

CASE SUMMARY
Regular Agenda

BOA Hearing Date: December 21, 2022

22-127822 VC Special Exception

Owner/Applicant: Michael D. Auld and Delwyn Van Essen

Location: 8425 Doubleheader Ranch Road, Morrison
Section 5, Township 6 South, Range 70 West

Approximate Area: 2.7 Acres

Zoning: Agricultural-One (A-1)

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

Case Manager: Sara Kohles

Issues:

- None.

Recommendations:

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

Interested Parties:

- None.

Level of Community Interest: Moderate

Case Manager Information: Phone: 303-271-8734 e-mail: skohles@jeffco.us

Staff Report

BOA Hearing Date: December 21, 2022

22-127822 VC Special Exception

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Section 5, Township 6 South, Range 70 West

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Zoning: Agricultural-One (A-1)

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

Case Manager: Sara Kohles

Previous Actions: None.

Surrounding Zoning: North: Agricultural-One (A-1)
South: Agricultural-One (A-1)
East: Agricultural-One (A-1)
West: Agricultural-One (A-1)

Existing Use: Residential

Existing Structures: Single-Family Home

Services: Inter-Canyon Fire Protection District
Individual Well and Septic

BACKGROUND/DISCUSSION:

The applicant is requesting to use their residence at 8425 Doubleheader Ranch Road as a Short-Term Rental (STR). The residence is a four-bedroom home on a 2.7-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 1-mile west of U.S. Highway 285 between the Indian Hills and Aspen Park communities. The property takes access from Doubleheader Ranch Road, a County maintained paved road. The single-family home has a 2-vehicle attached garage, several decks, a gas fire pit, and an outdoor hot tub. The site contains a variety of trees and shrubs. Most 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 homes are approximately 180 feet to the north of 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 four vehicles in the driveway, garage, and other designated areas of the property. The parking spaces allow independent egress in the event of emergency.

(a-2) Fire hazards;

The property is served by the Inter-Canyon Fire Protection District, which provided a service letter regarding this property and short term rental application. 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 homes are approximately 185-feet across the road 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 1978. 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 three bedrooms, which would allow for six 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 2.7 acres.

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

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

At 2.7-acres, the lot is legal non-conforming since it does not meet today's A-1 lot size requirement of 5-acres. The lot was platted as part of the Doubleheader Ranch Estates Filing 4 which was recorded November 2, 1970 (reception #70392554). The lot size requirement at that time was only 1-acre. A legal nonconforming lot is allowed to have a short term rental.

This property was also granted an Administrative Exception in 1985 for a reduced front setback for the home. The Administrative Exception legalized a 41 feet setback where 50 feet was required.

(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 is limited to renting to six persons per the septic system rating for three bedrooms. This would require four parking spaces. There is adequate parking provided in the driveway, garage, and other areas of the property 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 completed a final inspection on December 12, 2022 for a Defensible Space Permit.

(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 98641; this is a Residential Well, for household use only and is adequate for a Short-Term Rental.

The On-Site Wastewater Permit number is 06-102524 OW; it is rated for three bedrooms. Per the guidance provided by Public Health, the septic system rated for three bedrooms has an occupancy limit of six 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 Doubleheader Ranch Road, a County maintained paved road.

(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.

A zoning violation was issued to this property in January 2022 for operating a short term rental without a permit. The applicants purchased the property in September 2022. 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 Area Council
- Conifer and South Evergreen Community Committee (SoSECC)
- Doubleheader Mountain Association
- Jefferson County Horse Council
- Plan Jeffco

During the processing of the application, Staff received written public comments in opposition of this short term rental application and comments stating concerns about the property.

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. 22-127822 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 21, 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 shall be limited to no more than six persons based on the limitations of the On-Site Wastewater System.
 - d. The applicant shall send Planning & Zoning Staff a copy of the STR's advertisement(s) each month to confirm the STR is being advertised in accordance with the occupancy limitations required by the OWTS.

COMMENTS PREPARED BY:

Sara Kohles

Sara Kohles, 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): _____

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

8425 S. DOUBLEHEADER RANCH ROAD	MORRISON		
Address of Subject Property, Legal Description and/or Parcel ID Number	City		Zip
MICHAEL AULD	rockone1515@gmail.com	720-394-1590	
Property Owner	Email	Phone Number	
10762 FOOTHILL WAY	PARKER	CO	80138
Mailing Address	City	State	Zip
Contractor/Representative	Email	Phone Number	
For sign pick-up, please contact: SAME AS ABOVE Email: _____ Phone Number: _____			

Specific Request

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

9-1-22

Date

Case Number (for staff use only): _____

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)

<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				
<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	
<input type="checkbox"/> Director's Determination	X	X		X	X	X							X

A. Variance Addendum

B. Home Occupation Addendum

C. Short Term Rental Addendum

D. Commercial WECS/SECS Addendum

List of Submittal Requirements

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

* 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

A-1	70392554			
Zoning of Site	Plat	Receipt	Renewal of Case Number	CV Case Number
1 acre	2.7 ac	360F		In a Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot size Required	Lot Size Shown	FEMA Map Number		
Legal Access via: Doubleheader Ranch Road (county maintained)				
Number of Postcards Required: 7	ISP Submitted (check one): <input type="checkbox"/> Print <input type="checkbox"/> Via email to: _____			<input checked="" type="checkbox"/> N/A
KBryson				10/13/2022
Reviewed by				Date

Comments:

Septic is adequate for 3 bedrooms, not 4, as shown on plans.

C. Short Term Rental Addendum

Case Number (for staff use only): _____

1. What is the size of this property? 2.7 ACRES
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? 12
6. How many parking spaces are provided on-site? 6
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?
ALL VEHICLES CAN PARK ON SITE AND IN THE GARAGE

8. Is this property in the Wildfire Hazard Overlay District? ☐ Yes ☒ No
 - a. If yes, please list your Defensible Space Permit number: _____
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: 98641

11. Wastewater:

- ☐ a. Public sewer. Name Of Wastewater Provider: _____
- ☒ b. Septic. On-Site Wastewater Permit Number: 21-1218590W
Max number of bedrooms: _____
Max number of occupants: _____

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: _____
- ☐ 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 |

**8425 S. DOUBLEHEADER RANCH RD.
MORRISON, CO 80465**

**SUBMITTAL FOR A SHORT-TERM RENTAL PERMIT
9/1/2022**

Attached is our Board of Adjustment Application for obtaining a permit to operate a short term rental in Jefferson County. We are committed to operating the property respectfully and responsibly and providing any additional documentation necessary. Please confirm receipt of our application and let us know if you need anything further.

Thank you for your time and consideration!

Sincerely,

**Michael Auld
720-349-1590**

Michael Auld
10762 Foothill Way
Parker, CO 80138

Jefferson County Board of Adjusters,

Please find the enclosed, which includes several supporting materials, which were encouraged to be provided by Amy Reistroffer, Zoning Inspector.

1. We installed a solar light pointing to our address sign at the bottom of our driveway so that guests can easily find our location when arriving at night. We also will include a warning to our guests about not turning in too soon - to avoid pulling into our neighbor's driveway - in a message we will send to guests right before they are scheduled to check-in.
2. We have a posted house rule about Airbnb's No Tolerance Policy for Parties and Events. This rule is also printed and displayed on a table inside the house, with a QR code linking directly to the policy online. Each guest must agree to this prior to booking a reservation, as well as agree to list all individuals who will be staying at the house, even if they aren't staying overnight.
3. We have installed 3 different types of technology, aimed at measuring and reducing noise levels to ensure that neighbors are not disturbed by our guests, especially during evening/quiet hours. These devices are recommended for hosts of Airbnb.
 - 4 recording security cameras (Arlo Pro 4) posted outside near entry doors to the house, which allows us to count how many people are entering the house and be on the lookout for any disturbances or unusual behavior.
 - 4 decibel/noise sensors (Noise-Aware) installed on each deck and one inside the house as well to alert us if noise gets beyond our set thresholds.
 - 1 sensor (Party-Squasher) that attaches to our wifi and can track approximately how many devices are in the vicinity; this alerts us to possible parties or possible unregistered guests at the property.
4. We have a posted house rule about quiet hours after 9:00 p.m.; this rule is also posted on all decks and outdoor areas of the house in a location where everyone can easily see it. We also plan to post a sound-activated, auto-illuminating "Quiet Time" sign on the back deck (manufacturer: NoiseMeters Inc.). This sign will be posted on a soon-to-be constructed, 6-foot tall acoustical/sound-absorbing

wall that will be mounted on the back deck, right behind the hot tub. This sign will illuminate automatically and be easily visible on the wall, in the event that decibel levels go higher than what is allowable.

5. We have 10+ parking spots on our property, so that no guests need to park on the road; this will prevent the restriction of normal traffic flow.
6. We have had a fire extinguisher installed within 20 feet of the fire pit and there are no trees or other such items in the immediate vicinity of the fire pit. We also have a recording camera installed that allows us to monitor activities around the fire pit. The house rules also include an item about prohibited outdoor fires and we have wildfire danger signs posted at every door to the house. (5 places) stating that all outdoor fires are strictly prohibited. We also have outdoor smoking receptacles at every exterior door so guests can safely extinguish their smoking devices. Also regarding fire safety, we have 4 additional fire extinguishers inside the house (one under the kitchen sink, one in the garage, and one by each of the 2 pellet stoves). We have installed combination smoke/co detectors within 3 feet of the door for each of the 4 bedrooms and 2 bathrooms and one in the stairwell leading from the garage.
7. Regarding the septic system: As a point of reference, the previous owners' average guest count at any one time is 11. They primarily only booked on weekends, leaving most weekdays empty. They had guests staying there 42% of the time. 11 people on average for 42% of the time is only 4.62 people using the septic consistently. If they had a maximum of 16 people consistently, that average across 42% of rented time still only averages out to 6.7 people. The previous owners had the septic system inspected 3 times since last fall by Shirley Septic and Plumbing located in Pine, Colorado. Each inspection has been the same result: 'no pumping required, and everything looks good'. The previous owners also asked the inspector if the septic system needed to be upgraded based on the number of people, but he advised that based on what he was seeing it was fine as-is. The septic was also inspected again and pumped the week of Sept. 5, 2022 and is clean and in good working order. We also have additional safeguards in place to keep the septic system running well. We have septic compatible toilet paper and a rule about what not to flush down the toilets posted in each bathroom. We also have a food net installed in the kitchen sink, where guests are to collect food waste to dispose of in the trash and not down the sink, and we don't have a garbage disposal. We supply all cleaning products for the home, and they are all rated as septic safe. Laundry is not washed onsite,

all laundry is professionally washed, sanitized, and folded by a local laundry service - The Laundry Yard.

Hopefully you can see that we are committed to operating responsibly and serving our guests in a safe and compliant way and being respectful of the neighborhood as well.

