

CASE SUMMARY
Regular Agenda

BOA Hearing Date: December 21, 2022

22-125937 VC Special Exception

Owner/Applicant: Manuel Rodriguez

Location: 28646 Summit Ranch Drive, Golden
Section 10, Township 5 South, Range 71 West

Approximate Area: 4.51 Acres

Zoning: Suburban Residential-Five (SR-5)

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

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

Case Manager: Sara Kohles

Previous Actions: None.

Surrounding Zoning: North: Suburban Residential-Five (SR-5)
South: Conservation (C-O)
East: Conservation (C-O)
West: Suburban Residential-Five (SR-5)

Existing Use: Residential

Existing Structures: Single-Family Home

Services: Foothills Fire Protection District
Individual Well and Septic

BACKGROUND/DISCUSSION:

The applicant is requesting to use their residence at 28646 Summit Ranch Drive as a Short-Term Rental (STR). The residence is a three-bedroom home on a 4.51-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 0.25-miles northwest of Interstate 70. The property takes access from Summit Ranch Drive, a County maintained paved road. The single-family home has a 3-vehicle attached garage, backyard patio and decks, 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 home is approximately 270 feet to the west of the subject property's home. Genesee Park, a Denver Mountain Park, is located directly east of the subject property.

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 and garage. The parking spaces allow independent egress in the event of emergency.

(a-2) Fire hazards;

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

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

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

(a-4) Noise;

The Short-Term Rental use must comply with the County's Noise Abatement Policy. The Jefferson County Sheriff's Office enforces this regulatory policy. The nearest home is approximately 270-feet west of 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 1992. 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 4.51 acres.

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

The structure meets the lot and building standards of the SR-5 zone district.

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

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

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

The subject property is within the Wildland Urban Interface Overlay District and the applicant completed a final inspection on November 11, 2022 for a Defensible Space Permit (22-120177DS).

(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 39090-F; this is a Residential Well, for household use only and is adequate for a Short-Term Rental.

The On-Site Wastewater Permit number is 22-109907 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 Summit Ranch Drive, 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 previous zoning violation was issued for this property in 2009 for operating a short term rental without a permit. The current applicant and property owner purchased the property in May 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:

- CARE
- Jefferson County Horse Council
- Lookout Mountain Water District
- Plan Jeffco

During the processing of the application, Staff received written public comment asking to reschedule the hearing due to the holidays.

ANALYSIS:

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

STAFF FINDINGS:

1. Staff finds that the applicant meets all the requirements under Section 11.B.2.e of the Jefferson County Zoning Resolution regarding Short-Term Rentals.
2. Staff recommends APPROVAL of Case No. 22-121493 VC, subject to the following conditions:

- a. A Short-Term Rental Permit shall be obtained from Jefferson County Planning & Zoning prior to any rental of the property; and
- b. This approval is granted for six months from the date of approval, or until June 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 must 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

28646 Summit Ranch Drive	Golden	80401
Address of Subject Property, Legal Description and/or Parcel ID Number		City
Manuel Rodriguez	manny@rdzbuild.com	7204346029
Property Owner	Email	Phone Number
28646 Summit Ranch Drive	Denver	CO 80224
Mailing Address		City
Andrew Nuntapreda	andynunta@gmail.com	8018648868
Contractor/Representative	Email	Phone Number
For sign pick-up, please contact: _____ Email: _____ Phone Number: _____		

Specific Request

We are requesting approval for a Short Term Rental Permit

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

08/16/2022
Date

Jefferson County Board of Adjustment Application

Case Number (for staff use only): _____

Submittal Requirements

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

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

Variance	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Lot size	X	X	A	X	X	X	X							
Setback(s)	X	X	A	X	X	X	X	X						
Parking	X	X	A	X	X	X		X				X		
Height	X	X	A	X	X	X		X		X				
Access Standards	X	X	A	X	X			X						
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
Home Occupation**	X	X	B	X	X	X		X	X		X	X	X	
Short Term Rental**	X	X	C	X	X	X		X	X		X	X	X	
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
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

Zoning of Site	Plat	Receipt	Renewal of Case Number	CV Case Number		
Lot size Required	Lot Size Shown	FEMA Map Number		In a Floodplain?	Yes	No
Legal Access via: _____						
Number of Postcards Required: _____	ISP Submitted (check one):		Print	Via email to: _____	N/A	
Reviewed by				Date		
Comments:						

C. Short Term Rental Addendum

Case Number (for staff use only): _____

1. What is the size of this property? The property is 4.51 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? 3 bedrooms
You must attach floor plans (drawn to scale) showing all areas of the dwelling.
5. What is the proposed maximum occupancy of the rental? 6 occupants
6. How many parking spaces are provided on-site? 7 parking spaces
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?
Our house is the first one on the left of the neighborhood street. All streets leading to it are public streets, so our tenants should not disturb the neighborhood. We also have plenty of parking on the driveway and garage, so they won't be parked on the street.
8. Is this property in the Wildfire Hazard Overlay District? ☒ Yes ☐ No
 - a. If yes, please list your Defensible Space Permit number: 22-120177
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:* 39090-F General Purpose
11. Wastewater:
 - ☐ a. Public sewer. *Name Of Wastewater Provider:* _____
 - ☒ b. Septic. *On-Site Wastewater Permit Number:* 22-109907 OW
Max number of bedrooms: 3
Max number of occupants: 6
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
 - b. Locations of carbon monoxide and fire/smoke alarms, and fire extinguishers
 - c. Rules regarding outdoor fires
 - d. Contact information for a 24-hour local point person

7204346029

manny@rdzbuild.com

28646 Summit Ranch Drive

MANUEL RODRIGUEZ

JEFFERSON COUNTY BOARD OF ADJUSTMENT

08/16/2022

Hello,

Case Reviewer

Short Term Rental Application

We respectfully submit our application for a Short Term Rental Permit for property address 28646 Summit Ranch Drive Golden Colorado 80401. We have included the items listed in the application as well as letter of authorization for our manager. Please let us know if there is any further information that we can provide. Thank you.

