKGROUND/DISCUSSION:**

The applicant is requesting to use their residence at 6905 Sprucedale Park Way as a Short-Term Rental (STR). The residence is a four-bedroom home on a 1.09-acre parcel. The property and residence meet all requirements for a Special Exception to allow a STR.

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

The property is located approximately 3-miles southwest of downtown Evergreen. The property takes access from Sprucedale Park Way, a private paved road that connects to County-maintained S Brook Forest Road. The single-family home has a 3-vehicle attached garage, two decks, and an outdoor hot tub. The site contains a variety of trees and shrubs. Approximately half of the property is encumbered by slopes exceeding 20%. The subject property and current site conditions are in line with the overall mountain-residential character of the neighborhood. The nearest home is approximately 100 feet from the subject property's home.

## ZONING REQUIREMENTS AND ANALYSIS:

Section 11.B.2.e of the Jefferson County Zoning Resolution provides criteria for the Board of Adjustment to review for a Special Exception for a STR. With respect to a short-term rental of a single-family dwelling, the following criteria are analyzed:

(1) The Board of Adjustment may permit a short-term rental within the R-1, RR, MR-1, SR-1, SR-2, SR-5, A-1, A-2 or A-35 zone districts or a comparable Planned Development zone district.

(a) The Board of Adjustment, in reviewing and making its decision upon such applications shall consider the impacts of the proposed use upon property in the surrounding area, including but not limited to:

(a-1) Traffic impacts, volume of trips, safety and access;

*The property has adequate parking for at least five vehicles in the driveway and garage. The parking spaces allow independent egress in the event of emergency. No parking is allowed in the hammerhead turnaround, which must be kept open for emergency access and egress.*

(a-2) Fire hazards;

*The property is served by the Evergreen Fire Protection District. The subject property is within the Wildland Urban Interface Overlay District, which requires the property to obtain a Defensible Space permit for a Short-Term Rental. The Zoning Resolution prohibits Short-Term Rentals from having outdoor fires using wood or charcoal as fuel.*

(a-3) Visual and aesthetic impact, including bulk and scale of buildings as they relate to the uses on surrounding properties;

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

(a-4) Noise;

*The Short-Term Rental use must comply with the County's Noise Abatement Policy. The Jefferson County Sheriff's Office enforces this regulatory policy. The nearest home is approximately 110-feet downhill from the property.*

(a-5) Drainage, erosion and flood hazards;

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

(a-6) Community character;

*The home was originally built in 1997. Allowing this residential property to become a Short-Term Rental would not affect community character, as it will remain residential.*

(a-7) Adequate water and sewage disposal availability;

*The property is served by an individual well and septic system. The septic system is rated for four bedrooms, which would allow for eight total overnight occupants, including the homeowner if present, per Jefferson County Public Health (Public Health) guidelines.*

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

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

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

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

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

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

## (2) Limitations upon Short-term Rental Special Exception Applications

(a) The lot, parcel, or boundary area subject to the Special Exception must conform to:

(a-1) A minimum lot size of one acre.

*The subject property is 1.09 acres.*

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

*The structure meets the lot and building standards of the MR-1 zone district.*

(b) The proposed short-term rental shall provide a minimum of one (1) off-street parking space, plus one (1) additional off-street parking space per bedroom room. For example, a five-bedroom residence must have six off-street parking spaces to meet this criterion.

*The property intended for short-term rental has four bedrooms. This would require five parking spaces. There is adequate parking provided in the driveway and garage which allows for independent egress.*

(c) The property owner shall comply with any defensible space requirements as set forth in the Wildland Urban Interface Overlay District.

*The subject property is within the Wildland Urban Interface Overlay District and the applicant has completed an initial inspection for a Defensible Space Permit. If the Special Exception for a short term rental is approved by the Board of Adjustment, a final inspection will be due within 30 days of the hearing.*

(d) Valid water and sanitation must be provided either by an appropriate water and sanitation district or by a valid well permit and individual sewage disposal system (ISDS) permit specific to the property.

*The property is served by an individual well and septic system. The Well Permit number, as provided by Colorado Division of Water Resources, is 176298; this is a Residential Well, for household use only and is adequate for a Short-Term Rental.*

*The On-Site Wastewater Permit number is 21-123337 OW; it is rated for four bedrooms. Per the guidance provided by Public Health, the septic system rated for four bedrooms has an occupancy limit of eight persons.*

(e) The lot, parcel, or boundary area subject to the Special Exception shall take legal access from a County maintained right-of-way or a private road that meets the minimum standard for private roads and driveways or non-maintained County right-of-way as set forth in the Jefferson County Roadway Design and Construction manual.

*The Short-Term Rental takes access from Sprucedale Park Way, a private paved road. A Master Easement Agreement for ingress-egress was recorded in 1995 (reception #F0007025) for owners of Parcels I-XIII in the Estates at Blue Creek III subdivision. The applicant owns Parcel XII. An additional easement for ingress-egress was recorded in 1997 (reception #F0495396) for the westerly 12.5 feet of Lot 9 for the benefit of Parcel XII, the applicant's parcel. These two easements provide evidence that the applicant has legal access.*

(f) The short-term rental shall offer overnight accommodations in the primary single-family dwelling in existence on the property, not in an accessory dwelling unit. The entire property including accessory uses in the corresponding zone district may be utilized by the guests of the short-term rental.



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

(g) The property owner may not, at the time of application for the Special Exception, be the subject of an ongoing zoning violation other than the short-term rental of a single-family dwelling.

*There are no active violations on the property at the time of this report.*

(h) No substantial detriment to the intent of the Zoning Resolution will be caused. *Staff finds that the approval of this Special Exception will not harm the intent of the Zoning Resolution, as the use is substantially similar to the residential uses already permitted on the property.*

(3) Such Special Exception, if granted, will be valid for a period of six months from the date of the approval of the short-term rental Special Exception request and thereafter may be renewed annually after a complete rehearing by the Board of Adjustment to determine that the use is in compliance with the intent and purpose for which the Special Exception was granted.

(4) Upon an affirmative decision, the applicant shall submit a request for a Short-Term Rental Permit including documentation that all requirements and conditions of the Special Exception granted pursuant to this section have been fulfilled.

#### **NOTIFICATION:**

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed Special Exception application was mailed to adjacent property owners, (which includes the property owners on the opposite side of the public local street) and to the Registered Associations within which the property is located. The notification was sent 14 days prior to the Board of Adjustment Hearing.
2. One double-sided sign, identifying the nature of the Special Exception request, was provided to the applicant for posting on the site. The sign was provided to the applicant with instructions that the site be posted 14 days prior to the Board of Adjustment Hearing.

The Registered Associations that received notification are:

- Berrien Ranch Umbrella Group for Evergreen South (BRUGES)
- Conifer and South Evergreen Community Committee (SoSECC)
- Jefferson County Horse Council
- Plan Jeffco

During the processing of the application, Staff received nine written public comments in opposition to the short term rental including comments from the Blue Creek III HOA.

#### **ANALYSIS:**

Staff has evaluated this request based on the requirements for the approval of a Special Exception request for a Short-Term Rental as listed in Section 11.B.2.e. of the Jefferson County Zoning Resolution. Staff finds that the applicant has met the requirements necessary to allow this request.

#### **STAFF FINDINGS:**

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

2. Staff recommends APPROVAL of Case No. 22-121493 VC, subject to the following conditions:
- a. A Short-Term Rental Permit shall be obtained from Jefferson County Planning & Zoning prior to any rental of the property; and
  - b. This approval is granted for six months from the date of approval, or until June 7, 2023, and it shall be the responsibility of the applicant to apply for a renewal of this Special Exception within that timeframe; and
  - c. The Short-Term Rental must be limited to no more than eight persons based on the limitations of the On-Site Wastewater System.

COMMENTS PREPARED BY:

Sara Kohles

Sara Kohles, Planner

Jefferson County  
Board of Adjustment  
Application  
*Variance • Special Exception • Appeal*



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

Case Number (for staff use only): 22-121493VC

*This application may be used for Variance, Special Exception and Appeal requests before the Board of Adjustment, including relief from zoning regulations, short term rentals and some home occupations. Please refer to the reverse side of this page for submittal requirements.*

**Submit this application and all necessary documents electronically to [pzpermits@jeffco.us](mailto:pzpermits@jeffco.us).**

**Applicant and Site Details**

6905 Sprucedale Park Way, Parcel ID 51-282-01-098		Evergreen, CO	80439
<i>Address of Subject Property, Legal Description and/or Parcel ID Number</i>		<i>City</i>	<i>Zip</i>
Jason D. Bradbury	jbradbury11@gmail.com	5056811942	
<i>Property Owner</i>	<i>Email</i>	<i>Phone Number</i>	
6905 Sprucedale Park Way	Evergreen	CO	80439
<i>Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
<i>Contractor/Representative</i>		<i>Email</i>	<i>Phone Number</i>
<i>For sign pick-up, please contact:</i> _____		<i>Email:</i> _____	<i>Phone Number:</i> _____

**Specific Request**

Request to convert home to Short Term Rental

**Applicant Acknowledgments**

- ☒ Applications will not be accepted unless all submittal requirements have been met. If during staff review any application is found to contain incomplete and/or inaccurate information, the case may be postponed until all necessary submittal documentation has been received. Documents larger than 11 x 17 can be submitted electronically.
- ☒ I understand the filing fee is to cover costs of administration, research, and hearing of this case and is non-refundable.
- ☒ I hereby give permission for County staff and Board members to enter upon my property for purposes of site inspection and investigation. *Please specify any extraordinary circumstances of which staff should be aware, i.e., the presence of dogs on the site, locked gates, etc. The property must be accessible for site inspection.*
- ☒ The applicant will receive a copy of the Board's decision, which may be recorded through the Jefferson County Clerk & Recorder's Office.
- ☒ **For Variance cases only:** A Setback Verification Form will be required as a part of the Building Permit process for Variance cases involving relief from setback requirements.
- ☒ **For Variance cases only:** I have read and understand the BOA Variance guide, and certify the site plan or survey is fully accurate, depicting all structures on site.

\_\_\_\_\_  
*Signature of Owner or Authorized Representative*

07/06/2022  
\_\_\_\_\_  
*Date*

# Jefferson County Board of Adjustment Application

Case Number (for staff use only): 22-121493VC

## Submittal Requirements

The numbers checked with each specific type of request correspond to the numbered submittal requirements at the right. Additional documentation may be required, as determined by staff on a case-by-case basis.

Request: \$ \_\_\_\_\_ (additional notification fees will apply)

Variance	1	2	3	4	5	6	7	8	9	10	11	12	13	14
<input type="checkbox"/> Lot size	X	X	A	X	X	X	X							
<input type="checkbox"/> Setback(s)	X	X	A	X	X	X	X	X						
<input type="checkbox"/> Parking	X	X	A	X	X	X		X				X		
<input type="checkbox"/> Height	X	X	A	X	X	X		X		X				
<input type="checkbox"/> Access Standards	X	X	A	X	X			X						
<input type="checkbox"/> Accessory Square Footage/Footprint	X	X	A	X	X	X	X	X	X					
Special Exception*	1	2	3	4	5	6	7	8	9	10	11	12	13	14
<input type="checkbox"/> Home Occupation**	X	X	B	X	X	X		X	X		X	X	X	
<input checked="" type="checkbox"/> Short Term Rental**	X	X	C	X	X	X		X	X		X	X	X	
<input type="checkbox"/> Commercial Solar or Wind Installation	X	X	D	X	X	X		X		X		X		
Appeal	1	2	3	4	5	6	7	8	9	10	11	12	13	14
<input type="checkbox"/> Director's Determination	X	X		X	X	X								X

## List of Submittal Requirements

- Signed application form
- Cover letter
- Addendum A, B, C, or D
- Copy of current deed
- Proof of proper division of land (if parcel is Metes & Bounds or contains portions of platted lots)
- Letter of authorization if a contractor or other contact will appear on the owner's behalf
- Improvement Survey Plat (signed and stamped by licensed surveyor) depicting all property lines and all existing improvements on the property
- Detailed site plan showing proposed improvements
- Floor plans of existing and proposed structures
- Architectural elevations
- Photographs of the interior
- Parking plan (can be combined with 7 or 8)
- Evidence of water and/or wastewater service
- Other: \_\_\_\_\_

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

\* Fees are online at our website at [planning.jeffco.us](http://planning.jeffco.us). Make checks payable to Jefferson County Treasurer.