We look forward to discussing any questions or comments you may have regarding our request for approval to operate as a short-term rental property. Thank you for considering our application and we look forward to hearing from you soon!

Sincerely,

Michael Auld

Mobile: 720-394-1590

E-Mail: rockone1515@gmail.com

Traci Maloney

Mobile: 720-775-8806

E-Mail: tracimaloney@yahoo.com



Order No.: 598-CS0602922-752

GENERAL WARRANTY DEED

Doc Fee: \$96.00

THIS DEED, Made this 19th day of September, 2022, between

Vance A. Singleton and Elizabeth A. Singleton, and Robert Deming Richardson, II and Ronda Walker Richardson,

grantor, and

Michael D. Auld and Delwyn Van Essen, as Tenants in Common

whose legal address is 8425 South Doubleheader Ranch Road, Morrison, CO 80465-2510,

grantees:

WITNESS, That the grantor, for and in consideration of the sum of **Nine Hundred Sixty Thousand And No/100 Dollars (\$960,000.00)**, 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:

Lot 47, Doubleheader Ranch Estates - Filing 4,
County of Jefferson, State of Colorado.

also known by street and number as 8425 South Doubleheader Ranch Road, Morrison, CO 80465-2510

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 themselves, their 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 ensealing and delivery of these presents, they are 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 as 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 for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises 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.

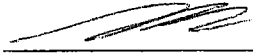
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GENERAL WARRANTY DEED

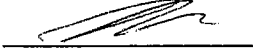
(continued)

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

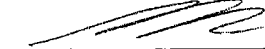
GRANTOR:

 AIF

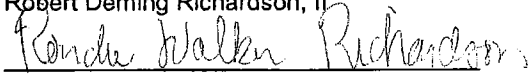
Vance A. Singleton by Robert Deming Richardson II, attorney in fact

 AIF

Elizabeth A. Singleton by Robert Deming Richardson II, attorney in fact



Robert Deming Richardson, II



Ronda Walker Richardson

GENERAL WARRANTY DEED
(continued)

State of Colorado }

County of ^{}ss} Jefferson

The foregoing instrument was acknowledged before me this 19th day of September, 2022 by Robert Deming Richardson II as agent for Vance A. Singleton.

Susan Savajan
Notary Public

My Commission Expires: _____

(SEAL) State of Colorado }

SUSAN SAVAJIAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964017666
MY COMMISSION EXPIRES OCTOBER 12, 2024

County of ^{}ss} Jefferson

The foregoing instrument was acknowledged before me this 19th day of September, 2022 by Robert Deming Richardson II as agent for Elizabeth A. Singleton.

Susan Savajan
Notary Public

My Commission Expires: _____

(SEAL)

SUSAN SAVAJIAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964017666
MY COMMISSION EXPIRES OCTOBER 12, 2024

State of Colorado }

County of ^{}ss} Jefferson

The foregoing instrument was acknowledged before me this 19th day of September, 2022 by Robert Deming Richardson, II and Ronda Walker Richardson known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he/she executed the same.

Susan Savajan
Notary Public

My Commission Expires: _____

Deed (General Warranty)
COD1268.doc / Updated: 07/05/22

Page 3

SUSAN SAVAJIAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964017666
MY COMMISSION EXPIRES OCTOBER 12, 2024

SUSAN SAVAJIAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964017666
MY COMMISSION EXPIRES OCTOBER 12, 2024

GENERAL WARRANTY DEED
(continued)

(SEAL)



INTER-CANYON FIRE PROTECTION DISTRICT

November 29, 2022

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

RE: 8425 S. DOUBLEHEADER RANCH RD. – SHORT TERM RENTAL

To Whom It May Concern,

Based on the information provided at this time, the Inter Canyon Fire Protection District has the following comments regarding the above listed property:

1. The property owner is proposing to use this house as a short-term rental.
2. This property is located in the Inter Canyon Fire Protection District.
3. Service to the area is provided by Inter Canyon Fire Protection District.
4. According to Google Maps this location is approximately 2.3 miles the closest volunteer fire station. The estimated driving time would be 5 minutes. In addition, the estimated dispatch and turnout time is 6-10 minutes.
5. Response times may be impacted by weather conditions, road conditions and seasonal tourist traffic.
6. The area has very limited fire protection water supply.
7. The property is located in a wildland-urban interface area classified by Jefferson County as Wildfire Zone 1.
8. It's the owner's responsibility to install and maintain fire extinguishers, smoke alarms and carbon monoxide detectors.
9. It's the owner's responsibility to notify tenants of fire safety precautions, emergency procedures, evacuation routes, etc.
10. It's the owner's responsibility to install no parking fire lane signs, manage guest parking and maintain year-a-round fire apparatus access for the driveway.
11. These comments are based on currently available information. If plans or conditions change in the future, additional comments may be necessary.



INTER-CANYON FIRE PROTECTION DISTRICT

Please contact me by email at rparker@elkcreekfire.org if I can be of further assistance.
Sincerely,

A handwritten signature in black ink that reads "Roger V. Parker". The signature is written in a cursive style with a large, looped 'R' and a clear 'P'.

Roger Parker
Fire Marshal
Elk Creek Fire Protection District
Under Contract with Inter-Canyon Fire Protection District

TREE TRAXE LLC.

Travis Griffin

Forester, Arborist, Firefighter, Consultant

Electronic Transmittal Form

This is one page including the cover page

Date: 12/12/2022

TO: Jefferson County Planning and Zoning

FROM: Travis Griffin / Wildland Interface Fire Specialist

SUBJECT: Defensible Space Inspection

FINAL APPROVAL

Trees have been **cut and removed** as designed to reduce wildland fire hazard around the home site and has received my **Final Approval** for the following address.

CONTACT & ADDRESS: 8425 S Doubleheader Ranch Rd. Morrison CO

PERMIT #: **22-130149DS**

Sincerely,

Travis Griffin


TREE TRAXE LLC. 9452 Garden Ct. Highlands Ranch CO, 80126 TreeTraxe.info 303-704-2858
<mailto:treetraxe@gmail.com>

--{EXTERNAL}-- Fwd: Permit 22-130149DS

Mike Auld <rockone1515@gmail.com>

Mon 12/12/2022 5:30 PM

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

 1 attachments (10 KB)

Auld TREE TRAXE Final Inspection.docx;

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.

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

From: **Mike Auld** <rockone1515@gmail.com>

Date: Mon, Dec 12, 2022, 4:12 PM

Subject: Fwd: Permit 22-130149DS

To: Del Van Essen <Del.VE@rate.com>, Traci Maloney <tracimaloney@yahoo.com>

We got our defensible space inspection today and all was good 👍

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

From: **Tree Traxe, LLC** <treetraxe@gmail.com>

Date: Mon, Dec 12, 2022, 2:58 PM

Subject: Permit 22-130149DS

To: <pzpermits@jeffco.us>

Cc: Mike Auld <rockone1515@gmail.com>, <thebestmountainretreat@gmail.com>

Hi PZ Permit-

Please see attached Final Inspection report for 8425 S . Doubleheader Ranch Rd. Morrison CO.

Please reply to this report, that the report has been received. Thanks for all your help!

The landowner requested I give a quick review of the property from my personal wildland fire response lens. These are reasonable and general comments outside of this required defensible space permit inspection, which has been completed.

Under moderate burning conditions with many variables including but not limited to: time, resource availability, evacuation status, fire behavior and other factors. Generally, this property has improved from a non-defensible rescue drive to a non-defensible prep and leave category as identified in the Incident Response Pocket Guide pages 13 and 14 (link below). With the key factor being a safety zone on the property. There is a safety zone nearby just south of the property, and one could argue this may increase the property to defensible prep and leave with favorable variables mentioned. Many factors on the property including but not limited to; surface vegetation intermixed with significant rock component limits surface fuel continuity, and multiple access roads surrounding the property exist which would aid firefighters and incident management team members in protecting this property under moderate burning conditions.

<https://www.nwcg.gov/sites/default/files/publications/pms461.pdf> [nwcg.gov]

These are just a few comments the landowner requested I capture, as he was very receptive as a good steward of the property as it relates to wildland fire risk reduction and understands the relationship between hazardous fuels risk

reduction practices taken, ongoing maintenance, and hardening of the structure(s).

--

Tree Traxe LLC.

Travis Griffin

303-704-2858

treetraxe.info [treetraxe.info]

9452 Garden Ct.

Highlands Ranch CO 80126

treetraxe@gmail.com

ISA Certified Arborist

Jeffeson County Wildland Fire Interface Mitigation Specialist



COLORADO

Division of Water Resources

Department of Natural Resources

WELL PERMIT NUMBER 98641-

RECEIPT NUMBER 9034169

ORIGINAL PERMIT APPLICANT(S)

DAVE FASBURG

APPROVED WELL LOCATION

Water Division: 1 Water District: 9
Designated Basin: N/A
Management District: N/A
County: JEFFERSON
Parcel Name: DOUBLEHEADER RANCH ESTATES
Lot: 47 Block: Filing: 4
Physical Address: 8425 S DOUBLEHEADER RANCH RD
MORRISON, CO 80465

NW 1/4 NW 1/4 Section 5 Township 6.0 S Range 70.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 478043.6 Northing: 4379325.8

PERMIT TO CONSTRUCT A NEW WELL

See the original well permit file for permit conditions of approval and additional details. The original permit file can be viewed using the Well Permit Search Tool at <https://dwr.colorado.gov/>

[See Original Permit](#)

Date Issued: 5/16/1978

Expiration Date: 5/16/1980

Issued By _____

PERMIT HISTORY

09-20-2022 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO MICHAEL D. AULD
09-20-2022 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO DELWYN VAN ESSEN
09-13-2021 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO ROB RICHARDSON
12-28-2017 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO ERIC ALEXANDER
12-28-2017 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO KRISTA KOUNTZ
06-13-2012 CHANGE IN OWNER NAME/MAILING ADDRESS

VRJ-294.5
TYPE OR
PRINT IN BLACK INK.
COPY OF ACCEPTED
STATEMENT MAILED
ON REQUEST.

COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St.
Denver, Colorado 80203

STATE OF COLORADO

COUNTY OF Jefferson

SS.

RECEIVED

MAY 7 1979

WATER RESOURCES
STATE ENGINEER

- ☒ STATEMENT OF BENEFICIAL USE OF GROUND WATER
☐ AMENDMENT OF EXISTING RECORD
☐ LATE REGISTRATION

PERMIT NUMBER 98641

LOCATION OF WELL

THE AFFIANT(S) Richard Parry

County Jefferson

whose mailing

address is 8425 So. Doubleheader Ranch Rd.

NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 5

City Morrison, Colorado 80465

(STATE)

(ZIP)

Twp. 6S, Rng. 70 W, 6 P.M.

