

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: January 25, 2023

BCC Hearing Date: February 21, 2023

22-122728RZ Rezoning

Case Name: Vintage Overlook Official Development Plan

Owner/Applicant: Vintage Overlook LLC, a Colorado limited liability company

Location: 6559 South Harlan Street
Section 24, Township 5 South, Range 69 West

Approximate Area: 3.03 Acres

Purpose: To rezone from Planned Development (PD) to a new PD to allow for 7 residential lots.

Case Manager: Allie McGahee

Applicant Team Presenters:

Stephen Sundberg, Creekside Homes, ssundberg@creeksidecommunities.com
Bill Lyons, Creekside Homes, bl@creeksidecommunities.com
Andrew Baker, Baseline Engineering Corporation, andrew.baker@baselinecorp.com

Recommendations:

- **Staff:** Recommends **Approval**

Interested Parties:

- Neighbors

Level of Community Interest: Low

General Location: Generally located East of S Pierce Street, North of W Coal Mine Avenue, and West of S Sheridan Boulevard

Case Manager Information: Phone: 303-271-8736 e-mail: almcgahe@jeffco.us

PC RESOLUTION

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

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

January 25, 2023

RESOLUTION

22-122728RZ

Case Name:

Rezoning

Vintage Overlook Official Development Plan

Owner/Applicant:

Vintage Overlook LLC, a Colorado limited liability company

Location:

6559 South Harlan Street

Section 24, Township 5 South, Range 69 West

Approximate

Area: 3.03 Acres

Purpose:

To rezone from Planned Development (PD) to a new PD to allow for 7 residential lots.

Case Manager:

Allie McGahee

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

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The rezoning proposal to allow for single-family residential land use on the subject property, at a density of 2.4 dwelling units/acre, is compatible with the existing and allowable single-family, open space, and agricultural land uses in the surrounding area. Single-family residential use is currently allowed at the property. This rezoning will increase the allowed single-family residential lots to seven, which resulting density is compatible with the surrounding area.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations, within the recommended density, and all other applicable sections of the Plan goals and policies are met.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area, has been considered. The negative impacts are found to be minimal and mitigated with the restrictions set forth in the proposed Official Development Plan

(ODP) document. Restrictions to mitigate potential visual impacts include a maximum total number of lots and restrictions on allowed uses and building and lot development standards as defined by the Jefferson County Residential-One A (R-1A) zone district.

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

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

Commissioner	Rogers	aye
Commissioner	Jost	aye
Commissioner	Spencer	aye
Commissioner	Becker	aye
Commissioner	Lemmer	aye
Commissioner	Duncan	aye
Commissioner	Stephens	aye

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

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, January 25, 2023.



Kimi Schillinger
Executive Secretary

STAFF REPORT

Staff Report Summary

Case Number:
22-122728RZ

Summary of Process

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

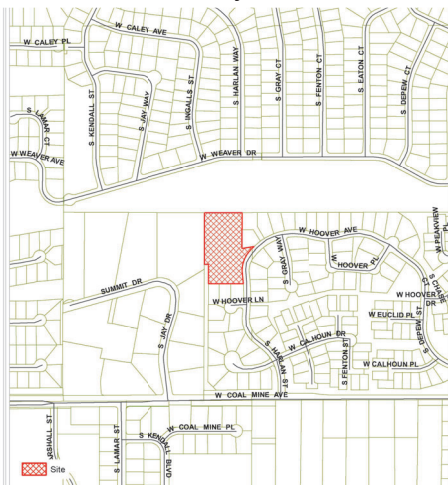
Case Summary

Rezone from Planned Development (PD) - to a Planned Development (PD) that follows Residential-One A (R-1A) standards, with a restriction on the maximum number of lots (seven single-family residential) and minimum lot sizes.

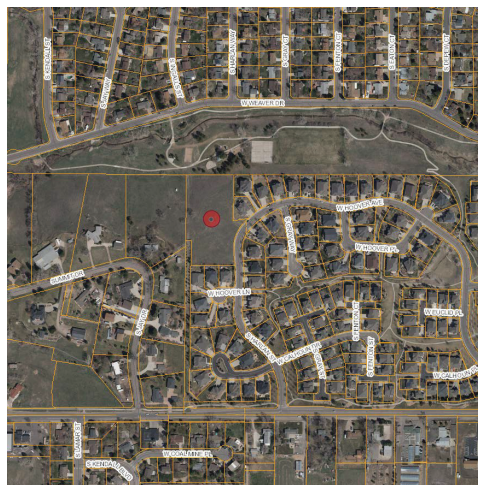
Vintage Overlook ODP		Allie McGahee		August 29, 2022	
Case Name		Case Manager		Formal Submittal Date	
February 3, 2022	June 27, 2022	January 25, 2023	February 21, 2023	Subdivision Plat	
Pre-Application Date		Community Meeting Date		PC Hearing Date	
Andrew Baker, Baseline Corporation		Vintage Overlook, LLC (William S. Lyons, Jr.)		BCC Hearing Date	
Applicant/Representative, check if same as owner: <input type="checkbox"/>		Owner		Next Process	
6559 South Harlan Street	Littleton	80123	3.03 acres	24	05 S 69 W
Property Address	City	Zip	Area ≈	Section	Township Range
59-243-08-111	East of S Pierce Street, North of W Coal Mine Avenue, West of S Sheridan Boulevard				
Pin	General Location				

Land Use and Zoning

Vicinity



Detail



Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
Vacant land	Planned Development	density of < 4 dwelling units/acre	Planned Development

Plan Area: South Plains

PC Recommendations: Approval

Key Issues: None

Criteria for Rezoning:

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

✓	○	✗
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Jefferson County Case Management

CASE DATE SUMMARY

Case Number: 22-122728RZ Case Type: Rezoning

Initial Application Submitted: September 28, 2022

Case Sent on First Referral: October 19, 2022

Referral Responses Provided to Applicant: November 23, 2022

Case Sent on Second Referral: December 12, 2022

Referral Responses Provided to Applicant: N/A

Case Scheduled for Hearing(s): January 9, 2023

1. SUBJECT REQUEST



The applicant is requesting to rezone the existing Planned Development (PD) zone district to create a new PD zone district to allow for seven lots on approximately 3 acres. The current Official Development Plan (ODP) governing the subject property, Vintage Reserve ODP, (Reception No. F1243711) defines the subject property area as Use Area D and allows for a maximum of one (1) single-family dwelling unit on the three (3) acre lot.

The applicant is requesting to create a new Planned Development zone district for what is currently Use Area D of the Vintage Reserve ODP. By creating the Vintage Overlook ODP, all restrictions defined by the Jefferson County Residential One A (R-1A) zone district will apply with the modification to allow for seven (7) lots and to allow modified setbacks within the approximate 3-acre site area.

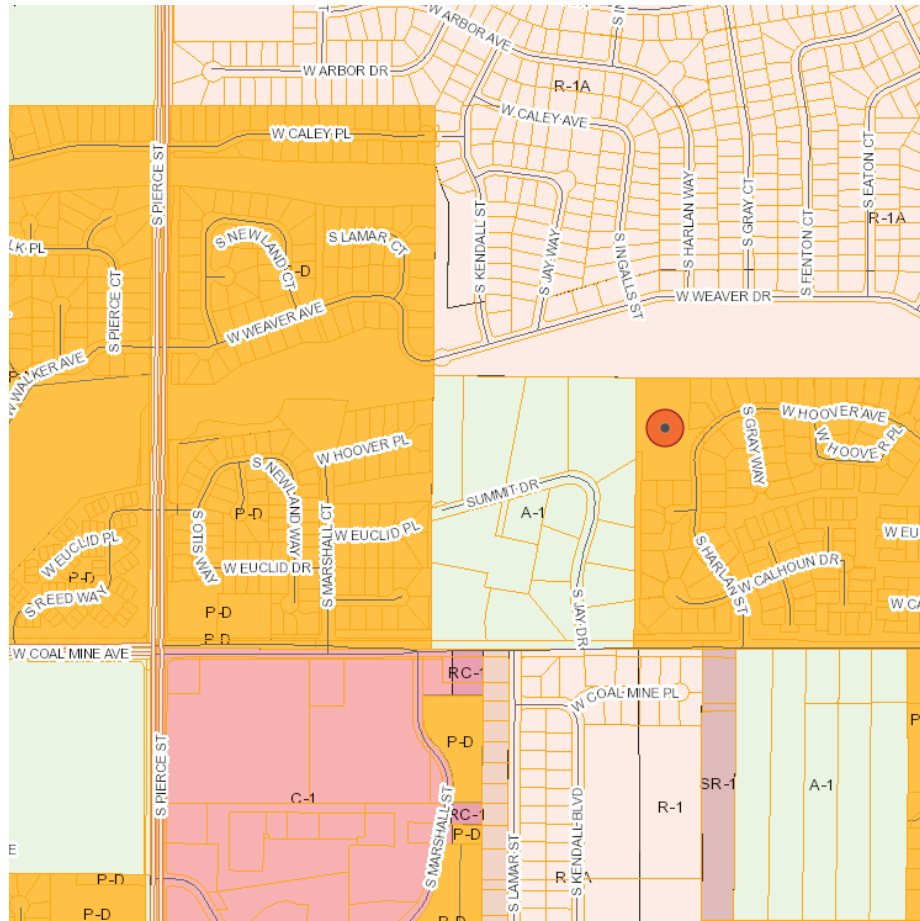
2. CONTEXT

The subject property is in southeast Jefferson County near Arapahoe County, north of West Coal Mine Avenue and west of South Sheridan Boulevard. It is a vacant parcel of land comprised of 3.03 acres. This parcel is adjacent to an open space to the north and single-family homes to the south, west, and east. The governing PD allows for single-family residential uses and varying lot sizes ranging from 6,000 sq ft to 11,000 sq ft. The lots to the west are single-family residential uses that follow Agricultural-One (A-1) lot size requirements. This area is primarily characterized by residential land uses with a commercial development area existing to the southwest at the intersection of West Coal Mine Avenue and South Pierce Street, approximately 0.5 miles from the subject area.

This property was rezoned to PD from A-1 in 2001 to allow numerous single-family lot sizes and use areas. The rezoning in 2001 created the Vintage Reserve ODP that is currently governing the subject property. This governing ODP is included in the document packet created for this case.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Residential-One A (R-1A)	Open Space and then Single-Family Residences
South:	Planned Development (PD)	Single-Family Residences
East:	Planned Development (PD)	Single-Family Residences
West:	Agricultural-One (A-1)	Single-Family Residence



4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning
Setbacks	"Use Area D" Front: 25' Side: 25' Rear: 25'	Minimum front: 18' Minimum front, side load garage: 15' Minimum side: 5' Minimum side, adjacent to street: 10' Minimum rear: 12'
Minimum Lot Size	3 acres	9,000 sq.ft.
Maximum Total Lots	1	7

5. TRANSPORTATION

The proposed Rezoning to allow for single-family residential use on the subject property is not anticipated to have significant impacts to the existing transportation network. The applicant provided a traffic generation memo done by Baseline Engineering Corporation. This traffic memo examined the anticipated traffic generation associated with the site as a vacant property with the proposed maximum of seven lots accessing from a single driveway off South Harlan Street. Analysis was conducted for AM Peak Hour and PM Peak Hour average weekday traffic operations based on calculations referenced by the ITE "Single Family Homes (210)" description. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create a negligible increase to traffic on S Harlan Street and that the proposed trip generation should not create any hazards or conflicts to the existing road conditions in the area.

6. CRITERIA FOR DECISIONS FOR PLANNED DEVELOPMENT REZONING APPLICATIONS

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








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

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

The proposed use is compatible with the existing and allowable land uses in the area. The subject property is located near the intersection of two major roads and is accessed through a residential use area. The existing Vintage Reserve ODP that governs the subject property already includes the permitted use of single-family dwellings within the site area, the proposed lot size and building setback standards are similar to the standards for existing lots within the subdivision. The proposed lot size is comparable to the existing ODP Use Area A and building setback standards are comparable to the Use Areas B and C. If this rezoning is approved, the impacts from the proposed increase in lots for residential use to the surrounding community are expected to be minimal.

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

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

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

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

Land Use: The CMP recommends residential land use for the subject area at a density of less than four (4) dwelling units per acre. The proposed density with the restriction of seven (7) lots is equal to two and fourth tenths (2.4) dwelling units per acre, which is below what is recommended by the CMP. Single-family residential is a permitted use under the existing Vintage Reserve ODP, and no new land uses are being proposed. Impacts of increased residential units were considered, and mitigation methods include a maximum lot total of seven (7) and restrictive allowable uses as defined by the Residential One-A (R-1A) zone district. Therefore, the request is consistent with the Land-Use goals and policies of the CMP.

Physical Constraints: The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat. The property is not within any floodplains or known geologic hazard areas. Therefore, the request is consistent with the Physical Constraints goals and policies of the CMP.

Community Resources: The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open

space and trails. No specific community resources have been identified that would be negatively impacted by the proposed development. Therefore, the request is consistent with the Community Resources goals and policies of the CMP.

Infrastructure, Water and Services: Existing infrastructure and services are available and adequate to support the uses proposed by this Rezoning. If this request is approved, traffic to the site is Anticipated to be low, with daily estimates of 67 trips per day. The existing roadway network is paved and maintained by the County. The property is within the South Metro Fire Rescue Fire Protection District and the Jefferson County Sheriff's Office provides law enforcement to the area. Water and wastewater services will be provided by Platte Canyon Water and Sanitation District. The applicable agencies have reviewed the proposed zoning and there are not any outstanding concerns. Therefore, the request is consistent with the Infrastructure, Water and Services goals and policies of the CMP.

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

Staff has not identified unmitigated negative impacts of the Rezoning to the surrounding area. The proposed uses will not result in significant light, air, odor, or noise impacts to the subject or surrounding properties. Visual impacts to surrounding properties will be similar to the surrounding development as the proposed ODP contains restrictions on building and lot development standards as defined by the R-1A zone district.

d. The availability of infrastructure and services.

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

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

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

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

A Community Meeting was held on June 27, 2022. There were 40 citizens in attendance, the general tone of the meeting was of curiosity. Questions presented by community members during the meeting related to sidewalks and trail connections, drainage and soils, building standards and landscaping, fencing along portions of the lot, and potential construction impacts. Please see the Community Meeting Summary included in this case packet for more details.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, prior to the Planning Commission hearing Staff received two community responses regarding this proposal. These responses were regarding density, traffic impacts, architectural standards, application of HOA rules, environmental impacts, density, land

use consistency, and financial strain. Staff addressed the comments and offered further insight to the case; staff did not identify unresolved citizen comments at that time. After the Planning Commission hearing, Staff received three additional community responses. The responses received were concerning architectural standards, fencing, safety, proposed site layout, and future processes. Staff addressed the comments and provided details about subsequent processes; Staff has not identified unresolved citizen comments. All comments are included in the case packet.

10. AGENCY REFERRAL RESPONSES

This application was sent on referral to 10 Jefferson County Departments & Divisions, 11 external agencies, and 18 registered associations (please see the first referral matrix and HOA mailing list in the case packet for more information). The request was sent on two referrals which resulted in modifications to the proposed written restrictions related to permitted uses and lot and building standards. The second referral did not result in a requirement for additional material or modifications. There are no known outstanding issues with the referral agencies.

11. NOTIFICATION

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

12. POST HEARING REVIEW

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

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

13. SUBSEQUENT PROCESSES

If the Rezoning is approved, prior to construction of any buildings on the site a Preliminary and Final Plat would be required. During the subdivision process, the Preliminary and Final Plat will be sent on referral to numerous internal and external agencies. The Preliminary and Final Plat application is a process that will ensure compliance with all of the County's development regulations (e.g., drainage, grading, and circulation standards). The Preliminary and Final Plat case would be presented to the Planning Commission and Board of County Commissioners in public hearings for approval.

SUMMARY OF STAFF ANALYSIS

Staff's analysis concludes that the proposed rezoning is in conformance with specific land use goals and policies outlined within the CMP, and therefore meets the land use recommendations of the CMP. All potential negative impacts to the surrounding community have been adequately addressed, and infrastructure and services are available to support the use. Staff has no unresolved issues related to this Rezoning application.

FINDINGS:

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

1. The rezoning proposal to allow for single-family residential land use on the subject property, at a density of 2.4 dwelling units/acre, is compatible with the existing and allowable single-family, open space, and agricultural land uses in the surrounding area. Single-family residential use is currently allowed at the property. This rezoning will increase the allowed single-family residential lots to seven, which resulting density is compatible with the surrounding area.
2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations, within the recommended density, and all other applicable sections of the Plan goals and policies are met.
3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area, has been considered. The negative impacts are found to be minimal and mitigated with the restrictions set forth in the proposed Official Development Plan (ODP) document. Restrictions to mitigate potential visual impacts include a maximum total number of lots and restrictions on allowed uses and building and lot development standards as defined by the Jefferson County Residential-One A (R-1A) zone district.
4. The subject property is served by South Metro Fire Rescue Fire Protection District and the Jefferson County Sheriff's Office. Water and wastewater services will be provided by Platte Canyon Water and Sanitation District. The infrastructure and services for the subject property are available and adequate to service the proposed development.
5. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

PLANNING COMMISSION ACTION:

Planning Commission Recommendation (Resolution Dated January 25, 2023 Attached):

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

The case was scheduled and approved on the consent agenda of the Planning Commission hearing based upon no opposition and staff recommending approval. No citizens requested to testify for or against the application at the hybrid hearing in-person or virtually.

BOARD OF COUNTY COMMISSIONERS ACTION:

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

COMMENTS PREPARED BY:

Allie McGahee

Allie McGahee

Planner

February 14, 2023

PROPOSED ZONING

Vintage Overlook Official Development Plan Rezoning Case # 22-122728RZ

A. Intent

The purpose of this Official Development Plan is to allow up to seven single family detached homes on a three-acre property.

B. Written Restrictions

All of the uses and standards of the Residential One A (R-1A) Zone District and other applicable sections of the Zoning Resolution shall apply to the property, as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B, with the following modifications:

1. Lot and Building Standards
 - a. Minimum front setback: 18 feet
 - b. Minimum front setback, side load garage: 15 feet
 - c. Minimum side setback: 5 feet
 - d. Minimum side setback, adjacent to street: 10 feet
 - e. Minimum rear setback: 12 feet
 - f. Maximum number of lots: Seven (7)

APPROVED FOR RECORDING:

This Official Development Plan, titled Vintage Overlook Official Development Plan was approved the _____ day of _____, 20____, by the Board of County Commissioners of the County of Jefferson, State of Colorado and is approved for recording.

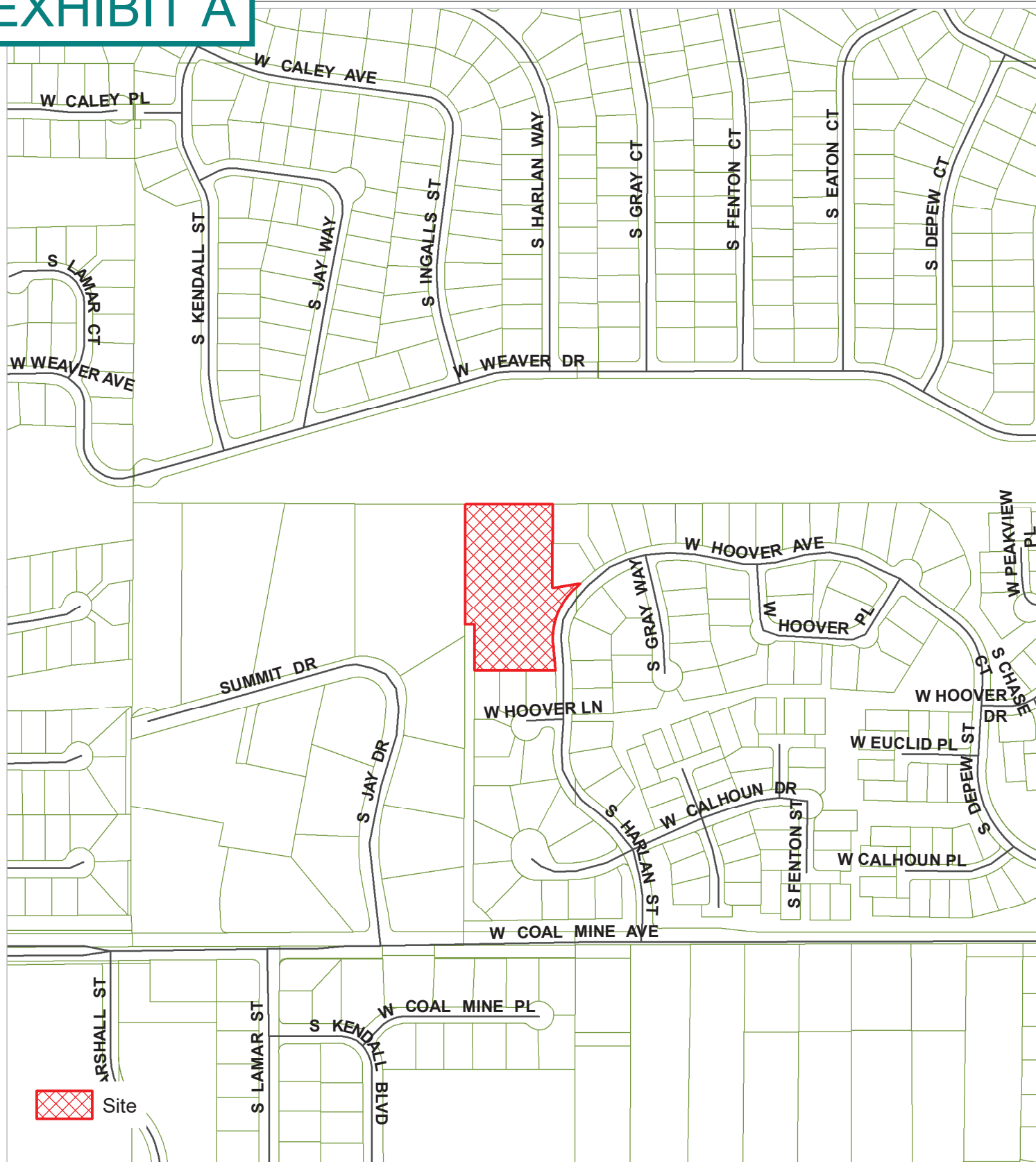
The owner of the property at the time of approval was: Vintage Overlook, LLC, a Colorado limited liability company.

By: Jefferson County Planning and Zoning Director

Signature: _____

Date: _____

EXHIBIT A



Case Number: 22-122728RZ

Location: Section 24, T5S, R69W



JEFFERSON
COUNTY COLORADO

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EXHIBIT B

Case No. 22-122728RZ

Legal Description

Street Location of Property 6559 South Harlan Street

Is there an existing structure at this address?

Yes

No X

Type the legal description and address below.

Lot 1, Block 10, Vintage Reserve, recorded at Reception No. F2128918, County of Jefferson, State of Colorado

Section 24 Township 5 S. Range 69 W.