\*\* Short Term Rentals and Home Occupations: It is the applicant's responsibility to renew a Special Exception prior to expiration.

## Staff Use Only

MR-1	Sprucedale Park			
Zoning of Site	Plat	Receipt	Renewal of Case Number	CV Case Number
17400 SF	1.18 ac			
Lot size Required	Lot Size Shown	FEMA Map Number	In a Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Legal Access via: non-exclusive access easement reception #F0007046				
Number of Postcards Required: 7	ISP Submitted (check one): <input type="checkbox"/> Print <input checked="" type="checkbox"/> Via email to: _____		<input type="checkbox"/> N/A	
Kristen Cowan			8-17-22	
Reviewed by			Date	

## Comments:

Meets min lot size, setbacks as shown on ILC meet MR-1 zone district.  
4 bedroom rated septic = 8 occupants max

## C. Short Term Rental Addendum

Case Number (for staff use only): 22-121493VC

1. What is the size of this property? 3582 sq ft
2. Does the property meet lot size standards of its zone district? ☒ Yes ☐ No
3. Does the dwelling meet setback, height and other standards of its zone district? ☒ Yes ☐ No
4. How many bedrooms are in the dwelling? 4  
*You must attach floor plans (drawn to scale) showing all areas of the dwelling.*
5. What is the proposed maximum occupancy of the rental? 10
6. How many parking spaces are provided on-site? 10  
*You must attach a site plan with parking spaces marked.*

7. How do you propose to mitigate any potential traffic impacts caused by this Short Term Rental?

There will be no impacts to traffic. Home is at the end of a private drive and all parking spaces on are on the property.

8. Is this property in the Wildfire Hazard Overlay District? ☐ Yes ☒ No
  - a. If yes, please list your Defensible Space Permit number: Not 100% sure if my property is in this district, please verify  
If this permit is more than a year old, please confirm that you have maintained the defensible space on the property since the initial Defensible Space Permit was completed. ☐ Yes ☐ No  
*A new Defensible Space Permit may be a condition of approval, if deemed appropriate following a site visit to the property.*

9. Are there floodplains on the property? ☐ Yes ☒ No

10. Water:

- ☐ a. Public. Name of Water Provider: \_\_\_\_\_
- ☒ b. Well. Well Permit Number, Well Type: 176298

11. Wastewater:

- ☐ a. Public sewer. Name Of Wastewater Provider: \_\_\_\_\_
- ☒ b. Septic. On-Site Wastewater Permit Number: 16723  
Max number of bedrooms: 4  
Max number of occupants: 10

12. Access:

- a. Legal access  
*For assistance with access questions please contact Planning & Zoning. To obtain copies of recorded access easements, please contact the Clerk & Recorder.*  
☐ County-maintained road  
☒ Private, platted road. Plat Reception Number: Not known  
☐ Private easement. Easement Reception Number: \_\_\_\_\_  
☐ Other. Explain: \_\_\_\_\_
- b. Does the roadway meet County standards? ☒ Yes ☐ No ☐ Not Sure

13. Will the proposed Short Term Rental take place in an Accessory Dwelling Unit (ADU)? ☐ Yes ☒ No

14. Are there any active Zoning Violations on this property? ☐ Yes ☒ No

If yes, please list the violation number: \_\_\_\_\_

15. Will there be any changes to the structure as a part of this Short Term Rental? ☐ Yes ☒ No

16. Attach a copy of your house rules for renters. These must include the following:

- |   |   |
|---|---|
| a. Quiet hours  | c. Rules regarding outdoor fires                        |
| b. Locations of carbon monoxide and fire/smoke alarms, and fire extinguishers | d. Contact information for a 24-hour local point person |

## GENERAL WARRANTY DEED

State Documentary Fee \$ 115.00

THIS DEED, made this 13 day of July, 2021, between JOHNATHAN E. GOSLAU AND JENNIFER C. GOSLAU of the County of Jefferson, State of Colorado, grantor(s), and JASON DAVID BRADBURY whose legal address is 6905 SPRUCEDALE PARKWAY, EVERGREEN, CO 80439 of the County of Jefferson, State of Colorado, grantee(s)

WITNESS, that the grantor(s), for and in consideration of the sum of One Million One Hundred Fifty Thousand and 00/100, (\$1,150,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of JEFFERSON, State of Colorado, described as follows:

### PARCEL A:

LOTS 10 THROUGH 16, BLOCK F, SPRUCEDALE PARK, ALSO DESCRIBED AS PARCEL 12, THE ESTATES AT BLUE CREEK III IN MAP RECORDED JANUARY 18, 1995 AS RECEPTION NO. F0007046, COUNTY OF JEFFERSON, STATE OF COLORADO.

### PARCEL B:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT DATED SEPTEMBER 19, 1997 FOR INGRESS AND EGRESS ACROSS THE WESTERLY 12.5 FEET OF LOT 9, BLOCK F, SPRUCEDALE PARK, A/K/A PARCEL 11, IN THE LAND SURVEY PLAT OF THE ESTATES AT BLUE CREEK III RECORDED JANUARY 18, 1995, AS RECEPTION NO. F0007046 AND ADJOINING SPRUCEDALE PARKWAY AS SHOWN ON THE PLAT OF THE ESTATES AT BLUE CREEK III, COUNTY OF JEFFERSON, STATE OF COLORADO.

Also known by street and number as 6905 SPRUCEDALE PARKWAY, EVERGREEN, CO 80439

APN: 51-282-01-098

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises with all its appurtenances in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof subject to statutory exceptions as defined in CRS 38-30-113(5)(a).

IN WITNESS WHEREOF the grantor(s) executed this deed on the date set forth above.

[Signature]  
JOHNATHAN E. GOSLAU

[Signature]  
JENNIFER C. GOSLAU

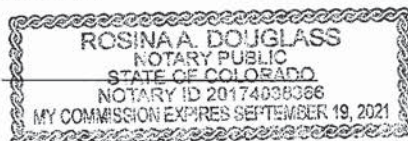
STATE OF COLORADO  
COUNTY OF JEFFERSON }ss.

The foregoing instrument was acknowledged before me on July 12, 2021, by JOHNATHAN E. GOSLAU AND JENNIFER C. GOSLAU.

Witness my hand and official seal.

My commission expires

09-14-2021



[Signature]  
Notary Public

Name and Address of person Creating Newly Created Legal Description (§ 38-35-105, C.R.S.)

Guardian Title #3115721-04292







C  
E  
T  
P

**NON-EXCLUSIVE EASEMENT**

THIS NON-EXCLUSIVE EASEMENT, granted this 11th day of January, 1995,  
 between **Peter Heineman and Foothills Land and Development, Inc. a  
 Colorado corporation,**  
 whose legal address is 19423 N. Turkey Creek, Suite B, Morrison, CO 80465 of the  
 County of Jefferson, State of Colorado, the Grantors,  
 and **Foothills Land and Development, Inc., the Estates at Blue Creek III  
 Homeowners Association, Inc.,**  
 whose legal address is 19423 N. Turkey Creek, Suite B, Morrison, CO 80465  
 of the County of Jefferson, State of Colorado,  
 and all future owners of Parcels I-XIII In The Estates at Blue Creek III,  
 the Grantees.

1500  
 WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars  
 paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby  
 acknowledged, does hereby grant, bargain, sell, and convey to the Grantee for the  
 purpose of ingress, egress, and the installation of any and all utilities, and for  
 emergency access by police, fire department, or ambulance,  
 over and across the following described parcel of real property situate in the County of  
 and the State of Colorado to wit:

See Attached Exhibit A

This Non-Exclusive Easement is for the benefit of and appurtenant to the land, or any  
 part thereof, situate in the County of Jefferson and the State of Colorado, and described as

See Attached Exhibit B

This Non-Exclusive Easement shall be permanent and shall endure in perpetuity.

The ESTATES OF BLUE CREEK III HOMEOWNERS ASSOCIATION agrees to repair and  
 maintain the private road within this Non-Exclusive Easement granted herein at the cost  
 and expense of the The Estates of Blue Creek II Homeowners Association, to the extent  
 required by the covenants recorded in Jefferson County concurrently.

The Grantor and his successors and his assigns agree not to use the property described on  
 Exhibit A in any way which interferes with the use and enjoyment of this non-exclusive  
 easement. Among other things the Grantor and his successors and assigns agrees not to  
 build any structures on Exhibit A property.

Foothills Land & Development, Inc.  
 Peter Heineman, President

GRANTOR

GRANTOR

Foothills Land & Development, Inc.  
 Peter Heineman, President

GRANTEE

GRANTEE President, Estates at Blue  
 Creek III Homeowners Association

STATE OF COLORADO

COUNTY OF *Jefferson*

SS.

The foregoing instrument was acknowledged before me the

1995 by *Peter Heineman as individual and president of Foothills  
 Land & Development and president of Estates  
 at Blue Creek III HOA.*

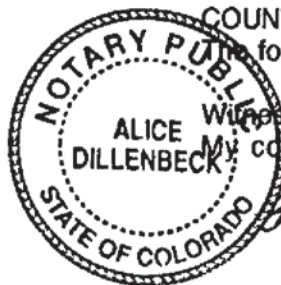
Witness my hand and official seal.