(N OR S)

(E OR W)

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon; the well is

located as described above, at distances of 975 feet from the N section line and 1125 feet from the

(NORTH OR SOUTH)

W section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the 26th

(EAST OR WEST)

day of March, 1979; the maximum sustained pumping rate of the well is 5.0 gallons per minute, the pumping

rate claimed hereby is 5.0 gallons per minute; the total depth of the well is 425 feet; the average annual amount

of water to be diverted is 1 acre-feet; for which claim is hereby made for household use only

purpose(s); the legal description of the land on which the water from this well is used is

Lot 47 4th Filing Double Header Ranch Estates of which

none acres are irrigated and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

(COMPLETE REVERSE SIDE OF THIS FORM)

Signature(s) Richard E. Parry

Subscribed and sworn to before me on this 28th day of April, 1979

My Commission expires: 1-20-80

(SEAL)

Patricia M. Simpson
NOTARY PUBLIC

ACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO
PURSUANT TO THE FOLLOWING CONDITIONS:

FOR OFFICE USE ONLY

Court Case No. _____

Prior. _____ Mo. _____ Day _____ Yr. _____

Div. 1 Cty. 30

Sec. _____ $\frac{1}{4}$. _____ $\frac{1}{4}$. _____ $\frac{1}{4}$.

Well Use 0

Dist. 09 Basin _____ Man. Dis. _____

Well drilled by Earnie's Drilling Lic. No. 778

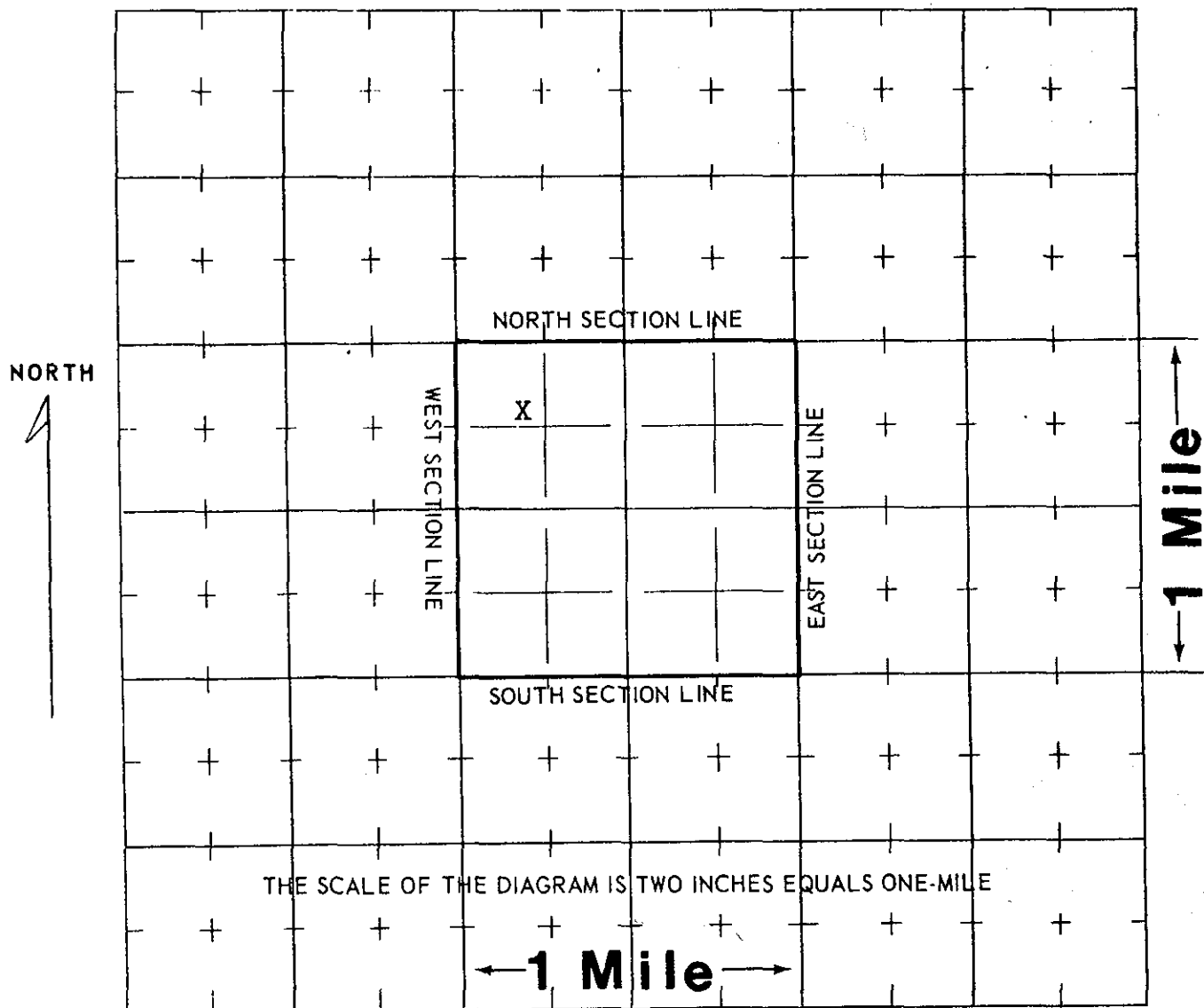
Permanent
Pump installed by owner Lic. No. _____

Meter Serial No. _____ ☐ Flow Meter Date Installed 3-1-79

Owner of land on which
water is being used Richard Parry

THE LOCATION OF THE WELL MUST BE SHOWN AND FOR LARGE CAPACITY IRRIGATION WELLS THE AREA ON WHICH THE WATER IS USED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW.

This diagram represents nine (9) sections. Use the **CENTER SQUARE** (one section) to indicate the location of the well, if possible.



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).

1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.

1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

100 gpm pumped continuously for one year produces 160 acre-feet.

(WHITE AND PINK COPY TO BE FILED WITH THE STATE ENGINEER
PINK COPY WILL BE RETURNED TO OWNER)

COLORADO DIVISION OF WATER RESOURCES

1313 Sherman Street - Room 818
Denver, Colorado 80203

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 98641

RECEIVED

DEC 11 1978

WATER RESOURCES
STATE ENGINEER

Jefferson County

THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE-
ON. TYPE OR PRINT IN BLACK
INK.WELL OWNER SIMPSON CONSTRUCTION CO., INC.20255 Flint LaneADDRESS Morrison, Colorado 80465DATE COMPLETED October 31, 19 78NW 1/4 of the NW 1/4 of Sec. 5T. 6 S. R. 70 W. 6th P.M.(Double Header Ranch Est: Lot 47, Unit 4)
HOLE DIAMETER7-7/8 in. from 0 to 23 ft.6-1/32 in. from 23 to 425 ft. in. from to ft.DRILLING METHOD Air percussionCASING RECORD: Plain CasingSize 6-5/8 & kind Steel from +1 to 20 ft.Size 4" & kind Plastic from 15 to 325 ft.Size & kind from to ft.

Perforated Casing

Size 4" & kind Plastic from 325 to 425 ft.Size & kind from to ft.Size & kind from to ft.

GROUTING RECORD

Material CementIntervals 0 - 23'Placement Method pouredGRAVEL PACK: Size Interval

TEST DATA

Date Tested October 27, 19 78Static Water Level Prior to Test 103 ft.Type of Test Pump blown by airLength of Test one (1) hourSustained Yield (Metered) 5.0 g.p.MINUTEFinal Pumping Water Level 425 ft.

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	20	Fractured pink granite	108
20	85	Pink granite	
85	215	Pink and grey granite	
215	280	Black schist and pink granite gneiss	
280	305	Black schist and white granite	410
305	400	White granite and black schist	
400	425	Pink granite	
TOTAL DEPTH <u>425 ft.</u>			

Use additional pages necessary to complete log.



Analysis Report

Workorder: 2331411 Environmental Microbiology, Wa

Sample Results

Lab ID: 2101521200 Sample ID: 217 12 Sample Type: Water
Date Collected: 08/05/2021 11:00 Collection Site: 8425 S DOUBLE HEADER RANCH RD MORRISON CO
Date Received: 08/05/2021 12:39 Site Description:
Description: 8425 S DOUBLE HEADER RANCH RD MORRISON CO

Parameter	Results	Units	MRL	MCL	DF	Prepared	Analyzed	Qual
EPA 9223B (Total Coliform and E. coli P/A)								
COLIFORM P/A	ABSENT				1	08/06/2021 14:05	08/06/2021 14:05	*
A COLIFORM P/A result of "ABSENT" indicates a microbiologically safe sample. Coliform was absent or less than one(<1) Coliform per 100 ml.								
E. COLI P/A	ABSENT				1	08/06/2021 14:05	08/06/2021 14:05	*
An E. COLI P/A result of "ABSENT" indicates that E.coli was NOT DETECTED.								

Additional Information

SDWIS Data

Free Chlorine

Total Chlorine

Temperature at Collection:

Temperature at Receipt:

0

Navatel 3-24

599
D-B

JEFFERSON COUNTY HEALTH DEPARTMENT
260 So. Kipling St., Lakewood, Colorado 80226
Phone: 238-6301

No. 7161

PERMIT FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Permit issued to: Robert Simpson

Address: 20255 Flint Lane Morrison, Colorado 80465

Location of System:

Legal Description: Lot 47, Fling 4, Double Header Ranch Estates

Street Address: _____

Conditions For Permit Issuance: 1. A preliminary inspection must be made by this department upon completion of the 6' excavation. 2. The designing engineer must certify in writing to this department that the construction and installation of the system has been completed with the terms of this permit. 3. Maintain all plot plan distances. 4. Maintain 200' or more from any other existing wells or leach fields not shown on plot plan.

Application Fee: \$ 75.00.

Receipt No. 9735

Application Acceptance Date: September 29, 1978 THIS PERMIT EXPIRES ONE YEAR FROM THIS DATE.

Refer to this permit number regarding any inquiry or request. No acceptance of this system will be made without final inspection by this Department.

Contact this Department (8:30 to 9:15 A.M.) to arrange for required inspection(s).