Calculated Acreage 3.03 Acres Checked by: Ben Hasten

Address Assigned (or verified) 6559 South Harlan Street

Section 30 - Residential District

(orig. 3-26-13)

A. Intent and Purpose

1. The Residential Districts are intended to provide areas for residential development and includes single-family dwellings, two-family dwellings, duplexes, townhomes and multi-family dwellings, where allowed. (orig. 3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific residential zone district. (3-26-13)
3. The Residential Zone Districts are divided as follows: (orig. 3-26-13)
 - a. Residential-One (R-1)
 - b. Restricted Residential (RR)
 - (1) Restricted Residential Quarter Acre (RR-1/4)
 - (2) Restricted Residential One Half Acre (RR-1/2)
 - (3) Restricted Residential One Acre (RR-1)
 - (4) Restricted Residential Two Acre (RR-2)
 - (5) Restricted Residential Five Acre (RR-5)
 - (6) Restricted Residential Ten Acre (RR-10)
 - c. Residential-One A (R-1A)
 - d. Residential-One B (R-1B)
 - e. Residential-One C (R-1C)
 - f. Residential-Two (R-2)
 - g. Residential-Three (R-3)
 - h. Residential-Three A (R-3A)
 - i. Residential-Four (R-4)

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

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Single-family dwelling	X	X	X	X	X	X	X		
Two-family dwelling or duplex						X	X	X	
Multi-family dwelling or townhome							X	X	
Multi-family dwelling (20 dwelling units to 50 dwelling units per acre).									X
Religious Assemblies and related uses, parish house and/or parsonage.							X	X	X
Private nonprofit museum							X	X	X
Parochial or private schools. Not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults.							X	X	X
Colleges; not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults.									X

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
State licensed daycare or large day –care home or preschool or nursery.							X	X	X
Group Home for up to 8 aged persons not located within 750 ft of another such group home; state licensed group home for up to 8 developmentally disabled persons not located within 750 ft of another such group home; state licensed group home for up to 8 mentally ill persons not located within 750 ft of another such group home or group home for the aged or developmentally disabled persons.	X	X	X	X	X	X	X	X	X
Public park, Class I public recreation facilities.	X	X	X	X	X	X	X	X	X
Class II public recreation facility							X	X	X
Homes for the aged and nursing homes							X	X	X
Hospital, nursing homes and clinics but not including institutions exclusively for the mentally disturbed, or for contagious or infectious diseases.									X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X	X	X	X	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X	X	X	X	X	X	X

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

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Private garage, mini structure, storage shed	X	X	X	X	X	X	X	X	X
Private greenhouse and nursery, noncommercial conservatory for plants and flowers.	X								
Private poultry house and pigeon coop with no more than 400 square feet of floor area; private rabbit and chinchilla hut with no more than 100 square feet of floor area.	X								
Private building or kennel for housing dogs, cats and similar domestic pets. ¹	X	X	X	X	X	X	X	X	
Private stable and/or barn for keeping horses, cattle, sheep, goats or other similar domesticated animals. See general requirements below.	X								
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupation Section of the Zoning Resolution have been met.	X	X	X	X	X	X	X		

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Accessory Uses per the Accessory Use Section of the Zoning Resolution.	X	X	X	X	X	X	X	X	X
Commercial service activities, which are accessory to the main use of the building ²									X

¹ But not including horses, cattle, sheep, goats, chickens, ducks, geese or other fowl. The maximum total number of dogs, cats and similar domestic pets which may be kept shall be 3. Offspring of domestic pets may be kept until weaned.

² May be conducted, provided said use is contained within the main building. Cafeterias, offices, studios and personal services such as beauty parlors, barber shops, laundry pick-up stations and pharmacies may be conducted. However, the sum total of commercial uses may not exceed more than 10 percent of the floor area of any single building or structure. The entrance to any such accessory business will be from inside the building. Such accessory use is one which:

- a. Is subordinate to and serves the principal building or principal use.
- b. Is subordinate in area, extent, or purpose to the principal building or principal use served.
- c. Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served.
- d. Is located on the same lot as the principal building or principal use served.

D. Special Uses (3-26-13)

The following uses shall be permitted only upon review by the Planning Commission and approval by Board of County Commissioners: (orig. 3-26-13; am. 7-17-18)

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Religious Assemblies and related uses, parish house and/or parsonage.	X	X	X	X		X			
Private nonprofit museum	X	X	X	X		X			
Cable Television reception station	X	X	X	X	X	X	X	X	X
Water supply reservoir and irrigation canal	X	X	X	X	X	X	X	X	
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X	X	X	X	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal case boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X	X	X	X	X	X	X

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Group home for the aged, group home for the developmentally disabled, group home for the mentally ill persons, licensed or certified by the state if applicable, in which 9 or more residents who are not legally related live and cook together as a single housekeeper unit, where such home is not located within 750 ft of another similar type home, licensed or certified by the state if applicable.	X		X	X	X	X	X	X	X
State licensed daycare center or preschool or nursery	X	X	X	X	X	X			
Parochial or private schools. Not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults. Exceptions listed above shall not preclude home occupations authorized by the Board of Adjustment or the Home Occupations Section of this Zoning Resolution.	X	X	X	X	X	X			
Home for social rehabilitation or adjustment for up to 10 residents plus staff, not located within 750 ft. of another similar facility.							X		
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X	X		X	X	X	X
Class I or II commercial recreational facility. Class II public recreational facility.	X	X	X	X		X	X	X	X

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

Districts	Front Setback		
	Primary Structure/ Garages (attached or detached)	Adjacent to Arterial	All Other Accessory Structures
R-1	20 ft.	30 ft.	Housing Livestock – 100 ft. All Other Accessory Structure – 50 ft.
R-1A	20 ft.	30 ft.	50 ft.
R-1B	20 ft.	30 ft.	50 ft.
R-1C	12 ft. (living space) 20 ft. (garage)	18 ft. (living space) 30 ft. (garage)	30 ft.
R-2	20 ft.	30 ft.	20 ft.

Districts	Front Setback		
	Primary Structure/ Garages (attached or detached)	Adjacent to Arterial	All Other Accessory Structures
R-3	20 ft.	30 ft.	50 ft.
R-3A	20 ft.	30 ft.	50 ft.
R-4	40 ft.	40 ft.	40 ft.
RR-1/4	20 ft.	20 ft.	20 ft.
RR-1/2	30 ft.	30 ft.	30 ft.
RR-1	30 ft.	30 ft.	30 ft.
RR-2	30 ft.	30 ft.	30 ft.
RR-5	50 ft.	50 ft.	50 ft.
RR-10	75 ft.	75 ft.	75 ft.

Districts	Side Setback ¹		
	All Structures	Adjacent to local/collector	Adjacent to arterial
R-1	5 ft. min (15 ft. total) ² Housing Livestock – 15 ft.	20 ft.	30 ft
R-1A	5 ft. min (15 ft. total) ²	20 ft.	30 ft.
R-1B	5 ft.	20 ft.	30 ft.
R-1C	5 ft.	15 ft.	20 ft.
R-2	5 ft. min (15 ft. total) ²	20 ft.	30 ft.
R-3	5 ft. ³	20 ft	30 ft.
R-3A	5 ft. ³	20 ft.	30 ft.
R-4	30 ft.	30 ft.	30ft.
RR-1/4	10 ft.	20 ft.	20 ft.
RR-1/2	20 ft.	30 ft.	30 ft.
RR-1	30 ft.	30 ft.	30 ft.
RR-2	30 ft.	30 ft.	30 ft.
RR-5	50 ft.	50 ft.	50 ft.
RR-10	50 ft.	75 ft.	75 ft.

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

² Each side setback must be a minimum of 5 feet, and both side setbacks added together must equal 15 feet or more.

³ The minimum side setback for a single-family dwelling, two-family dwelling, duplex, townhome, or multi-family dwelling with 1 story, shall be 5 feet on each side. The minimum side setback for any other main building shall be 10 feet on each side.

Districts	Rear Setback					
	Single-Family	Two-Family or Duplex	Townhome	Multi-Family	Other Main Building	Detached Garage or Other Accessory Structure
R-1	5 ft.	n/a	n/a	n/a	5 ft.	5 ft.
R-1A	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
R-1B	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
R-1C	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
R-2	5 ft.	5 ft.	n/a	n/a	5 ft.	5 ft.
R-3	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.	5 ft.
R-3A	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
R-4	n/a	n/a	n/a	30 ft.	30 ft.	30 ft.
RR-1/4	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
RR-1/2	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
RR-1	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
RR-2	30 ft.	n/a	n/a	n/a	30 ft.	30 ft.
RR-5	50 ft.	n/a	n/a	n/a	50 ft.	50 ft.
RR-10	50 ft.	n/a	n/a	n/a	50 ft.	50 ft.

Districts	Building Separation		Building Height		
	Between Townhome or Multi-family Groups	From Building on Adjacent Lot	Primary Structure	Multi-Family Structure	All Other Accessory Structure ¹
R-1	n/a	n/a	35 ft.	n/a	25 ft.
R-1A	n/a	15 ft.	35 ft.	n/a	25 ft.
R-1B	n/a	n/a	35 ft.	n/a	25 ft.
R-1C	n/a	n/a	30 ft.	n/a	25 ft.
R-2	n/a	15 ft.	35 ft.	n/a	25 ft.
R-3	25 ft.	n/a	35 ft.	45 ft.	25 ft.
R-3A	25 ft.	n/a	35 ft.	45 ft.	25 ft.
R-4	30 ft. ²	n/a	80 ft.	80 ft.	25 ft.
RR-1/4	n/a	n/a	35 ft.	n/a	25 ft.
RR-1/2	n/a	n/a	35ft	n/a	25 ft.
RR-1	n/a	n/a	35 ft.	n/a	25 ft.
RR-2	n/a	n/a	35 ft.	n/a	25 ft.
RR-5	n/a	n/a	35 ft.	n/a	25 ft.
RR-10	n/a	n/a	35 ft.	n/a	25 ft.

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

Districts	Lot Size				
	Single-Family Dwelling	Two-Family Dwelling	Duplex	Townhome	Multi-Family
R-1	12,500 s.f.	n/a	n/a	n/a	n/a
R-1A	9,000 s.f.	n/a	n/a	n/a	n/a
R-1B	7,500 s.f.	n/a	n/a	n/a	n/a
R-1C	4,500 s.f.	n/a	n/a	n/a	n/a
R-2	9,000 s.f.	12,500 s.f. min. develop area and 5,000 s.f. min lot area per unit	12,500 s.f.	n/a	n/a

Districts	Lot Size				
	Single-Family Dwelling	Two-Family Dwelling	Duplex	Townhome	Multi-Family
R-3	7,500 s.f.	3,000 s.f. min. develop area and 1,500 s.f. min lot area per unit	9,000 s.f.	12,500 s.f. min. develop area and 2,000 s.f. min lot area per unit	12,500 s.f. min. develop area and 2,000 s.f. min lot area per unit
R-3A	n/a	4,000 s.f. min. develop area and 2,000 s.f. Min lot area per unit	12,500 s.f.	4,000 s.f. min. develop area and 2,000 s.f. Min lot area per unit	12,500 s.f. min. develop area and 3,000 s.f. min lot area per unit
R-4	n/a	n/a	n/a	n/a	1 acre min develop area and 850 s.f. Min lot area per unit
RR-1/4	¼ acre (10,890 s.f.)	n/a	n/a	n/a	n/a
RR-1/2	½ acre (27,180 s.f.)	n/a	n/a	n/a	n/a
RR-1	1 acre (43,560 s.f.)	n/a	n/a	n/a	n/a
RR-2	2 acres (87,120 s.f.)	n/a	n/a	n/a	n/a
RR-5	5 acres (217,800 s.f.)	n/a	n/a	n/a	n/a
RR-10	10 acres (435,600 s.f.)	n/a	n/a	n/a	n/a

F. Fences

1. Maximum fence height: 6 feet. (orig. 3-26-13)
2. No fence more than 42 inches in height of any type shall be permitted within the front setback line and the front lot line. (orig. 3-26-13)
3. No barbed wired or electric fence shall be permitted in this zone district. (orig. 3-26-13)
4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig. 3-26-13)

G. General Requirements

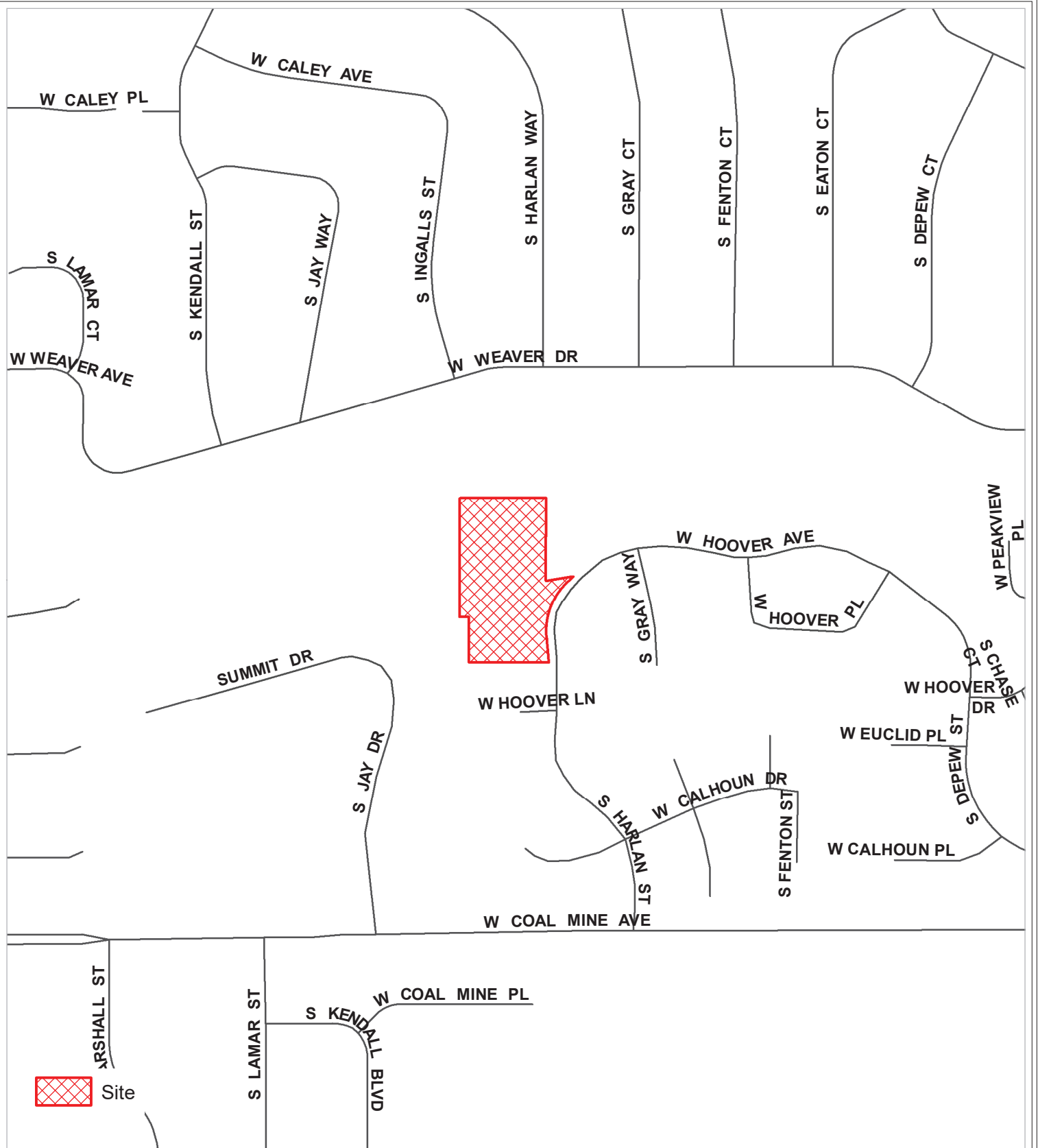
1. Corner lots must comply with the vision clearance triangle requirements. (orig. 3-26-13; am.7-17-18)
2. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig. 3-26-13)

H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and shall conform to the side and rear setback requirements of a dwelling. (orig. 3-26-13)
2. Stallions and bulls shall be kept in a pen, corral or run area enclosed by a 6-foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig. 3-26-13)
3. Where allowed the keeping of horses, cattle, sheep, goats, or other similar domesticated animals shall be kept in a fenced area. The total number of animals, listed above, is limited as follows. (orig. 3-26-13)

The minimum square footage of open lot area available to the animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre; except that offspring of animals on the property may be kept until weaned. (orig. 3-26-13; am. 7-17-18)

MAPS



Case Number: 22-122728RZ

Location: Section 24, T5S, R69W

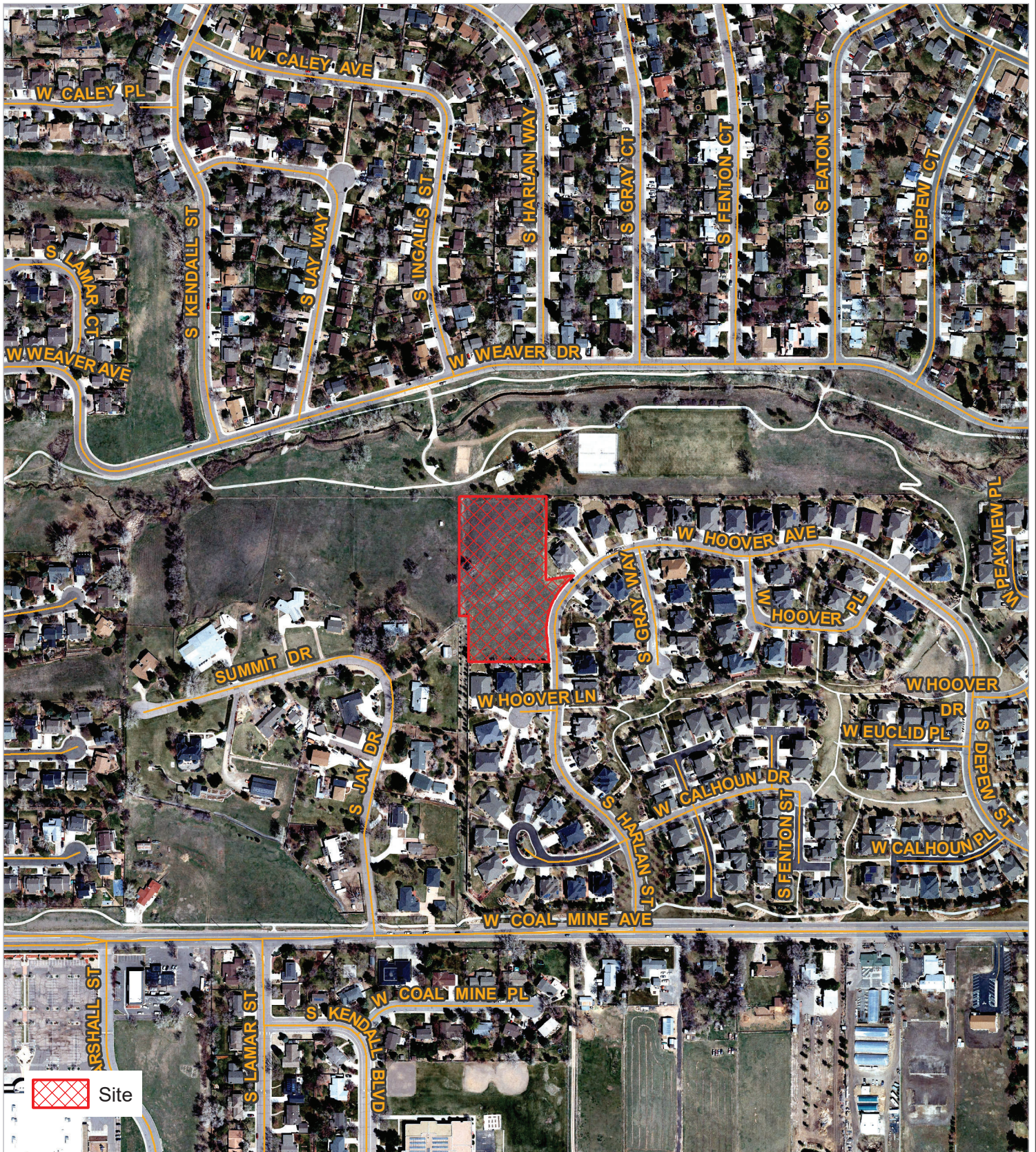


JEFFERSON
COUNTY COLORADO

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0 200 400 800
Feet





Case Number: 22-122728RZ
Location: Section 24, T5S, R69W



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0 200 400 800
 Feet



COMMUNITY MEETING SUMMARY

COMMUNITY MEETING SUMMARY

Case Number

22-114002CMT

Meeting Date

5:30PM

Approx. # of Citizens

40

Signed in
Meeting Location

Virtual

Subject Property

6559 S Harlan St.

Property Owner

Vintage Overlook, LLC

Applicant/Representative

Stephen Sundberg

Summary of the Applicant's Presentation

Vintage Overlook Single Family Homes. Committed to single story ranch homes. Used the Enclave at Foxhaven as an example of what they want to develop. Low set homes to not obstruct views. States to committing to constructing a trail to Weaver Park. Is proposing 7 lots and a proposed pocket park with an amenity that they are open to determining with the community. Minimum lot size of 9,000 sqft lot. PD that follows R-1 and R-1A zones. Uses density comparison of current land use of surrounding area of 2.72 du/acre as compared to their proposal of 2.34 du/acre. Showed pictures of proposed developments.

Information Presented/Format of the Meeting

Virtual Presentation

Overall Impression/Tone of Meeting

Curiosity. Positive. Concerns around what quality and geological concerns, but overall accepting. Concerns with construction noise, damage, and inconvenience.

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

Sidewalks and Weaver Park connection? Developer is proposing both; - Access during construction? Would be willing to accommodate a sidewalk throughout construction; - Are their restrictions for construction times? What about runoff from pond? underground drainage ditch; - Overall drainage and earthwork concerns. Original reason for vacancy is because of geological concerns. Soils report has been completed and mitigation will need to be addressed. Drainage report will be required; - Asked about "releveling". The grade will not substantially change; - Controlling foot traffic who try and interact with livestock on property immediately to the west. Developer would be open to a perimeter fence that could be adjusted to keep people away from livestock; - Johnson Mutual Ditch (John Reiber) - An easement exists to the western edge and the ditch company is not currently in favor of pedestrian access within their easement. There is a current fence built by Lennar that the ditch company may want to extend to the park. Developer would still make sure to have that connection to Weaver Park; - Concerns about back yard landscaping requirements - Developer will follow HOA requirements; - When will construction start? 6-7 months until construction and will take 3-4 months for horizontal construction additional 6-10 months for home construction; - How big will the homes themselves be? Approximately 2500 sqft homes (more concerned with homes that would be too small...); - Why don't they just incorporate into the current HOA? Developer wants autonomy. HOA wants a discussion for consistency and a shared fee between HOAs; - Access restriction gates? Developer is open either way. Citizen's are afraid that such a gate could limit access to Weaver Park and all speakers indicated being against a gated community doesn't really fit into an ungated community; - South Harlan is getting busier and residents want some speed mitigation measures; - What if developer sells to someone else? They could make the Planned Development so that a buyer would have to build, or not restrict, what the developer promised. Developer said they intend to build them. Concerns with impacts to roads during construction. Planner responded that concerns would be addressed by T&E as planners don't handle that portion, including a traffic control plan.