My commission expires:

*8-19-97.*

*13th* day of *JANUARY*,  
*1995*

*Alice Dillenbeck*  
 Notary Public



## EXHIBIT A

60 FOOT WIDE EASEMENT FOR INGRESS - EGRESS  
CENTERLINE DESCRIPTION

A 60 FOOT WIDE EASEMENT FOR INGRESS-EGRESS, UTILITIES, DRAINAGE, AND EMERGENCY ACCESS OVER AND ACROSS A PORTION OF BLOCKS E, F, K, AND L, SPRUCEDALE PARK, AS RECORDED IN PLAT BOOK 3 AT PAGE 34, A PORTION OF THE NORTHWEST 1/4, OF SECTION 28, T5S, R71W, OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, LYING 30 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK F; THENCE S 61° 26' 31" W, A DISTANCE OF 310.84 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF BLUE CREEK ROAD, THE POINT OF BEGINNING; THENCE N 53° 27' 53" W, A DISTANCE OF 12.41 FEET TO A POINT; THENCE 54.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 88° 44' 11", A RADIUS OF 35.27 FEET AND WHOSE CHORD BEARS N 9° 05' 47" W A DISTANCE OF 49.33 FEET TO A POINT; THENCE N 35° 16' 18" E, A DISTANCE OF 134.21 FEET TO A POINT; THENCE N 18° 27' 22" E, A DISTANCE OF 86.43 FEET TO A POINT; THENCE 60.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 85° 26' 07", A RADIUS OF 40.80 FEET AND WHOSE CHORD BEARS N 61° 10' 25" E A DISTANCE OF 55.36 FEET TO A POINT; THENCE S 76° 06' 31" E, A DISTANCE OF 22.72 FEET TO A POINT; THENCE 100.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 151° 47' 10", A RADIUS OF 38.00 FEET AND WHOSE CHORD BEARS N 27° 59' 54" E A DISTANCE OF 73.71 FEET TO A POINT; THENCE N 47° 53' 41" W, A DISTANCE OF 103.32 FEET TO A POINT; THENCE N 45° 39' 24" W, A DISTANCE OF 42.87 FEET TO A POINT; THENCE 82.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 112° 08' 49", A RADIUS OF 42.38 FEET AND WHOSE CHORD BEARS S 78° 16' 12" W A DISTANCE OF 70.32 FEET TO A POINT; THENCE S 22° 11' 47" W, A DISTANCE OF 55.81 FEET TO A POINT; THENCE S 42° 59' 33" W, A DISTANCE OF 123.69 FEET TO A POINT; THENCE S 60° 14' 12" W, A DISTANCE OF 175.53 FEET TO A POINT; THENCE S 34° 44' 47" W, A DISTANCE OF 51.02 FEET TO A POINT; THENCE S 45° 47' 54" W, A DISTANCE OF 125.00 FEET TO A POINT; THENCE 109.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 180° 00' 00", A RADIUS OF 35.00 FEET AND WHOSE CHORD BEARS N 44° 12' 06" W A DISTANCE OF 70.00 FEET TO A POINT; THENCE N 45° 47' 54" E, A DISTANCE OF 105.00 FEET TO A POINT; THENCE N 37° 35' 00" E, A DISTANCE OF 254.20 FEET TO A POINT; THENCE 145.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 68° 45' 46", A RADIUS OF 121.30 FEET AND WHOSE CHORD BEARS N 3° 12' 07" E A DISTANCE OF 137.00 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE; THENCE 76.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 69° 33' 21", A RADIUS OF 63.06 FEET, AND WHOSE CHORD BEARS N 3° 35' 54" E A DISTANCE OF 71.94 FEET TO A POINT; THENCE N 38° 22' 35" E, A DISTANCE OF 68.69 FEET TO A POINT; THENCE N 16° 50' 18" E, A DISTANCE OF 93.95 FEET TO POINT "A"; THENCE N 13° 33' 44" E, A DISTANCE OF 67.62 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 8, SAID BLOCK F, A POINT OF TERMINUS; THENCE BEGINNING AT POINT "A"; THENCE N 82° 59' 51" W, A DISTANCE OF 67.03 FEET TO THE POINT OF TERMINUS, AND INCLUDING A NON-EXCLUSIVE MAINTENANCE AND DRAINAGE EASEMENT TEN FEET BEYOND THE TOE OF FILL SECTIONS OR CREST OF CUT SECTIONS FOR THE MAINTENANCE OF ROAD FILLS AND CUTS, DEPOSIT OF SNOW FROM ROADWAYS, AND INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES.

THIS LEGAL DESCRIPTION WAS PREPARED BY ROBERT L. FEROLDI, PLS 20136, OF THE FIRM EVERGREEN SURVEYING AND ENGINEERING, INC., P. O. BOX 3514, EVERGREEN, CO., 80439, PHONE (303)674-3444. JOB B5028.

2



## EXHIBIT B

A PARCEL OF LAND BEING ALL OF LOTS 49 - 57 INCLUSIVE, BLOCK E; ALL OF LOTS 5 - 48 INCLUSIVE, LOTS 50 - 60, AND THAT PORTION OF LOT 49 LYING NORTHERLY OF BROOK FOREST ROAD (A.K.A. JEFFERSON COUNTY HIGHWAY 78), BLOCK F; ALL OF LOTS 6 - 17 INCLUSIVE, AND THAT PORTION OF LOTS 1 - 5 INCLUSIVE, LOTS 18 - 19, AND LOTS 31 - 33, AND LOT 40 LYING NORTHERLY OF SAID BROOK FOREST ROAD, BLOCK K; AND ALL OF LOTS 1 - 8 INCLUSIVE, AND A PORTION OF LOTS 22 - 24, BLOCK L; SPRUCEDALE PARK, LOCATED IN THE NORTHWEST 1/4, OF SECTION 28, T5S, R71W, OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID BLOCK F; THENCE ALONG THE NORTHERLY LINE OF BLOCK F THE FOLLOWING THREE (3) COURSES: THENCE N 89° 12' 07" E, A DISTANCE OF 208.40 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 8, BLOCK F, AS MONUMENTED; THENCE N 89° 11' 22" E, A DISTANCE OF 155.57 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 6, BLOCK F, AS MONUMENTED; THENCE N 89° 11' 48" E, A DISTANCE OF 42.97 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 5, BLOCK F; THENCE S 3° 29' 00" W DEPARTING SAID NORTHERLY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 137.81 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE N 88° 07' 14" E ALONG THE NORTHERLY LINE OF LOTS 21 - 24 INCLUSIVE, BLOCK F, A DISTANCE OF 214.99 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 24, BLOCK F, AS MONUMENTED; THENCE S 1° 18' 37" W ALONG THE EASTERLY LINE OF SAID LOT 24, A DISTANCE OF 131.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 25, BLOCK F, AS MONUMENTED; THENCE S 1° 19' 01" W ALONG THE EASTERLY LINE OF SAID LOTS 25 AND 48, BLOCK F, A DISTANCE OF 268.48 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 49, BLOCK F AS MONUMENTED; THENCE S 1° 18' 33" W ALONG THE EASTERLY LINE OF SAID LOT 49, A DISTANCE OF 121.00 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF SAID BROOK FOREST ROAD; THENCE ALONG SAID R.O.W. LINE THE FOLLOWING FOUR (4) COURSES: THENCE S 69° 48' 04" W, A DISTANCE OF 141.71 FEET TO A POINT; THENCE 215.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40° 17' 56", A RADIUS OF 305.79 FEET AND WHOSE CHORD BEARS S 49° 39' 10" W A DISTANCE OF 210.67 FEET TO A POINT; THENCE S 29° 30' 15" W, A DISTANCE OF 131.02 FEET TO A POINT; THENCE 191.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 41° 28' 43", A RADIUS OF 265.00 FEET AND WHOSE CHORD BEARS S 50° 14' 37" W A DISTANCE OF 187.68 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 40, BLOCK K; THENCE N 3° 29' 27" E DEPARTING SAID NORTHERLY R.O.W. LINE AND ALONG THE WESTERLY LINE OF SAID LOTS 33 AND 40, BLOCK K, A DISTANCE OF 153.28 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 15, BLOCK K, AS MONUMENTED; THENCE S 87° 50' 11" W ALONG THE SOUTHERLY LINE OF SAID LOTS 13 - 15 INCLUSIVE, BLOCK K, A DISTANCE OF 157.62 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13; THENCE N 2° 34' 00" E ALONG THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 20.97 FEET TO A POINT; THENCE N 63° 47' 43" W ALONG A DIAGONAL LINE THROUGH LOTS 22 - 24 INCLUSIVE, BLOCK L, A DISTANCE OF 177.25 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 22; THENCE N 0° 16' 32" E ALONG THE WESTERLY LINE OF SAID LOT 22, A DISTANCE OF 30.98 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4, BLOCK L, AS MONUMENTED; THENCE S 89° 53' 50" W ALONG THE SOUTHERLY LINE OF SAID LOTS 4 - 5, BLOCK L, A DISTANCE OF 104.66 FEET TO THE SOUTHEASTERLY CORNER OF LOT 6, BLOCK L, AS MONUMENTED; THENCE S 88° 26' 02" W ALONG THE SOUTHERLY LINE OF SAID LOTS 6 - 8 INCLUSIVE, A DISTANCE OF 160.87 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 8; THENCE N 4° 06' 23" E ALONG THE WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 131.55 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 57, BLOCK E; THENCE S 89° 01' 43" W ALONG THE SOUTHERLY LINE OF SAID LOT 57, A DISTANCE OF 53.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 57; THENCE N 4° 11' 19" E ALONG THE WESTERLY LINE OF SAID LOT 57, A DISTANCE OF 131.60 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 57; THENCE N 89° 04' 21" E ALONG THE NORTHERLY LINE OF LOTS 53 - 57, A DISTANCE OF 264.08 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 52, BLOCK E, AS MONUMENTED; THENCE N 89° 04' 21" E ALONG THE NORTHERLY LINE OF SAID LOTS 49 - 52 INCLUSIVE, A DISTANCE OF 211.07 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 37, BLOCK F, AS MONUMENTED; THENCE N 3° 25' 53" E ALONG THE WESTERLY LINE OF SAID LOTS 12, 13, 36, AND 37, BLOCK F, A DISTANCE OF 524.51 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 636.222 SQUARE FEET (14.61 ACRES), MORE OR LESS.

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NON-EXCLUSIVE EASEMENT

THIS NON-EXCLUSIVE EASEMENT, granted this 19 day of September, 1997, between **Foothills Land and Development, Inc., a Colorado corporation** whose legal address is 19423 N. Turkey Creek, Suite B, Morrison, CO 80465 of the County of Jefferson, State of Colorado, the Grantor, and **William C. Bright and Erin J. Bright**, whose legal address is 28345 Shadow Mountain Road, Conifer, Colorado 80433 of the County of Jefferson, and State of Colorado, and future owners of Parcel XII, Grantees.

WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars and other good and valuable consideration, paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to the Grantee for the purpose of: ingress, egress, and the installation of any and all underground utilities, the following described easement:

The Westerly 12.5 feet of Lot 9, Block F; Sprucedale Park, Jefferson County, State of Colorado (A portion of parcel XI, as described in the Land Survey Plat of The Estates at Blue Creek III, recorded January 19, 1995, at reception # F0007046, County of Jefferson, State of Colorado).

This Non-Exclusive Easement is for the benefit of and appurtenant to the land, or any part thereof, situate in the County of Jefferson, and the State of Colorado, and described as:

Parcel XII as shown on the Land Survey Plat of The Estates at Blue Creek III, (recorded January 19, 1995 at reception # F0007046, Jefferson County, State of Colorado.)

This Non-Exclusive Easement shall be perpetual and shall run with the land.

  
GRANTOR, PETER HEINEMAN, PRESIDENT  
FOOTHILLS LAND AND DEVELOPMENT, INC.



STATE OF COLORADO

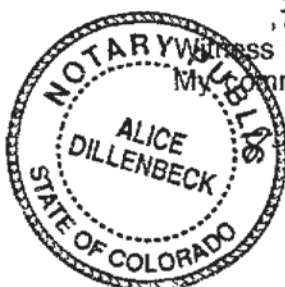
COUNTY OF JEFFERSON SS.

The foregoing instrument was acknowledged before me this 19th day of September, 1997 by Peter Heineman, Pres. Foothills Land & Development, Inc.

Witness my hand and official seal.

My commission expires:

August 8-19-2001





Notary Public





# Evergreen Fire/Rescue

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

November 16<sup>th</sup>, 2022

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

This is to confirm that the property located at 6905 Sprucedale Parkway, 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 8 located at 33377 Forest Estates Road (2.8 miles.) The closest water supply is a Brook Forest Water District Hydrant near 7936 Brook Forest Road, approximately 1.4 miles away. Fire department operations will be supplemented with a tender water shuttle. This is an ISO 4X location, less than 5 miles from a fire station, more than 1,000 feet from an accepted water source. Evergreen Fire/Rescue is a volunteer fire department; there may be extended response times to this location.

## **Fire Protection Requirements:**

EFR conducted an on-site inspection on November 15<sup>th</sup>, 2022 to verify the following:

- Smoke and CO alarms are properly installed and functional
- A portable fire extinguisher is in an easily accessible location in the kitchen
- The address is visible from the road
- There are no fire pits or similar devices in violation of Jefferson County rules

It is recommended that there is a sign in the home that has the address and emergency numbers that can be easily referenced in the event of an emergency and that a Knox Homebox is installed for efficient fire department access.