Carl G. Johnson, M.D.
Health Officer

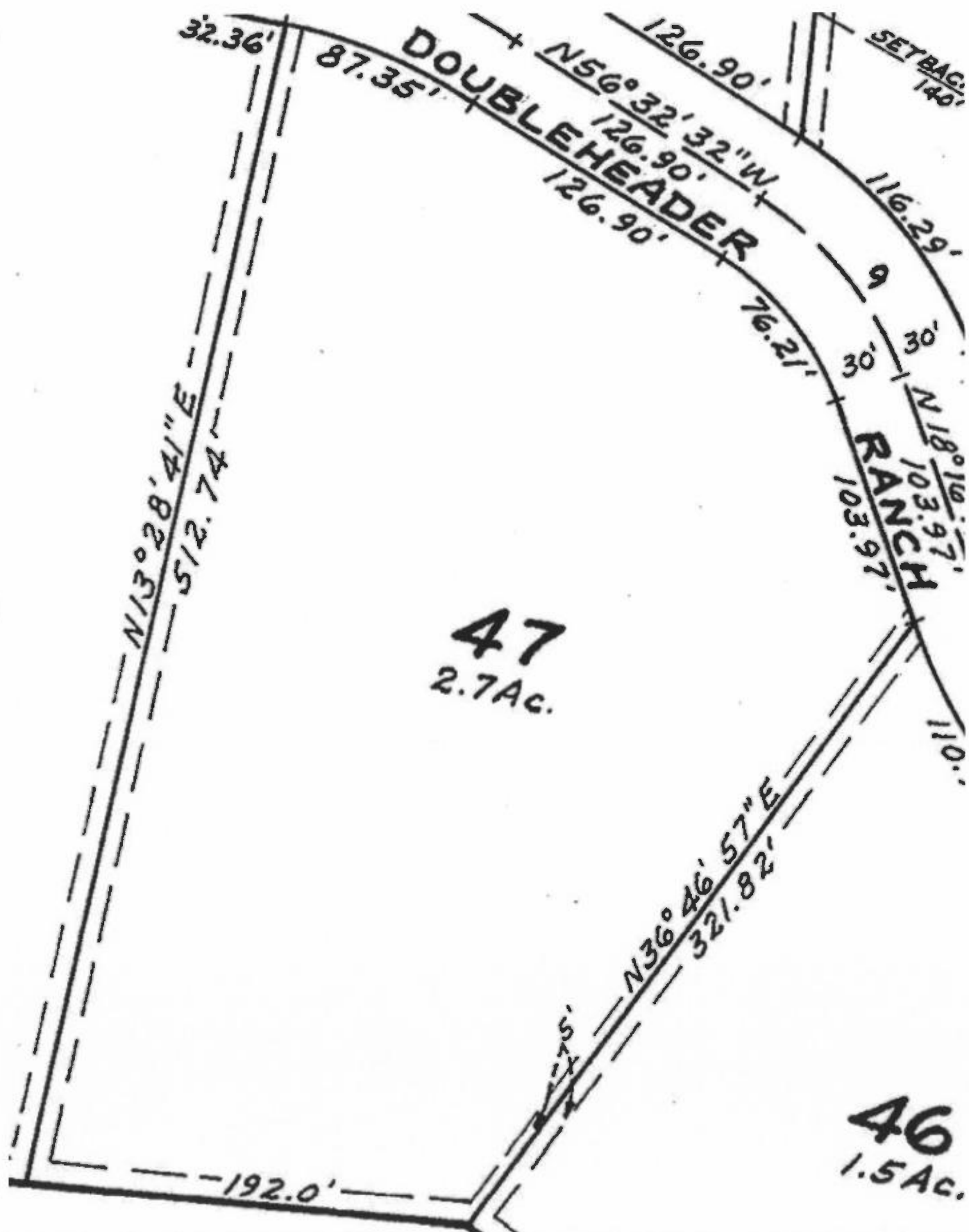
This individual sewage disposal system was installed by Russell (License No. _____) and has been inspected and accepted for use by a representative of the Jefferson County Health Department. The owner assumes all responsibility in case of failure or inadequacy of this sewage disposal system. Completed plot plan on reverse side.

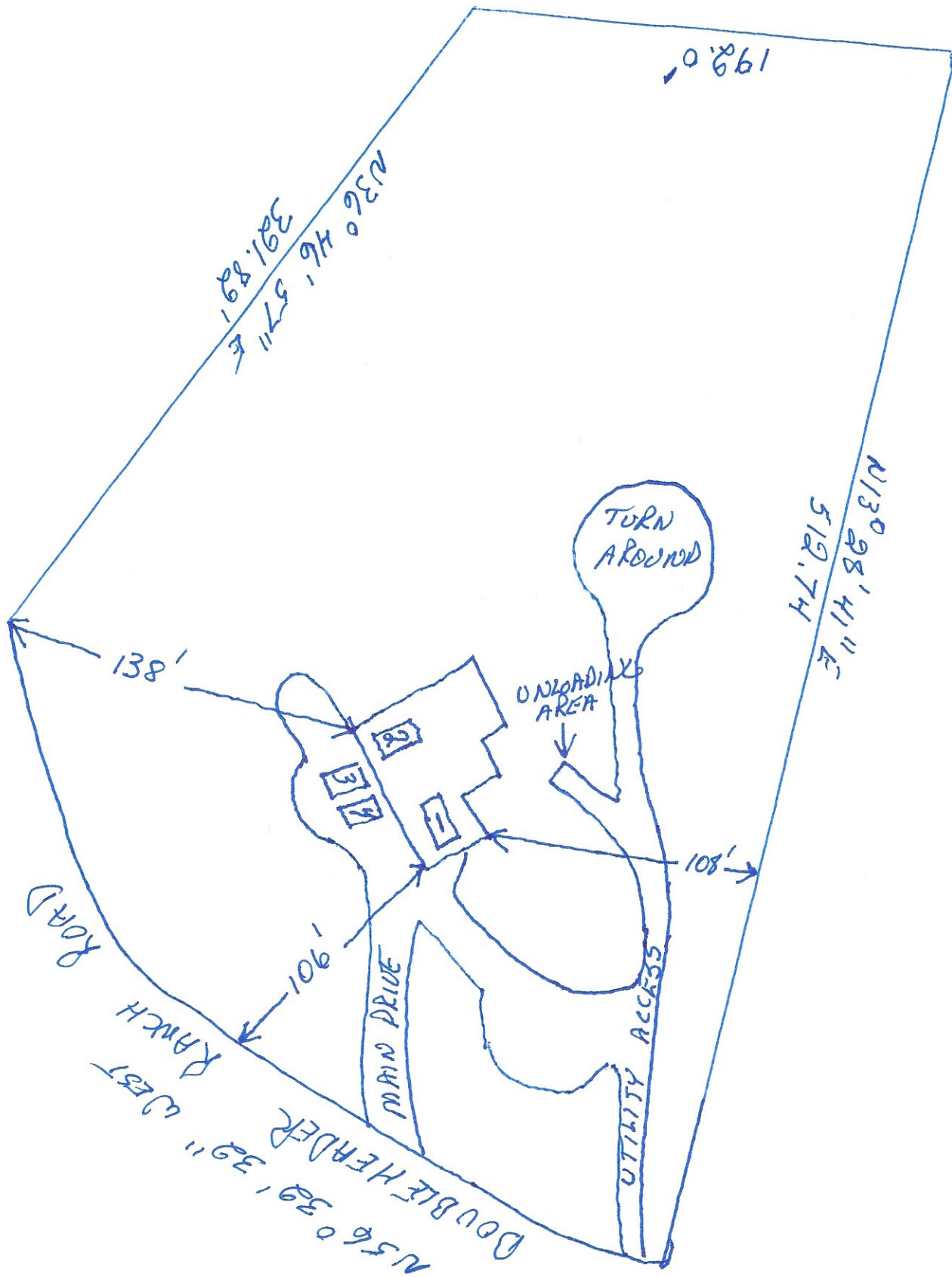
Date: 3-27, 1979 Sanitarian: [Signature]

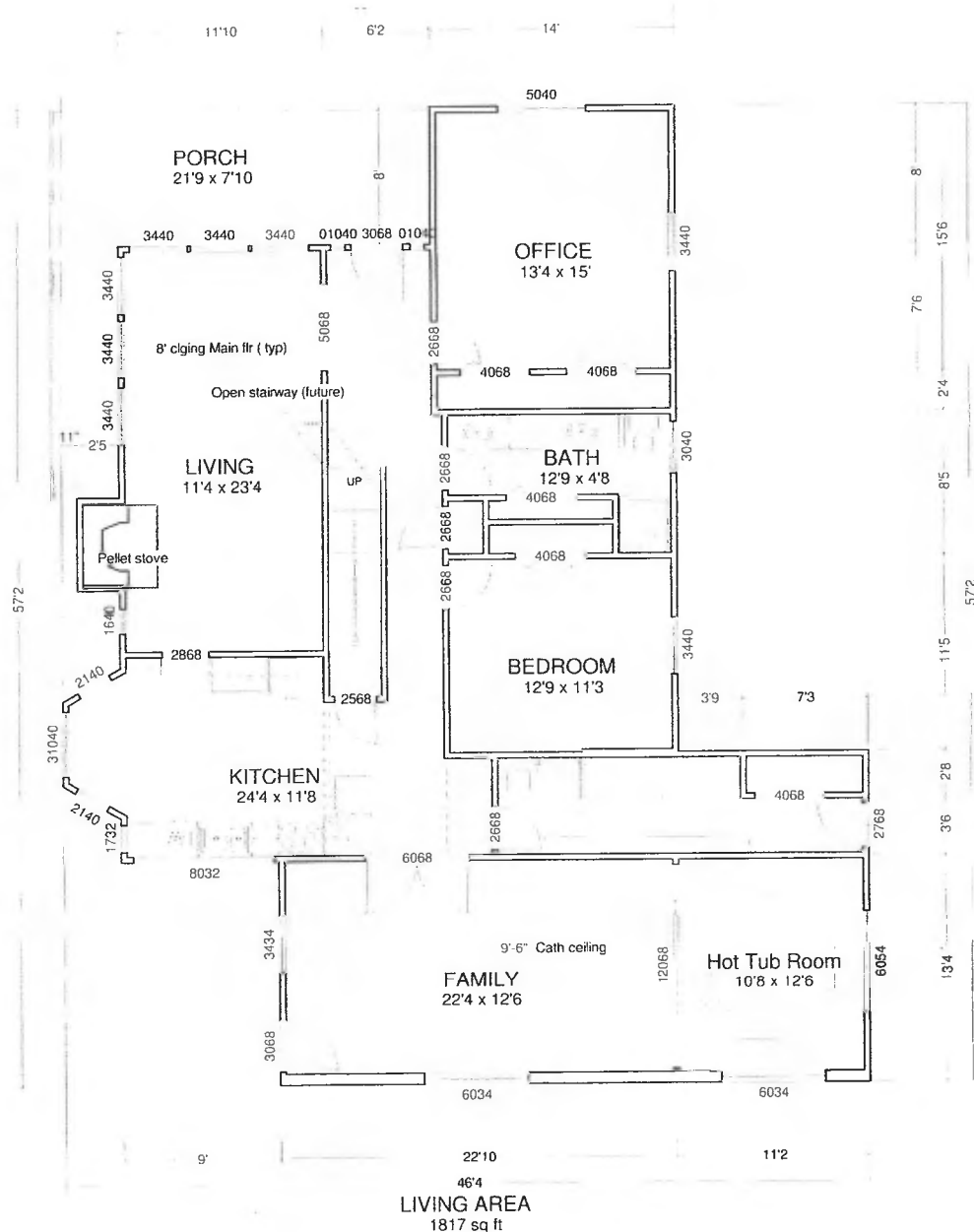
11-14-79 - 12 X 60 X 5' All wells O.K.