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

02-12-2020

The Denver Post, LLC


PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

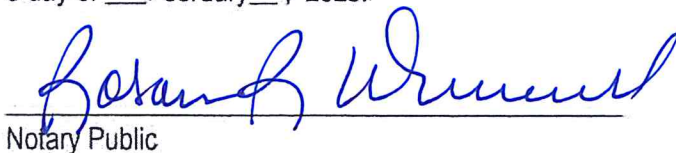
The undersigned **Nicole Maestas**
being first duly sworn under oath, states
and affirms as follows:

1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are
newspapers of general circulation that
have been published continuously and
without interruption for at least
fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in Your Hub
for West Jeffco (including the counties
of Jefferson, Arapahoe, Arvada, Denver, Lakewood, Gilpin,
Clear Creek, and Westminster) on the following date(s):

February 2, 2023


Signature

Subscribed and sworn to before me this
3 day of February, 2023.


Notary Public

ROSANN R WUNSCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024002315
MY COMMISSION EXPIRES FEBRUARY 26, 2026

(SEAL)

NOTICE OF PUBLIC HEARINGS FOR REZONING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of the County of Jefferson, State of Colorado will hold a hybrid (in-person and online virtual) public hearing on a proposed rezoning of certain property within Jefferson County, Colorado. The public hearing will be held at the Jefferson County Administration and Courts Facility, Hearing Room 1, at 100 Jefferson County Parkway, Golden, Colorado, on February 21, 2023 at 8:00 a.m. with the virtual hearing link being available on the County's website at <https://jeffco.us/meetings>.

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

Said proposed rezoning is Case No. 22-122728RZ/Vintage Overlook Official Development Plan, which proposes to rezone from Planned Development (PD) to a new PD to allow for 7 residential lots.

Said property is located at: 6559 South Harlan Street, which contains approximately 3.03 acres.

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

BOARD OF COUNTY COMMISSIONERS
COUNTY OF JEFFERSON
STATE OF COLORADO

Published February 2, 2023

/s/ Andrew Kerr, Chairman

REFERRAL COMMENTS

Allie McGahee

From: Cody Hedges
Sent: Wednesday, November 16, 2022 4:10 PM
To: Allie McGahee
Subject: FW: 22-122728RZ - REFERRAL AGENCY LIST

From: AUTOMAILER@JEFFCO.US <AUTOMAILER@JEFFCO.US>
Sent: Wednesday, October 19, 2022 10:03 AM
To: Cody Hedges <chedges@co.jefferson.co.us>
Cc: Mike Schuster <mschuste@co.jefferson.co.us>; Kim Miller <kmiller@co.jefferson.co.us>
Subject: 22-122728RZ - REFERRAL AGENCY LIST

The referenced has been sent out on the 1st Referral. This e-mail is being sent to provide the Case Manager with a listing of the agencies that received this referral.

Case Number: 22 122728RZ
Case Name: 6559 S Harlan Street
Address: 6559 S Harlan Street
Description: REZONE THE PROPERTY TO ALLOW FOR 7 SINGLE FAMILY HOMES ON 3 ACRES.
Case Manager: Cody Hedges

Referral Agencies:

Addressing - khagaman@jeffco.us;
Arapahoe County - referrals@arapahoe.gov;
Cartography - bhasten@jeffco.us;
Colorado Natural Gas - jgutierrez@summitutilitiesinc.com;
Comcast - kayla_jones3@comcast.com;
Current Planning - SKOHLES@jeffco.us
DRCOG - asummers@drcog.org; gchiapella@drcog.org;
Division of Water Resources - sarah.brucker@state.co.us; joanna.williams@state.co.us;
Geologist - poconnel@jeffco.us;
Historical Commission - fselvosk@co.jefferson.co.us; kbryson@jeffco.us;
IREA - bkaufman@irea.coop;
LUMEN - platreview@lumen.com;
Leawood Metropolitan Recreation and Park District - kwsargent@msn.com;
Long Range - hguthertl@jeffco.us;
Open Space - nyork@jeffco.us; estoner@co.jefferson.co.us;
Planning Engineering - LWIRE@jeffco.us
Platte Canyon Water and Sanitation District - calane@plattecanyon.org;
Public Health - publichealthehlanduse@jeffco.us;
Transportation and Engineering - ltownsen@co.jefferson.co.us; mvanatta@co.jefferson.co.us; rfox@co.jefferson.co.us;
United Power Inc - platreferral@unitedpower.com;
XCEL Energy - donna.L.George@xcelenergy.com;



November 16, 2022

Case Number: 22-122728 RZ

Case Type: Rezoning

Address: 6559 S Harlan Street, 80123

Description: Rezone the property to allow for 7 single family homes on 3 acres.

Case Manager: Cody Hedges

Case Manager Contact Information: chedges@co.jefferson.co.us 303-271-8732

Re: Case Number: 22-122728 RZ – 6559 S. Harlan St

Dear Cody,

Thank you for providing Platte Canyon Water and Sanitation District the opportunity to comment on the proposed development at 6559 S. Harlan St. District staff has been in contact with the developer and engineer. Below see Exhibit A for existing water and sewer fronting the project site.

Below are some guidelines regarding sewer and water plan submittal:

This document is intended to help guide developers on *issues that are more likely to impact project success*. All developments are required to have approved water and sewer plans in accordance with Platte Canyon Water and Sewer Standards and this is not intended as a substitute. Water Plans shall also be subject to review and approval from Denver Water.

Water plan submittal: Water plan review and approval is required for all pipe installations 3” diameter and larger pipe connecting to a public water system controlled by Platte Canyon Water and Sanitation District (District). Water plans must be in accordance with District and Denver Water Engineering Standards.

Sewer plan submittal: Sewer plan review and approval is required for all pipe installations 8” diameter and larger connecting to a public sewer system controlled by the District. Sewer design must be in accordance with the District Engineering Standards.

Details on the District’s Water and Sewer Plan Review Processes are located at:

<https://swmetrowater.org/construction-corner/new-development-project/plan-submittal-procedures/>

Details on Denver Water Plan Review process is located at :

<https://www.denverwater.org/contractors/construction-information/plan-reviews>

Application and Agreement

The process of plan submittal and review begins with the application and agreement which is a contract between the District and the owner that sets forth the terms and conditions pursuant to which such sewer and water mains will be conditionally

accepted by the District and allowed to connect to the District public water and sanitary sewer systems.

Requirements for Water and Sewer Plan Submittal:

1. All plans and specifications submitted to the District for review, comment, and approval of a water or sewer system extension or modification shall be prepared by, or under the direct supervision of a professional engineer registered by the State of Colorado. Said professional engineer shall be responsible for the design, the plans, determining the material specifications and conducting the field survey. All submitted plans and specifications shall include the professional engineer's seal prior to approval for construction
2. All plans must be approved by the District manager, District engineer, and in the case of water plans, Denver Water and/or the City of Littleton prior to initiation of construction. Plans shall be submitted and reviewed in accordance with the District's procedures and requirements.
3. Pipe installation contractor must be qualified by the District.
4. Regarding sewer plans, see District Engineering Standards regarding required flow in pipe, diameter, slope, and pipe length between manholes.
5. Water distribution mains that dead-end and are not looped, may cause water quality and/or fire protection issues and are therefore only permitted in limited circumstances as required. The Developer is responsible for all necessary water distribution system modifications needed to meet the required fire flows, as directed by the governing Fire District.

Easements for Water or Sewer:

1. If a water easement is required, the easement will be granted to the District according to Denver Water Standards.
2. District water easement documents must be in compliance with Denver Water Engineering Standards and easement template – any modification of the Denver Water easement document must be submitted as a “Special Provision” in writing with description and location (northing and easting) as an exhibit for review.
3. Easement widths require a minimum of 30 or 50 feet, depending on easement type. Non-exclusive allows other utilities in easement.
4. If water or sewer facility is installed within a dedicated public street right-of-way, a copy of the recorded plat must be submitted showing such public use dedication.
5. Water and sewer mains installed in platted private roadways tracts will require an easement.
6. The easement must follow the radius of the curbs in the roadway for delamination. The cross slope of easements must not exceed 4%.
7. Easements are granted to the District and must be recorded prior to final plat recording and must be included on the final plat.

Tips to ensure a smooth plan review process

- ◆ Schedule a pre-design meeting with our staff. Requests can be scheduled by sending an email to info@swmetrowater.org - Have the following information prior to meeting:
 - For water plans, please meet with the local fire department regarding emergency access, hydrant locations and site fire flow estimates.
 - Infrastructure Master Plan – for large, redeveloped areas
 - Number of taps for sewer and water
 - Type of building (e.g., residential, commercial, industrial, manufacturing, mixed use, etc.).
 - All points of connection for water and sewer mains
 - Location of fire hydrants and large taps

- Requirements for easements and/or dedicated public right-of-way
- Access to proposed manholes
- Separation of sewer and water mains

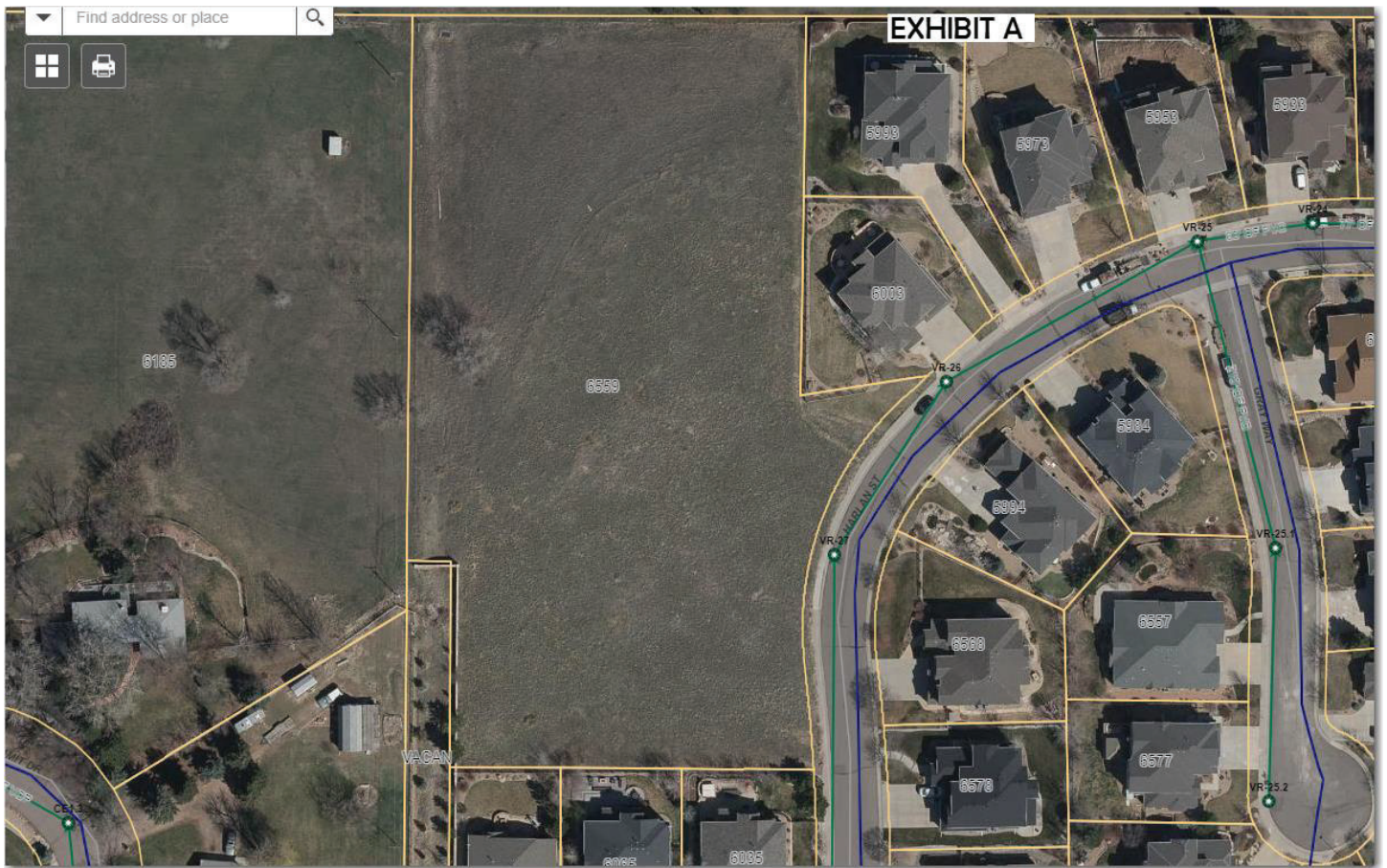
Fees:

- A. Plan Review Fee for Water
 - I. \$5.00/lineal foot for water or sewer (main line pipe only)
 - II. Minimum deposit \$2,000
- B. Construction Inspection Fee for Water
 - I. \$5.00/lineal foot for water (main line pipe only)
 - II. \$3.00/lineal foot for Sewer (main line pipe only)
 - III. \$4.00 Sewer Inclination Survey
 - IV. Minimum deposit \$2,000
- C. Easement Processing Fee
 - I. \$2,000 deposit

Reimbursement of unused fees: Actual costs are reconciled against initial deposit each month and if the deposit will not be sufficient to complete the process, an additional deposit will be required; any remaining funds once the account is reconciled will be returned to the applicant.

Tips for Conditional Acceptance and Service Tap Application

- ♦ In order to obtain Conditional Acceptance which releases the project for sewer and water service tap permits, the following is needed upon completion of construction:
 - As-builts of the project stamped by an engineer
 - Easement certification stamped by a licensed surveyor – ensures the sewer and/or water main is within the easement boundary.
 - Copy of recorded subdivision plat
 - All fees are paid and current
 - Sewer and water construction cost
 - Address, block and lot number of all sewer and/or water taps





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

November 3, 2022

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

Attn: Cody Hedges

Re: 6559 South Harlan Street Rezone, Case # 22-122728RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **6559 South Harlan Street Rezone**. Please be advised that Public Service Company has existing natural gas and electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests the following utility easement widths *within each single-family residential lot*:

- 8-feet along the rear lots for electric distribution
- 6-feet along the front lots for natural gas, including required separation from wet utilities

What will Tract A be used for?

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

MEMO

TO: Cody Hedges
Jefferson County Planning and Zoning Division

FROM: Urszula Tyl
Jefferson County Environmental Health Services Division

DATE: October 21, 2022

SUBJECT: Case #22-122728 RZ
Andrew Baker
6559 S Harlan St

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

PROPOSAL SUMMARY

Rezone the property to allow for 7 single family homes on 3 acres.

COMMENTS

Jefferson County Public Health (JCPH) has provided comments on January 28, 2022 for the pre-application process. We have reviewed the documents submitted by the applicant for this rezoning process and have the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed rezone of this property. NOTE: Items marked with a "✓" indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required. Failure to provide required documentation may delay the planning process.**

REZONING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	10/21/2022	Submit a will serve/proof of services letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	Water/Wastewater
✓	10/21/2022	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment

WATER/WASTEWATER

The Platte Canyon Water and Sanitation District provided a letter dated August 9, 2022, stating public water and sewer services can be provided to the proposed development.

ENVIRONMENTAL SITE ASSESSMENT

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

Should stained or discolored soil or contaminated groundwater be encountered during construction and excavation of this area, the contractor must cease operations and contact a professional engineer licensed in Colorado or equivalent expert to further evaluate the soil and/or groundwater conditions, the nature and extent of the contamination, and determine the proper remediation and disposal of the contaminated material. The contractor must contact the CDPHE, Hazardous Materials and Waste Management Division at 303.692.3320

ACTIVE LIVING

JCPH would like to commend the applicant for the addition of a pocket park within this proposed development.

The developer can also consider a central gathering area (gazebos, picnic areas, community plazas), open green space, a community garden, and recreational amenities to promote the well-being of this community. Communities that are planned with these features can help increase the physical activity, promote health and can enhance the social networking for users of this development.

JCPH also recommends that this project be designed in a manner to facilitate walking and biking. We encourage the developer to consider a project plan that includes design elements such as the following:

- Design an integrated and continuous system of sidewalks/pathways throughout the site designed to connect to existing or future paths in the area;
- Construct pedestrian ways that are of adequate width (minimum of 5-6 feet) to allow for two people to walk comfortably abreast;
- Provide safe routes for pedestrians to access all of the buildings within this development.
- Develop safe pedestrian crossings, such as sidewalk flares and raised crossings, at all roadway intersections;
- Create a separation of the sidewalks from the streets using vegetated filter strips to assist with preventing negative effects of water quality.
- Provide some meandering features with the sidewalks in order to provide for a more enjoyable pedestrian experience.

Design elements such as these can promote public health by fostering a sense of community and enhancing the well-being of the users of this development, as well as area residents.

AIR

Land development activities that are less than 25 contiguous acres and less than 6 months in duration are exempt from permitting and do not need to report air emissions to the Air Pollution Control Division. However, the developer must use sufficient control measures and have a dust

control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

Please be advised that a vehicle tracking pad or equivalent should be placed at egress points to prevent off property transport of materials during construction.

RADON

As of January 2019, to address the health hazard associated with radiation from radon gas, all new residential construction in Jefferson County must have a radon mitigation system installed in accordance with the Land Development Regulation Section 27 and the International Residential Code, Appendix F.

NOISE

The Colorado Revised Statutes (Sections 25-12-101 through 108) stipulate that maximum residential noise levels must comply with the following 25 feet from the property line:

- 55dB(A) between 7:00 a.m. and 7:00 p.m.
- 50dB(A) at all other times.

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.



COLORADO
Division of Water Resources
Department of Natural Resources

November 7, 2022

Cody Hedges
Jefferson County Planning and Zoning
Transmission via email: chedges@co.jefferson.co.us

RE: 6559 S. Harlan Street Rezoning
Case no. 22-122728RZ
Part of the SE ¼ of the SW ¼, Sec. 24, T5S, R69W, 6th P.M.
Lot 1, Block 10, Vintage Reserve Subdivision
Water Division 1, Water District 8

Dear Cody Hedges:

We have reviewed the information received by this office on October 19, 2022 regarding the above referenced referral. The Applicant is proposing to rezone 3 acres from P-D to residential-one (R-1) and subdivide the 3 acres into seven single-family units.

Water Supply Demand

The proposed water supply demand is 2.8 acre-feet per year.

Source of Water Supply

The proposed source of water supply for this subdivision is Platte Canyon Water and Wastewater District (“District”). A letter from the District dated August 9, 2022 stated the subject property is within the District’s service boundaries and pending the installation and acceptance of necessary water and sanitary sewer facilities and purchase of appropriate tap permits, water and sanitary sewer service is available to the proposed development. The District receives and distributes water pursuant to a “read and bill” contract with the Denver Water Department. The Denver Water Department is considered to be a reliable water supplier. The letter also states that water service requires the purchase of tap permits from the District.

State Engineer’s Office Opinion

This office has no comments to the rezoning of the 3 acres from P-D to residential-one (R-1).

Based on the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, **as long as the District is committed to supply water service to the proposed seven lots.**



22-122728RZ
November 7, 2022
Page 2 of 2

Should you or the applicant have any questions, please contact Ailis Thyne at ailis.thyne@state.co.us or (303) 866-3581 x8216.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: Subdivision File No. 30527

ADDRESSING

MEMO

To: Cody Hedges
FROM: Christine Derby
SUBJECT: 22-122728RZ 6559 South Harlan Street
DATE: November 10, 2022

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone the property to allow for 7 single family homes on 3 acres.
2. Access is off South Harlan Street.
3. There is a valid existing address, 6559 South Harlan Street, in the addressing database. This address will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.

PUBLIC / HOA COMMENTS

From: P&Z Admin
Bcc: "jon@kchoa.com"; "kathy.christensen@kchoa.com"; "paul.d.schaffnit@lmco.com"; "ltsperry@comcast.net"; "ray@cohopejeffco.com"; "DIANE@COHOPEJEFFCO.COM"; "wrmoorej@msn.com"; "rsimms@rsimmspc.com"; "info@ckha.org"; "pasperi@comcast.net"; "dennismontaguecasey@msn.com"; "cwcatalk@gmail.com"; "hobsonstaxes@msn.com"; "dhastings@lcmpm.com"; "ricbechter@comcast.net"; "chip.brunk@gmail.com"; "plefever@grantranch.org"; "lspies@msihoa.com"; "franevers@centurylink.net"; "etomandjudy@centurylink.net"; "neia.president@gmail.com"; "kwgreenman@yahoo.com"; "mpolet@gmail.com"; "jklitz@comcast.net"; "tinamarie@pmidenvermetro.com"; "jmamusciano7@comcast.net"; "cathy@skylinedenver.com"; "terri@skylinedenver.com"; "donaldsno@msn.com"; "derrhitt@yahoo.com"; "clodfelterds@hotmail.com"
Subject: 22-122728RZ ELECTRONIC NOTIFICATION OF HEARING
Date: Monday, January 9, 2023 10:02:00 AM
Attachments: image001.png



Planning and Zoning

HYBRID PUBLIC HEARING

Case Type: Rezoning

Case Number: 22-122728RZ

Case Name: Vintage Overlook Official Development Plan

Where: 6559 S Harlan St.

Case Manager: Allie McGahee, 303-271-8736, almcgahe@jeffco.us

Purpose: To rezone from Planned Development (PD) to a new PD to allow for 7 residential lots.

Planning Commission: Wednesday, Jan 25, 2023 at 6:15 p.m.

Board of County Commissioners: Tuesday, Feb 21, 2023 at 8:00 a.m.

To provide public testimony, please pre-register by visiting www.jeffco.us/testimony. If you would like to present documents or images at the hearing, please attach your files while pre-registering to ensure these documents can be presented. Written comments and testimony will be included in the Staff packet if provided at least one week prior to the scheduled hearing.

Location of Hybrid Hearings:

Virtual: Online hearing available at <https://jeffco.us/meetings> on the hearing date.

In-Person: Hearing Room 1, 100 Jefferson County Pkwy., Administration and Courts Building, Golden Colorado

Documents for this case can be accessed through the Planning & Zoning Website.

<http://jeffco.us/planning-and-zoning/active-cases/>

through the QR code on this card, or by contacting the case manager.



Cody Hedges

From: Cody Hedges
Sent: Tuesday, November 15, 2022 9:43 AM
To: Tom Harper
Subject: RE: Case # 22-122728-RZ 6559 S Harlan St

Hello Tom,

To address your comments:

The proposed density of the project is a factor that is weighed in a recommendation of approval or denial by Staff. "Consistency", as you put it, is considered by comparing the density of the project to that recommended by the Comprehensive Master Plan.

A Traffic Generation Memo was created for this project and is being reviewed.

Architectural standards are not required during the Rezoning process. As the proposal is to Rezone and then to Plat (what you might call subdividing) into single family lots, a review of architectural standards is not expected to be required by Planning and Zoning. In order for such a review to take place, a project typically needs to go through a Site Development Plan process. At this time, it is not expected that this proposal will ever need to go through that process. As for the HOA rules, Planning and Zoning does not consider HOA rules in any of its considerations. There was discussion of being a part of the Vintage Reserve HOA at the Community Meeting, but, since it is beyond the purview of Zoning, no follow up on this topic was pursued by Planning and Zoning. Even if it were, Zoning would not be the ones enforcing such guidelines as HOA Covenants are not enforced by Planning and Zoning.

An EIR has not been performed, nor do I see any reason why one would be performed. NEPA Review requires a Federal nexus to be triggered (such as being on Federal land, being pursued by a Federal agency, or being funded through Federal money), and I see no such connection that exists here.