With this EFR accepts the use of this property as a short term rental.

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

Respectfully,

*Rachel Rush*

Rachel Rush  
Fire Marshal  
Evergreen Fire/Rescue



## Electronic Submission Form

This document consists of one (1) page

**Date:** September 22, 2022  
**To:** Jefferson County Planning Department  
**From:** Lyle Lavery, Defensible Space Inspector  
**Subject:** Wildfire Hazard Mitigation, Defensible Space

### Initial Inspection Only, Not A Final Approval

The required mitigation plan designed to reduce wildfire hazards around the home has been approved for the following property:

- **Address or Lot Number:** 6905 Sprucedale Parkway  
Evergreen, Colorado 80439
- **Reference: DS Permit #:** 22-125197 DS

The clearing on the property will meet Jefferson County defensible space standards.

Should you have any questions or concerns regarding this property, please call me directly at (720) 490 6878.

Sincerely,

/s/ Lyle Lavery

Lyle Lavery, CF, ACF





Form No. GWS-11 08/2016	<b>COLORADO DIVISION OF WATER RESOURCES</b> <b>DEPARTMENT OF NATURAL RESOURCES</b> 1313 Sherman St., Ste 821, Denver CO 80203 (303) 866-3581 <a href="mailto:dwrpermitsonline@state.co.us">dwrpermitsonline@state.co.us</a>	Div 1 For Office Use Only  <b>RECEIVED</b>  <b>JUL 26 2021</b>  WATER RESOURCES STATE ENGINEER COLO
<b>CHANGE IN OWNER NAME/MAILING ADDRESS</b>		
PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED		
Name, address and phone number of person claiming ownership of the well permit:		
Name(s): <u>Jason David Bradbury</u>		
Mailing Address: <u>6905 Sprucedale Parkway</u>		
City, St. Zip: <u>Evergreen, CO 80439</u>		
Phone: <u>303, 681-1942</u> Email: _____		
Well Permit Number: <u>176298</u> Receipt Number: _____ Case Number (optional): _____		
WELL LOCATION: County: <u>Jefferson</u> Well Name or # (optional): _____		
<u>6905 Sprucedale Parkway</u> <u>Evergreen</u> <u>CO</u> <u>80439</u>		
Street Address at Well Location City State Zip		
<input type="checkbox"/> Check if well address is same as owner's mailing address		
<u>NW</u> 1/4 of the <u>NW</u> 1/4, Sec. <u>28</u> , Township <u>5</u> <input type="checkbox"/> N. or <input checked="" type="checkbox"/> S., Range <u>71</u> <input type="checkbox"/> E. or <input checked="" type="checkbox"/> W., _____ P.M.		
Distance from Section Lines: <u>698</u> Ft. from <input checked="" type="checkbox"/> N. or <input type="checkbox"/> S. Line, <u>840</u> Ft. from <input type="checkbox"/> E. or <input checked="" type="checkbox"/> W. Line.		
Subdivision Name (if applicable): <u>Spruce Dale Park</u> , Lot <u>16-16</u> Block <u>F</u> , Filing/Unit _____		
NOTE: If changing/correcting the permitted location of a well, use Form No. GWS-42.		
I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.		
Signature(s) of the New Owner <u>Jason David Bradbury</u>	Please print the Signer's Name & Title <u>Jason David Bradbury</u>	Date <u>07/13/2021</u>
It is the responsibility of the new owner of this well permit to complete and sign this form. If an agent is signing or entering information, please see instructions. Please allow 4 to 6 weeks for processing of this form. Thereafter, you can view or print the accepted document at: <a href="https://www.dwr.state.co.us/Tools/WellPermits">https://www.dwr.state.co.us/Tools/WellPermits</a>		
Signature of DWR staff indicates acceptance as a Change in Owner Name and/or Mailing Address.		
For Staff Use Only		
<u>Tammy Poindexter</u> Staff Signature		<u>8/3/2021</u> Date

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

For Office Use only

1. WELL PERMIT NUMBER 176298

RECEIVED

FEB 19 1997

WATER RESOURCES  
STATE ENGINEER  
COLORADO2. OWNER NAME(S) Foothills Land Development  
Mailing Address 19423 N. Turkey Creek Suite B  
City, St. Zip Morrison CO 80465  
Phone (303) 697-06783. WELL LOCATION AS DRILLED: NW 1/4 NW 1/4, Sec. 28 Twp. 5 S, Range 71 W  
DISTANCES FROM SEC. LINES:  
698 ft. from North Sec. line. and 840 ft. from West Sec. line. OR  
(north or south) (east or west)  
SUBDIVISION: Sprucehole Park LOT 11 BLOCK F FILING(UNIT)  
STREET ADDRESS AT WELL LOCATION:4. GROUND SURFACE ELEVATION \_\_\_\_\_ ft. DRILLING METHOD AIR Percussion  
DATE COMPLETED 9-13-96 TOTAL DEPTH 500 ft. DEPTH COMPLETED 500 ft.

## 5. GEOLOGIC LOG:

Depth Description of Material (Type, Size, Color, Water Location)

0-211 Gray Granite211-219 Pink Quartz 219' water219-385 Gray Granite385-391 Pink & white Quartz 391' water391-447 Gray Granite447-491 Pink & white Quartz 447' water491-500 Gray Granite

REMARKS:

## 6. HOLE DIAM. (in.) From (ft) To (ft)

9 0 20  
6 20 500

## 7. PLAIN CASING

OD (in) Kind Wall Size From (ft) To (ft)  
6 5/8 Steel 1 1/8 41 204 1/2 P1st 2 1/4 10 400PERF. CASING: Screen Slot Size:  
4 1/2 P1st 2 1/4 400 500

## 8. FILTER PACK:

Material \_\_\_\_\_  
Size \_\_\_\_\_  
Interval \_\_\_\_\_

## 9. PACKER PLACEMENT:

Type Rubber  
Depth 20'

## 10. GROUTING RECORD:

Material Amount Density Interval Placement  
Cement 25kg 15.7 8-20 four11. DISINFECTION: Type chlorine Amt. Used 1 1/2 cups12. WELL TEST DATA: ☐ Check box if Test Data is submitted on Form No. GWS 39 Supplemental Well Test.

## TESTING METHOD

AIR  
Static Level 75 ft. Date/Time measured 9-12-96 Production Rate 6 gpm.Pumping level 500 ft. Date/Time measured 9-12-96 Test length (hrs.) 2

Remarks

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR Air West Drilling Inc Phone (303) 670-5144 Lic. No. 1298  
Mailing Address 2153 Bergen Pkwy - 180 Fortgreen CO 80439

Name/Title (Please type or print)

Signature

Date

OFFICE OF THE STATE ENGINEER  
COLORADO DIVISION OF WATER RESOURCES

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

1078

APPLICANT

WELL PERMIT NUMBER **176298**  
DIV. 1 CNTY. 30 WD 9 DES. BASIN MD

Lot: 12 Block: F Filling: Subdiv: SPRUCEDALE PARK

FOOTHILLS LAND & DVLP INC  
19423 N TURKEY CRK STE B  
MORRISON CO 80465

( 303)697-0678

APPROVED WELL LOCATION  
JEFFERSON COUNTY

NW 1/4 NW 1/4 Section 28  
Twp 5 S RANGE 71 W 6th P.M.

DISTANCES FROM SECTION LINES

698 Ft. from North Section Line  
740 Ft. from West Section Line

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT  
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction and Pump Installation Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 17.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a residential site of 0.15 acres described as lot 12, block F, Sprucedale Park Subdivision, Jefferson County.
- 4) The use of ground water from this well is limited to ordinary household purposes inside a single family dwelling. The ground water shall not be used for irrigation or other purposes.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 7) This well shall be constructed not more than 200 feet from the location specified on this permit.

*M. M. 2-16-94*

APPROVED  
MAM

*Hal D. Simpson*  
State Engineer

Receipt No. 0364864B

DATE ISSUED FEB 22 1994

*M. A. Malley*  
By  
EXPIRATION DATE FEB 22 1996

RECEIVED

JAN 27 '94

WATER RESOURCES  
STATE ENGINEER  
COLO.

ER RESOURCES  
ATE ENGINEER  
COLD.

# PERMIT APPLICATION FORM

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

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

( ) REPLACEMENT FOR NO. \_\_\_\_\_  
( ) OTHER \_\_\_\_\_  
WATER COURT CASE NO. \_\_\_\_\_

(1) APPLICANT - mailing address

NAME Foothills Land and Development, Inc.  
STREET 19423 N. Turkey Creek, Suite B  
CITY Morrison CO 80465  
(State) (Zip)  
TELEPHONE NO 303-697-0678

## (2) LOCATION OF PROPOSED WELL

County Jefferson  
NW 1/4 of the NW 1/4, Section 28  
Twp. 5 S, Rng. 71 W, 6th P.M.  
(N. S.) (E. W.)

### (3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15

Average annual amount of ground water  
to be appropriated (acre-feet): 1

Number of acres to be irrigated: 0

Proposed total depth (feet): 400

Aquifer ground water is to be obtained from:  
FRACTURES IN GRANITE

Owner's well designation Lot N 9

GROUND WATER TO BE USED FOR:

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

DETAIL THE USE ON BACK IN (11)

## (4) DRILLER

Name ERNIE'S MOUNTAIN DRILLING  
Street 3156 Nova Rd  
City Pine, Colorado 80470  
(State) (Zip)  
Telephone No. 526-0290 Lic. No. 1078  
838-0441

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 364864-B, \_\_\_\_\_  
Basin \_\_\_\_\_ Dist. \_\_\_\_\_

### CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

APPLICATION APPROVED

PERMIT NUMBER \_\_\_\_\_

DATE ISSUED \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_

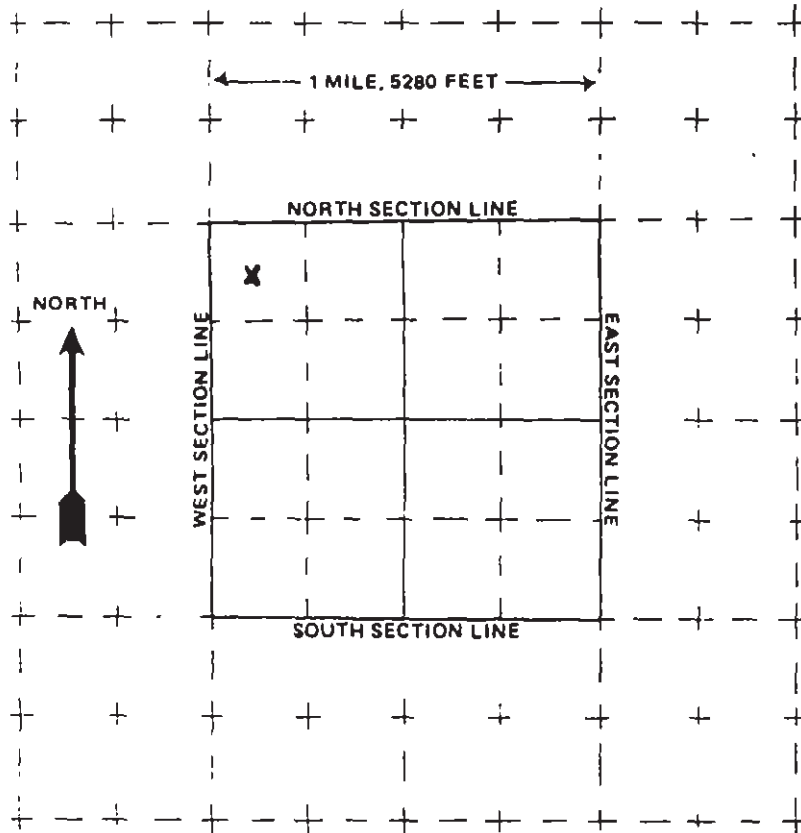
(STATE ENGINEER)

BY \_\_\_\_\_

I.D. 1 COUNTY 30 09



(5) THE LOCATION OF THE PROPOSED WELL and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile  
Each small square represents 40 acres.