(u) Engineer's letter received

11-2-79 - R. Simpson - [Signature] Sent Steps





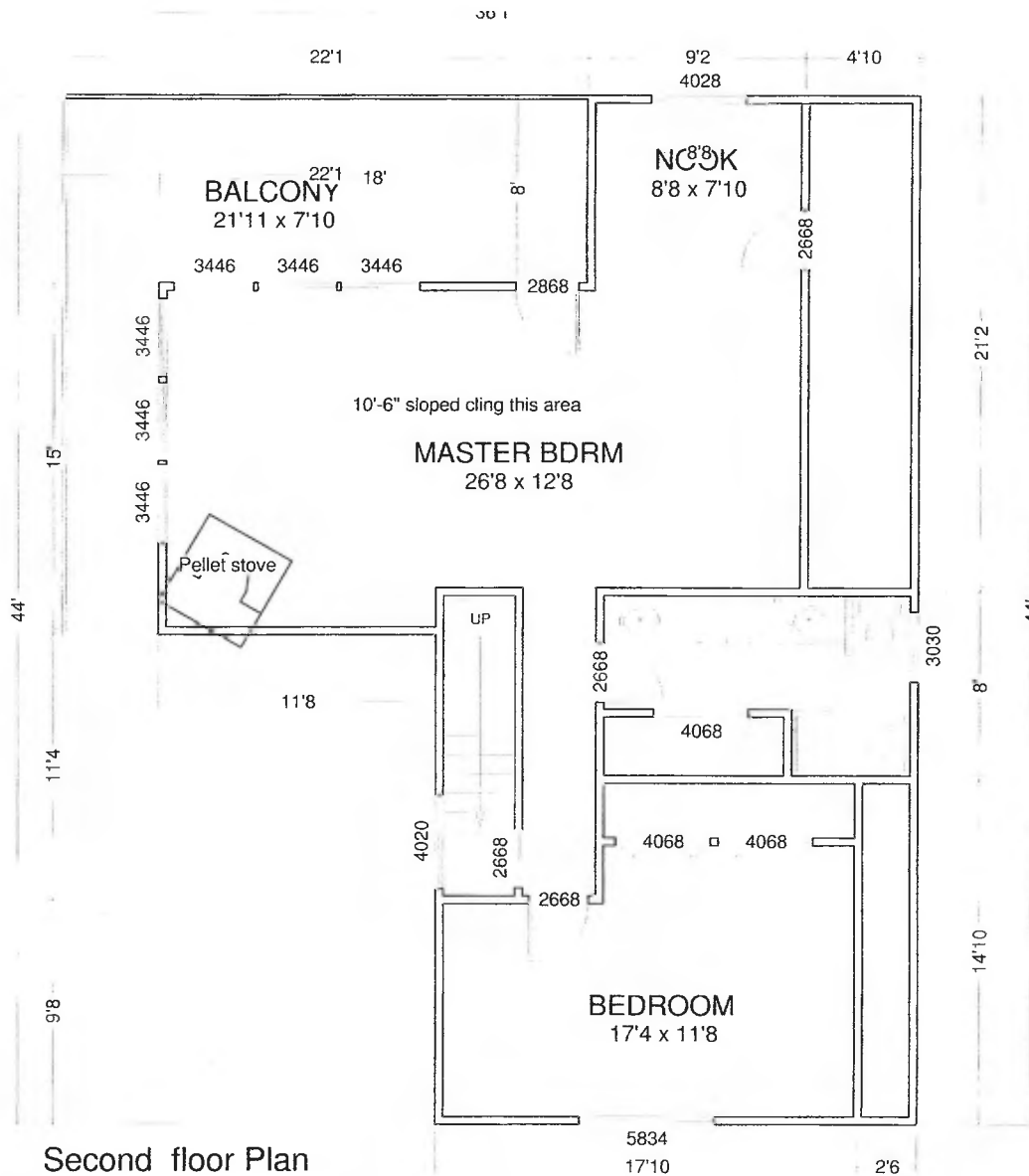


Main floor Plan

PROJECT: 8425 S Doubleheader
Ranch Rd

Scale : 1/4" = 1' DATE: 07/12/2012

C.C.S. Build & Design, Inc.
PO Box 911
Conifer CO 80433
PHONE: (303) 482 2047
FAX (303) 569 6385



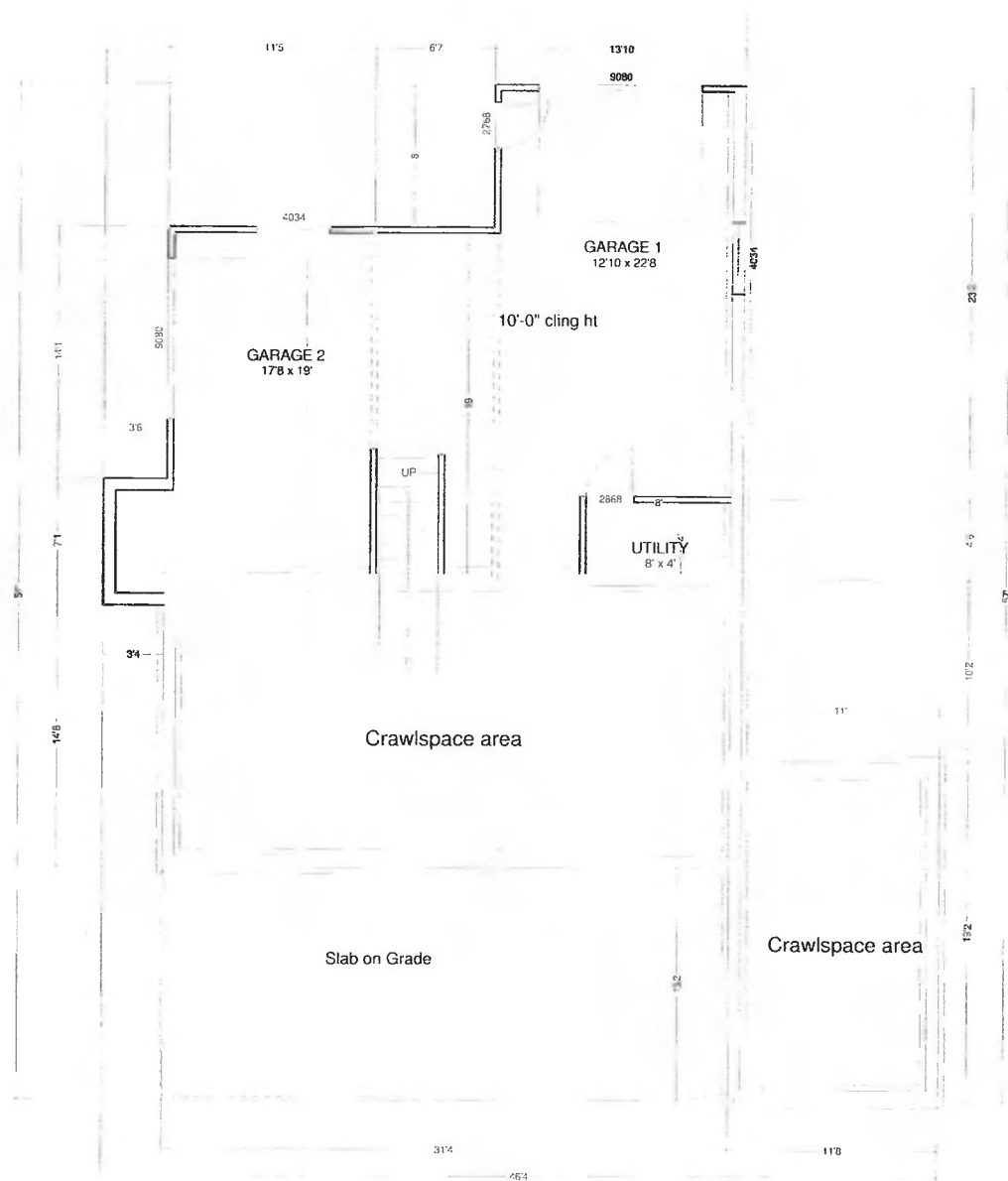
Second floor Plan

PROJECT: 8425 S Doubleheader
Ranch Rd

LIVING AREA
1018 sq ft

Scale : 1/4" = 1' DATE: 07/12/2012

C.C.S. Build & Design, Inc.
PO Box 911
Conifer CO 80433
PHONE: (303) 482 2047
FAX (303) 569 6385



Foundation Plan

PROJECT: 8425 S Doubleheader
Ranch Rd
Scale : 1/4" = 1' DATE: 07/12/2012

C.C.S. Build & Design, Inc.
PO Box 911
Conifer CO 80433
PHONE: (303) 482 2047
FAX (303) 569 6385

