

CASE SUMMARY
Consent Agenda

BOA Hearing Date: December 7, 2022

22-119819VC Special Exception

Owner/Applicant: Erich Woessner and Erin Woessner

Location: 5976 Flora Way, Arvada
Section 7, Township 3 South, Range 69 West

Approximate Area: 0.4 Acres

Zoning: Residential-One (R-1)

Purpose: Special Exception to renew a Home Occupation of an osteopathy practice.

Case Manager: Cassidy Clements

Issues:

- None

Recommendations:

- **Staff:** Recommends APPROVAL

Interested Parties:

- None

Level of Community Interest: Low

Case Manager Information: Phone: 303-271-8728 e-mail: cclement@jeffco.us

Staff Report

BOA Hearing Date: December 7, 2022

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Location: 5976 Flora Way, Arvada
Section 7, Township 3 South, Range 69 West

Approximate Area: 0.4 Acres

Zoning: Residential-One (R-1)

Purpose: **Special Exception to renew a Home Occupation of an osteopathy practice in an R-1 zone district.**

Case Manager: Cassidy Clements

Previous Actions: 14-119144VC – Special Exception to allow a Home Occupation of an osteopathy practice.
15-120941VC; 16-122612VC; 17-126801VC – Special Exception to renew a Home Occupation of an osteopathy practice.

Surrounding Zoning: North: Residential-One (R-1)
South: Residential-One (R-1)
East: Residential-One (R-1)
West: Residential-One (R-1)

Existing Use: Single-family residential

Existing Structures: Single family detached residence with an attached garage

Services: Arvada Fire Protection, North Table Mountain for water and sewer

BACKGROUND/DISCUSSION:

The applicant is requesting a Special Exception to renew a Home Occupation for an osteopathy practice. Osteopathy is a type of alternative medicine that emphasizes physical manipulation of the body's muscle tissue and bones. The applicant initially received approval for this Home Occupation in 2014 and received approval to renew the Home Occupation in 2015, 2016, and 2017, receiving approval in 2017 to operate for 5 years.

The application does not meet the Conditions and Requirements of the Home Occupation Section (21.C) of the Jefferson County Zoning Resolution which means approval of this request is needed by the Board of Adjustment per Section (21.F) of the Jefferson County Zoning Resolution. The applicant currently uses an assistant who works virtually. The Home Occupation will be limited to only one employee on site. The Home Occupation would only use 703 square feet of the primary home, 10% of the floor area of the structure, with all storage remaining within the office area. The

driveway will be used for the 1 required parking space, with an additional spot being located in the cul-de-sac in front of the house as necessary. Six of the immediate neighbors signed a letter indicating their support of this proposal.

SITE CHARACTERISTICS AND IMPACTS:

The property is located near Arvada and is part of the Car-O-Mor Heights Third Addition Plat (Reception No. 84040889). The property contains a two-story, detached home with an attached garage. The impact of this Home Occupation to the surrounding community is expected to be minimal to none. The property is accessed from Flora Way, a paved, County-maintained street.

NOTIFICATION:

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

1. Notification of this proposed development was mailed to adjacent property owners, (which includes the property owners on the opposite side of the public local street) and to the Homeowners' Associations within which the property is located. The notification was sent 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 include:

- Fairmount Improvement Association
- Jefferson County Horse Council
- Plan Jeffco

During the processing of the application, Staff only received responses in support of the request, via the signed letter provided by the applicant in their initial application.

ANALYSIS:

The proposed request complies with all the criteria for a home occupation as outlined in the Board of Adjustment Section of the Jefferson County Zoning Resolution.

- (1) The Board shall not permit any home occupation specifically excluded in the Home Occupations Section of this Zoning Resolution.

An osteopathy practice is not specifically excluded in the Home Occupations section of this Zoning Resolution. This type of medical practice is considered closer to a medical consultation service, which is allowed, than a medical facility, which is not.

- (2) Such home occupation shall be approved initially for a period of up to one year and may be renewable for periods of greater duration after complete rehearing thereon by the Board of Adjustment.