**WATER EQUIVALENTS TABLE (Rounded Figures)**

An acre-foot covers 1 acre of land 1 foot deep  
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)  
A family of 5 will require approximately 1 acre-foot of water per year.  
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.  
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) THE WELL MUST BE LOCATED BELOW by distances from section lines.

698 ft. from North sec. line  
(north or south)

740 ft. from West sec. line  
(east or west)

LOT 12 BLOCK F FILING # \_\_\_\_\_

SUBDIVISION SPRUCEDALE PARK

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

No. of acres 0.15 ~~1.20~~ Will this be the only well on this tract? YES *pk*

(8) PROPOSED CASING PROGRAM

Plain Casing

6 5/8 in. from +1 ft. to 19 ft.

4.5 in. from 10 ft. to 300 ft.

Perforated casing

4.5 in. from 300 ft. to 400 ft.

\_\_\_\_\_ in. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

(9) FOR REPLACEMENT WELLS give distance and direction from old well and plans for plugging it:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(10) LAND ON WHICH GROUND WATER WILL BE USED:

Owner(s): APPLICANT No. of acres: 1.20 ~~1.20~~ 0.15 *pk*

Legal description: Lot 12, Block F, Sprucedale Park, Jefferson County

(11) DETAILED DESCRIPTION of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

NORMAL IN HOUSE USE, FIRE PROTECTION, SEPTIC TANK AND LEACHFIELD

(12) OTHER WATER RIGHTS used on this land, including wells. Give Registration and Water Court Case Numbers.

Type or right	Used for (purpose)	Description of land on which used
NONE KNOWN		

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

*[Signature]* *[Signature]* President  
SIGNATURE OF APPLICANT(S)

JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT  
260 S KIPLING ST, LAKEWOOD CO 80226 (303)239-7062 FAX 239-7076

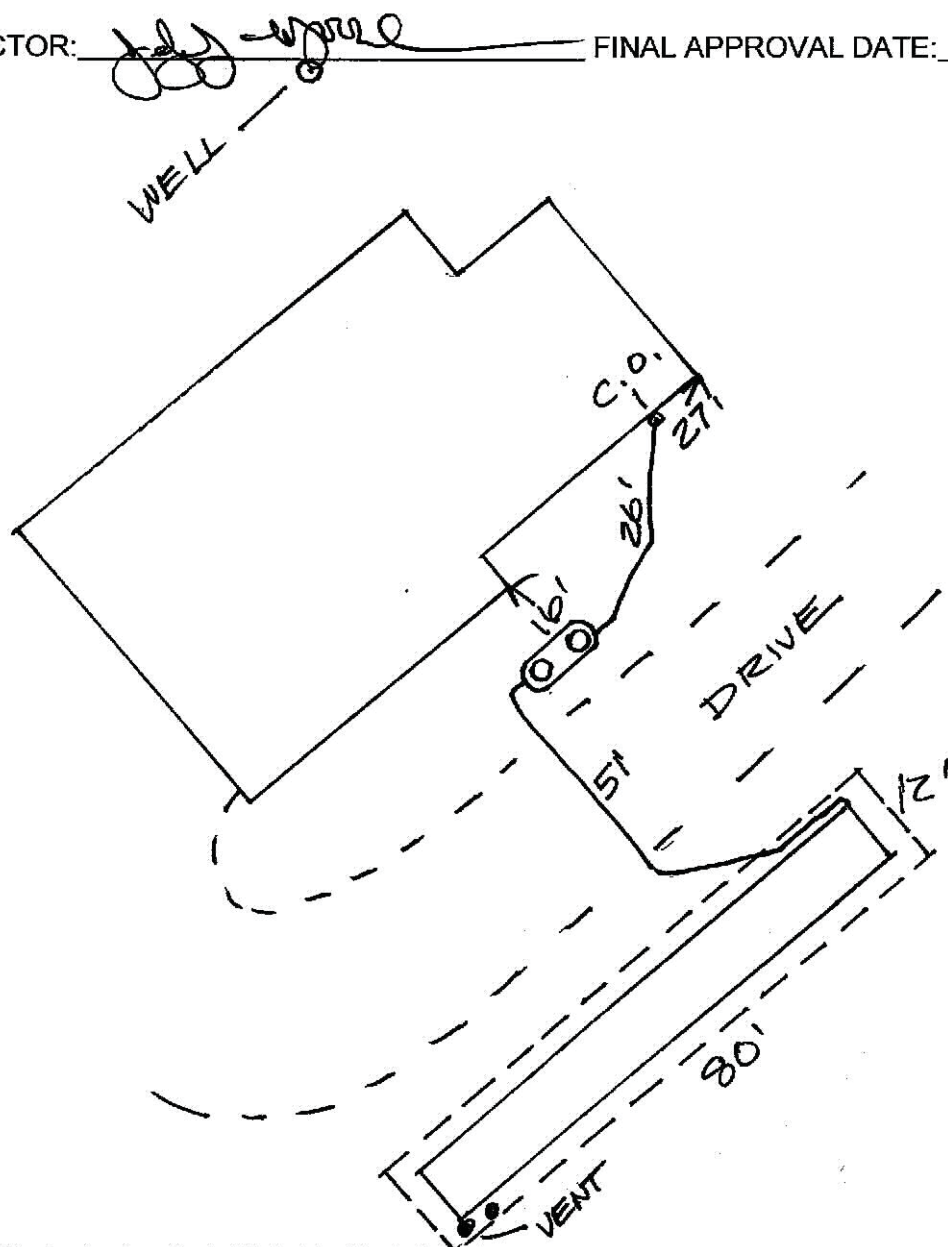
**INDIVIDUAL SEWAGE DISPOSAL SYSTEM SITE INSTALLATION PLAN**

PERMIT NUMBER: 16723  
ADDRESS: 6905 Sprucedale Park Way  
LEGAL: Lots 10-16, Sprucedale Park  
OWNER/APPLICANT: Bright Horizon Construction  
SYSTEM DESIGNED FOR: 4 Bedroom Single Family Dwelling

SEPTIC TANK SIZE (gal): 1,250 ABSORPTION BED SIZE: (ft<sup>2</sup>): 960

The individual sewage disposal system on this property was installed in accordance with the permit conditions and the Individual Sewage Disposal System Regulations of Jefferson County, Colorado.

INSPECTOR: [Signature] FINAL APPROVAL DATE: 1/15/18



NOTE: This drawing is an "as built" sketch of the individual sewage disposal system. The distances, relative locations of structures, wells, system components and compass directions are approximate.

JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT  
260 S KIPLING, LAKEWOOD CO 80226 (303)239-7062 FAX 239-7076

**INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT NO. 16723**

ADDRESS: 6905 Sprucedale Park Way  
LEGAL: Lots 10-16, Sprucedale Park  
DESIGNED FOR: 4 Bedroom Single Family Dwelling  
DATE OF ISSUANCE: July 29, 1996 (expires one year from this date)

ISSUED TO: Bright Horizon Construction  
28345 Shadow Mountain Road  
Conifer CO 80433

INSPECTION(S)REQUIRED: OPEN EXCAVATION AT 6 FOOT DEPTH  
FINAL INSPECTION

INSPECTION DAYS: TUES, THURS (CALL 239-7070 BEFORE 9:00 a.m.)

The installation of this system is governed by the Individual Sewage Disposal System Regulations of Jefferson County in its entirety. Your attention is called to the following:

SIZE OF SEPTIC TANK (gal): 1,250 ABSORPTION AREA (ft<sup>2</sup>) 960

Unless **SPECIFICALLY** noted below, a minimum separation of at least 200 feet shall be maintained between all wells and absorption systems, on-or off-site, existing or proposed.

Maintain the following minimum separation between the on-site well and these (this) absorption bed(s): Onsite well to Tract E leach field 113 feet.

Maintain the following minimum separation distance(s) between the on-site absorption bed and the following well(s): Onsite well to onsite leach field 130 feet.

A liner shall be provided on the downslope wall and both ends of the excavation; a berm shall be placed upslope from the absorption bed to divert surface drainage; and all disturbed areas shall be re-seeded to prevent erosion.

**BLASTING IS NOT PERMITTED WITHIN 200 FEET OF ANY EXISTING WELL.**

**REQUIRED ENGINEER CERTIFICATION:** suitability of the on-site or imported filter materials; Installation of pumps/alarms/siphons or other mechanical devices; final installation.

This sewage disposal system was installed by Renaud and has been inspected and approved by the Jefferson County Department of Health and Environment. The owner assumes all responsibility in case of failure or other inadequacy of this sewage disposal system.

INSPECTOR [Signature] DATE 1/15/98



CERTIFICATE OF WATER AND SEWER AVAILABILITY

ADDRESS: 6905 Sprucedale Park Way  
LEGAL: Lots 10-16, Sprucedale Park  
OWNER/APPLICANT: Bright Horizon Construction

**SEWER SERVICE**

PUBLIC SEWER SERVICE IS NOT AVAILABLE FOR THIS PROPERTY, AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS) WILL BE UTILIZED.

ISDS PERMIT NUMBER: 16723

THIS PERMIT ISSUED ON: July 29, 1996 (and expires one year from this date)

SYSTEM DESIGNED FOR: 4 Bedroom Single Family Dwelling

SPECIAL CONDITIONS:

  
JEFFERSON COUNTY DEPARTMENT OF HEALTH & ENVIRONMENT

7-29-96  
DATE

**WATER SERVICE**

( ) WATER SERVICE AVAILABLE

( ) WATER SERVICE NOT AVAILABLE

DISTRICT:

WELL PERMIT: 176298

SPECIAL CONDITIONS:

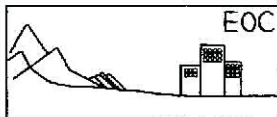
I hereby certify the availability of water service listed above:

AGENT FOR WATER DISTRICT

DATE

  
JEFFERSON COUNTY HEALTH & ZONING REVIEW

7-29-96  
DATE



**E.O. CHURCH, INC.**  
**ENGINEERS & GEOLOGISTS**

November 2, 1995

Bright Horizon Construction, ATTN: Bill Bright  
28345 Shadow Mountain Road  
Conifer, CO 80433

Subject: Geologic Investigation and OSDS Design  
Parcel XII, Estates at Blue Creek III  
AKA Lots 10-16, Sprucedale Park  
Jefferson County, Colorado  
Job No. 5909E

Dear Mr. Bright,

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

**SITE CONDITIONS** - The site is a 1 acre parcel as indicated on Fig. 2. The site is located in a rural mountain area where onsite wells and OSDS are required. A single family residence is proposed in the northwest portion of the site. The slope at the proposed field location is 35% to the southeast. The site has a moderate cover of trees and native grasses.

**PROPOSED CONSTRUCTION** - A 4 bedroom residence is proposed as indicated on Figs. 2 and 5. As part of our investigation, we evaluated locations for a well and field. The field is proposed to the southeast of the residence. Water will be provided by an onsite well to be located in an area north of the residence. The proposed field will be 130 feet from the onsite well, and greater than 200 feet from all other surrounding wells. The proposed well will be 130 feet from the onsite field, 113 feet from the field on Tract E to the west, and greater than 200 feet from all other fields.