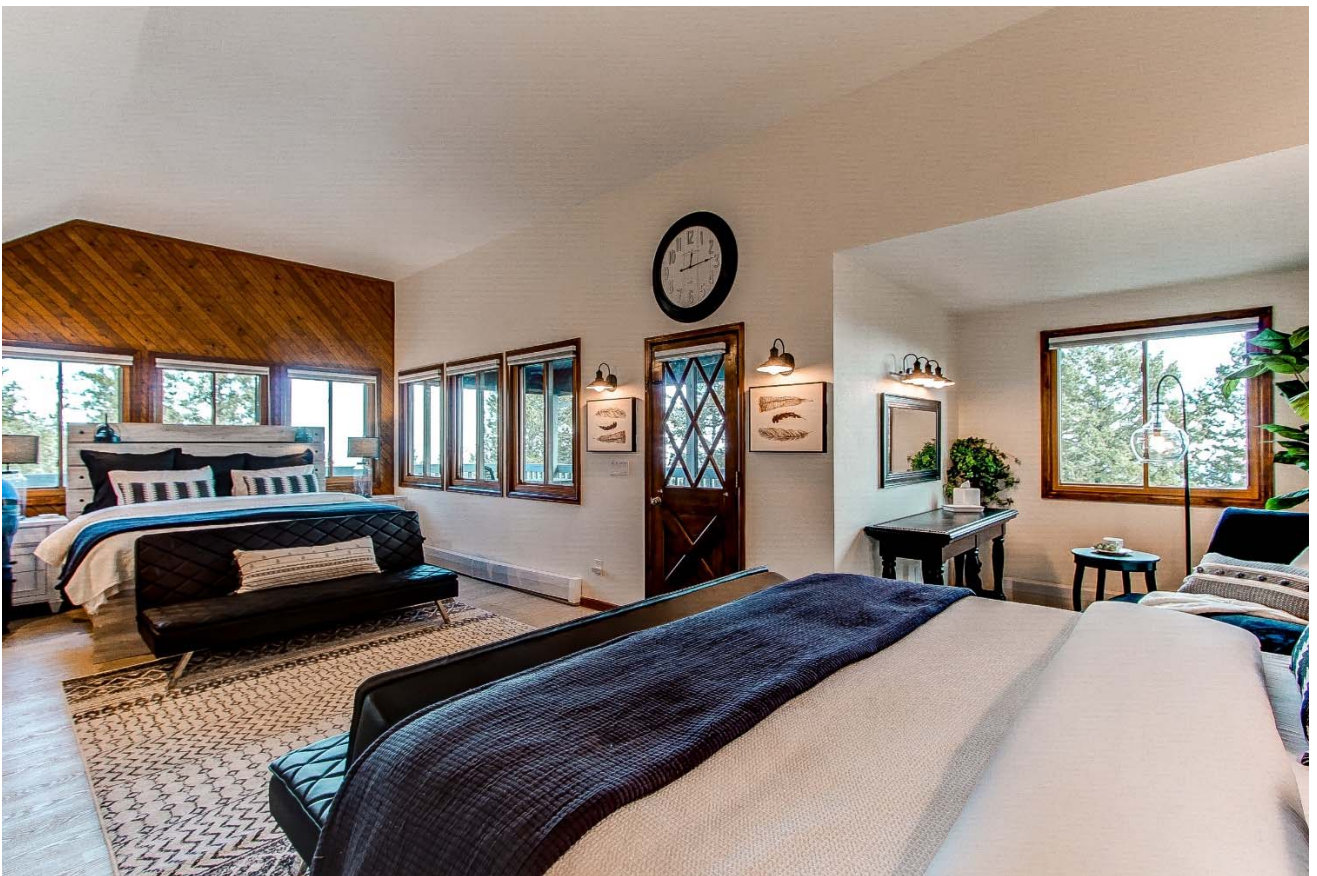
Main Level







Upper Level

















Wildfire Danger!



You may use the propane firepit
and grill provided on the back patio.

All other outdoor fires are strictly
prohibited.


Red Rocks Retreat

--{EXTERNAL}-- Case# 22-127822VC Special Exception to allow a Short-Term Rental

Liz Fedyna <lfedyna@att.net>

Tue 12/13/2022 5:08 PM

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

 1 attachments (12 MB)

CWPP 2021.pdf;

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.

Re: Case# 22-127822VC Special Exception to allow a Short-Term Rental

Dear Ms. Kohles,

I am a resident of Doubleheader Ranch Estates and am contacting you in regard to health and safety concerns as they relate to the proposed special exception to allow a short-term rental permit for 8425 Doubleheader Ranch Road.

According to the Elk Creek & Inter-Canyon Fire Protection Districts 2021 Community Wildfire Protection Plan (CWPP), (attached) the Doubleheader Ranch/Hillview Planning Unit in which the proposed short-term rental is located, is ranked "Extreme" in regard to relative risk. Therefore, I urge you and the Board of Adjustment to strongly consider all applicable criteria as listed in the Zoning Resolution as they pertain to wildfire safety including but not limited to 11.B.e. 2 (c) and 11. G to ensure the property owner is compliant with all defensible space and fire safety requirements before any exception or permit is granted.

I would also bring to your attention the following considerations as they pertain to this planning unit, as noted on page 68 of the CWPP:

- *"This planning unit does not have enough hydrants."* In a recent conversation with an Inter-Canyon Fire Fighter, I was informed that in the event of a structure fire on Doubleheader Ranch Road, the fire district would need to obtain water outside of the neighborhood and transport it to the fire which would negatively impact response time thus increasing the likelihood a structure fire could spread to adjoining properties.
- *"41% of the roads are potentially non-survivable."* It is important to note that there is only one way in and out of this neighborhood putting tenants who are unfamiliar with the area at risk while attempting to evacuate, particularly at night or in dense smoke conditions.
- *"Many homes have combustible construction and materials near the homes, and there is not adequate defensible space, especially with the steep slopes."* See photo below which shows the location of this home on a slope. (Photo obtained from active Airbnb Listing.)
- *"Under 60th percentile weather conditions, 68% of the unit is susceptible to passive or active crown fires, average flame lengths in the unit are 16 feet and can reach a maximum of 99 feet."* See same photo below which appears to show the home is surrounded by dense foliage with interlocking canopies.

I appreciate your attention to the health and safety of the residents of this neighborhood and any potential short-term tenants of this property.

Sincerely,

Liz Fedyna



--{EXTERNAL}-- STR permit at 8425 S Doubleheader Ranch Rd

Kristal Miles <drkristalmiles@icloud.com>

Tue 12/13/2022 1:19 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.

Hi Sara,

My name is Kristal Miles and I live at 8355 S Doubleheader Ranch Rd. I'm writing in regards to the property at 8425 Doubleheader Ranch Rd that is trying to obtain a short term rental permit. The property was previously being run as an illegal airBNB and despite what I heard about them receiving a cease and desist from the county they continued to rent the home out (I have pictures of all the different cars at the property each weekend). So when I saw last week that these people were applying to get a permit I was quite concerned for numerous reasons. But my neighbors have told me that the home is now under new ownership. I started to think about that and realized that I'm still seeing the same kind of cars in the driveway (obviously most cars are not unique so it could be a coincidence). But also I never saw any indication this house was for sale and it's seems quite amazing to be sold quietly to someone who would also like to run it as an airBNB. In addition, the airBNB website that has the property already listed is being called exactly the same thing as it was when the previous owners were running it. I tried to search Jeffco's website but it does not look like it has been updated. So I was hoping prior to the hearing we could be told 1) when the house was sold and if it was sold was it at a comparable price and not just done as a title transfer for a small amount of money to make it look like it's new owners 2) the name of the new owner and where they live (if they are out of state or several cities away it seems like they won't be able to monitor the property appropriately when renting it every weekend). I really appreciate your help!

Thanks so much!

Best regards,

Kristal Miles

Sent from my iPhone

--{EXTERNAL}-- STR Case number 22-127822VC

Andy Abreu <andy.abreu@gmail.com>

Wed 12/14/2022 11:03 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.

Hello Sarah,

This is in regards to the special exception request to allow a short term rental on 8425 Doubleheader Ranch RD (Case number 22-127822VC). I wanted to bring to your attention that they are planning to have an occupancy of 15 people (see their Airbnb listing here <https://abnb.me/LqgLB0S4pvb> [abnb.me]).

I could be wrong but reviewing the public records for this house, it looks like they don't have the adequate water and sewer to accommodate that many people in the property. Could you look into this?

