

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: February 14, 2024

BCC Hearing Date: March 5, 2024

21-136119PF Preliminary and Final Plat

Case Name: Bossman Subdivision

Owner/Applicant: Mark S. and Anne K. Bossman

Location: 9425 Eagle Cliff Rd, Conifer
Section 12, Township 6 South, Range 71 West

Approximate Area: 42.00 Acres

Purpose: **To subdivide the property into 2 lots for single family detached units and 1 lot for future commercial uses.**

Case Manager: Laura Armstrong

Applicant Team Presenters:

Mark S. Bossman, howlingskyranch@att.net, 303-718-3598, owner/applicant

Issues:

- None

Alternative Standards and Minor Variations:

- 23-116272ASR: Relief of complete chemical analysis on Well Water Supply Report Summary
- 23-116273MVR: Relief of the requirement to follow portions of the "285 at Eagle Cliff Official Development Plan" graphic and notes

Recommendations:

- **Staff:** Recommends APPROVAL subject to conditions

Interested Parties:

- None

Level of Community Interest: Low

General Location: Northeast of the intersection of US Hwy 285 and Eagle Cliff Rd

Case Manager Information: Phone: 303-271-8715 e-mail: larmstro@jeffco.us

STAFF REPORT

Staff Report

PC Hearing Date: February 14, 2024

BCC Hearing Date: March 5, 2024

21-136119PF Preliminary and Final Plat

Case Name: Bossman Subdivision

Owner/Applicant: Mark S. Bossman and Anne K. Bossman

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Section 12, Township 6 South, Range 71 West

Approximate Area: 42.00 Acres

Purpose: **To subdivide the property into 2 lots for single family detached units and 1 lot for future commercial uses.**

Case Manager: Laura Armstrong

Zoning: 285 at Eagle Cliff Official Development Plan (Rec No 2006144585)

BACKGROUND/UNIQUE INFORMATION:

The purpose of this subdivision is to subdivide the property into two lots for single family detached units and one lot for future commercial uses. This development is in a mountainous area that is characterized by open pasture, forest, and steep rocky terrain. The zoning requirements of 285 at Eagle Cliff Official Development Plan (Rec No 2006144585) and the Jefferson County Land Development Regulation are applicable to this development. Vegetation consists of native herbaceous species, sparse woody shrubs, ponderosa pine, clusters of aspen and a few spruce trees. Water supply will be provided by individual on-lot wells. There is an existing residence located on proposed Lot 3. The existing residence on Lot 3 is allowed as a legal, non-conforming use, and redevelopment to any use other than commercial will require rezoning. There are no public improvements required for this development.

NOTIFICATION:

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

During the processing of the application, Staff **did not receive** responses in objection to the proposal.

ANALYSIS:

	1. Lot and Tract Standards	2. Circulation	3. Water Supply/ Wastewater/Utilities	4. Fire Protection	5. Drainage	6. Geologic and Geotechnical	7. Sensory Impacts	8. Wildlife/Vegetation/ Landscaping	9. Historical/Archeological/ Paleontological
Acceptable	X	X	X	X	X	X	X	X	X
Unacceptable									

Services: Elk Creek Fire Department
 Century Link Communications Corporation
 Public Service Company
 Comcast Cable

SUMMARY OF COMPLIANCE WITH THE LAND DEVELOPMENT REGULATION:

1. Lot and Tract Standards:

The proposed configuration of the lots is in compliance with Section 14 (Lot and Tract Standards) of the Jefferson County Land Development Regulation. It should be noted that the lot boundaries of proposed Lot 2 and Lot 3 do not coincide with the zoning boundaries set forth in the Eagle Cliff Official Development Plan for Use Area 2 (Commercial) and Use Area 3 (Residential, Community, Open Space). Therefore, there is a non-buildable area shown on Lot 2 where the zoning is not residential. The existing residence on Lot 3 is allowed as a legal, non-conforming use, and redevelopment to any use other than the commercial uses allowed under the ODP, will require rezoning as stated in Plat note 1.

2. Circulation:

Lots within the proposed development will take direct access from the public road, Eagle Cliff Road.

A trail connection is proposed within the subdivision to link the existing trail to the west to Eagle Cliff Road / Jefferson County Open Space (JCOS) Meyer Ranch Park to the east. The applicant is working with JCOS to finalize the legal description for the trail easement. The applicant will convey the trail easement to the County, by separate document, for purposes of the trail connection. Recordation of this easement is listed as a condition of approval of this subdivision.

The Director of Planning and Zoning has granted Minor Variation Request 23-116273MVR providing relief of various requirements in the 285 Eagle Cliff Official Development Plan (ODP) related to the trail as follows:

- Relief to allow the JCOS trail to be relocated along the southern property line of the subject property instead of as shown on the ODP graphic.
- Relief of the requirement to meet Circulation requirements that include a 15 foot wide pedestrian/horse trail easement and trail **to be constructed by the developer** (ODP Note XIII – emphasis added).
- Relief of the requirement to meet Permitted Land Uses for Use Area 3, specifically the Jefferson County Open Space Trail (ODP Note III.C.2)

Staff recommended approval of these requests for relief because they align with the intent of the requirements in the ODP.

The circulation for this development is in conformance with the requirements of Section 15 (Circulation) of the Land Development Regulation and the Transportation Design and Construction Manual.

1. Water Supply, Wastewater and Utilities:

Water supply for each lot will be served by on-site water wells, under the augmentation plan approved by the Division 1 Water Court in Case No. 2004CW0161. The Office of the State Engineer indicated with the letter dated December 5, 2023 that the proposed water supply will not cause material injury to decreed water rights and that the proposed water supply is physically adequate. The Director of Planning and Zoning has granted the following Alternative Standard Request:

- 23-116272ASR – to allow relief of complete chemical analysis on the Well Water Supply Report Summary.

Staff recommended approval of the applicant's request to submit an incomplete chemical analysis of the existing well water with the subdivision because the applicant will need to provide the full chemical analysis of well water with each future well that is drilled in order to obtain building permits.

Onsite Wastewater Treatment Systems will be utilized for each lot.

Utilities are available for the subdivision. XCEL will provide electricity. Century Link Communications will provide telephone service.

The water, sanitation and utilities for this site are in conformance with Section 21 (Water Supply), 22 (Wastewater) and 23 (Utilities) of the Land Development Regulation.

2. Fire Protection:

Elk Creek Fire Protection has deemed the proposal to be acceptable and will provide fire protection for the subject property. Each residence within the proposed subdivision will be required to install fire sprinklers at the time of Building Permit.

Fire protection for the site is in conformance with Section 24 (Fire Protection) of the Land Development Regulation.

3. Drainage:

No subdivision-wide drainage improvements are required with this subdivision. The submitted Drainage Report was deemed to be acceptable and describes that drainage will be evaluated with the development of each future lot. This is acceptable because drainage infrastructure improvements are not required for the subdivision as a whole. Per Plat note 17, Grading Permit applications shall be submitted separately for the development of Lots 1 and 2. These grading permit applications will include drainage evaluations for the subject lot, which will need to take into account the cumulative impervious area since this development is considered a common plan of development as defined in the Storm Drainage Design and Technical Criteria 3.3.7.