Manuel Rodriguez

Contents:

- Page 1: Cover Letter
- Page 2,3: Board of Adjustment Application
- Page 4: Addendum C
- Page 5: Floor Plan
- Page 6: Site Plan
- Page 7: House Rules
- Page 8: Authorized Representative
- Pages 9-22: Interior Pictures



State Documentary Fee
Date: May 04, 2022
\$130.00

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

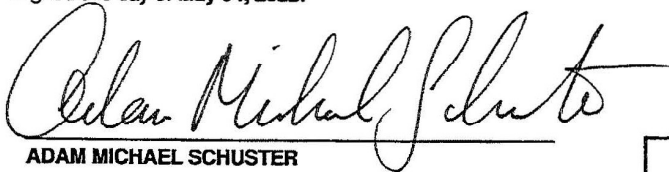
Grantor(s), **ADAM MICHAEL SCHUSTER**, whose street address is **28646 SUMMIT RANCH DRIVE, GOLDEN, CO 80401**, City or Town of **GOLDEN**, County of **Jefferson** and State of **Colorado**, for the consideration of **(\$1,300,000.00) ***One Million Three Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **MANUEL RODRIGUEZ**, whose street address is **28646 SUMMIT RANCH DRIVE, GOLDEN, CO 80401**, City or Town of **GOLDEN**, County of **Jefferson** and State of **Colorado**, the following real property in the County of **Jefferson** and State of **Colorado**, to wit:

LOT 10A, SUMMIT RANCH - EXEMPTION SURVEY NO. 1, COUNTY OF JEFFERSON, STATE OF COLORADO.

also known by street and number as: **28646 SUMMIT RANCH DRIVE, GOLDEN, CO 80401**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **May 04, 2022**.


ADAM MICHAEL SCHUSTER

SARA L WOODHOUSE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094028158
My Commission Expires: September 02, 2024

State of **Colorado**

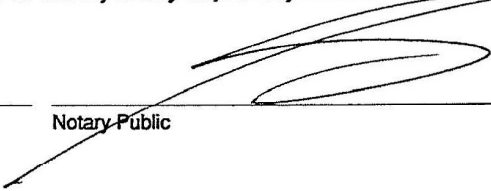
County of **Boulder** **Jefferson** **SW**

)
)ss.
)

The foregoing instrument was acknowledged before me on this day of **May 4th, 2022** by **ADAM MICHAEL SCHUSTER**

Witness my hand and official seal

My Commission expires **Sept 2nd 2024**


Notary Public

When recorded return to: **MANUEL RODRIGUEZ**
28646 SUMMIT RANCH DRIVE, GOLDEN, CO 80401



SUMMIT RANCH SUBDIVISION - EXEMPTION SURVEY NO. 1

A RECONFIGURATION OF LOTS 6, 7, and 10, THE VACATION OF CHIEF HOSA DRIVE, AND THE MODIFICATION OF BUILDING ENVELOPES ON LOTS 2, 4, 6, 7, and 10 OF SUMMIT RANCH SUBDIVISION
A PORTION OF THE SOUTH HALF OF THE SOUTHWEST ONE QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6th P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

MAP NO. 173 & 209

CASE NO. E 25-4-88 & E 75-12-88

OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED HEREON, HAVE LAID OUT THE SAME INTO LOTS, TRACTS, STREETS/ROADS, BUILDING ENVELOPES AND EASEMENTS AS SHOWN HEREON.

OWNERS:

EL RANCHO ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP
MARK G. CURRIER, GENERAL PARTNER
RANDOLPH G. CURRIER, GENERAL PARTNER

MARK G. CURRIER, INDIVIDUAL

Linda W. Lewis
LINDA W. LEWIS, INDIVIDUAL

STATE OF COLORADO) SS
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF August, 1989, BY MARK G. CURRIER, GENERAL PARTNER OF EL RANCHO ASSOCIATES, LTD., AN OWNER.

WITNESS MY HAND AND SEAL...
My Commission expires December 31, 1991

Debra L. Shultz
NOTARY PUBLIC

1415 Cam St
Linda W. Lewis
80015

STATE OF COLORADO) SS
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF August, 1989, BY MARK G. CURRIER, GENERAL PARTNER OF EL RANCHO ASSOCIATES, LTD., AN OWNER.

WITNESS MY HAND AND SEAL...
My Commission expires December 31, 1991

Debra L. Shultz
NOTARY PUBLIC

1415 Cam St
Linda W. Lewis
80015

LEGAL DESCRIPTION OF PROPERTY

LOTS 2, 4, 6, 7 AND 10 AND TRACT "A" OF SUMMIT RANCH SUBDIVISION BEING A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO AS RECORDED IN PLAT BOOK 95, PAGES 30 & 31 OF THE JEFFERSON COUNTY RECORDS.

VACATION CERTIFICATE

CHIEF HOSA DRIVE AS SHOWN ON THE PLAT OF SUMMIT RANCH SUBDIVISION RECORDED IN JEFFERSON COUNTY RECORDS PLAT BOOK 95, PAGES 30 & 31 IS HEREBY VACATED THIS 20th DAY OF September, 1989.

BOARD OF COUNTY COMMISSIONERS

Norman C. Allen
CHAIRMAN

By: Debra L. Works deputy
SURVEYOR'S CERTIFICATE

I, BRUCE BERTSCH, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SUMMIT RANCH SUBDIVISION - EXEMPTION SURVEY NO. 1 WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID EXEMPTION AND THE SURVEY THEREOF.

DATED THIS 18th DAY OF July, 1989.

Bruce Bertsch
BRUCE BERTSCH
REGISTRATION NO. 10717

ACCEPTANCE CERTIFICATE

THE FOREGOING EXEMPTION SURVEY IS APPROVED FOR FILING BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 20th DAY OF September, 1989.