**GEOLOGIC SETTING** - The site is underlain by quartz monzonite as indicated by the geologic map of the area, RECONNAISSANCE GEOLOGIC MAP OF THE CONIFER QUADRANGLE, Jefferson County, Colorado, USGS MAP MF-597. Subsurface conditions were exposed in test pits at the proposed field and test pits on the adjoining tract. Subsurface conditions at the proposed field consist of a thin layer of topsoil, underlain to 1 foot by silty, sandy gravel, underlain by weathered quartz monzonite to 2.5 feet, the maximum depth of the excavation. No free water was observed in the test pit.

The results of a Resultant Geologic Analysis as described by Waltz are presented on Fig. 4 and Table I. The resultant dip direction at the field is S13W, with a dip of 44 degrees, and the resultant dip direc-



tion at the field on Tract E S19W, with a dip of 66 degrees. The angles between the resultant geologic flow direction at the proposed field and the lines connecting the well and fields within 200 feet range from 63 to 158 degrees. The angles exceed the recommended minimum 60 degree angle between a flow direction and a line connecting a well and field within 200 feet of each other.

**ANALYSIS** - Upon the establishment of geologic, topographic, and development conditions at the site, the goal of our investigation was to:

1. establish 200 foot setbacks from all wells and fields, if possible,
2. locate the field at the subject site to minimize the risk of pollution of wells, and
3. provide recommendations for construction of the onsite sewage disposal system to reduce the risk of failure of the system.

As indicated on Figs. 3 and 4, there are angles ranging from 63 to 158 degrees between the resultant topographic and geologic flow directions and lines connecting the wells and fields within 200 feet of each other. The results of the investigation indicates there is a low risk of contamination of the proposed and existing wells within 200 feet.

**OSDS DESIGN** - The residence is to be a 4 bedroom home. The sewage loading for a 4 bedroom dwelling is 600 gallons per day (GPD). Sub-surface conditions at the proposed field consist of a thin layer of topsoil, underlain to 1 foot by silty, sandy gravel underlain to 2.5 feet by weathered quartz monzonite. A gradation analysis was performed on material excavated from the test pit. The gradation analysis indicated the material is a silty, gravelly sand. The results of the gradation analysis are presented on Fig. 7. No ground water is anticipated within 7 feet of the ground surface.

The results of our investigation indicate an OSDS consisting of a septic tank and "overexcavated" ripped base" field can be installed at the locations presented on Figs. 2 and 5. The OSDS design is based on a sewage load of 600 GPD, and an application rate of 0.95 GPD/FT<sup>2</sup> with the use of a sand filter system. Due to the slope exceeding 30%, a minimum 10 mil PVC liner is required on the ends and downhill side of the field to minimize the potential for effluent to daylight downslope. We recommend the installation of a 12 foot by 80 foot field, for a total area of 960 square feet. The field should be constructed similar to the details presented on Figs. 5 and 6. A geotextile fabric, Mirifi 140N or equivalent, must be installed in the upper 1 foot of the backfill over any portions of the field and 3 feet beyond the limits of the field which may lie under the driveway.

Due to steep slopes and limited area for a replacement field the installation of a 1250 gallon septic tank which has added capacity for a dosing siphon is recommended. The siphon evenly distributes the effluent throughout the field which increases system efficiency and reduces the potential for ponding in the field. We recommend the installation of a 1250 gallon, 2 compartment septic tank and an additional 500 gallon single compartment precast concrete tank with a dosing siphon. An alternative is a 1500 gallon 2 compartment septic tank with a Jefferson County approved screened vault dosing siphon. The 1500 gallon tank is required to maintain a 30 hour retention time in the tank with the siphon.



If the owner is anticipating future finishing of additional bedrooms in unfinished areas, we recommend the OSDS be constructed to handle the additional loading. The proposed septic tank configuration will serve a 4 bedroom home. For greater than 4 bedrooms, the septic tank must be increased in size by 250 gallons for each bedroom and require an added 240 SF of field per bedroom.

Under current Jefferson County practice, it is allowable to replace Jefferson County sand filter material with a suitable filter material as specified by the design engineer. We believe the material from the excavation will be suitable filter media if few particles larger than 3 inches in diameter are used in the overexcavated 4 feet below the dispersal gravel layer. We recommend the onsite silty, gravelly sand be collected from the excavation for the field and used as filter media in the field. Additional filter material may need to be generated from off site sources if sufficient material is not found in proposed excavations. Our office must be called to observe the imported filter material and authorize its use.

The owner must realize an OSDS is different from public sewer service. The owner must be aware of and assume responsibility for maintenance of the system. We recommend the septic tank be pumped every 2 years. There are daily considerations such as not putting plastic or other nonbiodegradable material into the OSDS. Water use must be monitored so toilets are not allowed to run when seals malfunction. To illustrate the point, a running toilet can consume in excess of 1,000 GPD. An excess 1000 GPD loading could flood and irreparably harm the system and stress the onsite well.

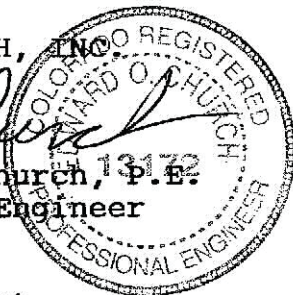
**CONCLUSIONS** - The results of our investigation indicate the onsite sewage system and proposed well can be constructed with a low risk of health hazards at the location shown on Figs. 2 and 5. The field must be constructed in accordance with Jefferson County Health Department regulations.

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

If there are any questions, please call. The engineer for this project is Roger J. Shafer.

E. O. CHURCH, INC.

  
Edward O. Church, P.E.  
Geological Engineer



3 copies sent  
EOC/rjs/koh

**JEFFERSON COUNTY PUBLIC HEALTH**  
**645 PARFET STREET, LAKEWOOD, CO 80215**  
**(303) 232-6301 FAX: (303) 271-5760**  
<http://jeffco.us/public-health/>

**PERMIT FOR CONTINUED USE OF AN EXISTING  
ONSITE WASTEWATER TREATMENT SYSTEM**

PERMIT NUMBER: **21-123337 OW**  
DATE ISSUED: **July 7, 2021 - valid through January 7, 2022, or upon sale of the property or application for building permit, whichever comes first.**  
PROPERTY ADDRESS: **6905 SPRUCEDALE PARK WAY, EVERGREEN**  
INSPECTOR: **SHIRLEY SEPTIC PUMPING INC**  
INSPECTION DATES: TANK: **June 15, 2021** SYSTEM: **June 10, 2021**

On the date(s) shown above, the onsite wastewater treatment system at this property was found to comply with the minimum requirements for existing systems as set forth in the Onsite Wastewater Treatment System Regulation of Jefferson County. If known, details on the system are provided below:

**SYSTEM INFORMATION**

Components:

- Tank Volume 1: **1250 gallons**
- Absorption System: **960 square feet**

System designed for: **Single Family Dwelling**

System Records

Permit number: **16723** File number: Date of installation: **January 15, 1998**

Operational Status (unless noted otherwise on page 2)

- The on-site inspection did not reveal any overflow or improper discharge from the system. All system components are present, operational and in good repair.
- The current owner reported no operational problems with the system for at least one year prior to the date of application for the use permit or the date the property was vacated.
- As of the date the permit was issued, there are no reports of current operational problems with the system.

Conditions for Issuance of Building Permit (if applicable):

This system complies with minimum standards for an onsite wastewater treatment system in Jefferson County and a building permit may be issued for remodeling the structure, regardless of the expiration date shown above. If bedrooms are to be added, the number may not exceed the number shown in 'System Capacity' above. If the Department has no records of the system, no additional bedrooms may be constructed.

**See following page(s) for other observations regarding this onsite wastewater treatment system.**

### **LIMITATIONS AND DISCLAIMER**

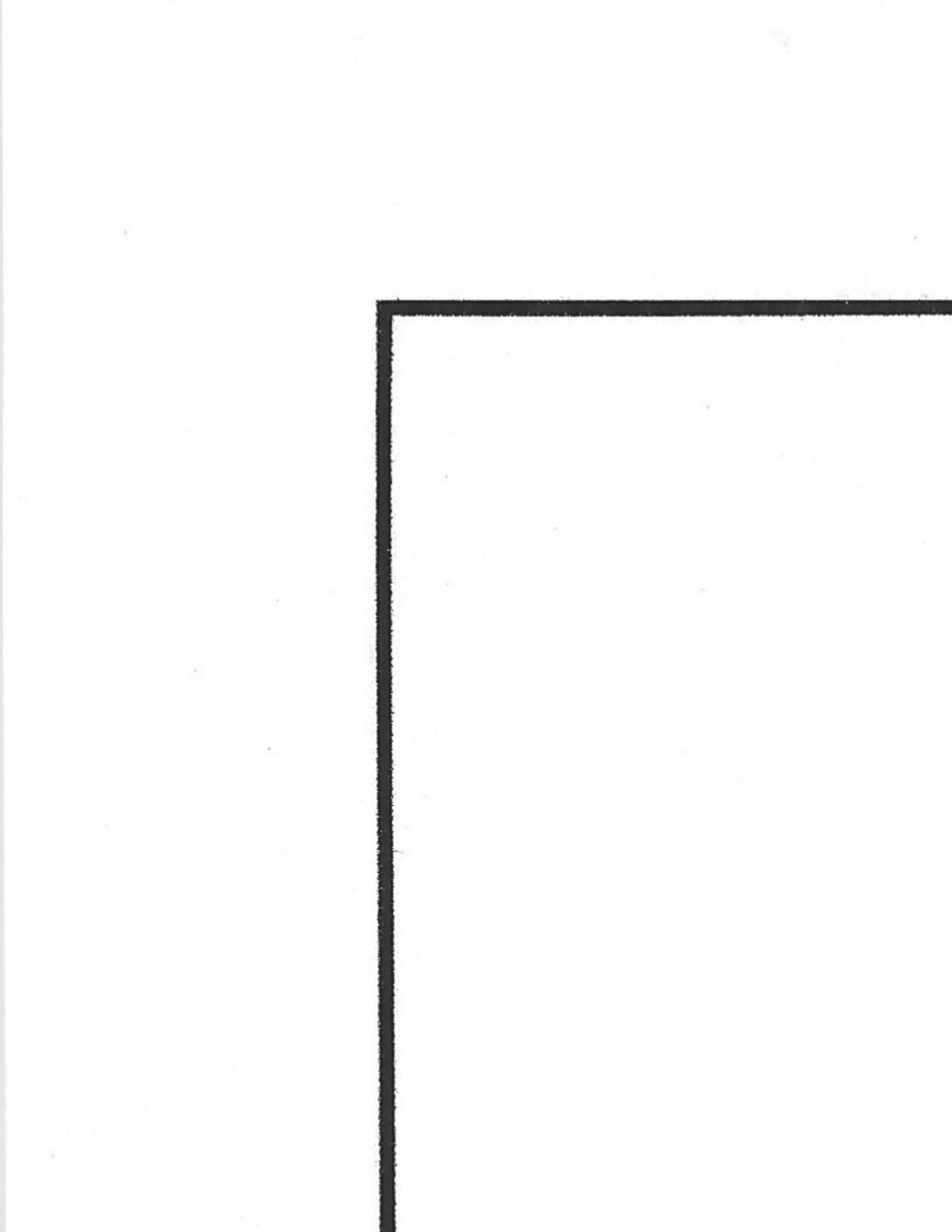
Issuance of this Use Permit is based solely on the conditions observed on the date of inspection(s) and on Department records at the time of permitting. The issuance of this permit does not constitute a guarantee, warranty or representation by the Department that the system will operate properly or will not fail.