The drainage requirements for this development comply with Section 18 of the Land Development Regulation (Drainage) and the Storm Drainage Design and Technical Criteria.

4. Geologic and Geotechnical:

This site is not in an identified geohazard area. The applicant's depiction of the no-build areas coupled with the required restrictions on the Plat documents will serve to ensure that the geologic

hazards at this site are adequately mitigated. Additionally, a Mountainous Terrain Plat Restriction, Expansive Soils Plat Restriction and Steep Site Plat Restriction has been added to the Plat to ensure that geotechnical issues are properly addressed at the time of building permit.

The proposed Plat complies with Section 25 of the Land Development Regulation (Geologic and Geotechnical) related to the mitigation of geologic hazards.

5. Sensory Impacts:

The Sensory Impact information provided by the applicant indicates the proposed project is expected to have negligible impacts to acoustical, ocular and olfactory levels. Acoustical, ocular and olfactory levels will not exceed those set forth by LDR 26. Planning & Zoning and Public Health reviewed the information and deemed it acceptable.

The proposed Plat complies with Section 26 of the Land Development Regulation (Sensory Impact).

6. Wildlife/Vegetation/Landscaping:

The proposal is not expected to have a significant impact on wildlife. A response from the US Fish and Wildlife Service (USFWS or Service) stated that the Service has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered and included a recommendation that the applicant review USFWS standards on avoiding and minimizing impacts to migratory birds, and nationwide standard conservation measures.

The Director of Planning and Zoning has granted Minor Variation Request 23-116273MVR providing relief of various requirements in the 285 Eagle Cliff Official Development Plan (ODP) related to landscaping and forest management as follows:

- Relief of the requirement to meet Landscaping Requirements regarding existing trees, preparation of a "forestry management plan" for Use Area 3 (ODP Notes XII. E. – H, LDR 4.C.19)
- Relief of the requirement to establish a property owner's association for forest management (ODP Notes XII. E. - H)

Staff recommended approval of these requests for relief because they align with the intent of the requirements in the ODP.

The proposed Plat complies with Section 28 of the Land Development Regulation (Wildlife and Vegetation).

7. Historical/Archeological/Paleontological:

At the applicant's request, the Office of Archaeology and Historic Preservation conducted a search of the Colorado Inventory of Cultural Resources within the property. As a result, no sites were located, and no further analysis or study was required.

The historical, archeological and paleontological requirements for this subdivision comply with Section 31 of the Land Development Regulation (Historical, Archeological, and Paleontological).

ADDITIONAL REQUIREMENTS:

1. Park and School Requirements:

There are 3 proposed lots planned for this Plat; therefore, the net change in density for this filing is 2 additional dwelling units.

The Land Development Regulation provides that park and school requirements can be met by either land dedication or payment of fees. For Bossman Subdivision, park and school requirements are being fulfilled by the payment of fees.

Fees applicable to this subdivision are assessed at 2020 rates which applied at the time the application was submitted as follows:

- Single Family Detached Unit (Mountains, lot size greater than or equal to 5 acres) = \$1,000 * 2 = \$2,000

The breakdown for park and school fee distribution is 60% and 40% respectively. The fee breakdown for the subdivision is as follows:

Park Fee = (\$2,000) (60%) = \$1,200
School Fee = (\$2,000) (40%) = \$800

The payment of these fees has been listed as a condition of plat approval.

4. Performance Guarantee and Subdivision Improvements Agreement:

There are no proposed or required public improvements required under the Land Development Regulations for this subdivision.

5. Mineral Rights:

The applicant in this case certified that the required inspection occurred per Colorado State Statute and that no mineral estate owner has been identified.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the proposal conforms to the Land Development Regulation because all applicable regulations have been satisfied, or will be satisfied, prior to recordation of the Preliminary and Final Plat, as indicated within this report.

And;

Staff recommends that the Planning Commission recommend approval of Case No. 21-136119PF subject to the following conditions:

1. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the Plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.
2. The recordation of the Plat mylars being prepared in accordance with the red-marked print dated February 14, 2024.
3. Payment of \$1,200 for fees in lieu of park land dedication prior to plat recordation or payment of the fees in lieu of park land dedication as set forth in the Improvements Agreement prior to building permit, as applicable. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
4. Payment of \$800 for fees in lieu of school land dedication prior to plat recordation or payment of the fees in lieu of school land dedication as set forth in the Improvements Agreement prior to

building permit, as applicable. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.

5. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Bossman Subdivision for prior years have been paid.
6. Resolution of Open Space comments dated January 31, 2024 and recordation of a trail easement granted to the County by separate document for the trail connection.

COMMENTS PREPARED BY:

Laura Armstrong

Laura Armstrong, Civil Planning Engineer
February 14, 2024

CASE DATES SUMMARY

Jefferson County Case Management CASE DATE SUMMARY

Case Number: 21-136119PF Case Type: Preliminary and Final Plat

Initial Application Submitted: November 2, 2021

Case Sent on First Referral: December 27, 2021
Referral Responses Provided to Applicant: February 24, 2022

Case Sent on Second Referral: June 28, 2022
Referral Responses Provided to Applicant: August 15, 2022

Case Sent on Third Referral: September 5, 2023
Referral Responses Provided to Applicant: October 5, 2023

Case Sent on Fourth Referral: January 16, 2024
Referral Responses Provided to Applicant: **Under review**

Case Scheduled for Hearing(s): January 17, 2024

PROPOSED PLAT

GENERAL DEDICATION: KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED BELOW, HAVE PLATTED THE SAME INTO LOTS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF BOSSMAN SUBDIVISION.

BOSSMAN SUBDIVISION
A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO.
SHEET 1 OF 3

JEFFERSON COUNTY COLORADO
PLANNING COMMISSION
RED-MARKED PRINT
Return to Planning and Zoning
February 14, 2024

SURVEYOR'S CERTIFICATE:

I, RUSSELL E. KOTTKE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF BOSSMAN SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 24TH DAY OF FEBRUARY, 2021, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PLAT AND THE SURVEY THEREOF.

RUSSELL E. KOTTKE
P.L.S. #25633

TITLE COMPANY CERTIFICATE:

I, AS AUTHORIZED AGENT OF THE UNDERSIGNED TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN ON THIS PLAT, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT PROPERTY INFORMATION BINDER NO. REVISION NO. ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 20__.