BOARD OF COUNTY COMMISSIONERS

Norman C. Allen
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

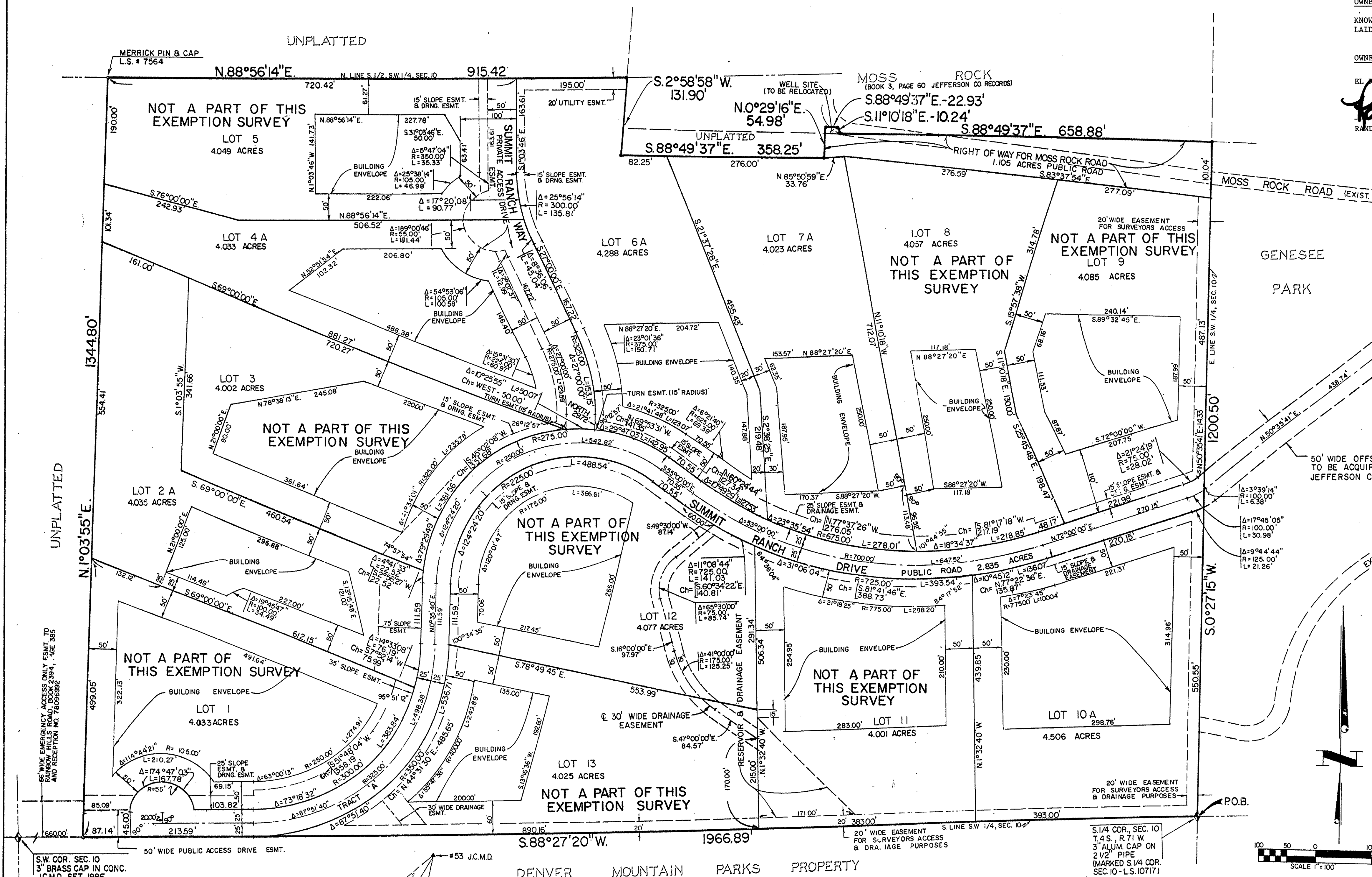
By: Debra L. Works deputy
89081351
RECEPTION NUMBER

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS 20th DAY OF September, 1989 AT 13:32 O'CLOCK P.M.

Norman C. Allen
JEFFERSON COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

ARC by KPM



NOTES:

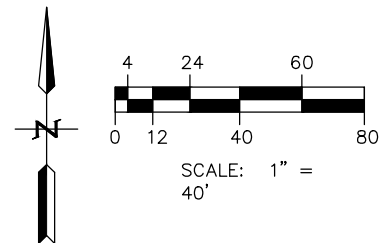
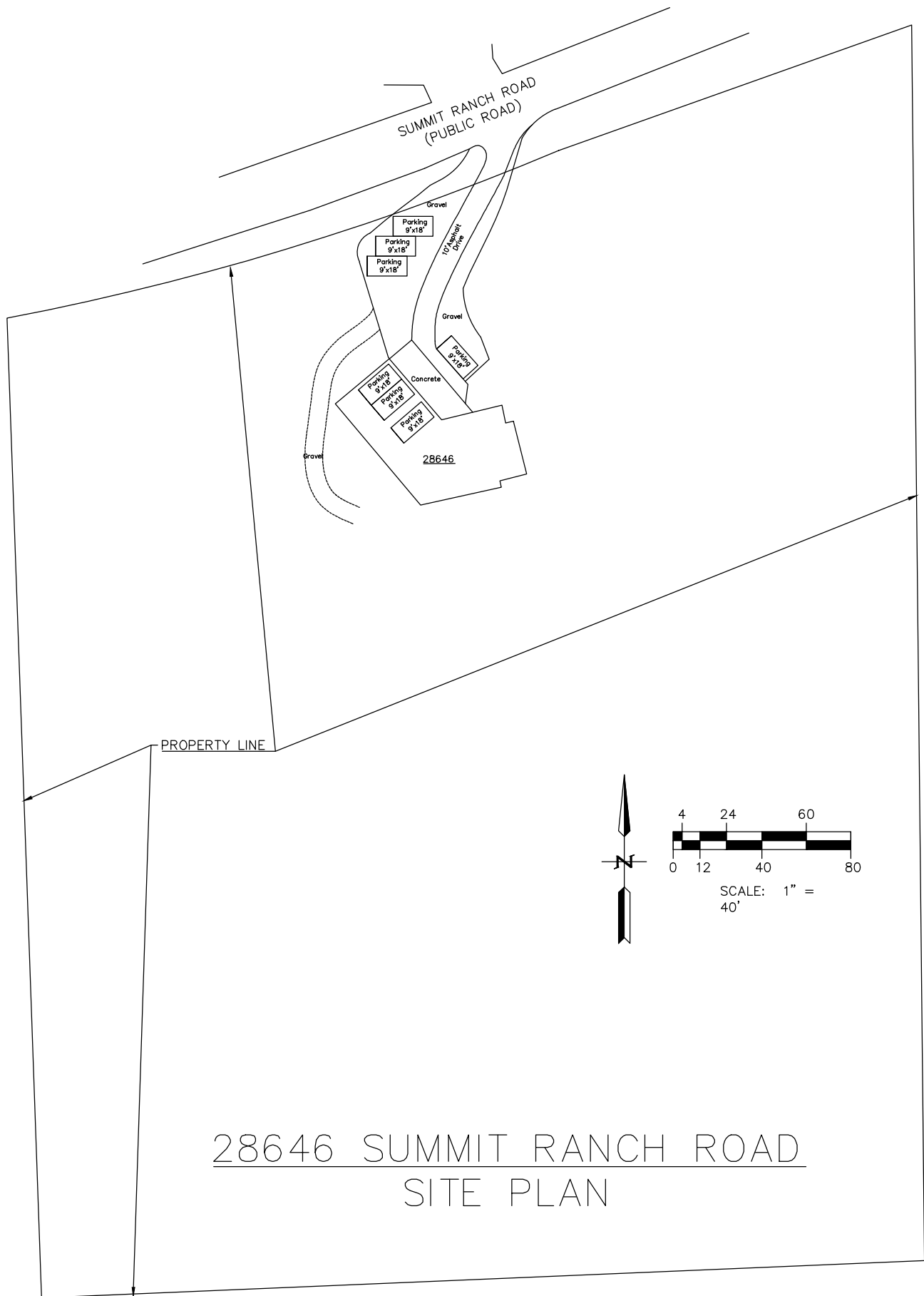
- ALL GENERAL NOTES, DEDICATIONS AND PLAT RESTRICTIONS AS SHOWN ON THE PLAT OF SUMMIT RANCH SUBDIVISION AS RECORDED IN PLAT BOOK 95, PAGES 30 & 31 SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERCEDED HEREBY.
- THE PURPOSE OF THIS EXEMPTION SURVEY IS TO VACATE CHIEF HOSA DRIVE, ENLARGE LOT 10 TO INCLUDE THE AREA OF VACATED CHIEF HOSA DRIVE, CHANGE THE COMMON LOT LINE DIVIDING LOTS 6 AND 7 AND MODIFY THE BUILDING ENVELOPES ON LOTS 2, 4, 6, 7 AND 10.
- BEARINGS ARE BASED ON THOSE USED ON THE RECORDED PLAT OF SUMMIT RANCH SUBDIVISION.
- PURSUANT TO SECTION 3.E.1 OF THE JEFFERSON COUNTY ZONING RESOLUTION, THE PLANNING DIRECTOR HAS ALLOWED THE FOLLOWING MINOR VARIATIONS TO THE SR-5 ZONE DISTRICT IN CASE NUMBER E 25-4-88.
 - 25 FOOT SIDE SETBACK FOR LOT 2
 - 20 FOOT SIDE SETBACK FOR LOT 6
 - 30 FOOT SIDE SETBACK FOR LOT 7
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