This is the applicant's fourth application for a Special Exception to renew a Home Occupation. This last renewal allowed for five years before needing to renew again. Should this request be granted, the applicant will be required to renew the Special Exception again in five years' time.

- (3) The Board shall, at the time of approval thereof, establish restrictions on location, access, water and sewer facilities and any other reasonable stipulations deemed necessary for the protection of the health, safety and welfare of the citizens of Jefferson County.

A reasonable stipulation deemed necessary for the protection of the health, safety and welfare of the citizens of Jefferson County is for the applicant to maintain operation hours of 7:00am to 7:00pm on weekdays, 7am-12pm on Saturdays, and being closed on Sundays.

- (4) In approval or denial of home occupations herein, the Board of Adjustment shall give consideration to all incidental uses in connection therewith concerning the extent of retail sale of commodities, if any.

The applicant has not requested approval of any incidental uses outside of the requested home occupation.

- (5) Such home occupation shall be conducted by the inhabitants of the residential property and shall terminate automatically upon any conveyance of possession or termination of lease or rental agreement.

This home occupation will be conducted by the inhabitants of the property and, if approved, this Special Exception shall not run with the land. All home occupations are limited to one additional employee not living on site, and the applicant has stated that they have one employee who works virtually.

- (6) Such home occupation shall be approved only if it is compatible with the general spirit and intent of this Zoning Resolution and to promote the general welfare.

Staff is of the opinion that the home occupation is compatible with the general spirit and intent of the Zoning Resolution. The home occupation does not change the zoning, nor establish any entitlements that run with the property.

- (7) The impact of the home occupation shall not adversely affect the character of the surrounding area.

The impact of the home occupation to the surrounding community is expected to be minimal. The largest concern was the potential impact on traffic, as there may be two cars at any given time for the practice, one in an appointment and one waiting. Parking is being supplied on-site, and the cul-de-sac experiences low enough traffic that the potential for one car parked in the cul-de-sac present minimal impacts to the neighborhood.

- (8) Signage shall be in accordance with the Signs Section of the Zoning Resolution.

Currently, the applicant doesn't intend to have a sign for the business, if they do they will comply with the signage requirements of the Zoning Resolution. Sign requirements shall be met.

- (9) Maximum number of employees: one.

The maximum number of employees not living on the site is limited to one and the applicant has stated that they have one employee that works virtually.

FINDINGS/RECOMMENDATIONS:

1. Staff finds that the Home Occupation complies with the criteria outlined in the Board of Adjustment Section of the Jefferson County Zoning Resolution as indicated in the staff analysis above;

AND

2. Staff recommends that the Board of Adjustment **APPROVE** Case No. 22-119819VC subject to the following conditions:

A. A miscellaneous permit for a home occupation shall be obtained within 3 months of the approval of this request, on or before March 7, 2023.

B. The allowable hours of operation shall be Weekdays 7:00am to 7:00pm, Saturdays 7:00am to 12:00pm, and closed on Sundays.

- C. The home occupation shall be limited to the osteopathy practice.
- D. The applicant must comply with the conditions and requirements for Home Occupations as described in the Home Occupations Section of the Zoning Resolution.
- E. This approval is granted for five years or until December 7, 2027, and it shall be the responsibility of the applicant to apply for the renewal special exception within that time frame. Should the applicant fail to file a renewal application prior to the expiration date, the filing fee shall be doubled.
- F. The applicant shall provide one (1) parking space on the driveway for the Home Occupation.

COMMENTS PREPARED BY:

Cassidy Clements

Cassidy Clements, Planner

Jefferson County
Board of Adjustment
Application

Variance • Special Exception • Appeal

JEFFERSON
COUNTY COLORADO
Planning and Zoning

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

Case Number (for staff use only): 22-119819VC

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.