If you have further questions, let me know.

Cody J. Hedges
Planner, Planning & Zoning
☎ (303) 271-8732



We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

From: Tom Harper
Sent: Wednesday, November 9, 2022 3:09 PM
To: Cody Hedges <chedges@co.jefferson.co.us>
Subject: --[EXTERNAL]-- Case # 22-122728-RZ 6559 S Harlan St

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.

Cody,

I live down the street from 6559 S Halen Street and received a postcard on the proposed zoning change. I would like to formally raise the following concerns **against** the rezoning of this property:

- The proposed density change is not consistent with the rest of the homes on S Harlan street or Hoover Ave. All homes are on approx 3/4 acre lots.
- Traffic impact study has not been done - both from a child safety concern and road impact Harlan Street to Coal is full of potholes and has not been related in over 15 years. The increase in cars ~15 by proposed new units will impact both.
- Architectural consistency with the rest of vintage reserve - has there been a plan review ? will proposed units fall under vintage reserve guideline and HOA rules
- Environmental Impact report - has one been completed ? There is a woodpecker nest in the trees near the back of current property

Before any further approvals are made, I would like to understand if my concerns will be addressed.

Thanks,

Tom Harper

Allie McGahee

From: dau7584@comcast.net
Sent: Monday, January 16, 2023 7:09 AM
To: Allie McGahee
Subject: --{EXTERNAL}-- Objection to Case Number 22-122728RZ - 6559 S Harlan
Attachments: Line of 3 acre parcels.JPG

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Case Number: 22-122728RZ
Address: 6559 S Harlan Street
Sub Type: Single Family
Case Manager: Allie McGahee

Dear Allie & Planning Commission,

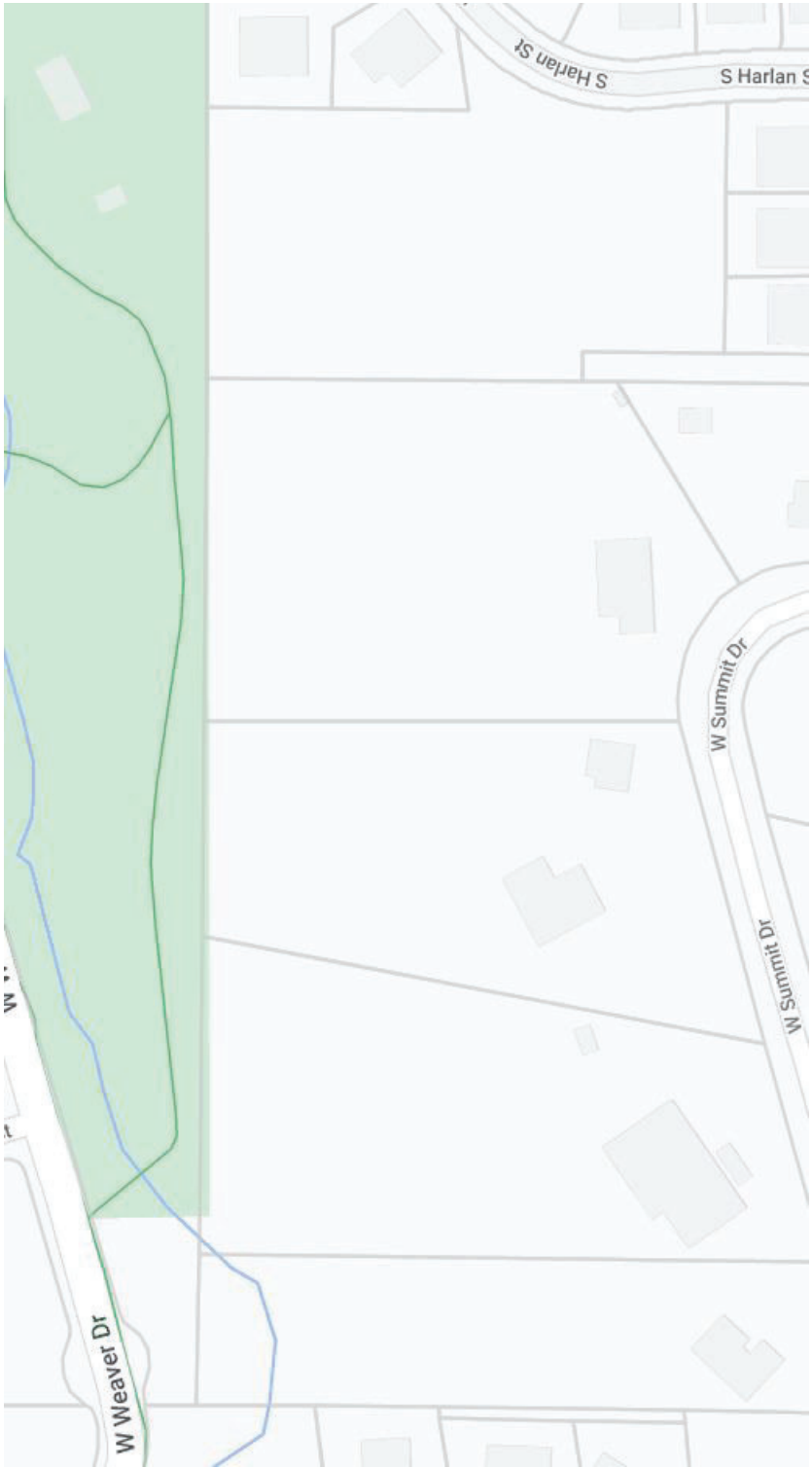
I would like to file a protest petition to the aforementioned rezoning case on the following grounds:

1. The zone plan is inconsistent with the original comprehensive plan for the area. When the neighboring homes were originally developed, it was approved with the limited density and preservation of open space currently in place. Adding this level of density and lack of open space likely wouldn't have been approved then, and shouldn't be approved now.
2. The zone change is inconsistent with surrounding uses. This property is the 5th in a line of 3 acre properties zoned for single family homes. It's not an anomaly; it's consistent with this entire line of properties (see attached photo). Secondly, even if a rezone is allowed, this is significantly higher density than all surrounding properties. All neighboring properties average .28 acre in lot size, and it's our belief that in the unfortunate instance that the County Commissioners pick winners and losers, and chooses to allow a rezone, that the minimum allowable lot size should be .28 acre.
3. It limits all neighboring properties their right to quiet enjoyment, while also causing significant financial strain on all by decreasing property values. When all neighboring properties purchased their homes, they did so at a higher price based on the current zoning and allowable uses of this property. Allowing this unnecessary change will financially benefit developers and financial strain individual homeowners.
4. This decision sets precedent for over-development. There are thousands of 3-5 acre lots in Jefferson County that are zoned for one single family unit, and allowing developers to cram 7-10 houses on all of them would significantly alter the communities enjoyment.

Thank you for your consideration. Please confirm receipt. Thank you!

Sincerely,

David Umphress



Allie McGahee

From: Allie McGahee
Sent: Monday, February 6, 2023 1:01 PM
To: Bill Davis
Subject: RE: --{EXTERNAL}-- Vintage Overlook Case No 22-122728RZ

Bill,

Following up on our phone call this morning –

The purpose of the February 21st hearing is just to address the rezoning request, this will be held at 8am. Plans regarding the layout of the site are not reviewed in the rezoning process, this is done during the platting process. Any site layout that is presented during the rezoning process is conceptual and by no means is it final.

The platting process occurs after the rezoning and will hold its' own respective public hearing processes – there will be an opportunity to bring forward comments regarding the site layout at that point. A new sign and case manager details will be placed at the site once a formal application has been submitted for platting (ie subdividing the land), at that point it would be best to contact the case manager and bring forward any comments/feedback about the site layout. An application for this process has not been submitted for at this time.

Cheers,

Allie McGahee

Planner | Development Review

Jefferson County

100 Jefferson County Parkway, Suite 3550

Golden, CO 80419

o (303) 271-8700

almcgahe@jeffco.us



www.jeffco.us/Planning-and-Zoning/

From: Bill Davis <bill_nancy_davis@comcast.net>
Sent: Saturday, February 4, 2023 12:37 PM
To: Allie McGahee <almcgahe@co.jefferson.co.us>
Subject: --{EXTERNAL}-- Vintage Overlook Case No 22-122728RZ

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Allie,

I apologize for this uniformed question, but is the purpose of the February 21, 2023 Public Hearing for Vintage Overlook with the BCC to just address the rezoning request? Or is this hearing also addressing any aspect of the proposed lot layout, walking path, parking, traffic, encroachment on existing easements, etc. ?

We are trying to understand when to submit questions from residents and our HOA in Vintage Reserve regarding very specific aspects of the actual development. In the initial public outreach meeting there were questions from Johnson Ditch Company regarding their easement on the west side, there were questions regarding the lot layout and the lack of visitor parking in the proposed Cul-de-Sac thus possibly impacting traffic on adjacent Harlan Street, there was a brief discussion from the developer regarding a possible "gated entrance" to the seven (7) lots, and there is a general concern that Vintage Overlook will proceed without any adherence to our existing HOA guidelines regarding such items like lot fences, paint colors, etc, as there is still an outstanding question regarding how Vintage Overlook will incorporate an HOA or join ours here in Vintage Reserve.

Has an updated development plan possibly addressing the above-mentioned concerns been provided by the developer? Some of these concerns had already been submitted to Cody Hedges late last year.

Finally, Vintage Reserve will be represented in the February 21 BCC on-line hearing. In the attached photo, it is difficult to determine the actual time of the meeting as the posted sign/notice has been covered over with a fastener. Is the correct time 8:00 am?

We appreciate your efforts regarding this project.

Bill Davis, Vintage Reserve Metro District and VR HOA

bill_nancy_davis@comcast.net

5425 W. Euclid Ave,

Littleton Co 80123

LL: 303-979-3243

Bill Cell: 303-875-2197



Allie McGahee

From: Allie McGahee
Sent: Wednesday, February 1, 2023 10:10 AM
To: dau7584@comcast.net
Subject: RE: --{EXTERNAL}-- Re: Objection to Case Number 22-122728RZ - 6559 S Harlan

Hi Dave,

The case that was heard last week was for a rezoning. Plans regarding the layout of the site are not reviewed in the rezoning process, this is done during the platting process. Any site layout that is presented during the rezoning process is conceptual and by no means is it final.

The platting process occurs after the rezoning and will hold its' own respective public hearing processes – there will be an opportunity to bring forward comments regarding the site layout at that point. A new sign and case manager will be placed at the site once a formal application has been submitted for platting (ie subdividing the land), at that point it would be best to contact the case manager and bring forward any comments/feedback about the site layout.

Cheers,
Allie McGahee
Planner | Development Review

Jefferson County
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419
o (303) 271-8700
almcgahe@jeffco.us

The logo for Jefferson County Colorado Planning and Zoning. It features the word "JEFFERSON" in large, bold, blue capital letters. Below it, "COUNTY COLORADO" is written in smaller, blue capital letters. Underneath that, "Planning and Zoning" is written in orange. To the right of the text is a circular logo containing a stylized mountain range and a sun.

www.jeffco.us/Planning-and-Zoning/

From: dau7584@comcast.net <dau7584@comcast.net>
Sent: Saturday, January 28, 2023 9:15 AM
To: Allie McGahee <almcgahe@co.jefferson.co.us>
Subject: RE: --{EXTERNAL}-- Re: Objection to Case Number 22-122728RZ - 6559 S Harlan

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Hi Allie, sorry for the delay. I was out of the country until Friday. I did talk to some of the neighbors that went to the hearing, and it sounds like it was pretty uneventful, and that they didn't even really

realize what was going on until it was over. One of the things that the developer shared with a neighbor was that the plans have changed, and that they now have plans for a pedestrian path right up against our fence. With 3 kids under 6 years old playing in that yard, a path right by our 3 foot fence is something we have massive opposition to.

It sounds like things were pushed through pretty quickly before any objections were given any sort of voicing; does that mean it's over, or was this just the first step of many?

Dave

On 01/17/2023 5:18 PM Allie McGahee <almcgahe@co.jefferson.co.us> wrote:

Hi Dave,

Thank you for submitting comments for the case, they will be included in the hearing packet.

Please let me know if you'd like to set-up a time this week for a phone call or virtual meeting to go over the comments – my direct number is 303-271-8736.

Cheers,

Allie McGahee

Planner | Development Review

Jefferson County

100 Jefferson County Parkway, Suite 3550

Golden, CO 80419

o (303) 271-8700

almcgahe@jeffco.us



www.jeffco.us/Planning-and-Zoning/

From: dau7584@comcast.net <dau7584@comcast.net>
Sent: Tuesday, January 17, 2023 4:39 PM
To: Allie McGahee <almcgahe@co.jefferson.co.us>; dave@umphressgroup.com
Subject: --{EXTERNAL}-- Re: Objection to Case Number 22-122728RZ - 6559 S Harlan

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Hi Allie, I just wanted to confirm that you've received this in time for the 7 day deadline.

Dave Umphress

On 01/16/2023 7:09 AM dau7584@comcast.net wrote:

Case Number: 22-122728RZ
Address: 6559 S Harlan Street
Sub Type: Single Family
Case Manager: Allie McGahee

Dear Allie & Planning Commission,

I would like to file a protest petition to the aforementioned rezoning case on the following grounds:

1. The zone plan is inconsistent with the original comprehensive plan for the area. When the neighboring homes were originally developed, it was approved with the limited density and preservation of open space currently in place. Adding this level of density and lack of open space likely wouldn't have been approved then, and shouldn't be approved now.

2. The zone change is inconsistent with surrounding uses. This property is the 5th in a line of 3 acre properties zoned for single family homes. It's not an anomaly; it's consistent with this entire line of properties (see attached photo). Secondly, even if a rezone is allowed, this is significantly higher density than all surrounding properties. All neighboring properties average .28 acre in lot size, and it's our belief that in the unfortunate instance that the County Commissioners pick winners and losers, and chooses to allow a rezone, that the minimum allowable lot size should be .28 acre.

3. It limits all neighboring properties their right to quiet enjoyment, while also causing significant financial strain on all by decreasing property values. When all neighboring properties purchased their homes, they did so at a higher price based on the current zoning and allowable uses of this property. Allowing this unnecessary change will financially benefit developers and financial strain individual homeowners.

4. This decision sets precedent for over-development. There are thousands of 3-5 acre lots in Jefferson County that are zoned for one single family unit, and allowing developers to cram 7-10 houses on all of them would significantly alter the communities enjoyment.

Thank you for your consideration. Please confirm receipt. Thank you!

Sincerely,

David Umphress

Allie McGahee

From: Allie McGahee
Sent: Monday, January 30, 2023 8:26 AM
To: Joe Jarvie
Subject: RE: --{EXTERNAL}-- Overlook homes

Hi Joe,

You may find pages 51-59 of the packet to be helpful; they are the plat documents for the Vintage Reserve subdivision, and it includes an outline of the layout of the subdivision.

Cheers,
Allie McGahee
Planner | Development Review

Jefferson County
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419
o (303) 271-8700
almcgahe@jeffco.us
JEFFERSON
COUNTY COLORADO
Planning and Zoning

www.jeffco.us/Planning-and-Zoning/

From: Joe Jarvie <joejarvie@yahoo.com>
Sent: Friday, January 27, 2023 11:50 AM
To: Allie McGahee <almcgahe@co.jefferson.co.us>
Subject: Re: --{EXTERNAL}-- Overlook homes

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Hi Allie.....I have just started to read over what you sent me and have a question. I see they wanna build 7 houses on that property which would make it at a density of 2.4 dwelling units/acre. Do you know what the current rate is or how I can find out? I'm curious what it is not on the smaller interior lots/houses in Vintage Reserve but out on the green belt like my house and the houses where they intend to build.....the bigger homes with the bigger lots. Thanks.

Joe

On Jan 26, 2023, at 2:45 PM, Allie McGahee <almcgahe@co.jefferson.co.us> wrote:

Hi Joe,

Attached is the case packet from the 1/25 Planning Commission hearing for 22-122728RZ.

Cheers,

Allie McGahee

Planner | Development Review

Jefferson County

100 Jefferson County Parkway, Suite 3550

Golden, CO 80419

o (303) 271-8700

almcgahe@jeffco.us

<image001.jpg>

www.jeffco.us/Planning-and-Zoning/

From: Joe Jarvie <joejarvie@yahoo.com>

Sent: Thursday, January 26, 2023 2:08 PM

To: Allie McGahee <almcgahe@co.jefferson.co.us>

Subject: --{EXTERNAL}-- Overlook homes

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Hi Allie.....was interested in whatever info you can send me on the Overlook home project case #22-122728RZ you can. Thanks.

Joe

<22-122728RZ_PC Hearing Packet.pdf>

CURRENT ZONING

Land Use Summary

Land Use Area	Land Use Type	Acreage	No. of Units	Percent of Total Area
A	Res. SFD - 9600 s.f. Lots	40.3 Ac.	96 DU	46.1 %
B	Res. SFD - 6600 s.f. Lots	23.0 Ac.	75 DU	26.3 %
C	Res. SFD - 6000 s.f. Lots	18.9 Ac.	59 DU	21.6 %
D	SFD - Landowner Custom Home	3.0 Ac.	1 DU	3.4 %
E	Recreation Area	1.5 Ac.	-	1.7 %
F	Dutch Creek Floodplain	0.8 Ac.	-	0.9 %
Total		87.5 Ac.	231 DU	100.0 %
Gross Density - 2.6 DU/Ac.				

Vintage Reserve
Official Development Plan

Sheet 1 of 3

Map No. 15
Case No. 00015289RZP1

Legal Description

PARCEL 1:
THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E 1/2 E 1/2 SE 1/4 SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FIVE (5) SOUTH, RANGE SIXTY-NINE (69) WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, SUBJECT TO EXISTING RIGHTS OF WAY FOR COUNTY ROAD, AND IRRIGATION DITCHES AND LATERALS, CONTAINING 429,603 SQUARE FEET OR 9.862 ACRES MORE OR LESS.

PARCEL 2:
THE WEST ONE HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, SUBJECT TO EXISTING RIGHTS OF WAY FOR COUNTY ROAD. CONTAINING 858,943 SQUARE FEET OR 19.719 ACRES MORE OR LESS.

PARCEL 3:
THE EAST ONE-HALF OF THE SOUTHWEST ONE-FOURTH (SW 1/4) SOUTH-EAST ONE-FOURTH (SE 1/4) AND THE WEST-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-FOURTH (SE 1/4) OF THE SOUTHEAST ONE-FOURTH (SE 1/4) OF THE SOUTHEAST ONE-FOURTH (SE 1/4) OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, SUBJECT TO RIGHT OF WAY FOR PIPELINES OF THE DENVER UNION WATER CO. AND COUNTY ROADS AND IRRIGATION DITCHES NOW LOCATED ON SAID PREMISES. CONTAINING 1,287,923 SQUARE FEET OR 29.567 ACRES MORE OR LESS.

PARCEL 4:
EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP FIVE (5) SOUTH, RANGE SIXTY-NINE (69) WEST OF THE SIXTH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, SUBJECT TO ALL EXISTING RIGHTS OF WAY FOR COUNTY ROAD. CONTAINING 1,235,986 SQUARE FEET OR 28.374 ACRES MORE OR LESS.

TOTAL ACREAGE 87.52 ACRES

COUNTY COMMISSIONER’S CERTIFICATE:

This Official Development Plan, titled Vintage Reserve Official Development Plan, was approved the 24th day of February, 2001 and is accepted by the Board of County Commissioners this 24th day of May, 2001

BOARD OF COUNTY COMMISSIONERS: Michelle Lawrence, Chairman
George Woodley, Clerk

CLERK AND RECORDER’S CERTIFICATE:

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this 25th day of May, 2001 at 12 o'clock P.m.

George Woodley, Jefferson County Clerk
George Woodley, Deputy Clerk

OWNER’S CERTIFICATES:

I, GEORGE BRENNAN, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

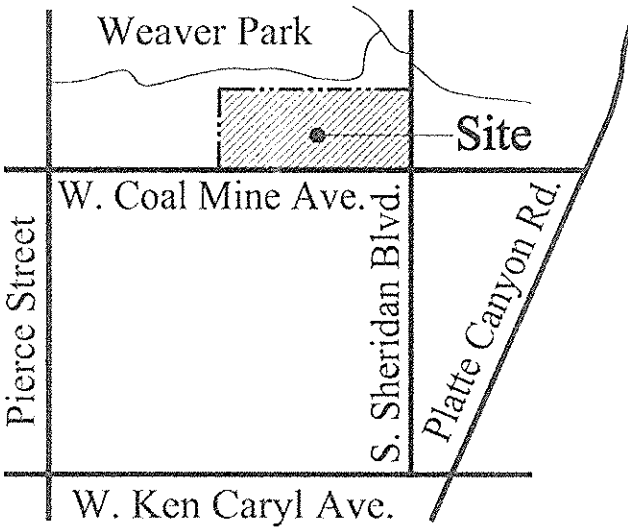
By: George Brennan
Date: May 18, 2001

STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

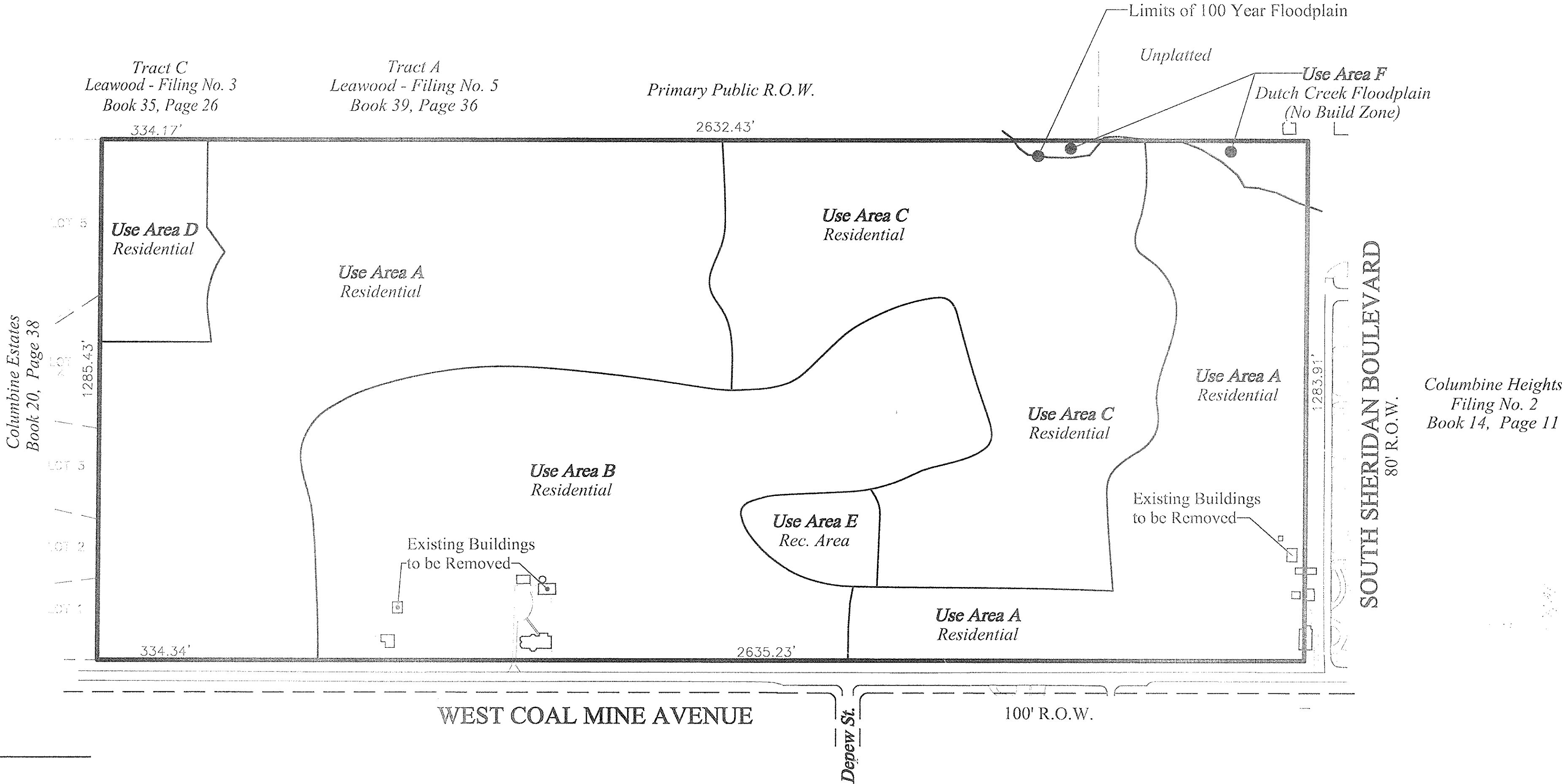
The foregoing instrument was acknowledged before me this 18th day of May, 2001.