MILLER ENGINEERING & SURVEYING, INC.
7950 EAST PRENTICE AVENUE, SUITE 202
ENGLEWOOD, COLORADO 80111

NOTE:
DISTANCES SHOWN AT RIGHT ARE GRID DISTANCES
COMBINED FACTOR = 0.99961

STATE PLANE COORDINATE TIE
NO SCALE

VICINITY MAP



28646 SUMMIT RANCH ROAD SITE PLAN



Foothills Fire Protection District

November 8, 2022

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

RE: 28646 Summit Ranch Drive

This is to confirm that the property located at 28646 Summit Ranch Drive, Golden, CO, 80401 is within the boundaries of Foothills Fire Protection District (FFPD) and is served by FFPD. FFPD Rainbow Hill Fire Station is located approximately 1.8 miles from the property accesspoint. A credible water source is available from a fire hydrant located at the intersection of Genesee Drive and Genesee Lane (0.6 miles +/-). This location has an ISO PPC classification of 3x.

The applicant is intending to use this property for a short-term rental. The dwelling shall be equipped with operable smoke alarms, fire extinguishers and carbon monoxide alarms. An operable carbon monoxide alarm shall be installed within fifteen (15) feet of the entrance to each room used for sleeping purposes. The smoke alarms shall be installed pursuant to the current International Building Code as adopted by the Jefferson County Division of Building Safety. (orig. 1-1-12). The residence will also be required to install an address sign that conforms to IFC 2018 505.1. Address signs that meet this requirement can be purchased directly through Foothills Fire for \$45.

FFPD does not have any issues with this property being used as a short-term rental property.

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

Respectfully,

Randon Grimes
Captain/Inspector
Foothills Fire Protection District

WILDLAND RESOURCES

STEVEN W. DEITEMEYER, FORESTER

3724 UNION COURT, WHEAT RIDGE, CO 80033

PHONE: 303 456-0799

Defensible Space Final Inspection Report

Reference: Permit # 22-120177DS

Date: November 11, 2022

To: Jefferson County Planning and Zoning

From: Steven W. Deitemeyer, Defensible Space Technician

Subject: Wildfire Hazard Mitigation, Final Inspection Report for Permit # 22-120177DS

The required fire and fuels Inspection, assessment of mitigation plans, treatments and defensible space guidelines were reviewed on the ground on 11/9/2022.

Property owners and address: Manuel Rodriquez

28646 Summit Ranch Road

Golden, CO 80401

Legal: Lot 010A, SW1/4 Sec. 10, T4S, R71W, 6th PM 4.5 acres

PIN/Sched: 300406303

AIN/Parcel: 41-103-02-004

Fire and Fuel Mitigation Final Inspection Findings

1. Zone 1 was identified at 15 feet away from the eave lines and decks. Earlier mitigation, driveway, and constructed decks has removed the fuels from this area. The driveway also provides a fire break that helps separate fuels on the downhill side of the residence from Summit Ranch Road.
2. Zone 2 was identified 100 feet from the residence. As stated, this area has been previously mitigated. The additional 6 trees marked for mitigation have been removed in addition to 14 seedling and saplings.
3. The driveway was inspected and meets mitigation guidelines.

4. All cut trees and dead and down material has been removed from the site or chipped and scattered to a depth not to exceed 2 inches.

Recommend approval of Final Inspection Report.