### **ADDITIONAL OBSERVATIONS**

If known, the estimated capacity of the system has been listed on the permit and we recommend that you monitor water use to prevent overuse and possible failure. Although the onsite wastewater treatment system met the minimum approval criteria, the following other conditions were observed. By following the recommendations outlined below, you should be able to improve the performance and extend the operational life of your onsite wastewater treatment system:

No additional recommendations.

**RENEWALS:** This permit may be renewed ONCE, provided that FORM 704 is submitted to the Department prior to January 07, 2022. After that date, you must submit a new application with the appropriate fee and provide updated inspection reports for the system.





Garag

N 03°25'53" E 260.62'

1" PIPE

**WELL**

LOT 11

LOT 12  
BLOCK F

DECK

10'X12'  
CONC  
PAD

LOT 10

REBAR &  
ALUM CAP  
LS 20136

GRESS-EGRESS & UTILITY  
EASM'T, REC. NO. F0495396

S 03°14'36" W 132.20'

LOT 9

REBAR & ALUM  
CAP LS 20136

S 89°31'56" E

**LOT 15**

PVC  
PIPE

SPRUCEDALE  
PA

93.95'

60' WIDE

# 6905 Sprucedale Park Way House Rules

## a. Quiet Hours

Please keep all gatherings to 10 people or less. Quiet Hours are between 10pm and 6am. Refrain from playing loud music, lighting fireworks, or yelling/shouting. Be courteous to our neighbors. Complaints from neighbors or reports to the police department may result in guests being asked to leave immediately and forfeiture of security deposit.

## b. Location of carbon monoxide and fire/smoke alarms, and fire extinguishers

Smoke detectors are in all bedrooms and carbon monoxide detectors are located within 15 feet of all bedrooms. There are 3 fire extinguishers 1) in 2<sup>nd</sup> floor hallway closet, 2) in the 1<sup>st</sup> floor laundry room, and 3) the basement closet outside of the bathroom.

## c. Outdoor fires

Per the conditions set forth by Jefferson County. "Outdoor fires using wood or charcoal for fuel are always prohibited". The use of a gas barbeque grill is permitted.

## d. Contact information for 24-hour point person

Primary: Jason Bradbury

[jbradbury11@gmail.com](mailto:jbradbury11@gmail.com)

505-681-1942

Alternate: Kate Stone

[katechloemax@gmail.com](mailto:katechloemax@gmail.com)

720-412-9989





























--{EXTERNAL}-- Variance - BOA Case No.: 22-121493VC

Steve Szlepcsik <sszlepcsik@msn.com>

Mon 11/28/2022 2:39 PM

To: Sara Kohles <skohles@co.jefferson.co.us>

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

**Short-Term Rental (STR) Property**  
**6905 Sprucedale Park Way, Evergreen, CO, 80439**  
**Case No.: 22-121493VC**

Dear Ms. Kohles:

As the **owner of 6975 Sprucedale Park Way** (neighbor to the above said property) I wish to state my opposition to the proposal to convert the property into a short-term rental for the following reasons:

STR, in a community such as ours, has several negative impacts:

1. **Increased traffic, noise and disruption in our community.** The application requests access and parking for 10 vehicles. Our community has 12 homes, so this is a big increase.
2. **Fire Risk.** Out of town visitors are likely unaware of fire risks and restrictions. Despite "house rules," illegal and unattended fires have been an issue at STR properties in the Clear Creek County section of Brook Forest, just south of us, in the past. A carelessly tossed cigarette butt, illegal or unauthorized fire, or even parking a hot car on tall dry grass could cause a catastrophic fire.
3. **Winter Driving Hazards.** Out-of-town visitors, unfamiliar with winter driving conditions and the particularities of our road, in vehicles not properly equipped, will increase safety risks on our road. Most rental cars do not come properly equipped with winter tires.
4. **Increased erosion to our road.** Homeowners opt to pay \$500 in addition to our regular \$300 HOA fees towards a fund to eventually repave our road. Increased traffic will increase the rate of road erosion. This will put a financial burden on our community to repave the road sooner than expected.
5. **Wildlife Risks.** Short-term renters are likely unfamiliar with, and unaccustomed to, mountain living and the attendant risks to and from wildlife. Seemingly innocent behavior, such as leaving food or trash unattended outdoors, feeding wildlife, or simply driving too fast and encountering an animal in the road, can cause harm to our wildlife.
6. **HOA Covenants and Bylaws.** Short Term Rentals are in conflict with the letter and spirit of a number of our Bylaws and Covenants. I respectfully ask that you review these documents carefully.

Thank you for your time and consideration.

I look forward to meeting you and discussing this matter further at the December 7 hearing.

Thank you,

Steve Szlepcsik

--{EXTERNAL}-- Reference Case No.: 22-121493VC (6905 Sprucedale Park Way, Evergreen, CO. 80439)

MITCHELL GOLDENBERG <poppadroid@gmail.com>

Mon 11/28/2022 8:34 AM

To: Sara Kohles <skohles@co.jefferson.co.us>

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

Dear Ms. Koles:

I am a homeowner at 6984 Sprucedale Park Way. I am writing in **opposition** to the application to the Jefferson County Board of Adjustment for a special exception to the Jefferson County Zoning Ordinance to allow a short term rental at 6905 Sprucedale Park Way. Reference Case No.: 22-121493VC

STR, in a community such as ours, has several negative impacts:

1. **Increased traffic, noise and disruption in our community.** The application is requesting access and parking for 10 vehicles. The disruption caused by up to 10 non-resident guests on a regular basis would be an unfair burden on such a small tightly knit mountain community. The Estates at Blue Creek III is a residential community of homeowners and those that work from home. STR and the associated noise and disruption to the quiet enjoyment of the community are in conflict with the nature of the community.
2. **Fire Risk.** Out of town visitors are likely unaware of fire risks and restrictions. Despite "house rules," illegal and unattended fires have been an issue at STR properties in the Clear Creek County section of Brook Forest, just south of us, in the past. A carelessly tossed cigarette butt, illegal or unauthorized fire, or even parking a hot car on tall dry grass could cause a catastrophic fire. Evergreen in general and the Brook Forest area specifically, is one of the most at risk mountain communities for a catastrophic fire in Colorado. Severe drought, excessive ground fuels and minimal ingress and egress routes make Evergreen the worst possible place for an experiment in STR.
3. **Winter Driving Hazards.** Out of town visitors, unfamiliar with winter driving conditions and the particularities of our road, in vehicles not properly equipped for winter driving, will increase safety risks on our road. Most rental cars do not come properly equipped with winter tires. Sprucedale Park way is a private (not County maintained) single lane mountain road with numerous snow and ice packed north facing slopes and hairpin turns, requiring familiarity and experience to navigate safely. A vehicle without winter tires, all wheel drive, and an experienced driver is at risk of a serious accident injuring themselves or other homeowners.
4. **Wildlife Risks.** Short term renters are likely unfamiliar with, and unaccustomed to, mountain living and the attendant risks to and from wildlife. Seemingly innocent behavior, such as leaving food or trash unattended outdoors, feeding wildlife, or simply driving too fast and encountering an animal in the road, can cause harm to our wildlife. Our community is also frequented by large predators including bears and mountain lions. Interactions with humans are very common and could be dangerous to unfamiliar guests as well as disruptive to the habitat and behavioral patterns of the wildlife.
5. **Drain on Broadband Bandwidth.** As a rural mountain community we have limited bandwidth for internet access restricted to a single wireless access point serving our HOA. The drain on bandwidth by the proposed 10 quest capacity of the proposed application would cause a severe and disabling drain on an already scarce critical resource for homeowners that rely on this critical infrastructure asset.
6. **HOA Covenants and Bylaws.** Short Term Rentals are in conflict with the letter and spirit of a number of our Bylaws and Covenants.

**Homeowners in the Estates at Blue Creek III, (our HOA), stand united in OPPOSITION to the application and respectfully request that the Board of Adjustment DENY application 22-121493VC.**

Very truly yours,  
Mitch Goldenberg



## Short Term Rental (STR) Property

6905 Sprucedale Pkwy, Evergreen, CO, 80439

Case No.: 22-121493VC

Dear Ms. Kohles:

As owners of 6915 Sprucedale Pkwy adjacent to the above said property we wish to state our opposition to the proposal to convert the property into a short term rental for reasons stated below:

STR, in a community such as ours, has several negative impacts:

1. **Increased traffic, noise and disruption in our community.** The application is requesting access and parking for 10 vehicles.
2. **Fire Risk.** Out of town visitors are likely unaware of fire risks and restrictions. Despite "house rules," illegal and unattended fires have been an issue at STR properties in the Clear Creek County section of Brook Forest, just south of us, in the past. A carelessly tossed cigarette butt, illegal or unauthorized fire, or even parking a hot car on tall dry grass could cause a catastrophic fire.
3. **Winter Driving Hazards.** Out of town visitors, unfamiliar with winter driving conditions and the particularities of our road, in vehicles not properly equipped, will increase safety risks on our road. Most rental cars do not come properly equipped with winter tires.
4. **Increased erosion to our road.** Homeowners opt to pay \$500 in addition to our regular \$300 HOA fees towards a fund to eventually repave our road. Increased traffic will increase the rate of road erosion. This will put a financial burden on our community to repave the road sooner than expected.
5. **Wildlife Risks.** Short term renters are likely unfamiliar with, and unaccustomed to, mountain living and the attendant risks to and from wildlife. Seemingly innocent behavior, such as leaving food or trash unattended outdoors, feeding wildlife, or simply driving too fast and encountering an animal in the road, can cause harm to our wildlife.
6. **HOA Covenants and Bylaws.** Short Term Rentals are in conflict with the letter and spirit of a number of our Bylaws and Covenants. I urge you to review these documents carefully.
7. **Personal concern about our teenage daughter.** In our household (6915 Sprucedale Pkwy) we have a 15-year-old daughter who is often home alone for a variety of reasons. There is concern for having multiple strangers in and out of our community with direct access to our back yard and deck.

Please consider the many negative impacts this proposal presents. We appreciate your time. Please feel free to call us to discuss.

Thank you,

Kristy (630.544.8734) and Steve Matschullat (573.590.2473)

6915 Sprucedale Pkwy

--{EXTERNAL}-- Opposition to 22-121493VC

Kathleen Kane <kanecaringhands@msn.com>

Mon 11/28/2022 5:15 PM

To: Sara Kohles <skohles@co.jefferson.co.us>

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

Sara,

I live at 6904 Sprucedale Park Way, Evergreen, CO and have several reasons to oppose a Special Exception to allow a Short - Term Rental for 6905.

#### Fire Risk

We are a high risk area for fire. Renters who are unaware of that fire danger could easily unintentionally engage in behavior that could cause a fire.

#### Wildlife Risks

Renters unfamiliar with risks to and from wildlife might try to feed or leave food accessible to wildlife. They may be unfamiliar with safe ways to interact when encountering wildlife.

#### Winter Driving and General Road Use

Renters may have cars that do not have all wheel drive or 4 wheel drive and will have difficulty navigating our road in winter weather. Our HOA road is a private road which we must maintain. Added traffic to the road will increase wear and tear on it. Parking is limited.

#### Disruption to our small neighborhood

We are a mountain residential community of 12 homes. A Short -Term Rental could increase traffic, noise, and fire hazards to the neighborhood. Those who live closest to the property would especially be impacted by noise. All homeowners would be impacted by traffic and fire. The neighborhood would become less residential and more commercial. Homeowners have moved here to become part of a neighborhood rather than a commercial entity.