Notary Public
Witness my hand and official seal.

My Commission Expires: March 22, 2002



Vicinity Map
Scale: 1" = 3000'



Legend

Limits of 100 Year Floodplain

STANDARD FLEXIBILITY STATEMENT:

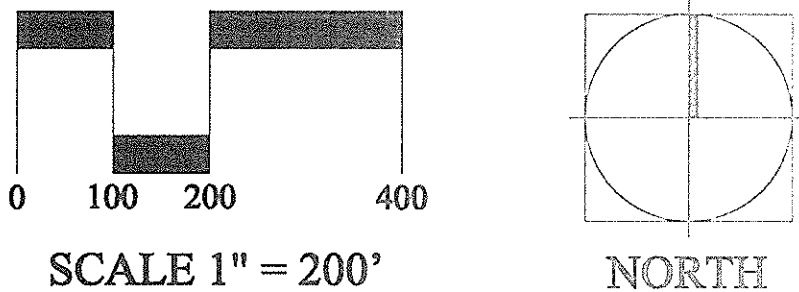
The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. In granting plat approval, the Board of County Commissioners may allow minor variations for the purpose of establishing:

- a. Final road alignments
- b. Final configuration of lot and tract sizes and shapes
- c. Final building envelopes
- d. Final access and parking locations
- e. Landscaping adjustments

Applicability Statement:
Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

Prepared by
David A. Clinger & Assoc. Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
303-526-9126

Developer
The Genesee Company
603 Park Point Drive, Suite 201
Golden, Colorado 80401
303-526-9000



Rev. 15 May 2001
Rev. 21 February 2001
Rev. 20 October 2000
7 August 2000

Vintage Reserve

Official Development Plan

A. TITLE AND NAMES

1. Prepared by:
David A. Clinger & Associates, Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
303-526-9126 - Telephone
303-526-9320 - Fax
2. ODP Name: **Vintage Reserve Official Development Plan**
3. Date: August 7, 2000
October 13, 2000 (revised)
February 21, 2001 (revised)
April 23, 2001 (revised)

B. STATEMENT OF INTENT

This Official Development Plan is intended to establish the standards for development of a 87.52-acre site within the influence area of the South Jefferson County Community Plan. It is the intent of this ODP to create a community of mixed single family residential uses combined with extensive open space, a coordinated trail system and a community recreation area.

C. PERMITTED USES

1. The following primary uses are permitted within the Vintage Reserve development:

Use Areas A through D

Single Family detached dwellings with attached garages. A maximum of **one (1)** dwelling unit per lot is allowed.

Use Area E

Semi-public park
Visitor parking
Recreational uses including but not limited to clubhouse /cabaña, picnic shelter or gazebo, swimming pool, pool equipment structure, tot-lots, court games, trails and similar uses.

Use Area F

100-year floodplain or designated wetlands. No structures, roads or grading shall be constructed or take place within the 100-year floodplain or designated wetlands areas.

2. The following accessory uses are permitted within the Vintage Reserve Development:

Use Areas A through E

Accessory attached garages (Use Areas A-D only)
Visitor or guest parking
Entry feature, security gate and/or guard station (maximum of 150 square feet)
Temporary real estate sales and/or construction offices and trailers
Open space including natural areas, open areas, landscaped or buffer areas and recreational areas
Recreational areas including but not limited to:
clubhouse/cabaña, swimming pool, pool equipment structures, active parks (i.e. multi-purpose athletic fields), tot-lots, court games, pedestrian trails and similar uses
Semi-public parks
Signs, entry features, fences or walls, lighting and landscaped improvements
Utility, access, and drainage easements and facilities

Home occupations in conformance with the Jefferson County Zoning Resolution

Temporary sales or construction offices and trailers are permitted provided that sales offices are removed within 30 days of the initial sale of the last lot within the community, and construction offices and trailers are removed from the site within 30 days of the issuance of a Certificate of Occupancy for the last structure within the community.

Use Area F

No accessory structures are permitted

D. LOT AND BUILDING STANDARDS

Single family detached standards for height limitations, lot standards and building setbacks (Use Areas A through D) are summarized as follows:

1. Height Limitation:

- a. No building or structure shall exceed **thirty-five (35)** feet in height

b. A minimum of fifty percent (50%) of the houses constructed along the east (along South Sheridan Blvd.) and north (adjacent to Weaver Park) property lines of the development shall be limited to ranch-style units, and shall not exceed one (1) story in height.

2. Lot Standards:

- a. The Maximum number of lots shall be:

Use Area A	96 lots
Use Area B	75 lots
Use Area C	59 lots
Use Area D	1 lot

- b. The Minimum lot area shall be:

Use Area A	9,600 s.f. (except for those lots directly adjacent to the western property line whose minimum lot area shall be 11,000 s.f.)
Use Area B	6,600 s.f.
Use Area C	6,000 s.f.
Use Area D	3 acres

3. Building Setbacks:

Use Area A
Minimum Lot Size 80' x 120'
*(*Except for those lots directly adjacent to the western property line whose minimum lot area shall be 11,000 square feet)*

Front	25 feet
Front with side load garage	15 feet
Side	7.5 feet
Side adjacent to a street	12.5 feet
Rear	20 feet

Use Area B
Minimum Lot Size 60' x 110'

Front	18 feet
Front with side load garage	10 feet
Side	5 feet
Side adjacent to a street	10 feet
Rear	12 feet

Use Area C
Minimum Lot Size 60' x 100'

Front	18 feet
Front with side load garage	10 feet
Side	5 feet
Side adjacent to a street	10 feet
Rear	10 feet

Use Area D
Lot Size = 3 acres

Front	25 feet
Side	25 feet
Rear	25 feet

All front setbacks from private streets shall be measured to back of curb. All front setbacks from public streets shall be measured from the property line.

In all Use Areas, architectural features including eaves, cantilevers and fireplaces may encroach into the required setback up to a maximum of **twenty-four (24)** inches.

E. RECREATION AREA

Recreational Area standards for building height limitations, lot standards and building and parking setbacks (Use Area E) are summarized as follows:

1. Height Limitation:

No building or structure shall exceed **thirty-five (35)** feet in height

2. Lot Standards:

- a. The minimum lot or tract area shall be 1.5 acres.

b. The maximum number of buildings or structures (not including utility or drainage structures) shall be four (4) per Use Area. These may include a clubhouse/cabaña, picnic shelter, gazebo, swimming pool with pool house, or court games. The maximum building ground floor area (GFA) shall be 2,500 square feet.

3. Building Setbacks

Use Area E

Front	30 feet
Side	20 feet
Rear	25 feet

Architectural features including eaves, cantilever and fireplaces may encroach into the required setback up to a maximum of **twenty-four (24)** inches.

4. Parking Setbacks

a. Recreation area parking shall be setback from right-of-way, private road easements or property lines a minimum of **ten (10)** feet.

F. NO-BUILD AREA RESTRICTIONS

1. No structures, roads or grading shall be constructed or take place in Use Area F.

2. No structures, with the exception of trails, walks, and utility or drainage structures, shall be constructed in buffer areas.

G. OFF-STREET PARKING REQUIREMENT

1. A minimum of two (2) off-street parking spaces shall be provided per single family detached dwelling unit in driveways.

2. A minimum of three (3) parking spaces shall be provided per **one (1)** acre of park land, or per 1,000 square feet of recreational area structures, whichever is greater.

3. All parking spaces shall be 9 feet x 18 feet.

H. FENCES AND RETAINING WALLS

1. Maximum fence height in any Use Area shall be **six (6)** feet.

2. Privacy fences to accommodate seating areas, hot tubs and other similar outdoor uses shall be allowed when attached to and extending from the rear of homes. These fences shall not exceed six (6) feet in height, and shall be painted or stained to match or complement the residence.

3. Fences on lot lines adjoining other lots or open space, whether within or directly adjacent to the Vintage Reserve development, shall be limited to the use of open-rail style fence only, and shall not exceed **four (4)** feet in height. However, a **six (6)** foot high solid fence may be installed by the developer along the western property line between lots in the Vintage Reserve and Columbine Estates neighborhoods.

4. No barbed wire, chain-link, or electric fence shall be permitted in the Vintage Reserve development.

5. Fences are not permitted in the internal streetscape area.

6. No fences shall be permitted within the required front setback of any residential use area.

7. Fence permits are required for the construction of any fences over **forty-two (42)** inches in height.

8. A minimum **four (4)** foot wide planting area shall be required between multiple, stair-stepped retaining walls.

9. Retaining walls over **thirty-six (36)** inches in height shall be constructed in accordance with a design prepared by a professional engineer, and shall require a building permit.

I. LIGHTING

1. Lighting shall not cast significant glare on adjacent or neighboring properties, or on internal or external streets.

2. Pedestrian pole lights for recreational areas shall be downcast, cut-off type not to exceed **twelve (12)** feet in height.

3. Street and parking area pole lights shall be downcast, cut-off type not to exceed **twenty (20)** feet in height.

4. Building mounted lights must be shielded and directed downward or toward the building to which they are attached.

J. SIGNS

1. **Two (2)** double-faced or single-faced monument style project identification signs, one per each project entry along West Coal Mine Avenue are allowed, and shall not exceed a maximum of **thirty-two (32)** square feet per face, excluding any structural base and/or wall. The maximum height of any such sign shall be **eight (8)** feet, including the structural base and/or wall. If placed on an earthen berm, the berm height is included in the measurement. The minimum setback is **eight (8)** feet from any property or right-of-way line.

2. **Two (2)** double-faced or single-faced monument style internal neighborhood identification signs are allowed per residential neighborhood (Use Area) not to exceed a maximum of **twenty (20)** square feet per face, excluding any structural base and/or wall. The maximum sign height shall be **eight (8)** feet, including the structural base and/or wall. If placed on an earthen berm, the berm height is included in the measurement. The minimum setback is **eight (8)** feet from any property or right-of-way line.

3. Community entry signs shall be considered free-standing walls as opposed to fences, and shall not exceed **eight (8)** feet in height.

4. Temporary on-site marketing signs not exceeding **twenty-four (24)** square feet, double or single-faced are permitted. Signs shall not exceed **eight (8)** feet in height. The minimum setback from the property line shall be **eight (8)** feet.

5. Temporary on-site directional/informational signs not exceeding **eight (8)** square feet, double or single-faced are permitted. Signs shall not exceed **eight (8)** feet in height.

6. Park and recreation area identification signs not exceeding **twenty (20)** square feet, double or single-faced are permitted. Signs shall not exceed **eight (8)** feet in height.

7. Park and recreation area directional/informational signs not exceeding **eight (8)** square feet, double or single-faced are permitted. Signs shall not exceed **six (6)** feet in height.

8. All temporary signs must be removed upon the closing of the last unit within Vintage Reserve.

9. A county sign permit must be obtained prior to the construction of any sign.

Vintage Reserve

Official Development Plan

K. STORAGE AND TRASH

1. Storage or parking of commercial type vehicles, as well as recreational vehicles such as boats, trailers and campers, is not permitted within the planned development, unless completely enclosed within a garage. No storage of such vehicles is allowed on any open space or in common recreational areas.

2. Trash containers shall be kept within garages or trash enclosures, except on the day of pick up, and shall be screened by closed fencing or walls, and/or landscaping.

L. OPEN SPACE, BUFFER AREAS AND LANDSCAPING

Vintage Reserve will be a mixed single family residential community, which emphasizes open space amenities. Open space, which is defined as "natural, open or recreational areas" in the Jefferson County Zoning Resolution shall be developed as follows:

1. A semi-public recreational area serving the Vintage Reserve development is planned in the south-central portion of the development (see Use Area E on Sheet 1 of the ODP Graphic). This recreational area will include a clubhouse/cabaña, picnic shelter or gazebo, an active park, a tot-lot, swimming pool, and may include court games or other similar recreation facilities. The design and commitment for these facilities shall occur at the time of platting. These recreational facilities shall be installed by the developer and maintained by the Homeowners Association.

2. Open space buffers shall be provided in several critical areas of the development at the time of platting. A **thirty (30') to fifty (50')** foot wide buffer with undulating berms (minimum height 8 feet) shall be installed along West Coal Mine Avenue. This buffer shall be landscaped with a minimum density of **one (1)** tree for every **twenty (20)** lineal feet of street, and **six (6)** shrubs for every 350 square feet of landscape area. In addition, a varying **fifteen (15) to thirty (30)** foot wide buffer shall be reserved along the western portion of the north property line adjacent to Weaver Park. This buffer shall be landscaped with a minimum density of **one (1)** tree for every **thirty (30)** lineal feet of buffer. Trees in all buffer areas may be grouped together to create more natural-looking arrangements, and at least 50% of these trees must be evergreens to maximize their screening effect.

3. The minimum percentage of common open space and landscaped areas (natural, open areas including buffers, and recreational areas) for the Vintage Reserve development (Use Areas A through E) shall be twenty percent (20%).

4. Landscaped streetscapes shall be provided adjacent to and within the right-of-way of all internal streets. The streetscape planting shall include, at a minimum, an average of one (1) tree for every thirty (30) lineal feet of street frontage. Streetscape plantings shall consist of shade trees, ornamental trees, evergreen trees, or a combination of these. Trees may be grouped together to create more informal, natural-looking arrangements.

5. Standards for trails and walkways within the Vintage Reserve development can be found in Section P.

6. The following minimum sizes apply wherever landscaping is required:

Deciduous shade trees	2½" caliper
Evergreen trees	6' height
Ornamental trees	1½" caliper
Shrubs	5 gallon container
Perennials	1 gallon container

7. Landscaped islands within public or private rights-of-way will be designated as tracts and deeded to the Homeowners Association for ownership and maintenance.

8. A 50-foot wide setback from Dutch Creek shall be maintained, except in those areas of extreme topographic limitation.

M. PROPERTY OWNERS ASSOCIATION

A mandatory master Homeowners Association and subsidiary associations shall be established by the developer for the enforcement of the community's Master Declaration of Conditions, Covenants and Restrictions, and for ownership and maintenance of any common property not dedicated to a public entity, including but not limited to private roads, stormwater detention areas, and open space tracts (natural, open or recreational areas).

N. ARCHITECTURAL STANDARDS

The architectural character of all residential buildings and other structures in the Vintage Reserve development shall be consistent with or of higher quality than the surrounding neighborhood. The architectural design shall be reflective of residential character through the use of scale, massing, architectural detail, building materials, color and design motif. To accomplish this goal, the following minimum architectural standards shall apply to buildings within this Official Development Plan:

1. Single Family Residential

Design standards for single family detached residential development are as follows:

a. **Roofs**
All single family detached residences shall have a pitched roof with a minimum slope of at least 5/12. All sloped roofs shall include a minimum **twelve (12)** inch overhang beyond each major wall plane of the residence. Other acceptable architectural features such as eyebrows, cornice boards or frieze boards may be used. All residences in the development shall have roofs with high profile composition shingles such as tile, dimensional asphalt shingles, or similar 'Class A' roofing material.

2. Façades

a. An area equivalent to at least 30% of the first floor front façade shall be clad in brick, natural or synthetic stone or stucco, with the balance being any type of lap siding and/or stucco. Brick or stone shall be wrapped a minimum of two (2) feet around the side of front elevations at outside corners.

b. Where side entry garages are attached between the primary front wall plane of the residence and the street, at least 30% of the garage wall plane facing the street shall be clad in brick, stone or stucco, and such wall plane shall have at least one window.

3. Openings

a. Entrances shall be identifiable by an architectural treatment such as a covered porch, recessed doorway, double door, entry sidelights, or a different roofline treatment.

b. Window frames shall be wood, vinyl or anodized aluminum clad. Wood frames shall be painted, sealed or stained. All windows shall be trimmed with a minimum 1" x 4" trim all sides.

4. Colors

a. The color palette for single family detached residences shall be earth tones or pastels. White, primary colors, and other bright colors shall be permitted as accent colors only.

O. CIRCULATION

1. Private streets shall be installed by the developer and maintained by a mandatory homeowners association.

2. Driveways from streets to residential units may be designed as shared driveways.

3. Public and private roads within this planned development shall conform to the standards found in the Jefferson County Roadway Design and Construction Manual and Land Development Regulations that are in effect at the time of platting.

4. Trails for pedestrian use shall be constructed by the developer within easements or open space tracts, and maintained by the developer or their assigns. See Section P.

P. TRAILS

1. In order to encourage pedestrian circulation within the Vintage Reserve community, the following trails and walkways shall be provided at the time of platting:

a. A meandering **eight (8)** foot wide concrete trail shall be provided along West Coal Mine Avenue. Trail easements, if required, shall be granted at time of platting for trails located outside right-of-way.

b. A **six (6)** foot wide attached sidewalk shall be provided along one side of the internal public collector and local streets. Trail easements, if required, shall be granted at time of platting for trails located outside right-of-way.

c. A **six (6)** foot wide Homeowners Association maintained concrete pedestrian and open space trail shall be provided connecting Use Areas A, B, C, and E and Weaver Park.

d. A meandering eight (8) foot wide concrete trail shall be provided along South Sheridan Boulevard. Trail easements, if required, shall be granted at time of platting for trails located outside right-of-way.

2. The result of these planned trails will be a coordinated circulation system that will allow pedestrian circulation along West Coal Mine Avenue and South Sheridan Boulevard, as well as internal circulation to the greenbelts, recreation areas, residential neighborhoods, and off-site open space areas.

Q. UTILITIES

All new utilities, with the exception of fire hydrants, electrical transformers, telephone boxes, satellite television dish antennas and cable television boxes, or other similar facilities shall be installed underground.

R. GENERAL REQUIREMENTS

1. Vision Clearance Triangles

No fence, wall, hedge, shrub, structure or other view obstruction which is over **forty-two (42)** inches in height shall be erected, placed or maintained within a triangle formed by the point of intersection of lot lines as follows:

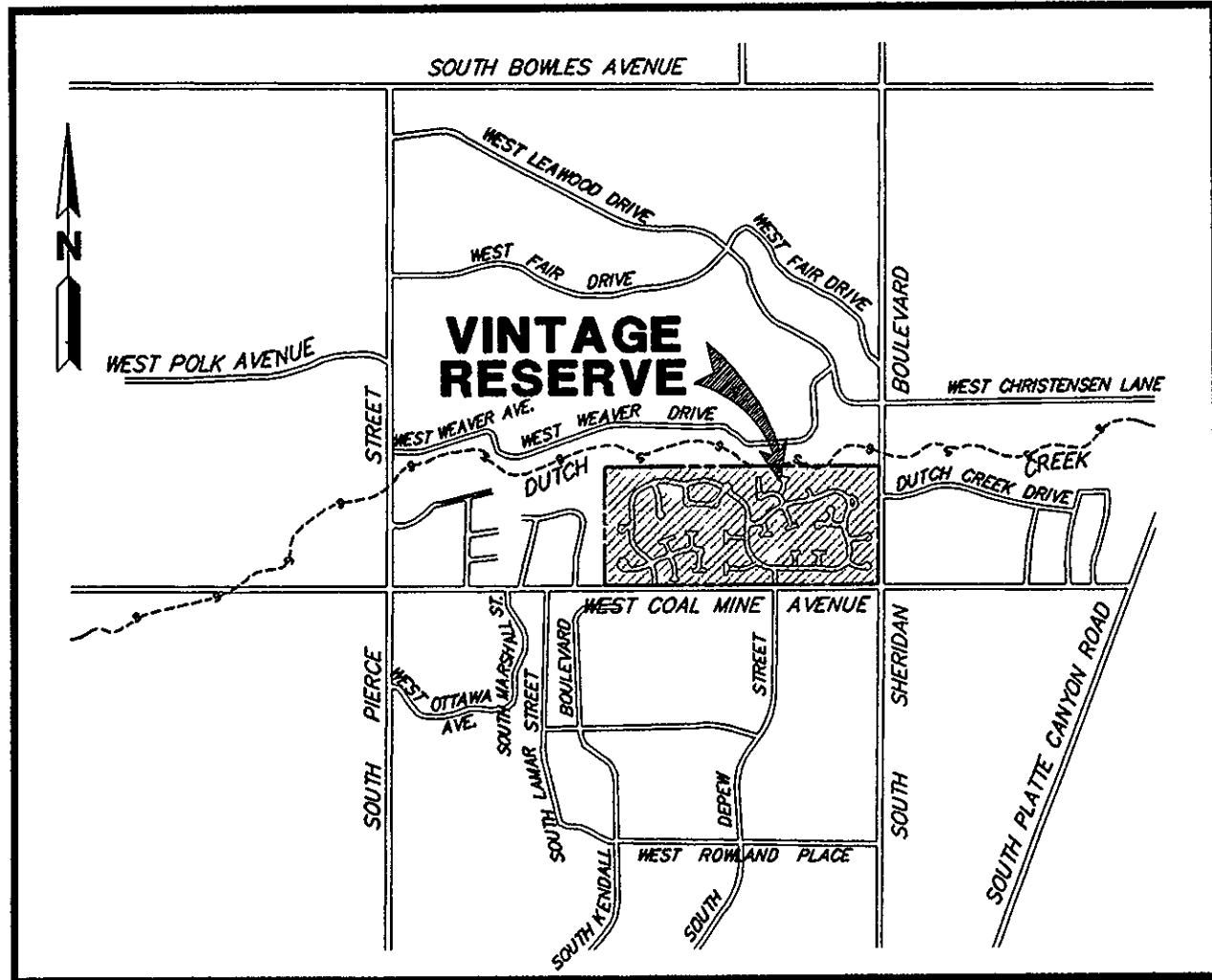
Vision clearance triangles for Use Area A and for streets which intersect with West Coal Mine Avenue shall be at least **fifty-five (55)** feet as measured from the property line.

Vision clearance triangle for streets internal to the subdivision (specifically Use Areas B, C, D and E) shall be at least **thirty (30)** feet from the curb line.