Respectfully submitted,

/SWD/

Steven W. Deitemeyer, Forester, Jefferson County Defensible Space Technician



COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 39090-F
RECEIPT NUMBER 0325745

ORIGINAL PERMIT APPLICANT(S)

SIMON DAVID & DEANNA

APPROVED WELL LOCATION

Water Division: 1 Water District: 7
Designated Basin: N/A
Management District: N/A
County: JEFFERSON
Parcel Name: SUMMIT RANCH
Lot: 10A Block: Filing:
Physical Address: 28646 SUMMIT RANCH DRIVE GOLDEN,
CO 80401

SE 1/4 SW 1/4 Section 10 Township 4.0 S Range 71.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 472248.0 Northing: 4395691.3

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: 6/18/1991

Issued By _____

Expiration Date: N/A

PERMIT HISTORY

08-01-2022 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO MANUEL RODRIGUEZ
05-12-2015 CHANGE IN OWNER NAME/MAILING ADDRESS

PUMP INSTALLATION AND TEST REPORT

STATE OF COLORADO, OFFICE OF THE STATE ENGINEER


For Office Use only

Pismo

RECEIVED

OCT 04 '91

 WATER RESOURCES
 STATE ENGINEER
 COLO.

1.	WELL PERMIT NUMBER <u>039090-F</u>	
2.	OWNER NAME(S) <u>Larry & Amy Green</u> Mailing Address <u>5960 Jay Street</u> City, St. Zip <u>Arvada, Colorado 80003</u> Phone (303) <u>421-6500</u>	
3.	WELL LOCATION AS DRILLED: <u>SE</u> 1/4 <u>SW</u> 1/4, Sec. <u>10</u> Twp. <u>4</u> S, Range <u>71</u> W DISTANCES FROM SEC. LINES: <u>485</u> ft. from <u>South</u> Sec. line. and <u>2275</u> ft. from <u>West</u> Sec. line. <small>(north or south) (east or west)</small> SUBDIVISION: <u>Summit Ranch</u> LOT <u>10A</u> BLOCK _____ FILING(UNIT) _____ STREET ADDRESS AT WELL LOCATION: _____	
4.	PUMP DATA: Type <u>Submersible</u> Installation Completed <u>Sept. 18, 1991</u> Pump Manufacturer <u>Goulds</u> Pump Model No. <u>7EH10422</u> Design GPM <u>7</u> at RPM <u>3650</u> , HP <u>1</u> , Volts <u>230</u> Full Load Amps _____ Pump Intake Depth <u>408</u> Feet, Drop/Column Pipe Size <u>1</u> Inches, Kind <u>P.V.C.</u> ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM: TURBINE DRIVER TYPE: <input type="checkbox"/> Electric <input type="checkbox"/> Engine <input type="checkbox"/> Other _____ Design Head _____ feet, Number of Stages _____, Shaft size _____ inches.	
5.	OTHER EQUIPMENT: Airline Installed <input type="checkbox"/> Yes <input type="checkbox"/> No, Orifice Depth ft. _____ Monitor Tube Installed <input type="checkbox"/> Yes <input type="checkbox"/> No, Depth ft. _____ Flow Meter Mfg. _____ Meter Serial No. _____ Meter Readout <input type="checkbox"/> Gallons, <input type="checkbox"/> Thousand Gallons, <input type="checkbox"/> Acre feet, <input type="checkbox"/> Beginning Reading _____	
6.	TEST DATA: <input checked="" type="checkbox"/> Check box if Test data is submitted on Supplemental Form. Date <u>9-18-91</u> No power _____ Total Well Depth <u>427 ft.</u> Time _____ Static Level <u>150 ft.</u> Rate (GPM) _____ Date Measured <u>7-25-91</u> Pumping Lvl. _____	
7.	DISINFECTION: Type <u>H.T.H.</u> Amt. Used <u>100 P.P.M.</u>	
8.	Water Quality analysis available. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9.	Remarks _____ _____ _____ _____ _____	
10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]		
CONTRACTOR <u>James Drilling Company</u> Phone (303) <u>420-5181</u> Lic. No. <u>1134</u> Mailing Address <u>6235 WEST 56th Avenue</u> <u>Arvada, Colorado 80002</u>		
Name/Title (Please type or print)	Signature	Date
<u>Michael Keaton, President</u>		<u>10-1-91</u>

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

WAS-2 For Office Use only

1. WELL PERMIT NUMBER 039090 - F2. OWNER NAME(S) Larry & Amy GreenMailing Address 5960 Jay StreetCity, St. Zip Arvada, Colorado 80003Phone (303) 421-6500

RECEIVED

AUG 05 '91

WATER RESOURCES
STATE ENGINEER3. WELL LOCATION AS DRILLED: SE 1/4 SW 1/4, Sec. 10 Twp. 4 S, Range 71 W

DISTANCES FROM SEC. LINES:

485 ft. from South Sec. line. and 2275 ft. from West Sec. line. OR
(north or south) (east or west)SUBDIVISION: Summit RanchLOT 10A BLOCK

FILING(UNIT)

STREET ADDRESS AT WELL LOCATION:

4. GROUND SURFACE ELEVATION Unknown ft. DRILLING METHOD AirDATE COMPLETED July 25, 1991 TOTAL DEPTH 427 ft. DEPTH COMPLETED 427 ft.

5. GEOLOGIC LOG:

Depth	Description of Material (Type, Size, Color, Water Location)
<u>0</u>	<u>360 Granite gray</u>
<u>360</u>	<u>389 Granite gray with</u>
	<u>white quartz</u>
<u>389</u>	<u>390 Fracture, water xxx</u>
<u>390</u>	<u>411 Granite gray with white</u>
	<u>quartz</u>
<u>411</u>	<u>412 Fracture, water xxx</u>
<u>412</u>	<u>427 Granite gray with</u>
	<u>white quartz</u>

8. HOLE DIAM. (In.)	From (ft)	To (ft)
<u>8</u>	<u>0</u>	<u>21</u>
<u>6 1/8</u>	<u>21</u>	<u>427</u>

7. PLAIN CASING

OD (in)	Kind	Wall Size	From(ft)	To(ft)
<u>6 5/8</u>	<u>Steel</u>	<u>.188</u>	<u>0</u>	<u>21</u>
<u>4.5</u>	<u>P.V.C.</u>	<u>200</u>	<u>10</u>	<u>385</u>

PERF. CASING: Screen Slot Size:

<u>4.5</u>	<u>P.V.C.</u>	<u>200</u>	<u>385</u>	<u>427</u>
------------	---------------	------------	------------	------------