Applicant and Site Details

5976 Flora Way	Arvada	80004
Address of Subject Property, Legal Description and/or Parcel ID Number		City Zip
Erin and Erich Woessner	smurfwoess@gmail.com	3036388865
Property Owner	Email	Phone Number
5976 Flora Way	Arvada	CO 80004
Mailing Address	City	State Zip
Self	smurfwoess@gmail.com	3036388865
Contractor/Representative	Email	Phone Number
For sign pick-up, please contact: <u>Erin Woessner</u> Email: <u>smurfwoess@gmail.com</u> Phone Number: <u>303-638-8865</u>		

Specific Request

This is a request for renewal of a current special exception for a home occupation of an osteopathy practice at the above address. Please see the prior resolution number 17-126801 that approved this request previously for 5 years and is accompanying this application form. I am applying for the same 5 year approval time period.

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.

Erin M. Woessner, DO
Signature of Owner or Authorized Representative

6/10/2022

Date

Jefferson County Board of Adjustment Application

Case Number (for staff use only): 22-119819VC

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: \$ 200.00 (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 checked="" type="checkbox"/> Home Occupation**	X	X	B	X	X	X		X	X		X	X	X	
<input type="checkbox"/> Short Term Rental**	X	X	C	X	X	X		X	X		X	X	X	
<input type="checkbox"/> Commercial Solar or Wind Installation	X	X	D	X	X	X		X		X		X		
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. 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

R-1		CAR-O-MOR HEIGHTS THIRD ADD		17-126801VC	
Zoning of Site	Plat	Receipt	Renewal of Case Number	CV Case Number	
12,500 SF	.4 ac (17,424 SF)	191			
Lot size Required	Lot Size Shown	FEMA Map Number	In a Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Legal Access via: <u>Flora Way</u>					
Number of Postcards Required: <u>9</u>		ISP Submitted (check one): <input type="checkbox"/> Print <input type="checkbox"/> Via email to: _____ <input type="checkbox"/> N/A			
Reviewed by <u>Kristen Cowan 8-17-22</u>					
Date _____					
Comments: <u>Payment and updated docs received 8-4-22</u>					

B. Home Occupation Addendum

Case Number (for staff use only): _____

1. Describe the proposed Home Occupation.

This is an osteopathic practice renewal - Please also refer to the adjoining application documents submitted. I offer office consultations for osteopathic medical and holistic healing services.

2. Please check if the Home Occupation is one of the following:

- ☐ a. Body or mechanical repair, modification, or painting of motor vehicles and repair of internal combustion engines
- ☐ b. Animal hospital or kennel
- ☐ c. Medical/dental facilities other than office consultation services
- ☐ d. Restaurant
- ☐ e. Tattoo shops/parlors
- ☐ f. Retail sales, other than ancillary to a permitted Home Occupation

3. Where on the property will the proposed Home Occupation take place?

Please include the square footage of the area. You must attach floor plans (drawn to scale) highlighting which rooms/areas will be used.

The home occupation is located in the northwest aspect of the home on the 1st floor. The area covers 3 rooms and an entryway, totaling 703 sq ft. You will access this through the front door during office hours. Upon 1st entering you are in the entry way. The room to the right is the waiting room and rest room, to the left is the treatment room. Just beyond the treatment room is my administrative office area.

4. Where will you store stock, supplies, products or other materials related to this Home Occupation?

All office and practice related items are stored within the office space delineated above.

5. How many employees will work here? How many of those employees live on site?

1-2 employees - Currently it is just myself and I do live on site. Currently I use a virtual assistant who is not on the premises.

6. List the proposed hours of operation.

My hours are within what has been approved - Weekdays 7am-7pm and Saturday 7am-12pm. Closed on Sunday.

B. Home Occupation Addendum

Case Number (for staff use only): _____

7. Is there another Home Occupation already taking place on this property? ☐ Yes ☒ No

If yes, please provide a permit number: _____

8. Please describe any noise, vibration, smoke, dust, odors, heat or glare that could be created as a result of this Home Occupation.

None

9. How many vehicles could visit at any one time as a part of this proposed Home Occupation? Please provide a site plan (drawn to scale) showing where parking will take place.