AS AUTHORIZED AGENT OF
FIDELITY NATIONAL TITLE INSURANCE COMPANY

REVIEW CERTIFICATE:

REVIEWED BY PUBLIC HEALTH THIS DAY OF 20__

PUBLIC HEALTH

REVIEWED BY THE PLANNING COMMISSION THIS DAY OF 20__

CHAIRMAN

ACCEPTANCE CERTIFICATE:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS DAY OF 20__

CLERK CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS DAY OF 20__

COUNTY CLERK AND RECORDER

DEPUTY CLERK

OWNERS / SUBDIVIDER:

ANNE K. BOSSMAN MARK S. BOSSMAN

COUNTY OF JEFFERSON
STATE OF COLORADO

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20__ BY ANNE K. BOSSMAN AND MARK S. BOSSMAN

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES

MOUNTAINOUS TERRAIN RESTRICTION:

PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION IN MOUNTAINOUS TERRAIN, SHALL CERTIFY TO THE COUNTY THE FOLLOWING:

- 1. THAT A GEOTECHNICAL STUDY, INCLUDING A TEST BORING OR EXCAVATION HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES. A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA FOR STRUCTURE FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SUBSURFACE DRAINAGE NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
2. THAT THE PROPOSED SITE GRADING, BUILDING FOOTPRINT AND LOCATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM COMPONENTS ARE CONFIGURED SUCH THAT ADEQUATE LONG-TERM SLOPE STABILITY IS PROVIDED.
3. THAT THE PLANS SUBMITTED TO THE JEFFERSON COUNTY BUILDING DEPARTMENT HAVE BEEN REVIEWED AND/OR PREPARED BY THE 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 COUNTY BUILDING CODE, AN ENGINEER LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN EVALUATING SLOPE STABILITY IN MOUNTAINOUS TERRAIN, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

MAP PREPARED: 24 FEBRUARY 2021

PREPARED BY:
AMERICAN SURVEYS, LLC
PROFESSIONAL LAND SURVEYORS
26689 PLEASANT PARK ROAD
CONIFER, COLORADO 80433
PHONE: (303) 674-6018
EMAIL: PLSURV@AOL.COM

REVISION BLOCK
REVISION 1) 24 FEBRUARY, 2022
REVISION 2) 10 AUGUST, 2022
REVISION 3) 10 JANUARY, 2024

NOTES:

- 1. THE DIMENSIONS OF 3 SINGLE FAMILY LOTS ONLY ONE RESIDENTIAL DWELLING IS PERMITTED ON EACH SINGLE FAMILY LOT.
2. DIMENSIONS IN PARENTHESIS ARE THOSE PER SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. F1089321 WHEN DIFFERENT FROM THOSE MEASURED IN THE FIELD.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMPLETS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. 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.
5. BASIS OF BEARING IS THE LINE BETWEEN THE 2" ALUMINUM CAP (I.L.S.# 19618) OR #6 REBAR FOUND AT THE CENTER-NORTH 1/16 CORNER OF SECTION 12, T6S, R71W AND THE 2" ALUMINUM CAP (I.L.S.# 19618) OR #6 REBAR FOUND AT THE NORTHEAST 1/16 CORNER OF SECTION 12, T6S, R71W. SAID BEARING IS ASSUMED TO BE SOUTH 89°13'50" EAST, AS SHOWN HEREON.
6. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1/39.37 METERS. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
7. THE 100 YEAR FLOODPLAIN DOES NOT EXIST WITHIN THE BOUNDARY OF THIS SUBDIVISION PER FIRM 08059C0370F, EFFECTIVE DATE 2/3/2014.
8. THE APPROVED DRAINAGE PLANS FOR BOSSMAN SUBDIVISION ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION. 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 FOR THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER.
9. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN SURVEYS, LLC 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 LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY OF SUBDIVISION PLATS. PROPERTY INFORMATION BINDER NUMBER FOR POLICY NUMBER DATED J/J/ PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
10. DATE OF FIELD WORK: 24 FEBRUARY 2021.
11. THE OFFICIAL DEVELOPMENT PLAN FOR THIS PLAT IS RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER 2006144585.
12. THE EFFECT OF MAP OF DEPARTMENT OF TRANSPORTATION STATE OF COLORADO RIGHT OF WAY RECORDED OCTOBER 3, 2003 AT RECEPTION NO. F1899052.
13. ALL NEW DWELLINGS REQUIRING A BUILDING PERMIT MUST HAVE FIRE SPRINKLERS THAT ARE APPROVED BY THE FIRE PROTECTION DISTRICT.
14. A TEST RESULT OF A WATER SAMPLE COLLECTED ON MARCH 31, 2023 FROM A REPRESENTATIVE WELL ON THE PROPERTY REPORTED URANIUM AT 0.032 MILLIGRAMS/LITER (MG/L). THE COLORADO PRIMARY DRINKING WATER STANDARD FOR URANIUM IS 0.03 MG/L. JEFFERSON COUNTY PUBLIC HEALTH RECOMMENDS THAT ALL DRINKING WATER WELLS BE TESTED FOR CONTAMINANTS OF CONCERN AND IF ANY CONTAMINANT IS FOUND TO EXCEED THE MAXIMUM LEVEL THAT TREATMENT BE IMPLEMENTED TO REDUCE THE CONTAMINATE TO LESS THAN THE MAXIMUM CONTAMINATE LEVEL. EACH WELL OWNER SHOULD CONTACT A WATER TREATMENT EXPERT TO DETERMINE THE BEST TREATMENT SYSTEM FOR THEIR WELL.
15. PRIOR TO ISSUANCE OF A BUILDING PERMIT, DEFENSIBLE SPACE REQUIREMENTS FOR EACH LOT SHALL INCLUDE FUEL BREAK THINNING ALONG ANY ROADS OR DRIVEWAYS AND PROPERTY LINES A FORESTRY MANAGEMENT PLAN PER ODP NOTE X11.F AND LDR 4.C.19 IS WAIVED FOR THIS SUBDIVISION.
16. AT THE TIME THAT THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PROPOSED NEW LOTS 1 AND 2 ON THE BOSSMAN SUBDIVISION, A WELL WATER SUPPLY REPORT SUMMARY FOR EACH NEW WELL MUST BE SUBMITTED AND REVIEWED BY JEFFERSON COUNTY PUBLIC HEALTH.
17. (P) INDICATES THOSE LOTS IN WHICH FINAL GRADING MAY INFLUENCE COMMON AREA DRAINAGE PATTERNS. PRIOR TO ISSUANCE OF A BUILDING PERMIT ON SUCH MARKED LOTS, A GRADING PERMIT MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING AND ZONING DIVISION. THE DRAINAGE REPORT(S) FOR THE GRADING PERMIT(S) WITHIN THIS SUBDIVISION WILL NEED TO TAKE INTO ACCOUNT CUMULATIVE IMPERVIOUS AREA WITHIN THE SUBDIVISION BOUNDARIES. DEVELOPMENT OF THE LOTS IS CONSIDERED A COMMON PLAN OF DEVELOPMENT AS DEFINED IN SDD & TC 3.3.
18. COMMERCIAL USE AREA 2, AS SHOWN ON 200144585, IS REQUIRED TO INCLUDE AN +/- ACRE OF COMMUNITY SPACE IN BETWEEN USE AREA 2 AND 3 TO ACT AS A BUFFER BETWEEN COMMERCIAL AND RESIDENTIAL USES. THIS REQUIREMENT SHALL BE IMPLEMENTED WHEN A COMMERCIAL DEVELOPMENT IS PROMOTED ON USE AREA 2 THROUGH A SITE DEVELOPMENT PLAN OR OTHER SIMILAR PROCESS.
19. THE APPLICANT MUST SUBMIT A DETAILED SITE MAP OF LOT 3 ONSITE WASTEWATER COMPONENTS AND A SOIL ANALYSIS.