Thanks,

-Andy

NoiseAware

DASHBOARD

LIVE EVENTS

EVENTS HISTORY

MANAGE

PROPERTIES

INTEGRATIONS

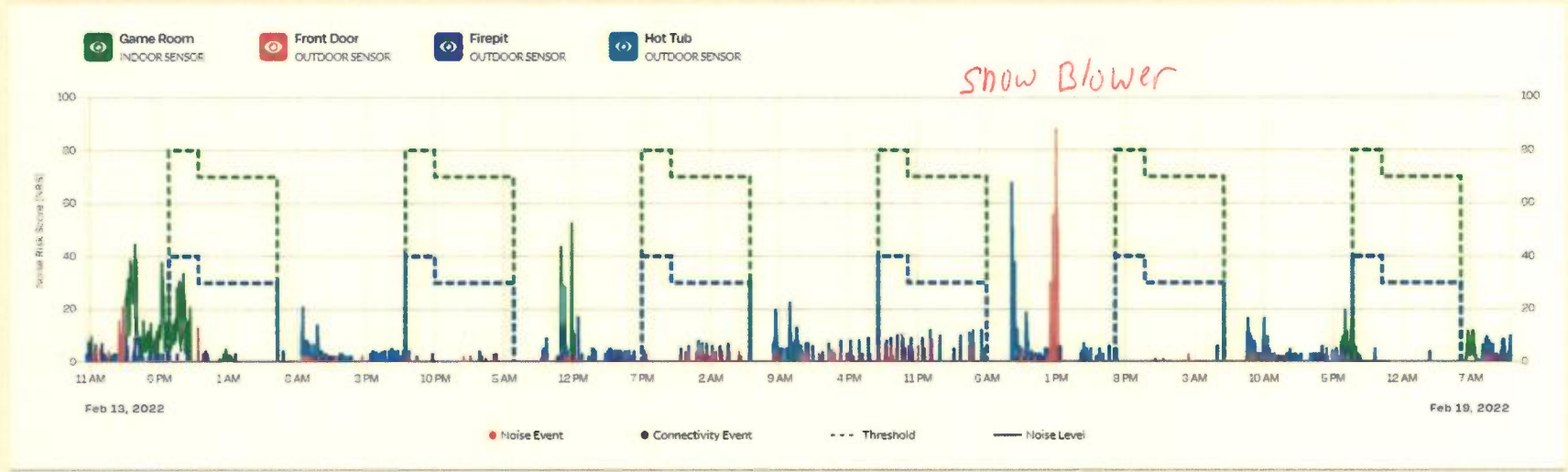
ADMINISTRATOR TOOLS

EYOUNG96@COMCAST.NET

Feedback

BETH SINGLETON BS

Feb 13, 2022 - Feb 19, 2022 REFRESHED 0 MINUTES AGO



NoiseAware

DASHBOARD

LIVE EVENTS

EVENTS HISTORY

MANAGE

PROPERTIES

INTEGRATIONS

ADMINISTRATOR TOOLS

ORGANIZATION

EYOUNG96@COMCAST.NET

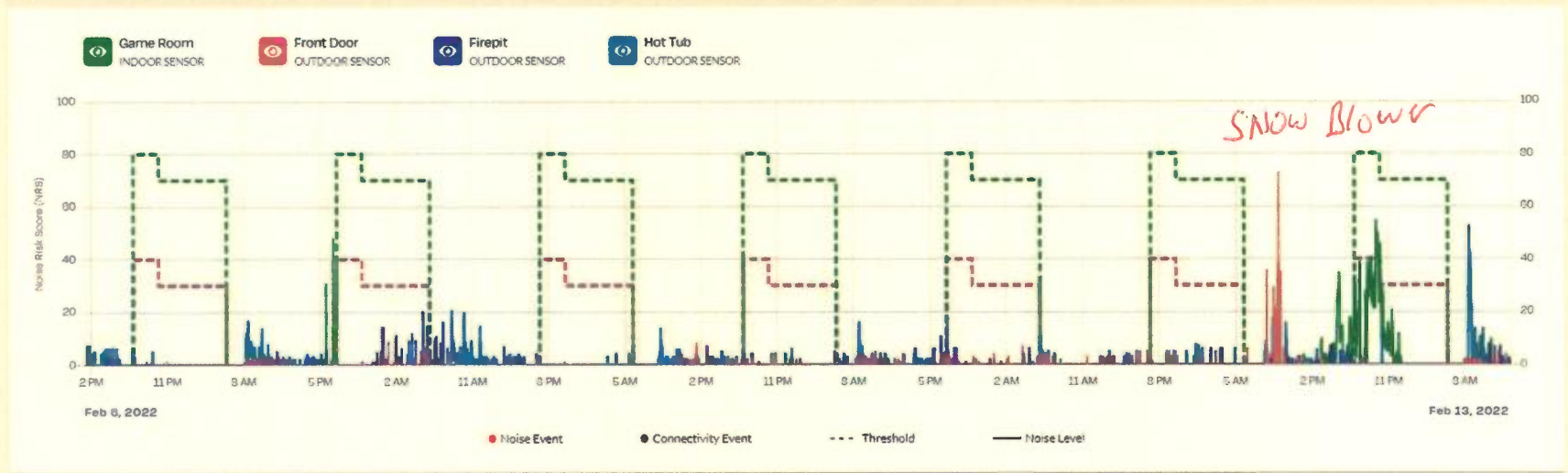
Red Rocks Retreat

8425 S Doubleheader Ranch Rd, Morrison CO 80465

ID: 47232

LAST 7 DAYS

REFRESHED 0 MINUTES AGO



• Red Rocks Retreat

ID: 47232

8425 S Doubleheader Ranch Rd, Morrison CO 80465

LAST 7 DAYS



REFRESHED 0 MINUTES AGO



Game Room
INDOOR SENSOR



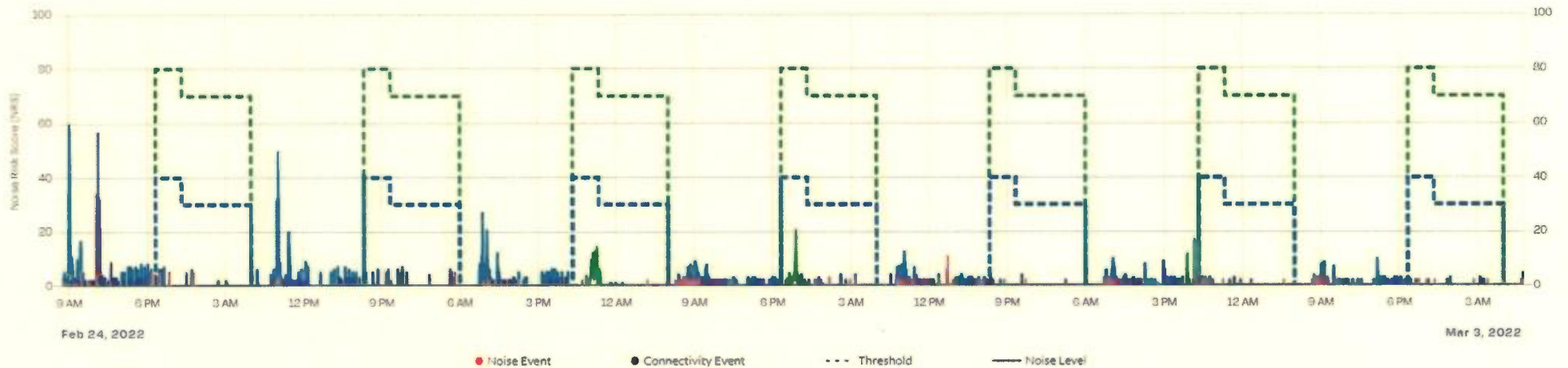
Front Door
OUTDOOR SENSOR



Firepit
OUTDOOR SENSOR



Hot Tub
OUTDOOR SENSOR



NoiseAware

DASHBOARD

LIVE EVENTS

EVENTS HISTORY

MANAGE

PROPERTIES

INTEGRATIONS

ADMINISTRATOR TOOLS

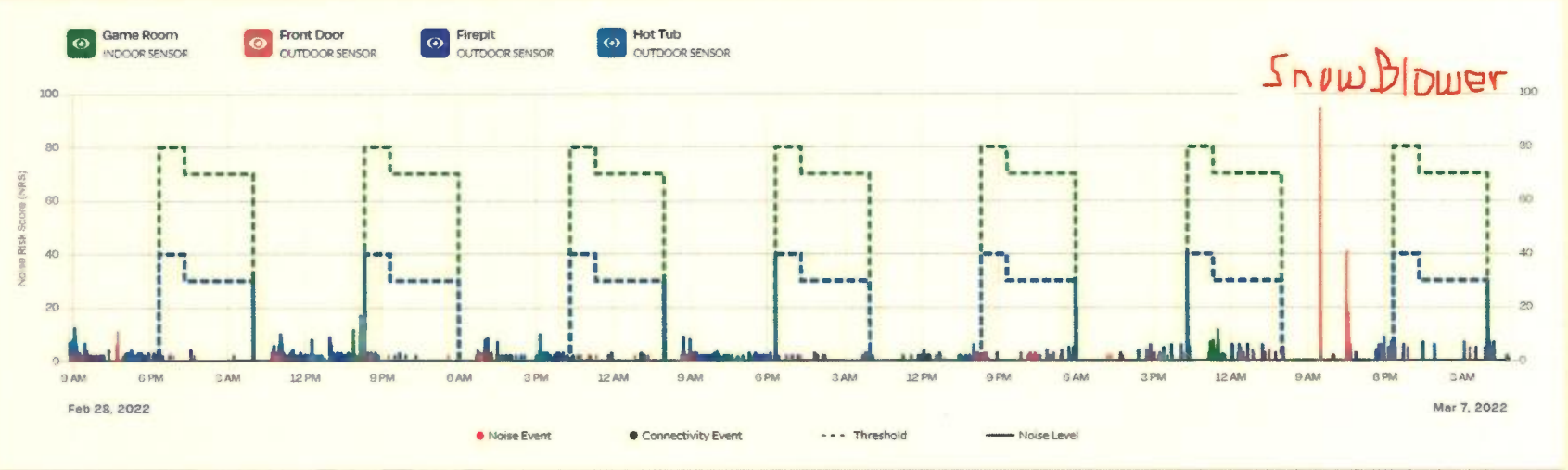
EYOUNG96@COMCAST.NET

Feedback

BETH SINGLETON BS

LAST 7 DAYS

REFRESHED 0 MINUTES AGO



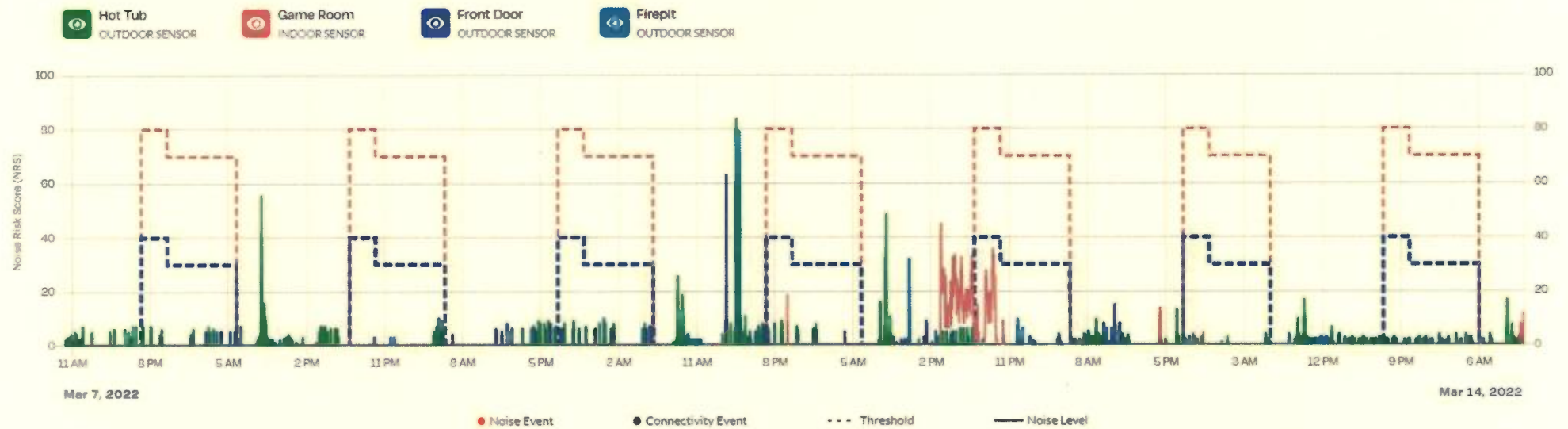
• Red Rocks Retreat