Thank you for taking my concerns into consideration.

Kathleen Kane

Sent from [Outlook \[aka.ms\]](#)

CASE NO: 22-121493VC / To; Ms. Kohles

From;  
David C Taylor  
6954 Sprucedale Park way  
Evergreen, Co.  
80439

The owner of 6905 Sprucedale Park Way has made an application to the Jefferson County Board of Adjustment allow Short Term Rental (STR), *i.e.*, Airbnb and/or VRBO type, on their property. STR, less than 30 days, is prohibited in Jefferson County, unless an exemption and permit is obtained.

STR, in a community such as ours, has several negative impacts:

1. **Increased traffic, noise and disruption in our community.** The application is requesting access and parking for 10 vehicles.
2. **Fire Risk.** Out of town visitors are likely unaware of fire risks and restrictions. Despite "house rules," illegal and unattended fires have been an issue at STR properties in the Clear Creek County section of Brook Forest, just south of us, in the past. A carelessly tossed cigarette butt, illegal or unauthorized fire, or even parking a hot car on tall dry grass could cause a catastrophic fire.
3. **Winter Driving Hazards.** Out of town visitors, unfamiliar with winter driving conditions and the particularities of our road, in vehicles not properly equipped, will increase safety risks on our road. Most rental cars do not come properly equipped with winter tires.
4. **Wildlife Risks.** Short term renters are likely unfamiliar with, and unaccustomed to, mountain living and the attendant risks to and from wildlife. Seemingly innocent behavior, such as leaving food or trash unattended outdoors, feeding wildlife, or simply driving too fast and encountering an animal in the road, can cause harm to our wildlife.
5. **HOA Covenants and Bylaws.** Short Term Rentals are in conflict with the letter and spirit of a number of our Bylaws and Covenants. I urge you to review these documents carefully.
6. **Easement and easement access.** There is NO common interest property owned by the HOA. The road is owned by individual property owners that grant easement to the community. Any perceived nuisance and or excessive wear and tear on said properties adds a burden to the property owner. The proposal will double the traffic, and create excess wear and tear. This cause a financial burden to 6954 Sprucedale Park Way as we own a substantial part of this private road.

Truly:

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a long horizontal stroke that tapers off to the right.

David C Taylor / Owner



To: The Jefferson County Board of Adjustment of Jefferson County  
From: The Board of Directors of the HOA of the Estates at Blue Creek III

The Board of Directors of the HOA is in receipt of the application filed by Jason Bradbury for a special exception to allow a short term rental at 6905 Sprucedale Park Way. 6905 Sprucedale Parkway is located within the geographic boundaries of the Estates at Blue Creek III which is governed by the above mentioned HOA.

The area within the Estates at Blue Creek III is zoned M R 1.  
The HOA submits comments corresponding to the criteria used by the Board of Adjustment when considering impacts of a short term rental upon property in the surrounding area.

**(a-1) Traffic impacts, volume of trips, safety and access; (orig. 1-1-12)**

The road serving the 12 residences at Blue Creek III is a dead end road that rises 500 feet in one half mile from 7,300 feet to 7,800 feet above sea level. The road has two hair pin turns and one ninety degree turn. Visibility around each turn is limited. The trees are tall so that much of the road is in shadow. Packed snow and ice make winter driving conditions treacherous.

The location of the proposed short term rental is at the very top of the road.

The added volume of trips could exceed 10 per day. Adding as many as ten vehicle trips per day, in possibly five additional vehicles, driven by an assortment of ten renters, with varying degrees of experience in winter driving, would be detrimental to the safety of the HOA residents.

**(a-2) Fire hazards; (orig. 1-1-12)**

The residents of the HOA know that long term drought has caused an increase of catastrophic fires in the foothills of Colorado; some of them started by humans. The residents fear that individuals who are here temporarily and do not own homes in the HOA will not be as conscientious about fire safety as they should be.

Brook Forest Road is the main route to be used by residents of the HOA to escape a fire hazard. Adding as many as five vehicles during fire season trying to escape a fire hazard on Brook Forest Road will be detrimental to the safety of the residents of the HOA.

**(a-4) Noise; (orig. 1-1-12)** As many as ten people on vacation, some of whom will have little or no reason to respect the neighbors' need for peace and quiet, will create the potential for unacceptable levels of noise at unacceptable hours.

**(a-6) Community character; (orig. 1-1-12)**

The HOA is for single family dwellings. A short term rental as proposed would not cater to single families. Sprucedale Parkway is a dead end private street. There is no through traffic. The only traffic is by residents or delivery services and guests of residents. There are no commercial dining and drinking establishments within five miles of the HOA. The character of the neighborhood is quiet and peaceful.

**(a-7) Adequate water and sewage disposal availability; (orig. 1-1-12)**



The 12 homes in the HOA are serviced by permitted wells and on-site septic systems. The residents know that drought conditions will continue to reduce the volume of well water available to the homes in the HOA. There is a likelihood that as many as ten temporary visitors will use water in excess of that used by the typical single family and may exceed the capacity of the septic system.

**(a-9) The compatibility of the short-term rental with the existing and allowable land uses in the surrounding area; and (orig. 1-1-12)**

The HOA is located in an MR 1 zone which allows for single family dwellings. The residents of the HOA mostly work for a living; they keep hours appropriate to that life style. They respect each other's needs as neighbors do and they know how to drive mountain roads. A short term rental facility accommodates up to ten un-related individuals, here for vacation, with no other connection to the neighborhood, and with varying degrees of experience driving mountain roads.

**(a-10) The effect upon health, safety and welfare of the residents in the surrounding area. (orig. 1-1-12)**

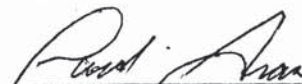
- a) the effect on health and safety would be catastrophic should one short term resident be negligent with a cigarette.
- b) the effect on safety would be negative should one renter, unfamiliar with winter driving on the twisting HOA road, slide into another vehicle. The effect on welfare would be negative should a renter drive with a loud muffler not realizing that this is not downtown Denver.
- c) Party noise after 9:00 at night would be contrary to the welfare of the nearby residents, one of whom is a school teacher, another is the owner and manager of a motor vehicle business, another is a lawyer, another is a widow who works in retail five days per week.

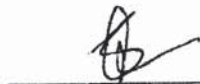
**(a-8) The availability of methods of mitigating the negative impacts of the proposed use upon the surrounding area; (orig. 1-1-12)**


- a) The availability is not good. Even a full time resident manager would not be able to prevent negligent use of a cigarette or negligent driving or unexpectedly loud noise until after the fact of a complaint.

Based on the foregoing comments, the HOA Board of Directors, speaking on behalf of the residents of the HOA, ask that the board of adjustment deny the application for an exception to the zoning ordinance to allow for a short term rental at 6905 Sprucedale Park Way.

Comments submitted by the Board of directors of the Estates at Blue Creek III Home Owner's Association on this \_\_\_\_ day of November, 2022.

  
David Girard

  
Stuart Page

  
Stephanie Taylor

--{EXTERNAL}-- Case # 22-121493VC

Mary Clarke <rgcfam@aol.com>

Sat 11/26/2022 7:33 PM

To: Sara Kohles <skohles@co.jefferson.co.us>

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

In regards to the petition for short term rental at 6905 Sprucedale Park Way I have 3 major concerns I would like addressed with the owner. Since my backyard is adjacent to this property and we are zoned residential my biggest concerns are:

#1 - how many people would be allowed? As this is a residential area I would hate to see it become a party house.

#2 - fire hazard is a huge concern with a fire pit and ABSOLUTELY NO FIREWORKS EVER should be allowed. Out of staters simply do not understand our threat of fire!

#3 - who will be managing this property and who would I call if I notice something harmful and/or inappropriate behavior?

Thank you for considering my opinion.

Mary Clarke

6752 S Columbine Rd

Sent from my iPad

--{EXTERNAL}-- Case 22-121493VC

smp.home@gmail.com <smp.home@gmail.com>

Wed 11/30/2022 6:34 AM

To: Sara Kohles <skohles@co.jefferson.co.us>

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

**Short Term Rental (STR) Property**  
**6905 Sprucedale Pkwy, Evergreen, CO, 80439**  
Case No.: 22-121493VC

Dear Ms. Kohles:

As owners of 6974 Sprucedale Pkwy we wish to state our opposition to the proposal to convert the property into a short term rental for reasons stated below:

STR, in a community such as ours, has several negative impacts:

1. **Increased traffic, noise and disruption in our community.** The application is requesting access and parking for 10 vehicles.
2. **Fire Risk.** Out of town visitors are likely unaware of fire risks and restrictions. Despite "house rules," illegal and unattended fires have been an issue at STR properties in the Clear Creek County section of Brook Forest, just south of us, in the past. A carelessly tossed cigarette butt, illegal or unauthorized fire, or even parking a hot car on tall dry grass could cause a catastrophic fire.
3. **Winter Driving Hazards.** Out of town visitors, unfamiliar with winter driving conditions and the particularities of our road, in vehicles not properly equipped, will increase safety risks on our road. Most rental cars do not come properly equipped with winter tires.
4. **Increased erosion to our road.** Homeowners opt to pay \$500 in addition to our regular \$300 HOA fees towards a fund to eventually repave our road. Increased traffic will increase the rate of road erosion. This will put a financial burden on our community to repave the road sooner than expected.
5. **Wildlife Risks.** Short term renters are likely unfamiliar with, and unaccustomed to, mountain living and the attendant risks to and from wildlife. Seemingly innocent behavior, such as leaving food or trash unattended outdoors, feeding wildlife, or simply driving too fast and encountering an animal in the road, can cause harm to our wildlife.
6. **HOA Covenants and Bylaws.** Short Term Rentals are in conflict with the letter and spirit of a number of our Bylaws and Covenants. I urge you to review these documents carefully.
7. **Broadband Saturation.** Given that we have only one broadband wifi provider available, the increased use via short term multiple renters will decrease bandwidth available to residents that rely on this for business and personal communications.

Please consider the many negative impacts this proposal presents. We appreciate your time. Please feel free to call us to discuss.

Thank you,

Stuart Page (713.240.3178) and Stephanie Page (713.377.3612)

6974 Sprucedale Pkwy



**Short Term Rental (STR) Property**  
**6905 Sprucedale Park Way, Evergreen, CO, 80439**

Case No.: 22-121493VC

Dear Ms. Kohles:

We are writing to express our opposition to the application for exemption to allow 6905 Sprucedale Park Way to be used as a Short-Term Rental Property. As owners of 6945 Sprucedale Park Way, we have major concerns about the negative impact such an exemption would have on the value, safety and enjoyment of our property.

We stand with our neighbors in our objection due to the following negative impacts:

1. **Increased traffic, noise and disruption in our community.** The application is requesting access and parking for 10 vehicles. In a community with only 12 residences, with 6905 located at the end of a private dead-end road, the impact is significant.
2. **Fire Risk.** Out of town visitors are likely unaware of fire risks and restrictions. Despite "house rules," illegal and unattended fires have been an issue at STR properties in the Clear Creek County section of Brook Forest, just south of us, in the past. A carelessly tossed cigarette butt, illegal or unauthorized fire, or even parking a hot car on tall dry grass could cause a catastrophic fire.
3. **Winter Driving Hazards.** Out of town visitors, unfamiliar with winter driving conditions and the particularities of our road, in vehicles not properly equipped, will increase safety risks on our road. Most rental cars do not come properly equipped with winter tires.
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6. **HOA Covenants and Bylaws.** Short Term Rentals are in conflict with the letter and spirit of a number of our Bylaws and Covenants.

Thank you for your consideration of our concerns.

Thank you,

Gail Bartkovich

Andrea Bartkovich