Revise Note 1 to state: "The plat consists of 3 lots: 2 single-family residential lots, and 1 lot for future commercial use. The existing residence on Lot 3 is allowed as a legal, non-conforming use, and redevelopment to any use other than commercial will require rezoning."

ALL PAGES OF THE PLAT MUST BE 36 x 24 INCHES IN SIZE

Spell out Storm Drainage Design and Technical Criteria (SDD&TC)

Community Open Space

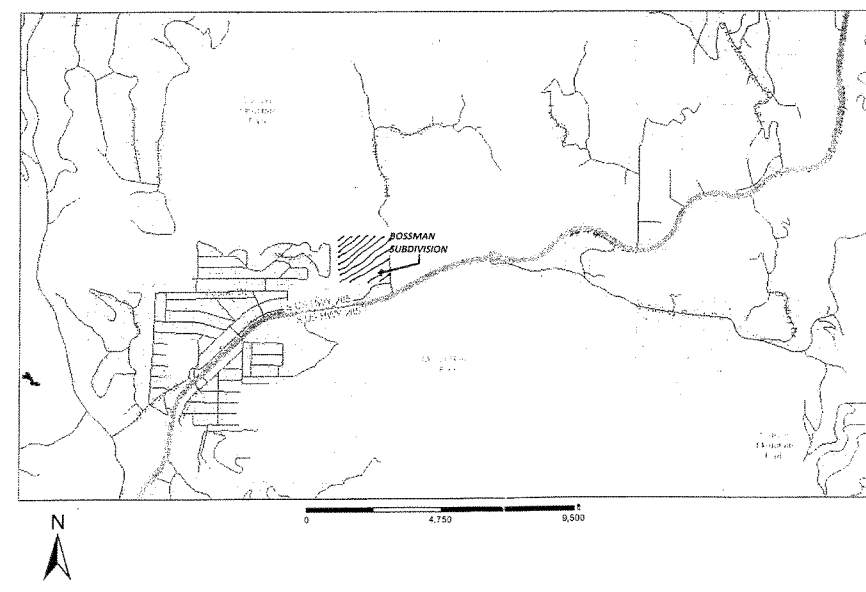
THE LEGAL DESCRIPTION(S) ON THIS PLAT WAS (WERE) PREPARED BY RUSSELL E. KOTTKE, P.L.S. #25633, OF THE FIRM AMERICAN SURVEYS, LLC, 26689 PLEASANT PARK ROAD, SUITE 200, CONIFER, COLORADO 80433, PHONE NO. (303) 674-6018.

LEGAL DESCRIPTION:

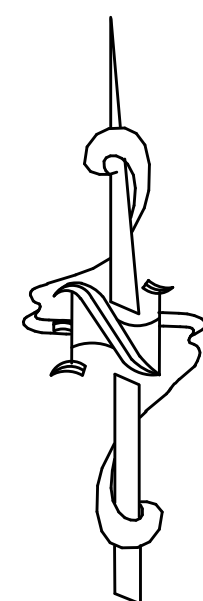
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SEC. 12, T6S, R71W, OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE CENTER-NORTH 1/16 CORNER OF SAID SEC. 12, THENCE SOUTH 89°54'37" EAST, A DISTANCE OF 1304.35 FEET, MORE OR LESS, TO THE NORTHEAST 1/16 CORNER OF SAID SEC. 12, THENCE NORTH 00°00'30" WEST, A DISTANCE OF 404.28 FEET, THENCE SOUTH 34°34'00" EAST, A DISTANCE OF 86.02 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL OF LAND, THENCE SOUTHERLY WITH THE EASTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING NINE (9) COURSES:
1) SOUTH 11°44'14" EAST, A DISTANCE OF 146.18 (145.19) FEET,
2) SOUTH 11°06'08" EAST, A DISTANCE OF 179.28 (179.29) FEET,
3) SOUTH 01°05'40" WEST, A DISTANCE OF 258.85 FEET,
4) SOUTH 01°44'18" WEST, A DISTANCE OF 101.93 FEET,
5) SOUTH 01°44'18" EAST, A DISTANCE OF 101.49 FEET,
6) SOUTH 01°39'33" EAST, A DISTANCE OF 246.45 FEET,
7) SOUTH 01°41'21" EAST, A DISTANCE OF 251.73 FEET,
8) SOUTH 00°03'21" EAST, A DISTANCE OF 128.08 FEET,
9) SOUTH 11°01'48" EAST, A DISTANCE OF 31.84 FEET, MORE OR LESS, TO A POINT OF CURVATURE, THENCE 48.80 FEET, MORE OR LESS, WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 93°12'01", AND A CHORD OF 43.59 FEET BEARING SOUTH 89°41'11" WEST, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL OF LAND, THENCE WESTERLY WITH THE SOUTHERLY LINES OF SAID PARCEL OF LAND, THE FOLLOWING ELEVEN (11) COURSES:
1) SOUTH 82°04'23" WEST, A DISTANCE OF 113.38 FEET,
2) SOUTH 82°04'16" WEST, A DISTANCE OF 182.59 FEET,
3) NORTH 82°32'37" WEST, A DISTANCE OF 120.51 FEET,
4) NORTH 87°41'28" WEST, A DISTANCE OF 78.38 FEET,
5) NORTH 87°41'28" WEST, A DISTANCE OF 101.93 FEET,
6) SOUTH 88°59'32" WEST, A DISTANCE OF 129.28 FEET,
7) NORTH 89°42'02" WEST, A DISTANCE OF 130.65 FEET,
8) NORTH 87°10'57" WEST, A DISTANCE OF 301.98 FEET,
9) SOUTH 86°45'37" WEST, A DISTANCE OF 142.21 FEET,
10) SOUTH 86°42'32" WEST, A DISTANCE OF 83.30 FEET,
11) SOUTH 65°41'59" WEST, A DISTANCE OF 44.67 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND, THENCE NORTHERLY WITH THE WESTERLY LINES OF SAID PARCEL OF LAND, THE FOLLOWING FOUR (4) COURSES:
1) NORTH 00°58'06" WEST, A DISTANCE OF 200.33 FEET,
2) NORTH 00°28'03" WEST, A DISTANCE OF 119.38 FEET,
3) NORTH 00°35'04" EAST, A DISTANCE OF 301.42 FEET,
4) NORTH 00°23'09" EAST, A DISTANCE OF 657.72 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID DESCRIBED PARCEL OF LAND CONTAINING 42.00 ACRES, MORE OR LESS.