1-2 cars will visit at a time. There may be overlap as one patient finishes and another arrives. Currently one can park in the driveway, one in the cul-de-sac.

10. Will your Home Occupation have any commercial vehicles associated with it? If yes, please explain.

The County defines commercial vehicles as any truck tractors, semi-trailers, delivery vehicles, tow trucks, commercial hauling trucks, vehicle repair service trucks, vehicles with blades attached for plowing or grading, construction vehicles (ex: bulldozers, backhoes, dump trucks, etc.), vehicles or trailers designed or used to transport commodities, merchandise, produce, freight, animals or passengers for a fee; vehicles similar to those described above that are not ordinarily used for personal transportation.

No

11. What potential impacts could there be on your neighbors, and how do you propose to mitigate these impacts?

In the years since opening my practice in the front of my home the impact on my neighborhood has been minimal. I am mindful of traffic flow - 1 patient every 45 minutes for follow-up appointments and one every 90 minutes for a new patient appointment. Traffic flow is thus about 1 car per hour.

My neighbors and I are all friendly and supportive. We coordinate and have conversations to take care of each other as needs arise

Mr. Hult moved that the following Resolution be adopted:

BEFORE THE BOARD OF ADJUSTMENT

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. 17-126801

CASE NO: 17-126801VC

APPLICANT: Erin Woessner

LOCATION: 5976 Flora Way
Section 7, Township 7 South, Range 69 West

ZONE DISTRICT: Residential One (R-1)

PURPOSE: To renew a Home Occupation of an osteopathy practice

WHEREAS, Erin Woessner has filed an application with the Planning & Zoning Division of Jefferson County requesting a SPECIAL EXCEPTION for the herein described property in Jefferson County to renew a Special Exception for a Home Occupation of an osteopathy practice;

WHEREAS, the Board of Adjustment is vested with authority to grant or deny such special exceptions by virtue of Section 4.B.2 of the Jefferson County Zoning Resolution;

WHEREAS, after notice as provided by law, a public hearing was held by the Jefferson County Board of Adjustment on November 1, 2017; and

WHEREAS, based on the evidence, testimony, exhibits, comments of public officials, agencies, and staff, and comments from all interested parties, this Board finds as follows:

1. That proper posting and public notice was provided as required by law for the hearing before the Board of Adjustment of Jefferson County and the Planning and Zoning case file is hereby incorporated into the record.
2. That the hearing before the Board of Adjustment was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested parties were heard at this hearing.
3. That the proposed request complies with all the criteria for a Home Occupation as outlined in Section 4.B.2.e of the Jefferson County Zoning Resolution as analyzed in the staff report.

4. Granting the relief requested is compatible with the general spirit and intent of the Zoning Resolution and promotes the general welfare and does not adversely affect the character of the surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that Board of Adjustment Case No. 17-126801VC be and hereby is **APPROVED** subject to the following conditions:

- a. The allowable hours of operation shall be 7:00am to 7:00pm on Weekdays, 7:00am to 12:00pm on Saturdays, and closed on Sundays.
- b. The applicant shall provide one (1) parking space on the driveway for the Home Occupation.
- c. The home occupation shall be limited to the osteopathy practice.
- d. The applicant must comply with all conditions and requirements for Home Occupations as described in Section 9.C of the Zoning Resolution.
- e. This approval is granted for five (5) years from the previous Special Exception application deadline, or until September 1, 2022, and it shall be the responsibility of the applicant to apply for the renewal variance within that time-frame.

Mr. Ford seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Mr. Bourg	-	"aye"
Mr. Iadarola	-	"aye"
Mr. Ford	-	"aye"
Mr. Hult	-	"aye"
Mr. Matis	-	"aye"

The Resolution was adopted by a unanimous vote of the Board of Adjustment of the County of Jefferson, State of Colorado.