8. FILTER PACK:

Material _____
Size _____
Interval _____

9. PACKER PLACEMENT:

Type _____
Depth _____

10. GROUTING RECORD:

Material	Amount	Density	Interval	Placement
<u>Cement</u>	<u>188#</u>	<u>14.4#</u>	<u>6'</u>	<u>21'</u>

REMARKS:

11. DISINFECTION: Type H. T. H. Amt. Used 180 P. P. M.12. WELL TEST DATA: ☐ Check box if Test Data is submitted on Supplemental Form.TESTING METHOD AirStatic Level 150 ft. Date/Time measured 7-25-91 5 P.M. Production Rate 22 gpm.Pumping level _____ ft. Date/Time measured _____ Test length (hrs.) 1

Remarks _____


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

CONTRACTOR James Drilling CompanyPhone (303) 420-5181 Lic. No. 1134Mailing Address 6235 West 56th AvenueArvada, Colorado 80002

Name/Title (Please type or print)

Michael K. Keaton, President

Signature



Date

7-31-91

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

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

1009

WELL PERMIT NUMBER 039090 F

DIV. 1 CNTY. 30 WD 7 DES. BASIN MD

APPLICANT

LARRY & AMY GREEN
5960 JAY ST
ARVADA, CO 80003

APPROVED WELL LOCATION

COUNTY JEFFERSON

SE 1/4 SW 1/4 Section 10
Twp 4 S , Range 71 W S P.M.

DISTANCES FROM SECTION LINES

485 Ft. from South Section Line
2275 Ft. from West Section Line

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) Approved pursuant to CRS 37-90-137(2) on the condition that the well be operated in accordance with the Randolph G. Currier Augmentation Plan approved by the Division 1 Water Court in case no. 81CW283. If the well is not operated in accordance with the terms of said decree, it will be subject to administration including orders to cease diverting water.
- 3) Approved as the only well on a residential site of 4.5 acres described as lot 10A, Summit Ranch Subdivision, Jefferson County.
- 4) The maximum pumping rate shall not exceed 15 GPM.
- 5) The annual amount of ground water to be withdrawn shall not exceed 1 acre-foot.
- 6) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 7) The use of ground water from this well is limited to ordinary household purposes inside one (1) single family dwelling, and shall not be used outside the house for any purpose.
- 8) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

M.M. 6-14-91

APPROVED:
MAM

John A. Danielson
State Engineer

By

Bruce E. DeZure

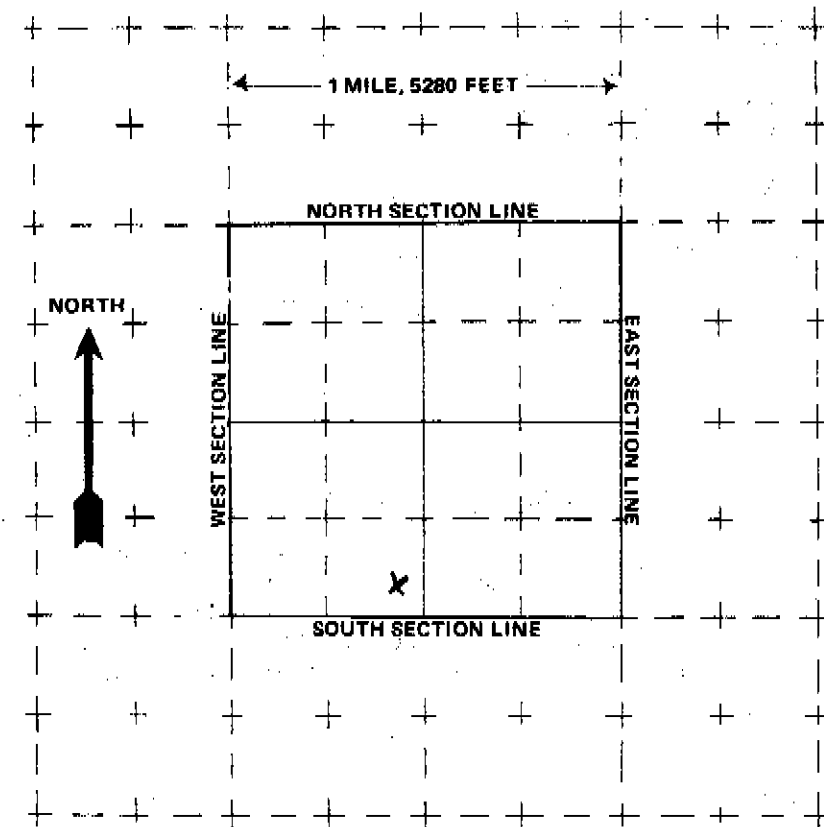
Receipt No. 0325745

DATE ISSUED JUN 18 1991

EXPIRATION DATE JUN 18 1992

05-28-91CL-25745

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



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

WATER EQUIVALENTS TABLE (Rounded Figures)

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

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

485 ft. from S sec. line
(north or south)
2275 ft. from W sec. line
(east or west)
LOT 10A BLOCK _____ FILING # _____
SUBDIVISION SUMMIT RANCH

(7) **TRACT ON WHICH WELL WILL BE LOCATED** Owner: L. + A. GREEN

No. of acres 4.5 Will this be the only well on this tract? YES

(8) PROPOSED CASING PROGRAM

Plain Casing
678 in. from 0 ft. to 20 ft.
4 1/2 in. from 10 ft. to 290 ft.
Perforated casing
4 1/2 in. from 290 ft. to 350 ft.
_____ in. from _____ ft. to _____ ft.

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

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

Owner(s): LARRY + AMY GREEN No. of acres: 4.5
Legal description: LOT 10A SUMMIT RANCH

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

HOUSEHOLD USE WITH SEPTIC AND LEACH FIELD

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

Type or right	Used for (purpose)	Description of land on which used
<u>NONE</u>		

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

[Signature]
SIGNATURE OF APPLICANT(S)

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

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

PERMIT NUMBER: **22-109907 OW**
DATE ISSUED: **April 25, 2022 - valid through October 25, 2022, or upon sale of the property or application for building permit, whichever comes first.**
PROPERTY ADDRESS: **28646 SUMMIT RANCH DRIVE, GOLDEN**
INSPECTOR: **FOOTHILLS SEPTIC PUMPING**
INSPECTION DATES: TANK: **April 12, 2022** SYSTEM: **April 12, 2022**

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

SYSTEM INFORMATION

Components:

- Tank Volume 1: **1000 GALLON / 2 COMPARTMENT gallons**
- Absorption System: **Existing 720 square feet**

The Department has no records concerning the size, components or capacity of this system. Any size or capacity information shown above is based on information provided by the pumper or inspector.