When measured distances or bearings are different than the recorded distances or bearings, the recorded distances or bearings need to be shown in parenthesis, throughout the legal description, so it matches with the title commitment legal description, and the drawing.

VICINITY MAP



BOSSMAN SUBDIVISION
 A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4
 SECTION 12, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF JEFFERSON, STATE OF COLORADO.
 SHEET 2 OF 3



SCALE: 1" = 100'



NW 1/4
 SEC. 12, T6S, R71W

ASPEN PARK UNIT 5
 BLOCK 51
 PLAT BOOK 17, PAGE 5
 RECEPTION NO. 56659940

BLOCK 48

SE 1/4
 SEC. 12, T6S, R71W

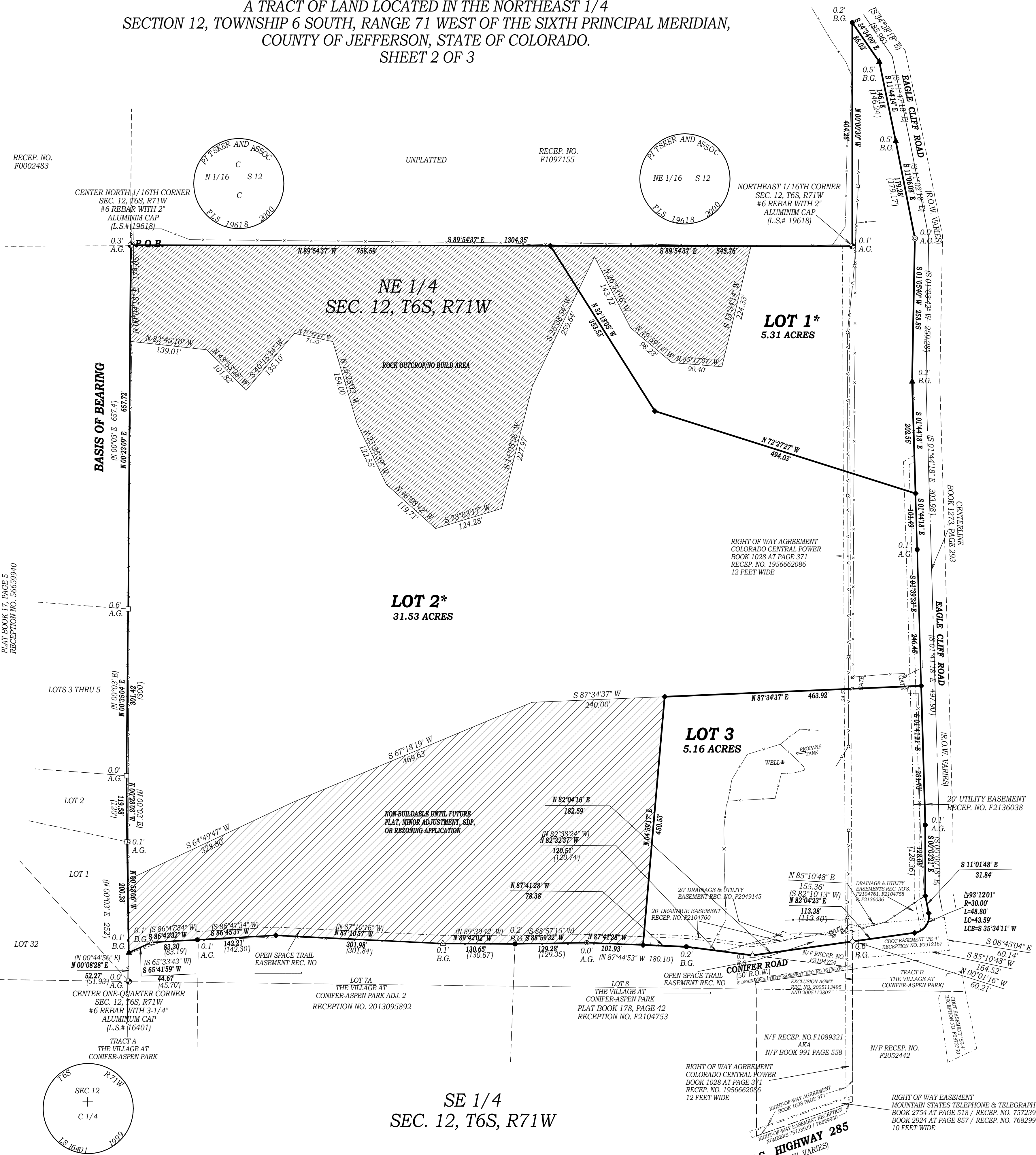
LOT 1*
 5.31 ACRES

LOT 2*
 31.53 ACRES

LOT 3
 5.16 ACRES

- LEGEND:**
- ◆ - INDICATES #4 REBAR WITH 1" ORANGE PLASTIC CAP (L.S.# 25633) SET, THIS SURVEY.
 - - INDICATES #3 REBAR (NO CAP) FOUND, THIS SURVEY.
 - - INDICATES #4 REBAR (NO CAP) FOUND, THIS SURVEY.
 - ▲ - INDICATES #5 REBAR (NO CAP) FOUND, THIS SURVEY.
 - - INDICATES #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP (L.S.# 16401) FOUND, THIS SURVEY.
 - ◇ - INDICATES #5 REBAR WITH 1-1/2" BLUE PLASTIC CAP (ILLEGIBLE) FOUND, THIS SURVEY.
 - △ - INDICATES #5 REBAR WITH 1-1/2" BLUE PLASTIC CAP (L.S.# 29425) FOUND, THIS SURVEY.
 - ⊙ - INDICATES #4 REBAR WITH 1" YELLOW PLASTIC CAP (L.S.# 25375) FOUND, THIS SURVEY.
 - ⊕ - INDICATES SPIKE FOUND, THIS SURVEY.
 - ⊗ - INDICATES MAG NAIL IN ROCK WITH TAG (L.S.# 16401) FOUND, THIS SURVEY.
 - ⊙ - INDICATES MONUMENT DESCRIBED HEREON FOUND, THIS SURVEY.
 - - - - - INDICATES FENCELINE.
 - - - - - INDICATES OVERHEAD UTILITY LINE.
 - N/F - REPRESENTS INITIALISM "NOW OR FORMERLY."

A.G. - INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE.
 B.G. - INDICATES DISTANCE MONUMENT IS BELOW GROUND SURFACE.