November 1, 2017

Erin Woessner
5976 Flora Way
Arvada, Colorado 80004
August 4, 2022

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

To Whom It May Concern:

I am writing in application for renewal of Special Exception to operate an osteopathic practice out of my home at 5976 Flora Way, Arvada, Colorado, 80004. As a Doctor of Osteopathy, I provide consultations in traditional osteopathic medicine and natural health. Consultations consist of a thorough history, osteopathic structural and functional examination and osteopathic manipulation. In osteopathic manipulation I use my hands to apply gentle, assistive techniques to help people heal. Some of the types of techniques I utilize include osteopathy in the cranial field, balanced ligamentous tension, facilitated positional release, low velocity low amplitude, high velocity low amplitude, myofascial release, muscle energy, visceral, strain counter-strain, dry needling, and other assorted energy healing techniques. I provide a quiet, peaceful, restorative space for my patients to create a healing environment that increases the expression of their intrinsic health and ease their pain, perhaps even transform their lives.

Preserving the peaceful and friendly environment of the neighborhood is important to me for both the sake of the neighborhood and to be able to create the therapeutic environment that is needed for my consultations. To achieve this goal, I keep appointment times long, limit the number of people seen in a day and organize parking to be easy and stress-free. My consultations will range from 45-90 minutes and I will not provide more than 12 consultations in a day. Parking will be in my personal driveway, completely on the property, or in front of the brick pillars directly in front of my home. If approved, I will of course adhere to all of the conditions and requirements listed in Section 9C of the Zoning and Planning Resolution for Home Occupations; as included below:

Home occupations shall be operated subject to the following: (orig. 6-23-81)

1. A miscellaneous Permit must be obtained from Planning and Zoning. (orig. 3-26-13)
2. Such home occupation shall be in conformance with other existing laws and regulations of the County. (orig. 6-23-81; am. 12-17-02)
3. Such home occupation shall be conducted entirely within a lot, parcel or tract of land and carried on by the inhabitants living there. The home occupation is limited to the use of 1 additional

employee beyond those living on the subject property. (orig. 6-23-81; am. 7-1-03)

4. Such home occupation shall be clearly secondary to the use of the lot, parcel or tract of land for residential purposes and shall not change the character thereof. (orig. 6-23-81)

5. The total area used for such home occupations shall not exceed 25 percent or no more than 800 square feet of floor area per lot, parcel or tract of land and shall be limited to the main residential structure, except for state licensed or certified

6. There shall be no more than one wall sign advertising the home occupation. The sign shall be limited to a maximum of 4 square feet and shall have no exterior, interior or neon lighting. (orig. 6-23-81; am. 12-17-02; am. 7-1-03)

7. All incidental storage of stock, supplies or products shall be contained within the total area used for the home occupation. (orig. 6-23-81; am. 12-17-02)

8. There shall be no exterior storage on the lot, parcel or tract of land of material or equipment used as a part of the home occupation. (orig. 6-23-81)

9. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable beyond any boundary line of the lot, parcel or tract of land due to the conduct of the home occupation. (6-23-81)

10. The home occupation may increase vehicular traffic flow and customer parking by no more than 2 additional vehicles at a time, except for state licensed or certified day-care homes. (orig. 6-23-81; am. 6-14-88; am. 7-1-03)

Please also note that only 2 of the 6 properties that are directly adjacent to this parcel have a road in common. The other 4 are on the south and east side of the property that adjoin to my back yard and is separated by a fence. As noted above, and in the attached map, the office space is contained entirely in the north side of the home and occupies approximately 10% of the finished square footage of the home.

It has been 8 years now since the approval of my initial application. The traffic flow, and daily business operations are running smoothly without any neighborhood complaints; indeed, there are many that live in the neighborhood that are excited to be able to walk to my office for their appointment! In the rare event that my neighbors need something from me to change in the course of a day (business related or not), they are comfortable reaching out to me with their need and we coordinate to address it directly. The approved hours between 7am-7pm Monday through Friday and 7am-12pm Saturdays are working well.