System Records

Permit number: **20-127446 OW** File number: Date of installation: **December 9, 2020**

Operational Status (unless noted otherwise on page 2)

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

Conditions for Issuance of Building Permit (if applicable):

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

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

LIMITATIONS AND DISCLAIMER

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

ADDITIONAL OBSERVATIONS

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

1. The Department has no records of the size, type or components of the onsite wastewater treatment system for this property; any System Information shown on page 1 is based on pumper or inspector observations. You are advised to monitor your water use carefully to avoid overloading the system.

RENEWALS: This permit may be renewed ONCE, provided that FORM 704 is submitted to the Department prior to October 25, 2022. After that date, you must submit a new application with the appropriate fee and provide updated inspection reports for the system.



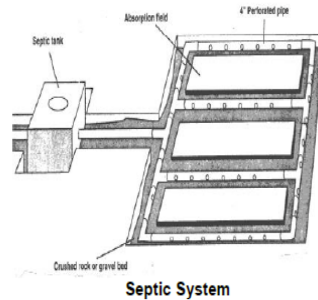
Septic System Maintenance



Environmental Health Services
645 Parfet Street
Lakewood, Colorado 80215
303-232-6301

<http://jeffco.us/public-health/>

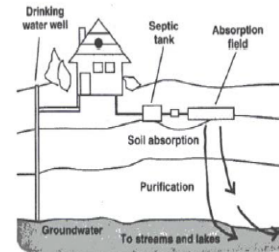
The modern onsite wastewater treatment system, (OWTS) is an environmentally sound method of wastewater treatment in areas without public sewers. This guide will help you understand how your system works and provide maintenance tips and information to prolong its life.



What it is and how it works

A typical OWTS has a septic tank and an soil treatment area (STA or leaching field). The tank is usually concrete or other durable materials. Most tanks have a capacity of 1,000 gallons or more and are divided into two compartments. Sewage enters the first compartment of the tank where bacterial decomposition occurs and materials that cannot be digested settle to the bottom as sludge or float to the top and form a scum layer. The remaining liquid flows into the second compartment for additional treatment. Some tanks have a motor or aerator to agitate the sewage - these mechanisms should not be removed or disconnected, as this will seriously affect the operation of the system.

From the tank the partially treated sewage flows to the STA and into a series of perforated pipes bedded in gravel. There, it passes through the gravel and the soil below where it is further treated and filtered before reentering the groundwater. The filtering action of the soil removes most of the harmful bacteria, resulting in a high degree of treatment through a natural, environmentally sound process.



Wastewater Treatment and Disposal in the Soil

These systems cannot remove all contaminants. Nitrate, a by-product of human waste, is not removed and may impact groundwater quality. Distance separation from wells and proper maintenance is necessary to enhance treatment effectiveness.

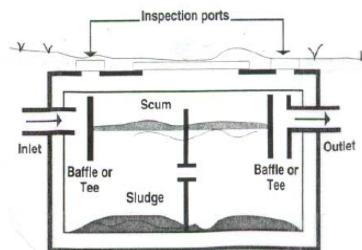
Caring for your septic system

An OWTS is designed to treat only household wastewater. Although household soaps and cleaners should not cause a problem, paints, solvents, thinners, pesticides, antifreeze, or photographic chemicals should **never** be poured down the drain. These materials can damage

your system and seriously pollute the groundwater.

Likewise, disposable diapers, cigarette butts, and sanitary napkins should not be put into the system. Kitchen wastes such as bones, eggshells, and coffee grounds do not readily decompose and should be thrown out. **Grease can cause major problems** – wipe pans clean prior to washing and don't pour excess grease or drippings down the drain.

Unlike a public sewer, Your OWTS is designed for a limited wastewater flow. Prolonged overloading of the system may cause sluggish drains, sewage backups, or effluent surfacing on STA. Space your water use out over time. Don't do multiple loads of laundry or permit three or four showers in a row.



Septic Tank

Pumping your septic tank

Some materials in household sewage are not easily decomposed. Therefore, tanks

(including both sides of 2-compartment tanks) should be pumped regularly by a licensed pumper. Otherwise, sludge may enter the bed where it can plug the soil pores and result in failure. In addition, adding an effluent filter to the outlet of your septic tank will help prevent solids from entering your absorption bed. Since replacing a failed absorption bed can cost thousands of dollars, an effluent filter and routine pumping represents a very reasonable investment in protecting your OWTS.



Effluent Filters

Absorption beds

An absorption bed is where treated wastewater enters the soil. Plastic (PVC) pipes in the bed can be crushed, so vehicles should never be driven or parked on an absorption bed. Cattle or horses may also compact the soil and damage the pipes. If your OWTS is in a pasture it should be fenced to keep out livestock.

Erosion can remove the soil cover and allow sewage to escape from the bed, but

this can be prevented by maintaining proper drainage and establishing vegetative cover (excluding trees, whose roots can enter and clog pipes). If the bed is located in a lawn area, restrict watering to prevent saturation of the ground.

Additives

Some commercial additives claim to improve the operation of your system. While they will probably not cause any harm, they are not needed to assure proper operation. Beware of claims that a chemical additive will "rejuvenate" your system or make pumping the tank unnecessary.

Summary

Don't dispose of items that will destroy the natural digestion processes in your OWTS, contaminate the ground water, or overload the system with excess water. Have the tank regularly inspected and pumped. If you follow these few simple rules, your OWTS will prove to be a safe and economical onsite method of wastewater treatment for many years.

Despite the best of care, some systems do malfunction, either backing up into the dwelling or leaking from the absorption bed. Should this happen, contact the Health Department at once. They can advise you on procedures to repair the system.

Printed on Recycled Paper



28646 Summit Ranch Dr House Rules

Quiet Hours are between 7PM – 7AM Please be respectful of our neighbors. No loud music outdoors. Guests that do not adhere to quiet hours will have their reservation terminated and no refunds will be given.

There are carbon monoxide and smoke detectors located in every room and in the main living areas. The fire extinguishers are in the pantry of the kitchen and at the entryways.