REVISION BLOCK
 REVISION 1) 24 FEBRUARY, 2022
 REVISION 2) 10 AUGUST, 2022
 REVISION 3) 10 JANUARY, 2024

MAP PREPARED: 24 FEBRUARY, 2021
PREPARED BY:
 AMERICAN SURVEYS, LLC
 PROFESSIONAL LAND SURVEYORS
 26689 PLEASANT PARK ROAD
 CONIFER, COLORADO 80433
 PHONE: (303) 674-6018
 EMAIL: PKSURV@AOL.COM

BOSSMAN SUBDIVISION
 A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4
 SECTION 12, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF JEFFERSON, STATE OF COLORADO.
 SHEET 3 OF 3

EASEMENT RECEPTION NO. F0912167 LINE DATA

Id	Bearing	Distance
L1	N 85°10'48" E	155.36'
L2	S 08°45'04" E	60.14'
L3	S 85°10'48" W	164.52'
L4	N 00°01'16" W	60.21'

EASEMENT RECEPTION NOS. F2104754 & F2049144 LINE DATA

Id	Bearing	Distance
L5	N 83°29'28" W	109.92'
L6	N 82°52'48" W	72.16'
L7	N 82°04'16" E	182.59'
L8	N 00°02'38" E	46.59'

EASEMENT RECEPTION NOS. F2104761, F2104758 & F2136036 LINE DATA

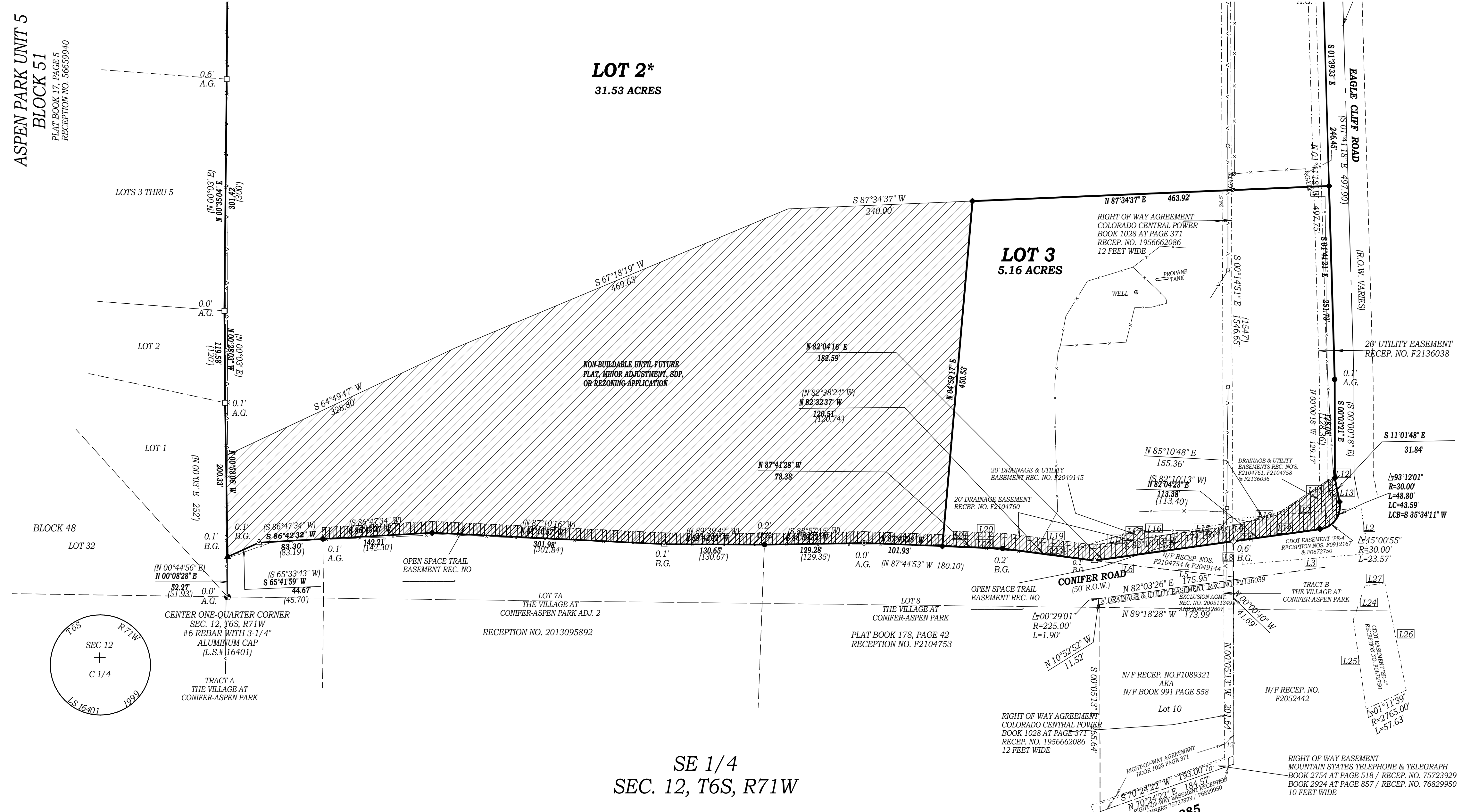
Id	Bearing	Distance
L9	N 00°00'40" W	20.19'
L10	N 73°01'50" E	64.42'
L11	N 56°32'43" E	83.90'
L12	S 10°02'25" E	3.08'
L13	(S 00°00'18" E)	31.60'
	(S 11°01'48" E)	(31.84')
L14	N 82°04'23" E	113.38'
	(N 82°10'12" E)	(113.40')

EASEMENT RECEPTION NO. F2049145 LINE DATA

Id	Bearing	Distance
L15	N 00°00'40" W	20.19'
L16	S 66°08'32" E	29.15'
L17	N 52°47'39" E	31.22'
L18	N 82°10'12" E	21.89'
L19	N 82°38'24" W	118.63'
L20	N 87°44'53" W	65.13'
L21	S 02°15'07" W	20.00'
L22	S 87°48'35" E	64.47'
L23	(S 87°44'53" E)	(64.24')
	(N 82°38'24" W)	(120.74')
L7	N 82°04'16" E	182.59'
	(N 82°10'12" E)	(171.42')

EASEMENT RECEPTION NO. F0872750 LINE DATA

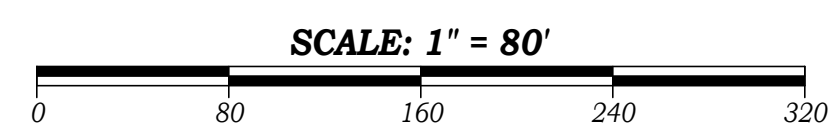
Id	Bearing	Distance
L24	S 18°55'57" W	46.58'
L25	S 08°12'12" E	117.18'
L26	N 11°16'26" W	142.32'
L27	S 81°04'36" W	26.25'
	(S 81°04'30" W)	



- LEGEND:**
- ◆ - INDICATES 18" #4 REBAR WITH 1" ORANGE PLASTIC CAP (L.S. #25633) SET, THIS SURVEY.
 - - INDICATES #3 REBAR (NO CAP) FOUND, THIS SURVEY.
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 - x—x— - INDICATES FENCELINE.
 - ^—^— - INDICATES OVERHEAD UTILITY LINE.
 - N/F - REPRESENTS INITIALISM "NOW OR FORMERLY."