2. Other issues not specifically addressed herein will be addressed by those standards in the Jefferson County Zoning Resolution for the district most similar to this ODP.

VINTAGE RESERVE

A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 6



VICINITY MAP
SCALE: 1"=2000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED BELOW, HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, BLOCKS, PUBLIC AND PRIVATE STREETS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF VINTAGE RESERVE AND DOES, BY THESE PRESENTS, OF HIS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE, TRACT T, TRACT Q AND THE PUBLIC STREETS (THOSE NOT LABELED AS "PRIVATE ACCESS DRIVE") FOR PUBLIC USE AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON OR AS DESCRIBED IN NOTE 11, AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24, THENCE N89°57'22"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2675.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N89°57'28"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 334.40 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE DEPARTING THE SOUTH LINE AND ALONG SAID WEST LINE, N00°30'36"E, A DISTANCE OF 1325.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE S89°55'31"E, ALONG SAID NORTH LINE A DISTANCE OF 334.21 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S89°55'40"E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24 A DISTANCE OF 2672.96 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S00°22'44"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1324.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 91.514 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°57'22"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, BEING MONUMENTED BY A 3 1/4" ALUMINUM CAP PLS # 13258 IN A RANGE BOX AT THE SOUTH EAST CORNER OF SECTION 24 AND A FOUND 3 1/4" ALUMINUM CAP PLS # 12353 AT THE SOUTH QUARTER OF SECTION 24.

COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., AS AMENDED, NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

- THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER FA23919 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVICING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER FA23919 OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATIONS, AND,
- THE APPLICABLE SPECIAL DISTRICT OR SERVICING AUTHORITY HAS CERTIFIED IN WRITING TO THE COUNTY OF JEFFERSON THAT ALL NECESSARY WATER TAPS NEEDED TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE HAVE OR WILL IN FACT BE ISSUED BY SUCH DISTRICT OR AUTHORITY.
- A COMPACTION REPORT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON WHICH SHOWS CONFORMANCE TO THE APPLICABLE GRADING REQUIREMENTS IN ACCORDANCE WITH THE JEFFERSON COUNTY LAND DEVELOPMENT REGULATION.

A BUILDING PERMIT MAY BE ISSUED FOR UP TO FIVE (5) HOMES TO BE DESIGNATED AS "SHOW HOMES" WITHOUT COMPLETING PUBLIC IMPROVEMENTS OR OBTAINING THE NECESSARY WATER TAPS PROVIDED NEITHER THE SUBDIVIDER, ANY HOLDER OF DEEDS OF TRUST NOR ANY OTHER PERSON SHALL BE PERMITTED TO SELL, OFFER TO SELL, LEASE, RENT, CONVEY, TRANSFER, OR ASSIGN ANY SUCH HOME(S), LOT(S), OR TRACT(S) OR TO OCCUPY AS A DWELLING OR A PERMANENT OFFICE ANY PORTION OF SUCH HOME(S) PRIOR TO THE GRANTING BY THE COUNTY OF JEFFERSON OF A CERTIFICATE OF COMPLIANCE FOR SUCH LOT(S) OR TRACT(S). ALL FINAL INSPECTIONS BY THE BUILDING DEPARTMENT MUST BE COMPLETED AND A COMPACTION REPORT SUBMITTED BY THE SUBDIVIDER PRIOR TO ANY USE OF SHOW HOME AND PRIOR TO ISSUANCE OF A BUILDING PERMIT. IN ADDITION, AS PART OF THE BUILDING DEPARTMENT'S FINAL INSPECTION, THE SUBDIVIDER SHALL DEMONSTRATE THAT ALL REQUIRED FIRE HYDRANTS HAVE BEEN INSTALLED AND ARE OPERATIONAL. THE SUBDIVIDERS AND HOLDERS OF DEEDS OF TRUST AGREE AND PROMISE TO FOREVER RELEASE, HOLD HARMLESS, AND INDEMNIFY THE COUNTY OF JEFFERSON, STATE OF COLORADO, ITS ELECTED OFFICIALS, EMPLOYEES AND AGENTS, FROM ANY SUIT, CLAIM, DAMAGES OR OTHER LEGAL LIABILITY, INCLUDING COSTS AND ATTORNEYS FEES, ARISING EITHER DIRECTLY OR INDIRECTLY OUT OF, THE CONSTRUCTION OF ANY SUCH HOME(S) OR THE USE OF ANY SUCH HOME(S). THE SUBDIVIDER HEREBY ACKNOWLEDGES AND AGREES THAT A DOCUMENT WILL BE RECORDED IN JEFFERSON COUNTY UPON THE ISSUANCE OF A BUILDING PERMIT FOR A SHOW HOME(S) THAT WILL CONTAIN THE RESTRICTIONS SET FORTH HEREIN.

PROVIDED, HOWEVER, THAT A CONVEYANCE, SALE OR TRANSFER OF A SPECIFIC LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE ABOVE PROVISIONS WHERE THE SUBDIVIDER(S) AND THE PROPOSED TRANSFEREE, WHO MUST ALSO QUALIFY AS A "SUBDIVIDER" UNDER THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS DEFINED IN SECTION 30-28-101 (9), C.R.S., AND THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY HAVE EXECUTED AN AMENDMENT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT WHEREBY THE TRANSFEREE SUBDIVIDER AGREES TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND PLAT RESTRICTION ON SALE, CONVEYANCE OR TRANSFER.

THESE RESTRICTIONS OR CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT(S), OR TRACT(S) OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISION OF SECTION 30-28-137, C.R.S., AS AMENDED.

APPROVED, COVENANTED AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS 22nd DAY OF OCTOBER, 2004

FOUNDATION PLAT RESTRICTION

PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL CERTIFY TO THE COUNTY THE FOLLOWING.

- THAT A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- THAT PROPER SUBSURFACE DRAINAGE HAS BEEN DESIGNED FOR THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- THAT THE PLANS SUBMITTED TO JEFFERSON COUNTY BUILDING DEPARTMENT HAVE BEEN REVIEWED AND/OR PREPARED BY SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS (1) AND (2) ABOVE.

BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE JEFFERSON COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEMS MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

LANDSCAPE RESTRICTION

- MAINTENANCE OF REQUIRED LANDSCAPING, INCLUDING IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS AND OTHER LANDSCAPE STRUCTURES WHERE THEY EXIST, IS THE ONGOING RESPONSIBILITY OF THE LANDOWNER.
- PLANT MATERIALS REQUIRED AS PART OF A COUNTY-APPROVED LANDSCAPE PLAN SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING AND ORDERLY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF TURF AREAS, FERTILIZATION, THE REGULAR APPLICATION OF APPROPRIATE QUANTITIES OF WATER AND THE REGULAR TREATMENT AND REPAIR OF ALL DISEASED OR INSECT RIDDEN MATERIALS. ALL UNHEALTHY, DAMAGED, DESTROYED, IRREPARABLE, REMOVED OR DEAD PLANT MATERIALS SHALL BE REPLACED WITHIN ONE (1) GROWING SEASON (WHERE A GROWING SEASON IS DEFINED AS THE DAYS BETWEEN APRIL 15 AND OCTOBER 15) WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE. IN ALL CASES, THE REPLACEMENT PLANT MATERIAL SHALL PRESERVE THE INTENT AND PURPOSE OF THE ORIGINAL PLANT MATERIAL AND THE COUNTY-APPROVED LANDSCAPE PLAN.
- STRUCTURES REQUIRED AS PART OF THE COUNTY-APPROVED LANDSCAPE PLAN, SUCH AS IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS AND OTHER LANDSCAPE ELEMENTS, SHALL BE CONTINUOUSLY MAINTAINED IN A STRUCTURALLY SOUND AND ORDERLY CONDITION. ALL DAMAGED, DESTROYED, IRREPARABLE OR REMOVED LANDSCAPE STRUCTURES SHALL BE REPLACED WITHIN ONE (1) YEAR WITH SIMILAR STRUCTURES. IN ALL CASES, THE REPLACEMENT STRUCTURE SHALL PRESERVE THE INTENT AND PURPOSE OF THE ORIGINAL STRUCTURE AND THE COUNTY-APPROVED LANDSCAPE PLAN.
- REQUIRED LANDSCAPE AREAS, AS DELINEATED IN THE COUNTY-APPROVED LANDSCAPE PLAN, SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, PESTS AND OTHER SUCH ELEMENTS NOT PART OF THE COUNTY-APPROVED LANDSCAPE PLAN.
- ENTRANCE ONTO THE PROPERTY AND PERIODIC INSPECTIONS OF LANDSCAPING BY PERSONNEL FROM THE COUNTY SHALL BE ALLOWED BY THE LANDOWNER.
- ANY DEVIATION FROM THE PROVISIONS AND TERMS OF THE COUNTY-APPROVED LANDSCAPE PLAN IS PROHIBITED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OR STAFF APPROVAL PURSUANT TO THE PROVISIONS OF THE LAND DEVELOPMENT REGULATION.

PLAT NO. 02-118802FI
MAP NO. 15

OWNER/SUBDIVIDER::

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Bill Robison
BILL ROBISON AS VICE PRESIDENT OF MOUNTAIN LAND DIVISION

STATE OF COLORADO)
COUNTY OF Douglas)SS

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF October, 2004, BY BILL ROBISON AS VICE PRESIDENT OF MOUNTAIN LAND DIVISION OF LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL: Yvonne Smith
NOTARY PUBLIC
ADDRESS 1116 Peak Meadows Dr.

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 9/17/2007 10/7/2007



ACCEPTANCE CERTIFICATE

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF TRACT T, TRACT Q, THE PUBLIC STREETS (THOSE NOT LABELED AS "PRIVATE ACCESS DRIVE") AND EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO THIS 15th DAY OF November 2004. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND PUBLIC WAYS ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE DEVELOPER OR ACCEPTED BY THE COUNTY.

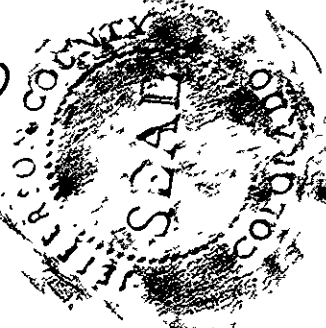


Michelle Lawrence
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
Faye Woodley
CLERK

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 16th DAY OF November, 2004

Faye Woodley
COUNTY CLERK AND RECORDER
Malania Jacinto
BY: DEPUTY CLERK



SURVEYOR'S CERTIFICATE

I, RICHARD A. NOBBE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF VINTAGE RESERVE WAS MADE BY ME OR DIRECTLY UNDER BY SUPERVISION ON OR ABOUT SEPTEMBER 26, 2001, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

DATE: 10/22/04 REGISTERED COLORADO LAND SURVEYOR
REGISTRATION NO. 23899



REVIEW CERTIFICATE

REVIEWED BY THE JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT THIS 5th DAY OF November, 2004.

David Anderson
HEALTH AND ENVIRONMENT

REVIEWED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 10th DAY OF Nov., 2004.

James Gile
CHAIRMAN

ATTORNEY'S CERTIFICATE

I, LIBERTY, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, except those matters shown in Commitment #888 226 091-1 by North American Title dated 10-05-04

ATTORNEY AT LAW

REGISTRATION NO. 26997



Blk 179 pg 29 Rec # F2128918

NOTES

- (NR) AS SHOWN HEREON INDICATES THE LOT LINE IS NON-RADIAL TO ITS RESPECTIVE CURVE.
- BASIS OF BEARING: BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°57'22"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, BEING MONUMENTED BY A 3 1/4" ALUMINUM CAP PLS # 13258 IN A RANGE BOX AT THE SOUTH EAST CORNER OF SECTION 24 AND A FOUND 3 1/4" ALUMINUM CAP PLS # 12353 AT THE SOUTH QUARTER CORNER OF SECTION 24.
- THE OFFICIAL DEVELOPMENT PLAN, VINTAGE RESERVE OFFICIAL DEVELOPMENT PLAN, APPLICABLE TO THIS SUBDIVISION IS RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER F1243711.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT.
- BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP L.S. # 23899, UNLESS NOTED OTHERWISE.
- EIGHT (8) AND TWELVE (12) FOOT WIDE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, TELEPHONE, GAS, CABLE, TELECOMMUNICATIONS AND POSTAL FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN THE PRIVATE ACCESS DRIVES SHOWN HEREON. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE ALLOWED WITHIN SAID UTILITY EASEMENTS.
- THE APPROVED DRAINAGE PLANS FOR VINTAGE RESERVE ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING DEPARTMENT. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. THE SUBDIVIDER SHALL PROVIDE THE HOMEOWNERS ASSOCIATION WITH THE NECESSARY EASEMENTS, ACROSS PRIVATE PROPERTY, SO THAT THE HOMEOWNERS ASSOCIATION CAN FULFILL ITS MAINTENANCE OBLIGATION OF THE DRAINAGE SYSTEM. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION ACCEPTS SUCH RESPONSIBILITY.
- THE CENTERLINE OF DRIVEWAYS SHALL NOT BE PERMITTED WITHIN THIRTY (30) FEET OF ANY STREET INTERSECTION. DISTANCES WILL BE MEASURED FROM THE FLOWLINE OF THE CURB AND GUTTER EXTENDED.
- DIRECT VEHICLE ACCESS IS NOT PERMITTED BETWEEN ADJOINING LOTS OR TRACTS AND WEST COAL MINE AVENUE OR SOUTH SHERIDAN BOULEVARD.
- FIVE (5) FOOT WIDE DRAINAGE EASEMENTS, 2.5 FEET ON EACH SIDE OF THE COMMON SIDE LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THE TOTAL NUMBER OF LOTS IS 230.
- THE 100-YEAR FLOOD LIMIT EXISTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION AS SHOWN HEREON. NO CHANGES OR ALTERATIONS TO THE 100-YEAR FLOODPLAIN ARE PROPOSED WITH THIS DEVELOPMENT.
- TRACTS A, C, J, K, R AND U ARE FOR COMMON AREA, LANDSCAPE, DRAINAGE, UTILITY AND TRAIL PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. TRACTS A, C, J, K, R AND U WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION.
- TRACT X IS FOR LANDSCAPE, DRAINAGE, UTILITY, IRRIGATION AND IRRIGATION DITCH MAINTENANCE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. TRACT X WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION.
- TRACT Q IS FOR COMMON AREA, LANDSCAPE, DRAINAGE, UTILITY, TRAIL AND PARK PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. A PORTION OF TRACT Q WILL RECEIVE PARKLAND DEDICATION CREDIT IN ACCORDANCE WITH THE JEFFERSON COUNTY LAND DEVELOPMENT REGULATION. TRACT Q IS DEDICATED BY THIS PLAT TO JEFFERSON COUNTY AND IS SUBSEQUENTLY CONVEYED TO THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION BY DEED RECORDED AT RECEPTION NO. **F1243711**.
- TRACTS B, D, E, F, G, H, I, L, M, N, O, P, S, V AND W ARE FOR COMMON AREA, LANDSCAPE, DRAINAGE, UTILITY AND PRIVATE ACCESS DRIVE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. TRACTS B, D, E, F, G, H, I, L, M, N, O, P, S, V AND W WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION.
- TRACT T IS DEDICATED BY THIS PLAT TO JEFFERSON COUNTY FOR PARK/TRAIL PURPOSES. TRACT T IS CONVEYED TO THE LEAWOOD PARK AND RECREATION DISTRICT BY DEED RECORDED AT RECEPTION NO. **F1243711**.
- AN UNDERGROUND DRAIN SYSTEM IS REQUIRED FOR THIS SUBDIVISION. THE MAIN COLLECTION LINES OF THE UNDERDRAIN SYSTEM WILL BE LOCATED IN THE STREET RIGHT-OF-WAY AND WITHIN THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON. THE MAIN COLLECTION LINES SHALL BE MAINTAINED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS WILL MAINTAIN THE MAIN COLLECTION LINES UNTIL THE HOMEOWNERS ASSOCIATION ACCEPTS SUCH RESPONSIBILITY. THAT PART OF THE UNDERDRAIN SYSTEM WITHIN EACH LOT CONNECTING TO THE MAIN COLLECTION LINES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS WILL MAINTAIN THE INDIVIDUAL SYSTEM IN EACH LOT UNTIL THE LOT IS CONVEYED TO ANOTHER OWNER.
- THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR RAISING THE DRAIN SYSTEM VALVES LOCATED IN THE PUBLIC STREET PAVEMENT PRIOR TO ANY PAVEMENT OVERLAY AS DIRECTED BY THE COUNTY. IT SHALL BE THE HOMEOWNERS ASSOCIATION'S RESPONSIBILITY TO KEEP CURRENT AT THE JEFFERSON COUNTY ROAD AND BRIDGE DEPARTMENT THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE MEMBER OR DESIGNEE OF THE ASSOCIATION RESPONSIBLE FOR THE SYSTEMS MAINTENANCE.
- THE UNDERGROUND DRAIN SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SUBSURFACE GROUNDWATER COLLECTION SYSTEM MAINTENANCE PLAN RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER **F1243711**.

VINTAGE RESERVE

A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 6
(OVERALL SITE MAP)

PLAT NO. 02-118802FI
MAP NO. 15

WITHIN USE AREA B, C, D AND E, ALLOW FOR THE INTERNAL VISION CLEARANCE TRIANGLES TO BE 20 FEET MEASURED FROM THE RIGHT-OF-WAY LINE/EASEMENT LINE WHERE THE STANDARD IN THE ODP IS FOR THE INTERNAL VISION CLEARANCE TRIANGLES TO BE 30 FEET MEASURED FROM THE FLOWLINE.

REDUCTION OF MINIMUM LOT SIZE REQUIREMENTS FOR LOTS 1 THROUGH 4, BLOCK 6, FROM 9,600 SQUARE FEET TO 6,000 SQUARE FEET.

ALLOW FOR THE REDUCTION IN THE FRONT SETBACK REQUIREMENTS FROM 25 FEET TO 15 FEET AS LONG AS THE SETBACK TO THE GARAGE IS 25 FEET AND A PORTE-COCHERE IS PROVIDED.

ALLOW FOR THE ELIMINATION OF THE REQUIREMENT THAT LOTS IN USE AREA A BE 80'x120'.

ALLOW FOR REVISIONS TO THE ODP REQUIREMENT FOR THE NUMBER OF LOTS WITHIN EACH USE AREA IN ACCORDANCE WITH THE FOLLOWING TABLE:

ODP REQUIREMENT	VARIANCE CHANGE
USE AREA A	96 DWELLING UNITS
USE AREA B	75 DWELLING UNITS
USE AREA C	59 DWELLING UNITS
USE AREA D	1 DWELLING UNITS
	92 DWELLING UNITS
	74 DWELLING UNITS
	64 DWELLING UNITS
	1 DWELLING UNITS

30. LOTS WHICH HAVE THE POTENTIAL FOR MORE THAN ONE ACCESS TO A STREET, SHALL ONLY TAKE ACCESS ALONG THE LOT LINE DESIGNATED AS "FRONT" ON SHEETS 3-6.

31. LOTS 3 AND 4 OF BLOCK 8, AND LOTS 3 AND 4 OF BLOCK 9 SHALL BE RESTRICTED TO RANCH STYLE HOMES ONLY.

- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING STRUCTURE ON ANY LOT WHERE DRIVEWAY CONSTRUCTION PLANS ARE REQUIRED BY JEFFERSON COUNTY UNTIL THE DRIVEWAY CONSTRUCTION PLANS HAVE BEEN SUBMITTED TO THE COUNTY AND HAVE BEEN FOUND TO COMPLY WITH COUNTY REGULATIONS. WHEN THE CONSTRUCTION OF A DRIVEWAY WILL RESULT IN MORE THAN 10,000 SQUARE FEET OF DISTURBANCE OR MORE THAN 300 CUBIC YARDS OF MATERIAL BEING MOVED, A GRADING PERMIT FOR THE DRIVEWAY CONSTRUCTION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- THE PRIVATE ACCESS DRIVE WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSUMED BY THE VINTAGE RESERVE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVES PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE. WITH THE SALE OF EACH LOT ADJOINING A PARTICULAR PRIVATE ACCESS DRIVE, THE OWNER SHALL PROVIDE THE PURCHASER(S) A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER, THROUGH AND ACROSS THAT PARTICULAR PRIVATE ACCESS DRIVE, AND ACROSS ANY OTHER PRIVATE STREET THAT CONNECTS THE LOT TO A PUBLIC STREET.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH LANDSCAPE PLAN APPROVED BY AND ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT. NO ALTERATIONS OR MODIFICATIONS TO THE LANDSCAPING SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE PLANNING AND ZONING DEPARTMENT.
- LANDSCAPE MATERIALS LOCATED WITHIN FIVE (5) FEET OF THE BACK OF CURB SHALL NOT EXCEED TWENTY-FOUR (24) INCHES AT MATURE HEIGHT. TREES AND ANY OTHER LANDSCAPE MATERIALS SHALL NOT CAUSE SIGHT DISTANCE PROBLEMS WITH VEHICLES ENTERING THE ADJOINING STREET FROM DRIVEWAYS OR NEARBY INTERSECTIONS. IN CASE OF FUTURE DISPUTES REGARDING SIGHT DISTANCE, THE COUNTY'S SIGHT DISTANCE TABLE SHALL BE USED TO DETERMINE THE OUTCOME.