Jefferson County Planning & Zoning Division

August 4, 2022

Page 3

I am grateful to have this continued opportunity to operate my practice out of my house. It is a blessing to be able to live and work at home while raising my two children and I now often take care of my neighbors for their medical healing needs right here in the neighborhood! How nice to be able to live in the suburbs and walk to your doctor's office?

Thank you for taking the time to review my application. Please contact me if I may provide any additional information.

Sincerely,

A handwritten signature in black ink that reads "Erin M. Woessner, DO". The signature is written in a cursive, flowing style. The "E" is large and loops around the "M". The "DO" is written at the end of the signature.

Erin Woessner

Erin M Woessner, DO, PLLC



Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee
Date: November 09, 2012
\$ 66.00

THIS DEED, made on November 09, 2012 by DANIEL R. SATRIANA, JR. AND BARBARA J. SATRIANA Grantor(s), of the County of JEFFERSON and State of COLORADO for the consideration of (\$660,000.00) *** Six Hundred Sixty Thousand and 00/100 *** dollars in hand paid, hereby sells and conveys to ERICH WOESSNER AND ERIN WOESSNER Grantee(s), as Joint Tenants, whose street address is 5976 FLORA WAY ARVADA, CO 80004, County of JEFFERSON, and State of COLORADO, the following real property in the County of Jefferson, and State of Colorado, to wit: EW [Signature]

LOT 4, CAR-O-MAR HEIGHTS THIRD ADDITION, COUNTY OF JEFFERSON, STATE OF COLORADO.

also known by street and number as: 5976 FLORA WAY ARVADA CO 80004

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2012 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.1) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.2) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE

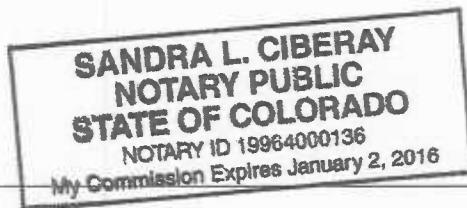
[Signature]
DANIEL R. SATRIANA, JR.

[Signature]
BARBARA J. SATRIANA

State of COLORADO)
) ss.
County of JEFFERSON)

The foregoing instrument was acknowledged before me on this day of November 09, 2012
by DANIEL R. SATRIANA, JR. AND BARBARA J. SATRIANA

[Signature]
Notary Public
My commission expires _____



When Recorded Return to: ERICH WOESSNER AND ERIN WOESSNER
5976 FLORA WAY ARVADA, CO 80004

WARRANTY DEED

RECEPTION NO. 91069584
8/02/91 11:10 10.25
RECORDED IN
COUNTY OF JEFFERSON
STATE OF COLORADO

THIS DEED, Made this 30th day of July, 1991 between
Kenneth M. Nelson

of the County of Jefferson and
State of Colorado, grantor, and
Daniel R. Satriana, Jr. and Barbara J. Satriana

whose legal address is 4345 Brentwood Street, Wheatridge, Colorado 80033

of the County of Jefferson and State of Colorado, grantees:

WITNESS that the grantor for and in consideration of the sum of FIFTY TWO THOUSAND FIVE HUNDRED AND 00/100, (\$52,500.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all real property, together with improvements, if any, situate, lying and being in the County of Jefferson and State of Colorado, described as follows:

Lot 4, Car-O-Mor Heights Third Addition, County of Jefferson, State of Colorado.
also known by street and number as 5976 Flora Way, Arvada, Colorado 80004

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for 1991 and subsequent years; except easements, restrictions, covenants, conditions, reservations and rights of way of record, if any;

STATE DOCUMENTARY FEE

5-25
AUG 2 1991

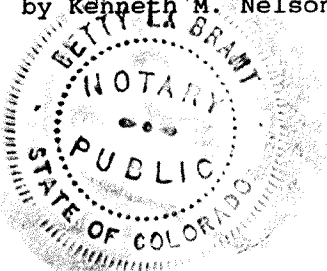
State Documentary Fee
Date
\$ 5.25

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs assigns, against all and every person or persons lawfully claiming the whole or any part thereof.
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.