A.G. - INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE.
 B.G. - INDICATES DISTANCE MONUMENT IS BELOW GROUND SURFACE.

— — — — — INDICATES PROPOSED OPEN SPACE EASEMENT



REVISION BLOCK
 REVISION 1) 24 FEBRUARY, 2022
 REVISION 2) 10 AUGUST, 2022
 REVISION 3) 10 JANUARY, 2024

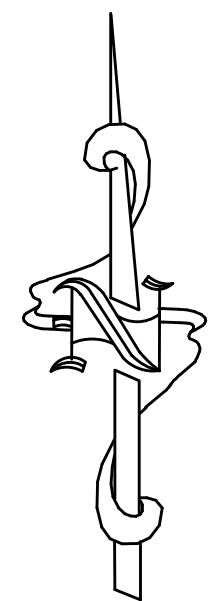
MAP PREPARED: 24 FEBRUARY, 2021

PREPARED BY:
 AMERICAN SURVEYS, LLC
 PROFESSIONAL LAND SURVEYORS
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 CONIFER, COLORADO 80433
 PHONE: (303) 674-6018
 EMAIL: PKSURV@AOL.COM

BOSSMAN SUBDIVISION SUPPLEMENTAL GRAPHIC

CASE NO. 21-136119PF

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO.



SCALE: 1" = 100'



NW 1/4
SEC. 12, T6S, R71W

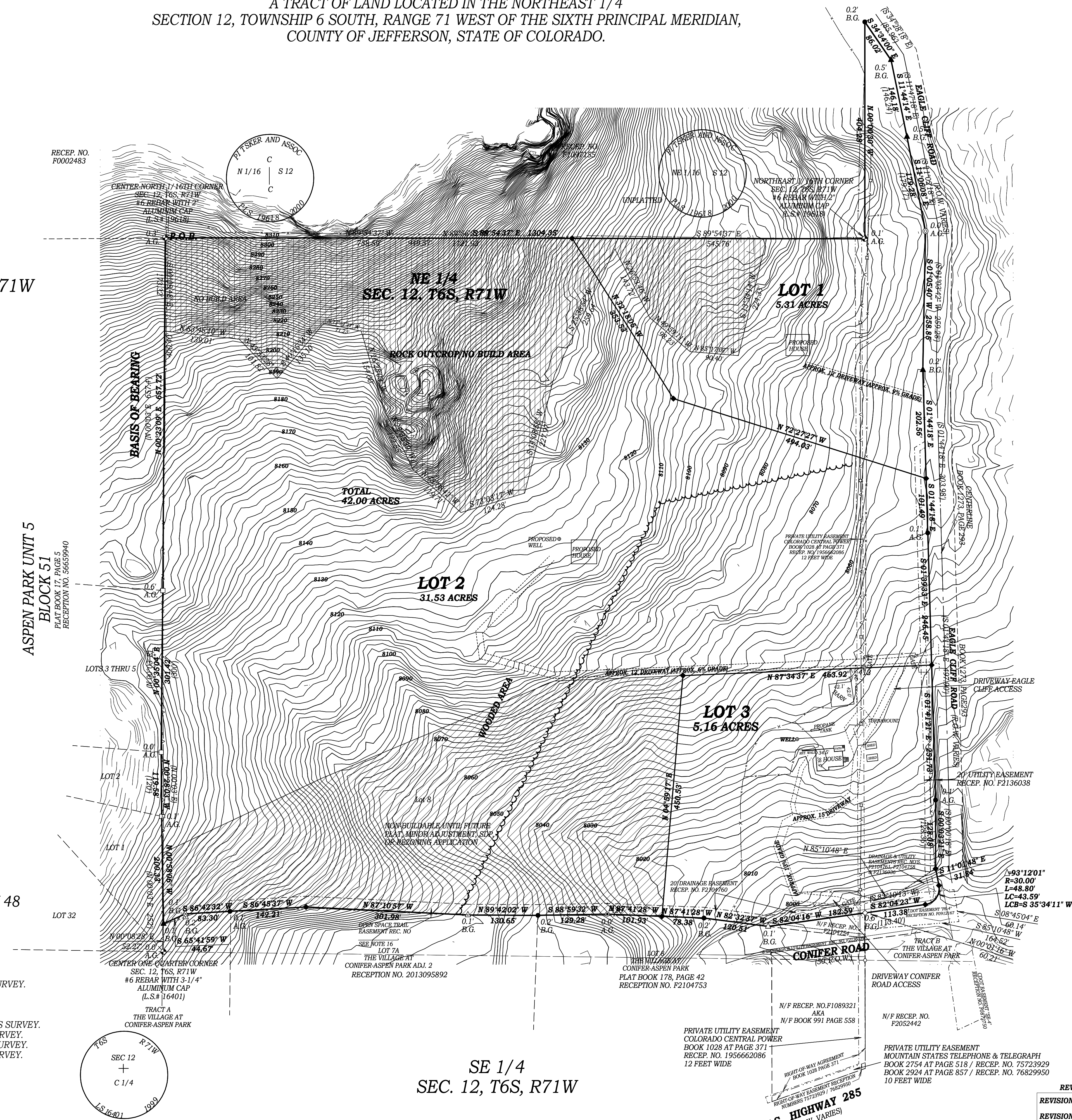
NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE A PARCEL OF LAND INTO 3 SINGLE FAMILY LOTS.
2. THE 100 YEAR FLOODPLAIN DOES NOT EXIST WITHIN THE BOUNDARY OF THIS SUBDIVISION PER FIRM 08059C0370F, EFFECTIVE DATE 2/5/2014.
3. THERE ARE NO AREAS OF MINERAL RESOURCES OR NATURAL HAZARDS IN THIS PLAT.
4. HISTORICAL, PALEONTOLOGICAL AND ARCHEOLOGICAL SITES DO NOT EXIST IN THIS PLAT.
5. THERE ARE NO PUBLIC AREAS IN THIS PLAT.
6. THERE ARE SIGNIFICANT ROCK OUTCROPS WITHIN THIS PLAT.
7. THIS SUBDIVISION WILL NOT HAVE ANY MATERIAL EFFECT ON KEY FACILITIES.
8. SEWAGE DISPOSAL SHALL BE INDIVIDUAL DISPOSAL SYSTEMS
9. WATER SUPPLY SHALL BE PROVIDED BY PRIVATE WELL
10. TOTAL EXPECTED AVERAGE DAILY WATER REQUIREMENTS 300 GALLONS PER UNIT, 900 GPD
11. TOTAL EXPECTED AVERAGE DAILY SEWAGE REQUIREMENTS 450 GPD PER UNIT
12. NO BUILDINGS EXIST, NOR SHALL BE CONSTRUCTED, IN NO BUILD AREAS, DRAINAGE WAYS AND AREAS WITH STEEP SLOPES.
13. NUMBER OF LOTS: 3, SIZE OF SMALLEST LOT 5.16 AC.
14. THERE ARE EXISTING BUILDINGS WITHIN THIS SUBDIVISION, WHICH WILL REMAIN.
15. DEVELOPMENT IS IN THE ELK CREEK FIRE PROTECTION DISTRICT.
16. THERE ARE NO FIRE HYDRANTS OR CISTERNS IN THE AREA. ALL FUTURE RESIDENTIAL STRUCTURES BUILT ON LOTS WILL BE REQUIRED TO HAVE INTERNAL FIRE SPRINKLERS AND ANY PLANS SUBMITTED FOR BUILDING PERMITS ON THESE LOTS WILL INDICATE THE INSTALLATION OF THE INTERNAL FIRE SPRINKLER SYSTEM.
17. CONTOUR INTERVALS WERE OBTAINED JEFFERSON COUNTY LIDAR DATA.