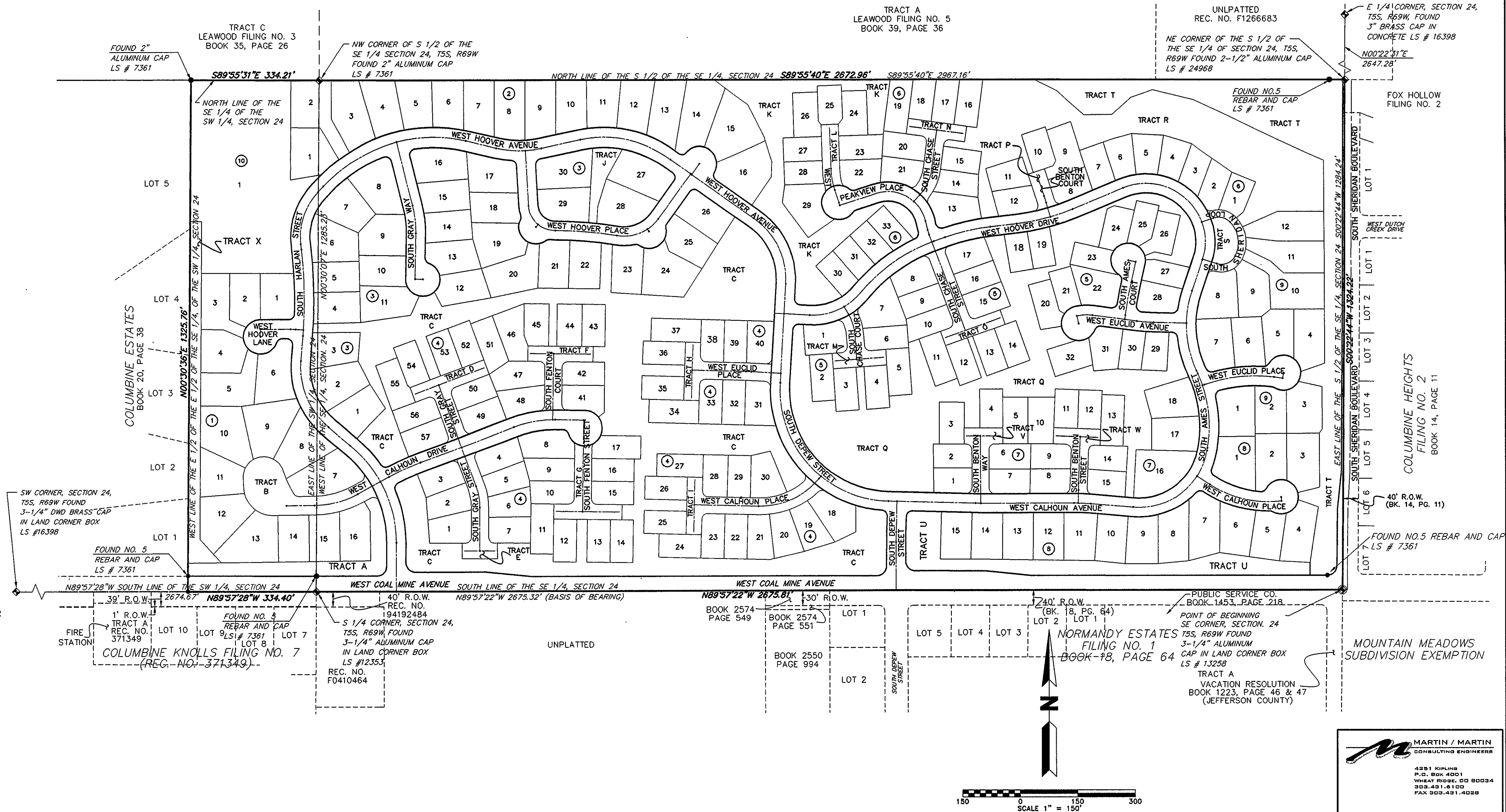
27. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MARTIN/MARTIN TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHT OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER **80A 226091-1** DATED **NOVEMBER 5, 2007** PREPARED BY NORTH AMERICAN TITLE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.

28. ★ INDICATES THOSE LOTS IN WHICH FINAL GRADING MAY INFLUENCE DRAINAGE PATTERNS. PRIOR TO ISSUANCE OF A BUILDING PERMIT ON SUCH MARKED LOTS, A SITE GRADING PLAN CONSISTENT WITH THE INTENT OF THE OVERLOT GRADING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING AND ZONING DEPARTMENT.

29. PURSUANT TO SECTION 3.E.1 OF THE JEFFERSON COUNTY ZONING RESOLUTION, THE PLANNING DIRECTOR HAS ALLOWED THE FOLLOWING MINOR VARIATIONS TO THE PLANNED DEVELOPMENT ZONE DISTRICT IN THE PLATING OF VINTAGE RESERVE, CASE NUMBER 02-1.8802FI.

ALLOW FOR A FOUR (4) FOOT WIDE ATTACHED SIDEWALK ALONG ONE SIDE OF THE INTERNAL COLLECTOR AND LOCAL STREETS WHERE SECTION P-TRAILS, SUBSECTION 1-b REQUIRES A SIX (6) FOOT WIDE ATTACHED SIDEWALK.

WITHIN USE AREA A, ALLOW FOR THE INTERNAL VISION CLEARANCE TRIANGLES TO BE REDUCED TO 20 FEET MEASURED FROM THE RIGHT-OF-WAY LINE/EASEMENT LINE WHERE SECTION R(1) ODP REQUIRES THE INTERNAL VISION CLEARANCE TRIANGLES TO BE 55 FEET MEASURED FROM THE FLOWLINE.



MARTIN / MARTIN
CONSULTING ENGINEERS
4251 KIPLING
P.O. BOX 4801
WHEAT RIDGE, CO 80034
303.431.6100
FAX 303.431.4028

OK NINE SCHUSTER
10/27/04

VINTAGE RESERVE

A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 3 OF 6

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N86°11'07"W	19.84'
L2	S00°06'35"E	20.00'
L3	N89°15'37"E	73.21'
L4	N61°06'14"E	92.82'
L5	S20°13'07"E	19.84'
L6	S50°45'38"E	10.00'
L7	N20°27'00"W	30.35'
L8	S00°08'12"W	112.66'
L9	N89°51'48"W	92.00'
L10	S00°48'01"W	170.00'
L11	N89°11'59"W	170.00'
L12	N00°48'01"E	238.13'
L13	N89°11'59"W	177.48'
L14	S01°41'10"W	150.00'
L15	N88°18'50"W	139.88'
L16	S01°26'12"W	150.00'
L17	N88°33'48"W	167.43'
L18	S50°45'38"E	10.00'
L19	S20°27'00"E	30.35'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C23	90°00'00"	15.00	23.56	N65°13'07"W	21.21
C24	90°00'00"	15.00	23.56	S24°46'53"W	21.21
C25	90°00'00"	15.00	23.56	S65°13'07"E	21.21
C26	82°39'21"	15.00	21.64	N42°07'41"E	19.81
C27	90°00'00"	15.00	23.56	N44°11'59"W	21.21
C28	90°00'00"	15.00	23.56	S45°48'01"W	21.21
C29	90°00'00"	15.00	23.56	S44°11'59"E	21.21
C30	250°31'44"	45.00	196.76	S36°03'52"W	73.48
C31	55°25'26"	15.00	14.51	S28°30'43"W	13.95
C32	90°00'00"	15.00	23.56	S44°11'59"E	21.21
C33	90°00'00"	15.00	23.56	N45°48'01"E	21.21
C34	43°17'35"	25.00	18.89	N20°50'47"W	18.44
C35	70°31'44"	15.00	18.46	N53°56'08"W	17.32
C36	90°00'00"	15.00	23.56	S43°18'50"E	21.21
C37	90°00'00"	15.00	23.56	S46°41'10"W	21.21
C38	90°00'00"	15.00	23.56	S43°33'48"E	21.21
C39	90°00'00"	15.00	23.56	S46°26'12"W	21.21
C40	90°00'00"	15.00	23.56	S24°46'53"W	21.21
C41	90°00'00"	15.00	23.56	S44°51'48"E	21.21
C42	90°00'00"	15.00	23.56	N45°08'12"E	21.21
C43	90°00'00"	15.00	23.56	N85°13'07"W	21.21
C44	85°01'03"	15.00	22.26	S19°50'22"W	20.27
C45	90°00'00"	25.00	39.27	S44°57'22"E	35.36

PLAT NO. 02-118802FI
MAP NO. 15



SCALE 1"=50'

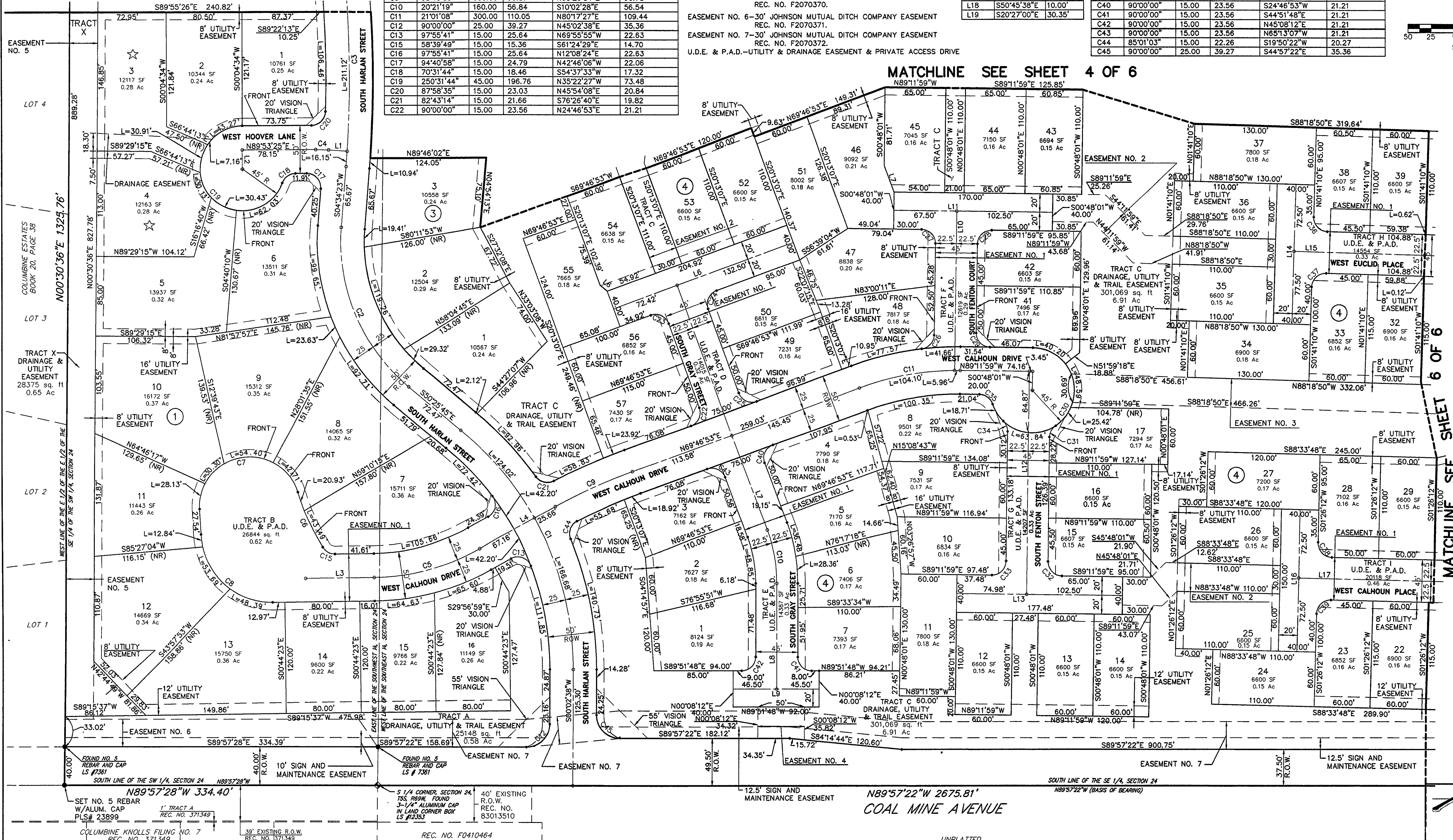
CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	50°28'22"	330.00	290.70	N25°11'34"W	281.39
C2	55°00'08"	200.00	191.99	N22°55'41"W	184.71
C3	10°40'24"	1,220.00	227.27	N00°45'49"W	226.94
C4	03°55'28"	200.00	13.70	N88°08'51"W	13.70
C5	28°09'23"	240.00	117.94	S75°10'55"W	116.76
C6	15°42'25"	235.00	64.42	S24°13'22"E	64.22
C7	166°34'33"	53.50	155.54	S80°20'34"W	106.27
C8	87°47'41"	75.00	114.92	S46°50'33"E	104.01
C9	08°40'39"	600.00	90.87	N65°26'34"E	90.78
C10	20°21'19"	160.00	56.84	S10°02'28"E	56.54
C11	21°01'08"	300.00	110.05	N80°17'27"E	109.44
C12	90°00'00"	25.00	39.27	N45°02'38"E	35.36
C13	97°55'41"	15.00	25.64	N69°55'55"W	22.63
C15	58°39'49"	15.00	15.36	S61°24'29"E	14.70
C16	97°55'41"	15.00	25.64	N12°08'24"E	22.63
C17	94°40'58"	15.00	24.79	N42°46'06"W	22.06
C18	70°31'44"	15.00	18.46	S54°37'33"W	17.32
C19	250°31'44"	45.00	196.76	N35°22'27"W	73.48
C20	87°58'35"	15.00	23.03	N45°54'08"E	20.84
C21	82°43'14"	15.00	21.66	S76°26'40"E	19.82
C22	90°00'00"	15.00	23.56	N24°46'53"E	21.21

EASEMENTS

EASEMENT NO. 1-WATER EASEMENT REC. NO. F2071719.
SANITARY SEWER EASEMENT REC. NO. F2071718
INCLUDING TRACTS B, D, E, F, G, H, I, L, M, N, O, P,
S, V, AND W.
EASEMENT NO. 2-30' WATER EASEMENT REC. NO. F2071719.
EASEMENT NO. 3-30' SANITARY SEWER EASEMENT REC. NO. F2071718.
EASEMENT NO. 4-50' WATER EASEMENT REC. NO. F2071720.
EASEMENT NO. 5-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070370.
EASEMENT NO. 6-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070371.
EASEMENT NO. 7-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070372.
U.D.E. & P.A.D.-UTILITY & DRAINAGE EASEMENT & PRIVATE ACCESS DRIVE

MATCHLINE SEE SHEET 4 OF 6

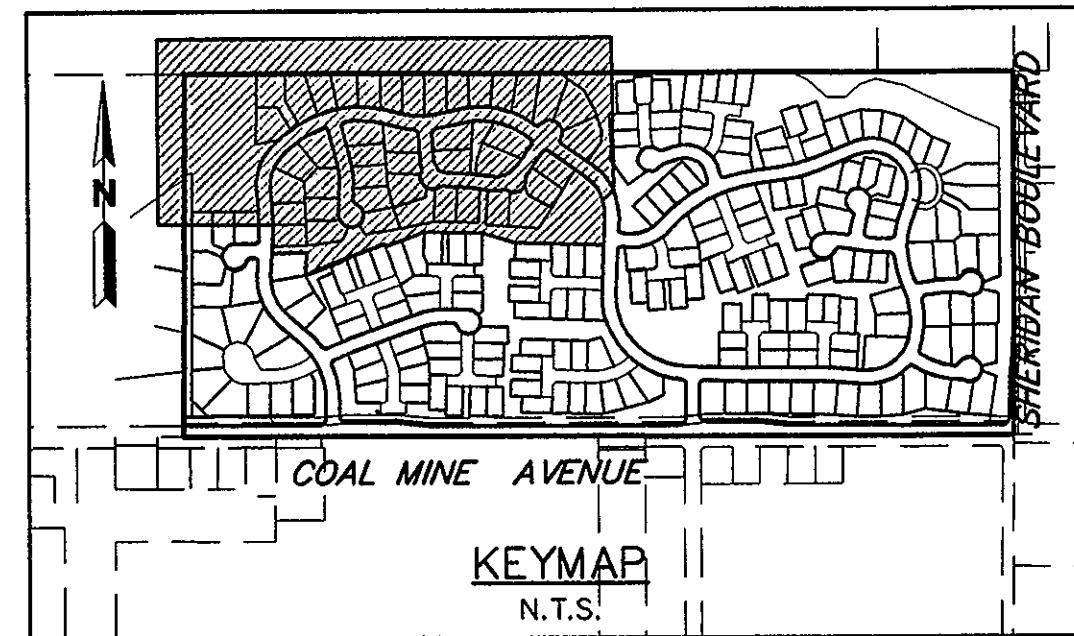


SHEET 3 OF 6

MATCHLINE SEE SHEET 4 OF 6

MARTIN / MARTIN
CONSULTING ENGINEERS
4551 KIRKIN
P.O. BOX 4001
WEST RIVER, CO 80034
303.431.6100
FAX 303.431.4058

OK MIKE SCHUSTER
10/27/04



VINTAGE RESERVE

A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 4 OF 6

EASEMENTS

EASEMENT NO. 1—WATER EASEMENT REC. NO. F2071719.
SANITARY SEWER EASEMENT REC. NO. F2071718
INCLUDING TRACTS B, D, E, F, G, H, I, L, M, N, O, P,
S, V, AND W.

EASEMENT NO. 2—30' WATER EASEMENT REC. NO. F2071719.

EASEMENT NO. 3—30' SANITARY SEWER EASEMENT REC. NO. F2071718.

EASEMENT NO. 4—50' WATER EASEMENT REC. NO. F2071720.

EASEMENT NO. 5—30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070370.

EASEMENT NO. 6—30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070371.

EASEMENT NO. 7—30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070372.

U.D.E. & P.A.D.—UTILITY & DRAINAGE EASEMENT & PRIVATE ACCESS DRIVE

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L20	N88°46'08"W	20.00'
L21	N40°11'12"E	8.79'
L22	N33°40'05"W	7.11'
L23	S35°38'49"W	34.25'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C3	10°40'24"	1220.00	227.27	N00°45'49"W	228.94
C46	48°52'37"	175.00	149.29	N18°20'17"E	144.81
C47	59°51'52"	390.00	407.48	N72°42'32"E	389.20
C48	24°14'02"	280.00	118.43	S89°28'33"E	117.55
C49	47°14'23"	300.00	247.35	S77°58'23"E	240.40
C50	57°39'57"	200.00	201.29	S25°31'13"E	192.90
C51	63°48'36"	110.00	122.51	S67°55'46"W	116.27
C52	09°42'23"	950.00	160.94	N85°01'07"W	160.75
C53	86°51'40"	70.00	106.12	N46°26'29"W	96.25
C54	15°19'45"	280.00	74.91	S06°26'01"E	74.69
C55	84°34'03"	15.00	22.12	N83°23'47"E	20.17
C56	169°00'05"	45.00	132.73	S54°21'11"E	89.59
C57	84°30'03"	15.00	22.12	S12°06'10"E	20.17
C58	90°00'00"	15.00	23.56	S09°21'11"E	21.21
C59	90°00'00"	15.00	23.56	S80°38'49"W	21.21
C60	47°37'39"	15.00	12.47	S11°49'59"W	12.11
C61	136°39'49"	45.00	107.34	S56°21'04"W	83.64
C62	46°31'31"	15.00	12.18	N78°34'47"W	11.85
C63	44°01'04"	15.00	11.52	S76°13'40"W	11.24
C64	151°56'08"	45.00	119.33	N49°48'48"W	87.31
C65	44°01'04"	15.00	11.52	N04°08'43"E	11.24
C66	82°49'09"	15.00	21.68	N44°25'13"W	19.84
C67	96°33'45"	15.00	25.28	S34°10'59"W	22.39
C68	70°31'44"	15.00	18.46	S34°02'00"E	17.32
C69	250°31'44"	45.00	196.76	S55°58'00"W	73.48
C70	96°33'45"	15.00	25.28	N62°22'45"W	22.39
C161	82°49'09"	15.00	21.68	N38°23'56"E	19.84

PLAT NO. 02-118802FI

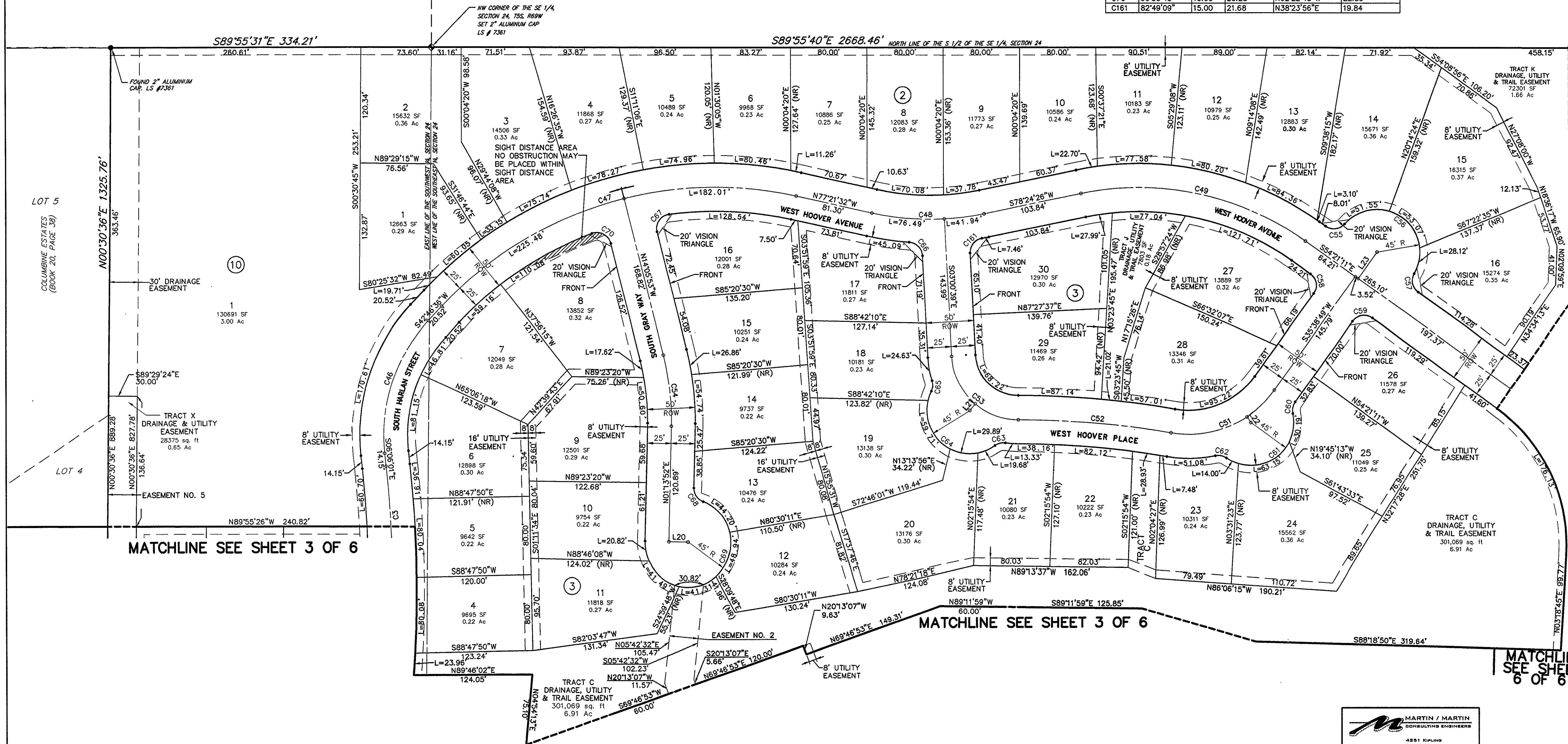
MAP NO. 15



SCALE 1"= 50'

TRACT C
LEAWOOD - FILING NO. 3
BOOK 35, PAGE 26
(WEAVER PARK - LEAWOOD PARK
AND RECREATION DISTRICT)

TRACT A
LEAWOOD - FILING NO. 5
BOOK 39, PAGE 36
(WEAVER PARK - LEAWOOD PARK
AND RECREATION DISTRICT)