Kenneth M. Nelson

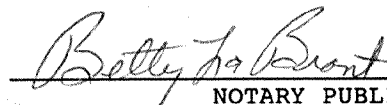
STATE OF COLORADO }
County of Jefferson } ss. The foregoing instrument was acknowledged before me
this 30th day of July, 1991

by Kenneth M. Nelson



No. 921A. Rev. 3-85

Witness my hand and official seal.
My commission expires August 17, 1994

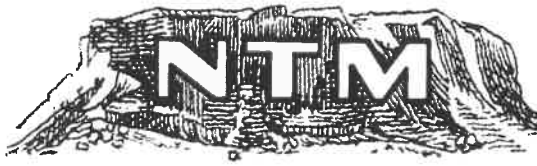

NOTARY PUBLIC
215 Union Blvd. #315
Lakewood, COLORADO 80228

T.A.

BS

5.00

5323306



NORTH TABLE MOUNTAIN WATER AND SANITATION DISTRICT

14806 WEST 52ND AVENUE, GOLDEN, COLORADO 80403-1228

October 18th, 2022

Jefferson County Planning Department
Foothills Office Park
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

RE: 5976 Flora Way

Dear Jefferson County,

The North Table Mountain Water and Sanitation District serves the referenced property with both water and sewer service. The property is located within the District boundaries. The District has no concerns continuing to serve this property if the owner pursues a home based osteopathic business.

Sincerely,

Bart Sperry, P.E.
District Manager/Engineer

Stillness Osteopathy, PLLC ... coming to Car-O-Mor Heights with your support!

I am Erin Woessner, DO; a caring practitioner of osteopathy, a devoted mother and lover of our neighborhood. I established a new business called Stillness Osteopathy, PLLC, in which I will provide natural, hands-on healing care to members of our community. Essential to this type of care is providing a peaceful, therapeutic space. What better place - with our quiet streets, friendly people and tranquil views of the front range - than in our neighborhood? Please help me in my application to provide office consultations out of the front room of my home (and still stay close to my baby girl!). You can show your support by signing below!

Yes! I support Erin Woessner, DO and Stillness Osteopathy, PLLC to provide osteopathic office consultations at 5976 Flora Way, Arvada, Colorado 80004.

Name: <u>Marilyn Delmonico</u>	Address: <u>5996 Flora Way</u>
Signature: <u>[Signature]</u>	<u>Arvada CO. 80004</u>
Name: <u>Denise Bauer</u>	Address: <u>5956 Flora Way</u>
Signature: <u>[Signature]</u>	<u>Arvada CO 80004</u>
Name: <u>Paul S. Anderson</u>	Address: <u>5874 Fig St</u>
Signature: <u>[Signature]</u>	<u>Arvada Co 80004</u>
Name: <u>TORY LEOPOLDUS</u>	Address: <u>5911 ELLIS CT</u>
Signature: <u>[Signature]</u>	<u>ARVADA CO 80004</u>
Name: <u>Tom Menk</u>	Address: <u>5977 Flora Way</u>
Signature: <u>[Signature]</u>	<u>Arvada, CO 80004</u>
Name: <u>TIM LEAVITT</u>	Address: <u>5957 FLORA WAY</u>
Signature: <u>[Signature]</u>	<u>ARVADA, CO 80004</u>
Name:	Address:
Signature:	
Name:	Address:
Signature:	



COLUMBINE SURVEYING, INC.
 7573 South Ames Way
 Littleton, CO 80128
 303-972-8000 fax 303-972-8001

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for

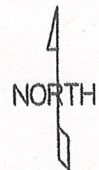
KENTWOOD CITY PROPERTIES

that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the above described parcel, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Notice: According to Colorado law you must commence any legal action based upon any defect in this improvement location certificate within three years after you first discovered such defect. In no event, may any

Note: All platted and apparent easements are shown. Record easements, if any, are located by information provided by the customer, unless otherwise noted.



Scale 1" = 30'



on RECD

11/11/11