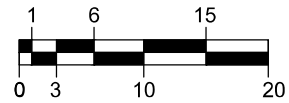
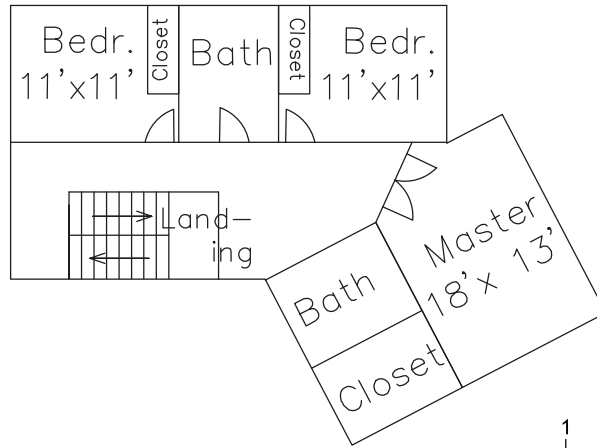
Jefferson county does not allow fires. Any fires by guests will result in immediate cancellation of your rental and no refunds will be given.

If there is anything urgent, please reach out to our property manager, Andrew, at 801-864-8868.

The trash day is on Tuesday. Please move it out to the curb on Tuesday morning before 9:30 AM. Please do not move trash cans out on Monday night. There is wildlife in the area such as bears and there is potential for wildlife to get into the trash if left overnight. There will be an additional \$100 cleaning fee if the cleaners have to pick up trash outside due to wildlife rummaging through the trash.

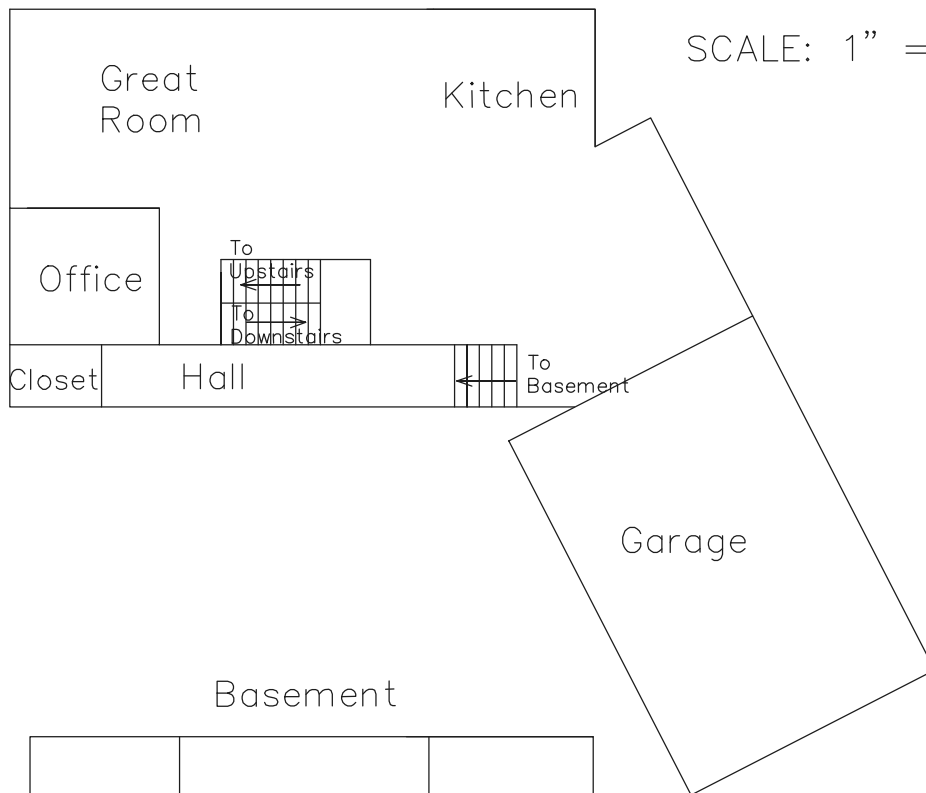
There is plenty of space to park your cars in the driveway or garage. All vehicles must be parked on the driveway or in the garage. Please do not park on the street.

Upper

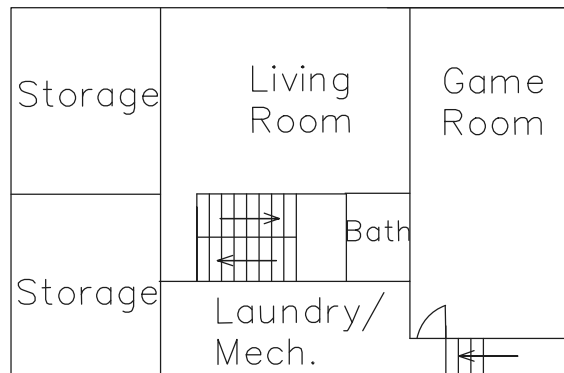


SCALE: 1" = 10'

Main



Basement



28646 SUMMIT RANCH RD
FLOOR PLAN.



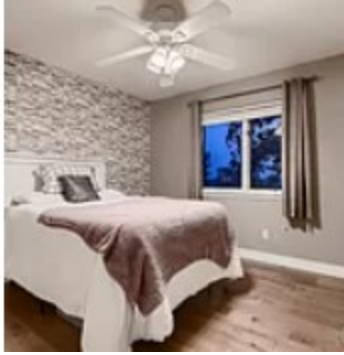
43E7? 7@F 43F:



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GBEF3;DE: 3>> 43F:



476DAA? #



476DAA? \$



6;@;@9 3D73



43E7? 7@F >;H; @9 DAA?



7@FD3@57



GAME ROOM



=;F5: 7@



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? 3EF7D43F:



? 3EF7D43F:



? 3EF7D476DAA?







--{EXTERNAL}-- Zoning hearing/28646 summit ranch dr. Golden.

Holly Fehr <hollykind@gmail.com>

Wed 12/14/2022 12:56 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.

Hello Sara:

We see that our new neighbor has applied for a short-term rental exception and the hearing is scheduled for Dec 21st. We, many of the neighbors, would like to attend to voice our concerns, however being that it is just a few days before Christmas, we can not attend on this date. Most of us are flying or driving to be with family. Can this hearing be rescheduled until after the holidays?

Thank you,

Holly Fehr

--

Thank you,

Holly Fehr

303-968-4519