ID: 47232

8425 S Doubleheader Ranch Rd, Morrison CO 80465

LAST 7 DAYS

REFRESHED 0 MINUTES AGO



DASHBOARD

LIVE EVENTS

EVENTS HISTORY

MANAGE

PROPERTIES

INTEGRATIONS

ADMINISTRATOR TOOLS

ORGANIZATION

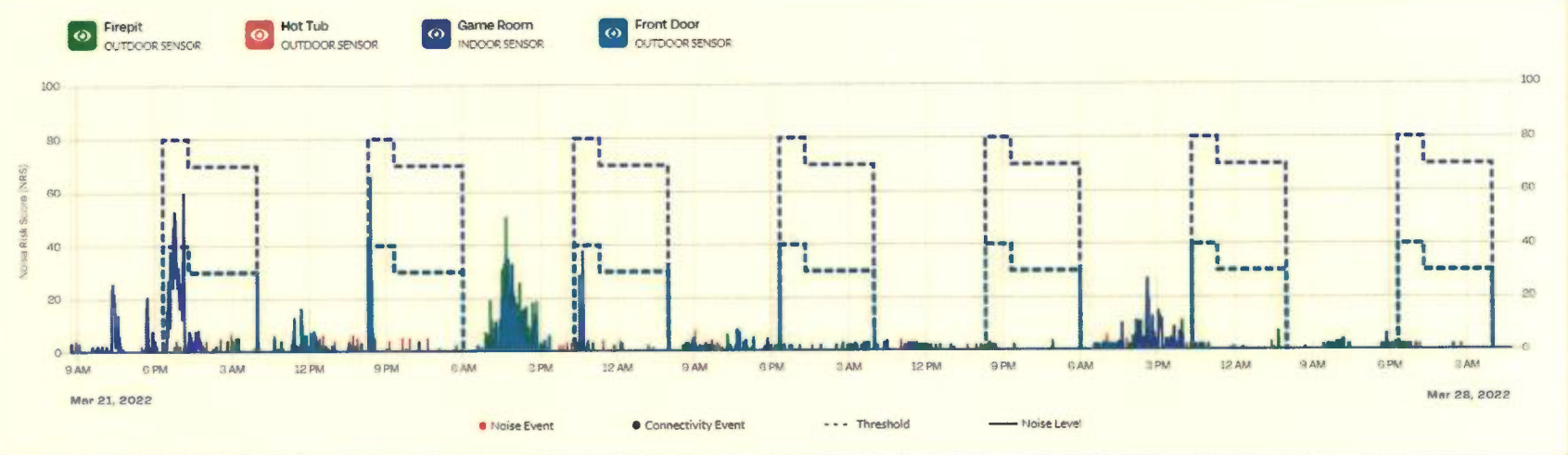
Red Rocks Retreat

ID: 47232

8425 S Doubleheader Ranch Rd, Morrison CO 80465

LAST 7 DAYS

REFRESHED 0 MINUTES AGO



DASHBOARD

LIVE EVENTS

EVENTS HISTORY

MANAGE

PROPERTIES

INTEGRATIONS

ADMINISTRATOR TOOLS

ORGANIZATION

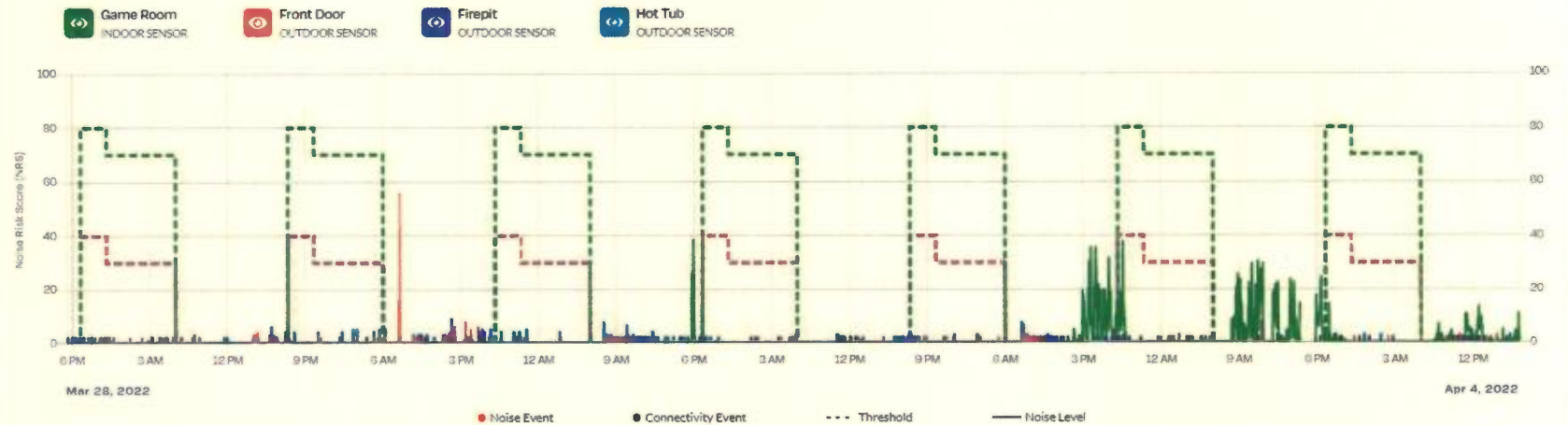
Red Rocks Retreat

ID: 47232

8425 S Doubleheader Ranch Rd, Morrison CO 80465

LAST 7 DAYS

REFRESHED 0 MINUTES AGO



NoiseAware

DASHBOARD

LIVE EVENTS

EVENTS HISTORY

MANAGE

PROPERTIES

INTEGRATIONS

ADMINISTRATOR TOOLS

ORGANIZATION

EYOUNG96@COMCAST.NET

Feedback

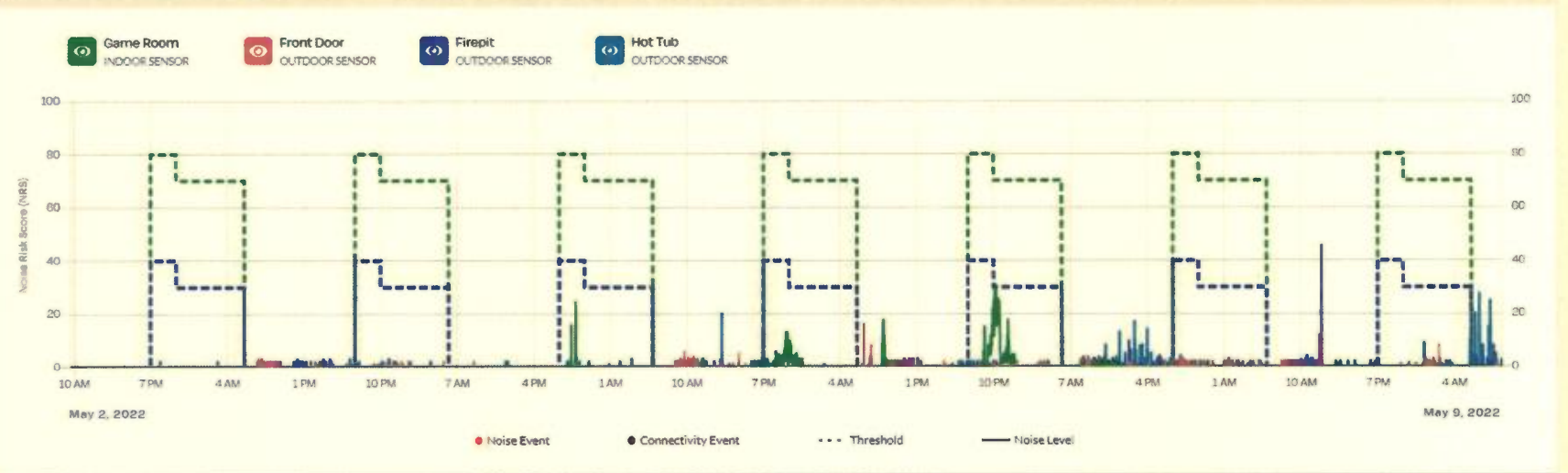
BETH SINGLETON BS

Red Rocks Retreat

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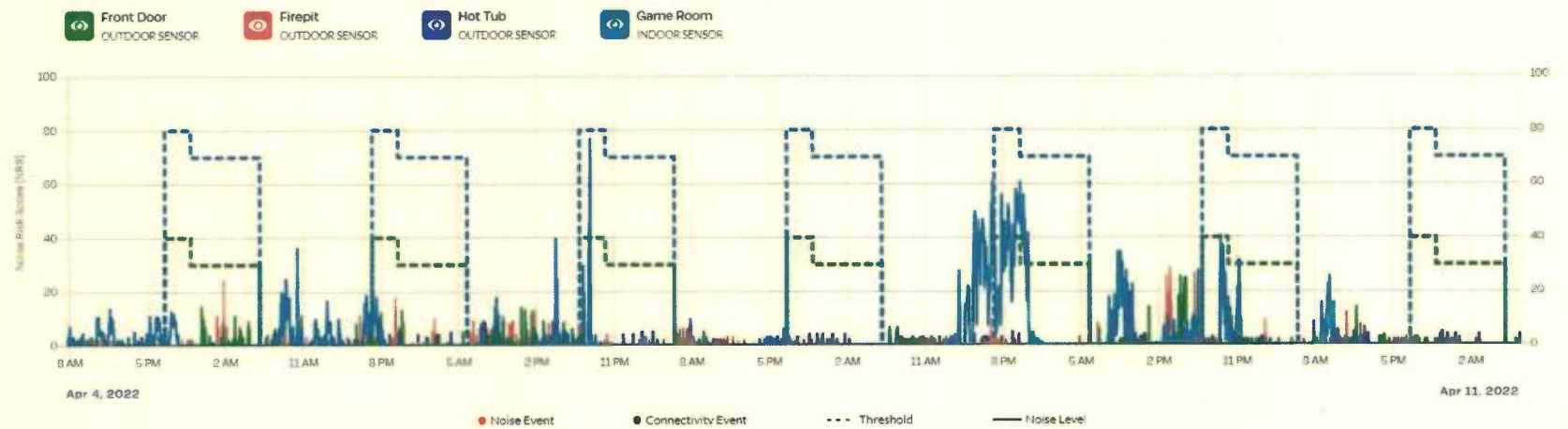
Red Rocks Retreat [EDIT PROPERTY](#)

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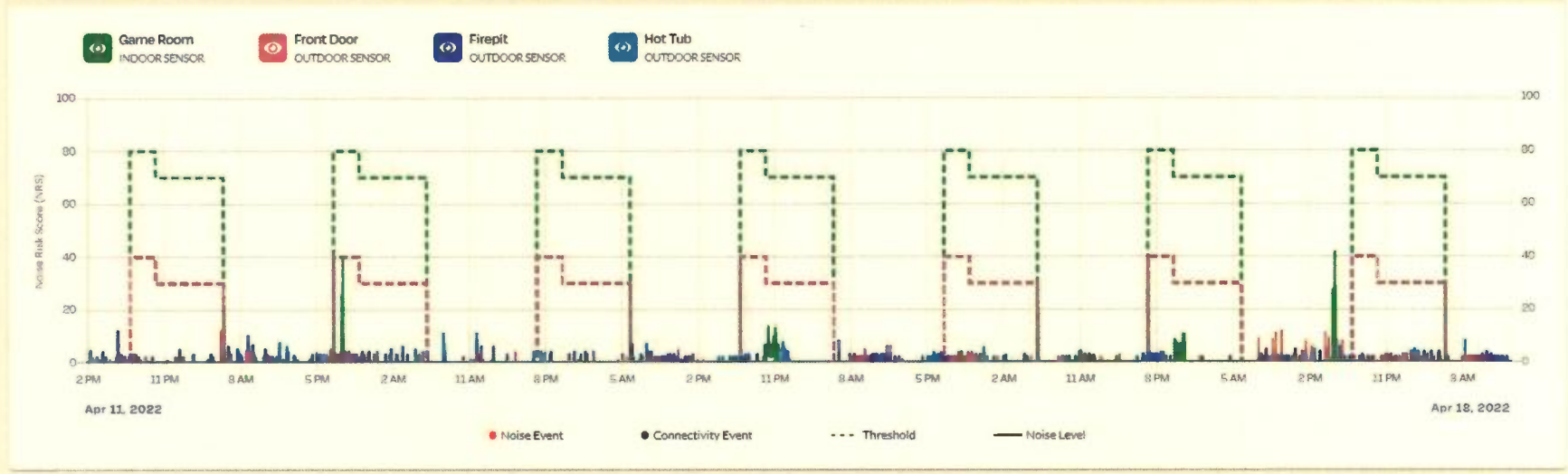
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