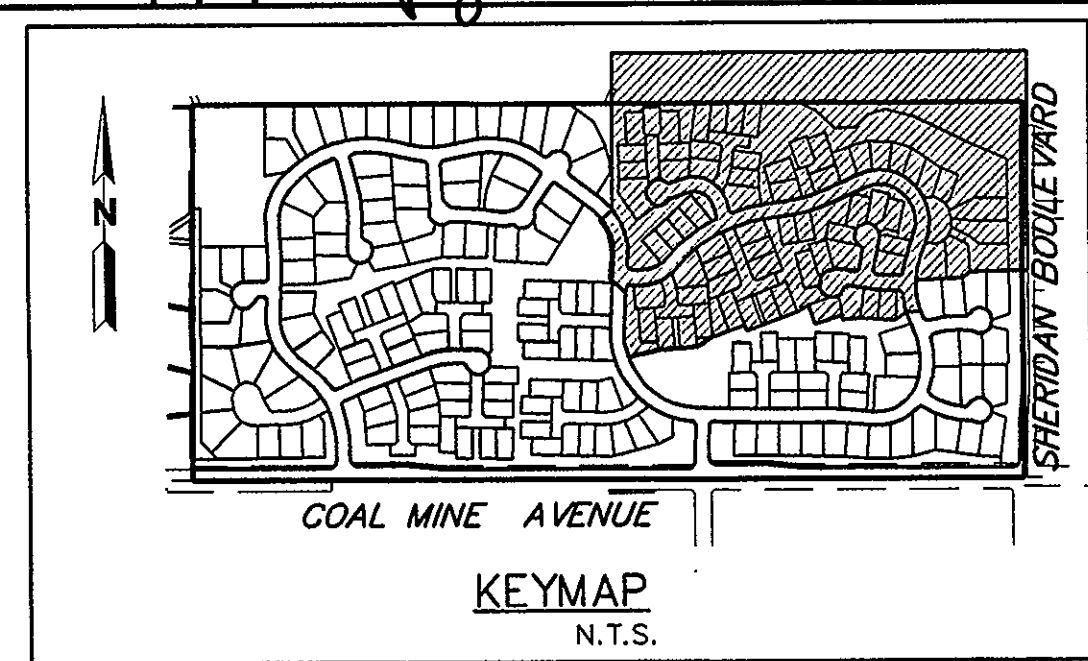
MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 3 OF 6

MATCHLINE
SEE SHEET
6 OF 6

MARTIN / MARTIN
CONSULTING ENGINEERS
4251 KIPLING
P.O. BOX 4001
WHEAT RIDGE, CO 80034
303.431.6100
FAX 303.431.4088

OK - MIKE SCHUSTER
10/27/04



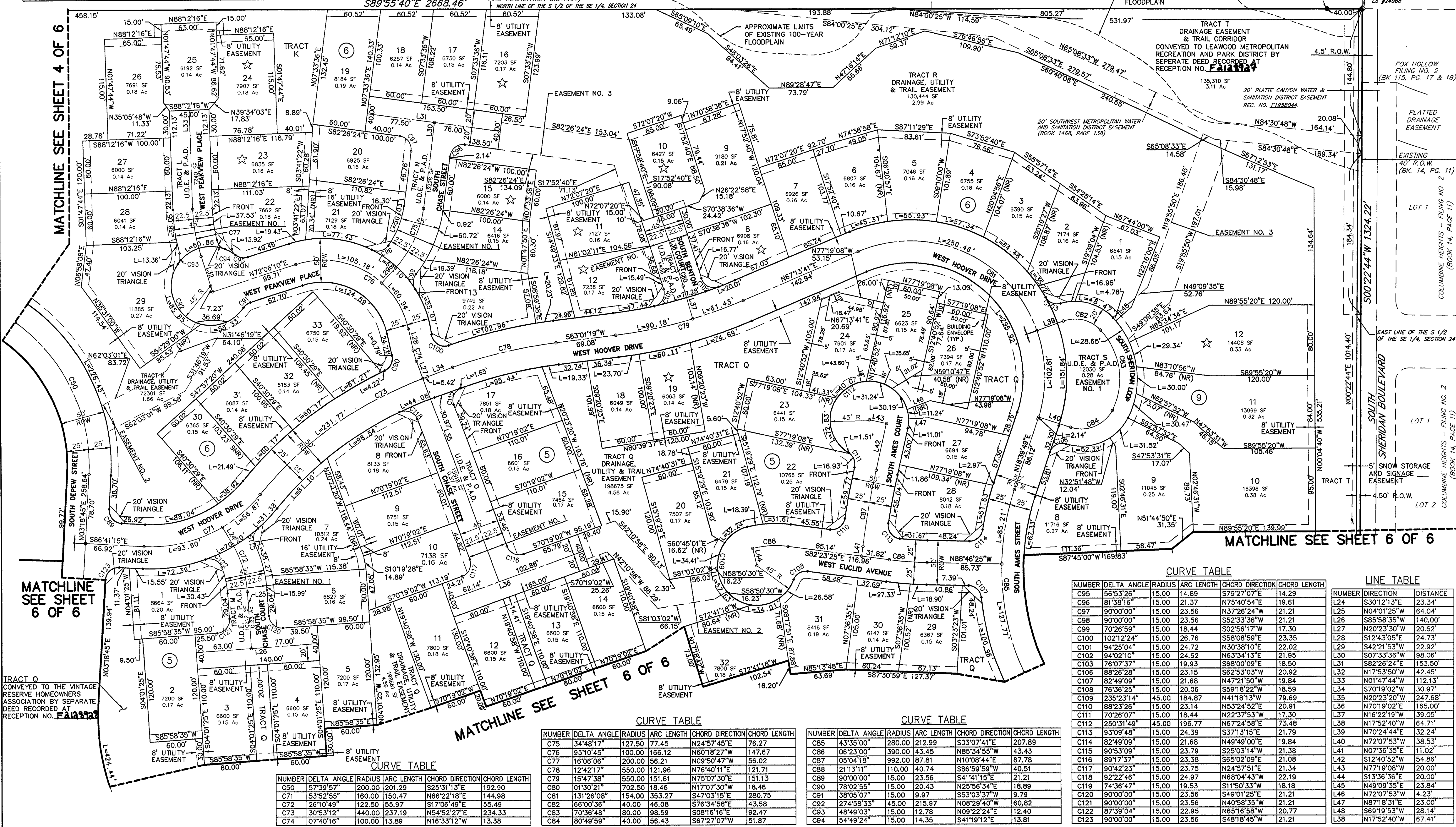
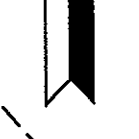
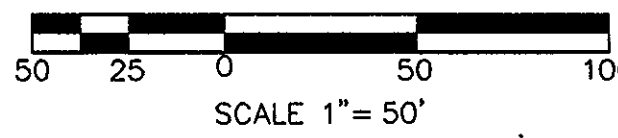
EASEMENTS
EASEMENT NO. 1-WATER EASEMENT REC. NO. F2071719.
SANITARY SEWER EASEMENT REC. NO. F2071718.
INCLUDING TRACTS B, D, E, F, G, H, I, L, M, N, O, P,
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U.D.E. & P.A.D.-UTILITY & DRAINAGE EASEMENT
& PRIVATE ACCESS DRIVE

VINTAGE RESERVE

A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 5 OF 6



PLAT NO. 02-118802FI
MAP NO. 15



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C75	34°48'17"	127.50	77.45	N24°57'45"E	76.27
C76	95°10'45"	100.00	166.12	N60°18'27"W	147.67
C77	16°06'06"	200.00	56.21	N09°50'47"W	56.02
C78	12°42'17"	550.00	121.96	N76°40'11"E	121.71
C79	15°47'38"	550.00	151.61	N75°07'30"E	151.13
C80	01°30'21"	702.50	18.46	N17°07'30"W	18.46
C81	131°26'08"	154.00	353.27	S47°03'15"E	280.75
C82	66°00'36"	40.00	46.08	S76°34'58"E	43.58
C83	70°36'48"	80.00	98.59	S08°16'16"E	92.47
C84	80°49'59"	40.00	56.43	S67°27'07"W	51.87

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C85	43°35'00"	280.00	212.99	S03°07'41"E	207.89
C86	06°23'00"	390.00	43.45	N85°34'55"W	43.43
C87	05°04'18"	992.00	87.81	N10°08'44"E	87.78
C88	21°13'11"	110.00	40.74	S86°59'59"W	40.51
C89	90°00'00"	15.00	23.56	S41°41'15"E	21.21
C90	78°02'55"	15.00	20.43	N25°56'34"E	18.89
C91	38°05'07"	15.00	9.97	S53°03'37"W	9.79
C92	27°45'33"	45.00	215.97	N08°29'40"W	60.82
C93	48°49'03"	15.00	12.78	N09°22'24"E	12.40
C94	54°49'24"	15.00	14.35	S41°19'12"E	13.81

CURVE TABLE

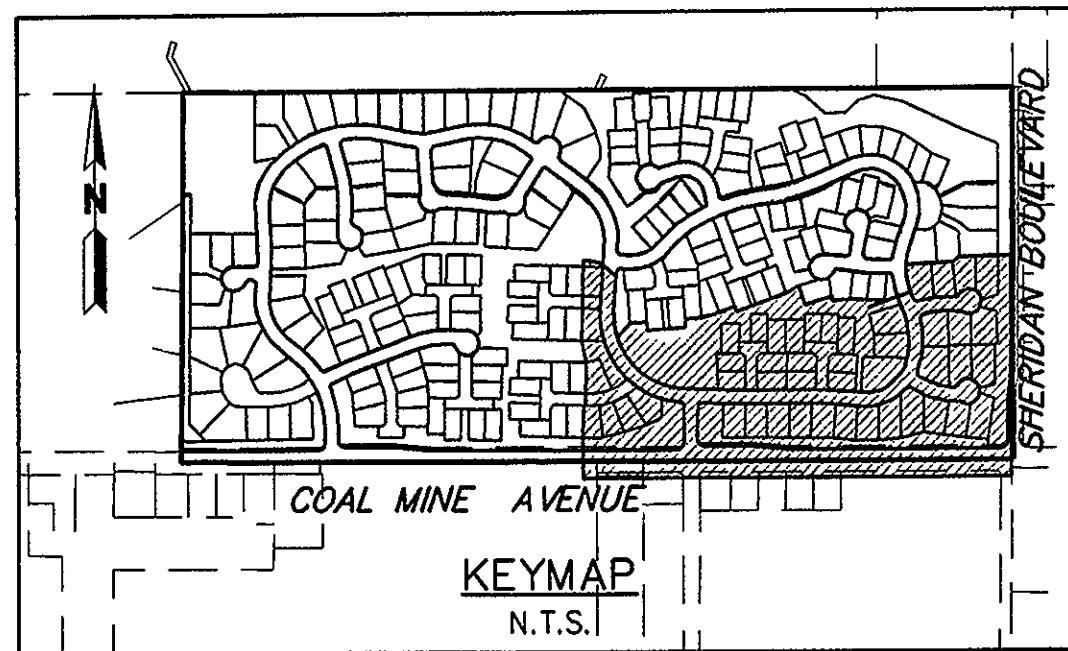
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C95	56°53'26"	15.00	14.89	S79°27'07"E	14.29
C96	81°38'16"	15.00	21.37	N75°40'54"E	19.61
C97	90°00'00"	15.00	23.56	N37°26'24"W	21.21
C98	90°00'00"	15.00	23.56	S52°33'36"W	21.21
C99	70°26'59"	15.00	18.44	S02°56'17"W	17.30
C100	102°12'24"	15.00	26.76	S58°08'59"E	23.35
C101	94°25'04"	15.00	24.72	N30°38'10"E	22.02
C102	94°02'10"	15.00	24.62	N63°34'13"E	21.95
C103	76°07'37"	15.00	19.93	S68°00'09"E	18.50
C106	88°26'28"	15.00	23.15	S62°53'03"W	20.92
C107	82°48'09"	15.00	21.68	N47°21'50"W	19.84
C108	76°36'25"	15.00	20.06	S59°18'22"W	18.59
C109	235°23'14"	45.00	184.87	N41°18'13"W	79.69
C110	88°23'26"	15.00	23.14	S53°24'52"E	20.91
C111	70°26'07"	15.00	18.44	N22°37'53"W	17.30
C112	250°31'49"	45.00	196.77	N67°24'58"E	73.48
C113	93°09'48"	15.00	24.39	S37°13'15"E	21.79
C114	82°49'09"	15.00	21.68	N49°49'00"E	19.84
C115	90°53'09"	15.00	23.79	S25°03'14"W	21.38
C116	89°17'37"	15.00	23.38	S65°02'09"E	21.08
C117	90°42'23"	15.00	23.75	N24°57'51"E	21.34
C118	92°22'46"	15.00	24.97	N68°04'43"W	22.19
C119	74°36'47"	15.00	19.53	S11°50'33"W	18.18
C120	90°00'00"	15.00	23.56	S49°01'25"E	21.21
C121	90°00'00"	15.00	23.56	N40°58'35"W	21.21
C122	87°39'04"	15.00	22.95	N65°16'58"W	20.77
C123	90°00'00"	15.00	23.56	S48°18'45"W	21.21

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L24	S30°12'13"E	23.34
L25	N04°01'25"W	64.04
L26	S85°58'35"W	140.00
L27	N20°23'30"W	20.62
L28	S12°43'05"E	24.73
L29	S42°21'53"W	22.92
L30	S07°33'36"W	98.06
L31	S82°26'24"E	153.50
L32	N17°53'50"W	42.45
L33	N01°47'44"W	112.13
L34	S70°19'02"W	30.97
L35	N20°23'20"W	247.68
L36	N70°19'02"E	165.00
L37	N16°22'19"W	39.05
L38	N17°52'40"W	64.71
L39	N70°24'44"E	32.24
L40	N72°07'53"W	38.53
L41	N07°36'35"E	11.02
L42	S12°40'52"W	54.86
L43	N17°19'08"W	20.00
L44	S13°36'36"E	20.00
L45	N49°09'35"E	23.84
L46	N72°07'53"W	4.23
L47	N87°18'31"E	23.00
L48	S69°19'53"W	28.14
L38	N17°52'40"W	67.41

VINTAGE RESERVE
A SUBDIVISION OF LAND LOCATED IN THE
SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 24,
T5S, R69W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 6 OF 6

PLAT NO. 02-118802F1
MAP NO. 15



LINE TABLE

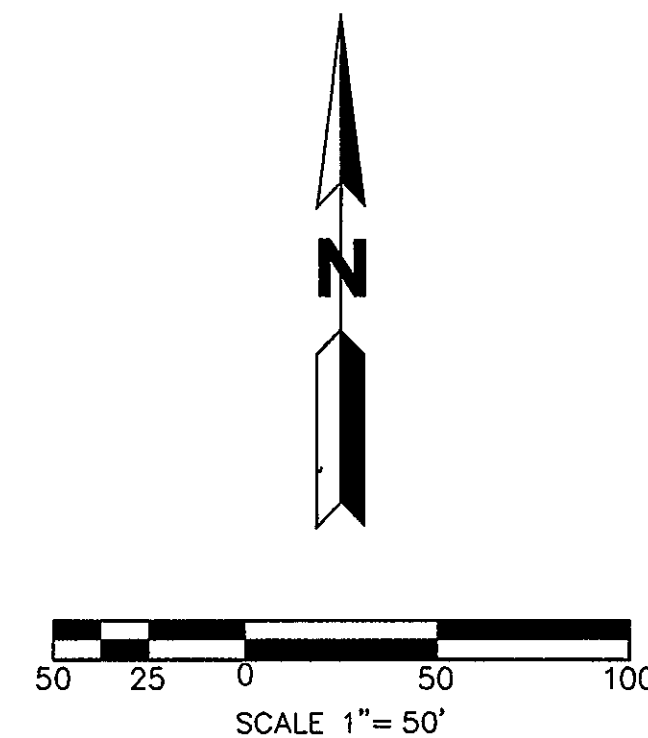
NUMBER	DIRECTION	DISTANCE
L49	N86°41'15"W	76.77'
L50	N39°24'41"E	7.75'
L51	N00°05'39"W	176.09'
L52	S89°54'21"W	100.99'
L53	N01°07'51"E	34.20'
L54	N02°08'43"E	121.63'
L55	S87°51'17"E	122.00'
L56	N57°02'03"W	39.99'
L57	N07°08'20"W	10.02'
L58	N09°49'31"E	7.58'
L59	S70°54'10"W	5.29'
L60	S82°42'04"E	22.92'
L61	N07°17'56"E	14.48'
L62	S24°55'11"E	8.40'

CURVE TABLE

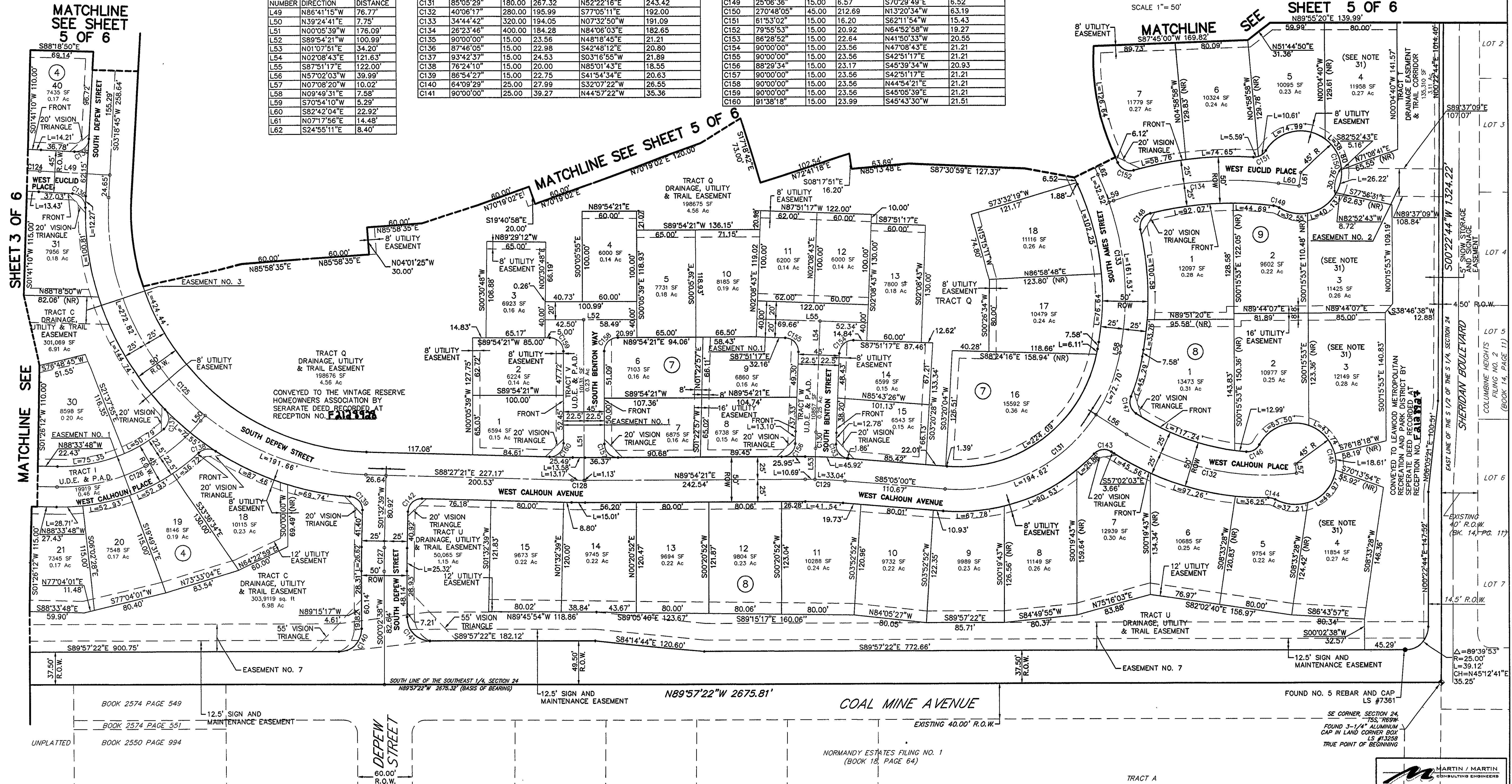
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C124	01°37'35"	500.00	14.19	S87°30'02"E	14.19
C125	91°46'06"	290.00	464.48	S42°34'18"E	416.40
C126	52°01'30"	197.50	179.33	N65°25'27"E	173.23
C127	01°30'01"	1000.00	26.19	S00°47'38"W	26.19
C128	01°38'18"	500.00	14.30	S89°16'30"E	21.89
C129	05°00'40"	500.00	48.73	S87°35'19"E	43.72
C130	01°00'52"	1002.50	17.75	N01°38'17"E	17.75
C131	85°05'29"	180.00	267.32	N52°22'16"E	243.42
C132	40°06'17"	280.00	195.99	S77°05'11"E	192.00
C133	34°44'42"	320.00	194.05	N07°32'50"W	191.09
C134	26°23'46"	400.00	184.28	N84°08'03"E	182.65
C135	90°00'00"	15.00	23.56	N48°18'45"E	21.21
C136	87°46'05"	15.00	22.98	S42°48'12"E	20.80
C137	93°42'37"	15.00	24.53	S03°16'55"W	21.89
C138	76°24'10"	15.00	20.00	N85°01'43"E	18.55
C139	86°54'27"	15.00	22.75	S41°54'34"E	20.63
C140	64°09'29"	25.00	27.99	S32°07'22"W	26.55
C141	90°00'00"	25.00	39.27	N44°57'22"W	35.36

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C142	90°00'00"	15.00	23.56	S46°32'39"W	21.21
C143	79°31'28"	15.00	20.82	N83°12'14"E	19.19
C144	30°25'58"	15.00	7.97	S75°27'33"E	7.87
C145	27°13'43"	45.00	213.02	N15°51'25"W	62.95
C146	66°03'04"	15.00	17.29	S61°33'15"W	16.35
C147	78°38'31"	15.00	20.59	N16°50'17"W	19.01
C148	88°32'16"	15.00	23.18	N31°47'02"E	20.94
C149	25°06'36"	15.00	6.57	S70°29'49"E	6.52
C150	27°04'05"	45.00	212.69	N13°20'34"W	63.19
C151	61°53'02"	15.00	16.20	S62°11'54"W	15.43
C152	79°55'53"	15.00	20.92	N64°52'58"W	19.27
C153	86°28'52"	15.00	22.64	N41°50'33"W	20.55
C154	90°00'00"	15.00	23.56	S47°08'43"E	21.21
C155	90°00'00"	15.00	23.56	S42°51'17"E	21.21
C156	88°29'34"	15.00	23.17	S45°39'34"W	20.93
C157	90°00'00"	15.00	23.56	S42°51'17"E	21.21
C158	90°00'00"	15.00	23.56	N44°54'21"E	21.21
C159	90°00'00"	15.00	23.56	S45°05'39"E	21.21
C160	91°38'18"	15.00	23.99	S45°43'30"W	21.51



EASEMENTS
EASEMENT NO. 1-WATER EASEMENT REC. NO. F2071719.
SANITARY SEWER EASEMENT REC. NO. F2071718
INCLUDING TRACTS B, D, E, F, G, H, I, L, M, N, O, P,
S, V, AND W.
EASEMENT NO. 2-30' WATER EASEMENT REC. NO. F2071719.
EASEMENT NO. 3-30' SANITARY SEWER EASEMENT REC. NO. F2071718.
EASEMENT NO. 4-50' WATER EASEMENT REC. NO. F2071720.
EASEMENT NO. 5-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070370.
EASEMENT NO. 6-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070371.
EASEMENT NO. 7-30' JOHNSON MUTUAL DITCH COMPANY EASEMENT
REC. NO. F2070372.
U.D.E. & P.A.D.-UTILITY & DRAINAGE EASEMENT & PRIVATE ACCESS DRIVE



MARTIN / MARTIN
CONSULTING ENGINEERS
4251 KIRKLAND
P.O. BOX 4001
WHEAT RIDGE, CO 80034
303.431.6100
FAX 303.431.4029

OK MIKE SCHUSTER
10/27/04