ASPEN PARK UNIT 5
BLOCK 51
PLAT BOOK 17, PAGE 5
RECEPTION NO. 56659940

BLOCK 48

SE 1/4
SEC. 12, T6S, R71W



- ### LEGEND:
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B.G. - INDICATES DISTANCE MONUMENT IS BELOW GROUND SURFACE.

OWNERS / DEVELOPER
ANNE K. AND MARK S. BOSSMAN
9425 EAGLE CLIFF RD
CONIFER, CO 80433
PHONE: 303-718-3598

MAP PREPARED: 24 FEBRUARY, 2021

PREPARED BY:
AMERICAN SURVEYS, LLC
PROFESSIONAL LAND SURVEYORS
26689 PLEASANT PARK ROAD
CONIFER, COLORADO 80433
PHONE: (303) 674-6018
EMAIL: PKSURV@AOL.COM

REVISION BLOCK
REVISION 1) 24 FEBRUARY, 2022
REVISION 2)

FILE NO. 20-458
SUPPLEMENTAL
PAGE



Planning &
Zoning Division

DEVELOPMENT REPORT

Preliminary Supplemental Information

Name of Plat	Date
Bossman Subdivision	1/17/24
Name of Applicant(s)	Case Number
Mark and Anne Bossman	21-136119PF

The following information is being submitted as required by 4 of the Jefferson County Land Development Regulations.

Subdivision

Name
Bossman Subdivision

Owner

Name
Mark and Anne Bossman

Phone
303-718-3598

Street
9425 Eagle Cliff Road

City
Conifer

State
CO

ZIP
80433

Developer

Name

Phone

Street

City

State

ZIP

Water Source (✓ check which type)

Well

Well Permit # / Water Court Decree
156090 / 2004CW0161

Central Distribution System

Estimated GPD Required

Sewage Disposal (✓ check which type)

Central Sewage Facility

Estimated GPD to be treated

Septic System

Fire Protection (✓ check which type)

Cistern

Gallon capacity

Hydrant

Fire Flow of Hydrant(s)

Fire protection will be provided with Fire Sprinklers

Applicant's signature (required)

Mark Bossman

Date

1/17/2024

MAPS



Case Number: 21-136119PF

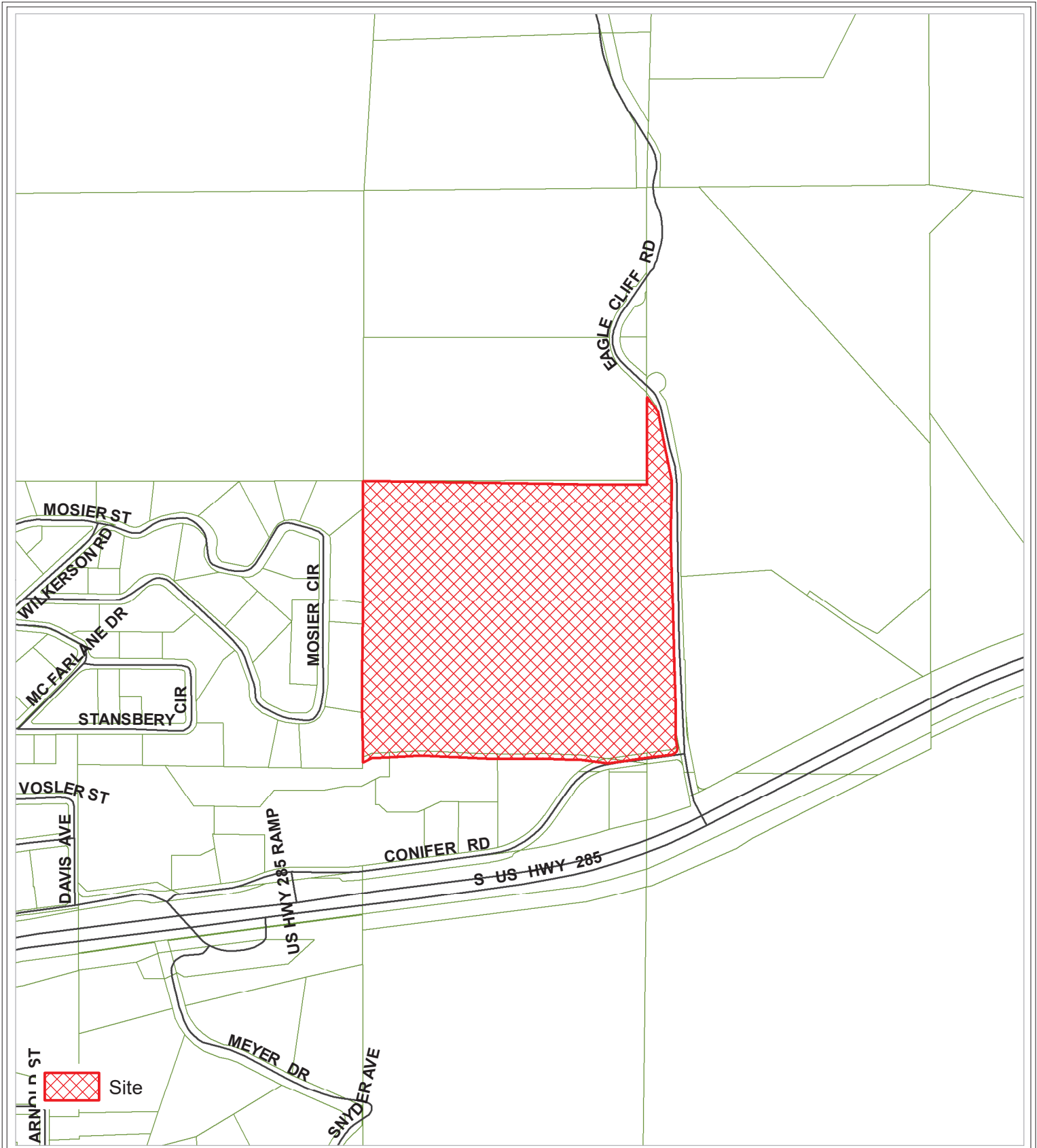
Location: Section 12, T6S, R71W



JEFFERSON
COUNTY COLORADO

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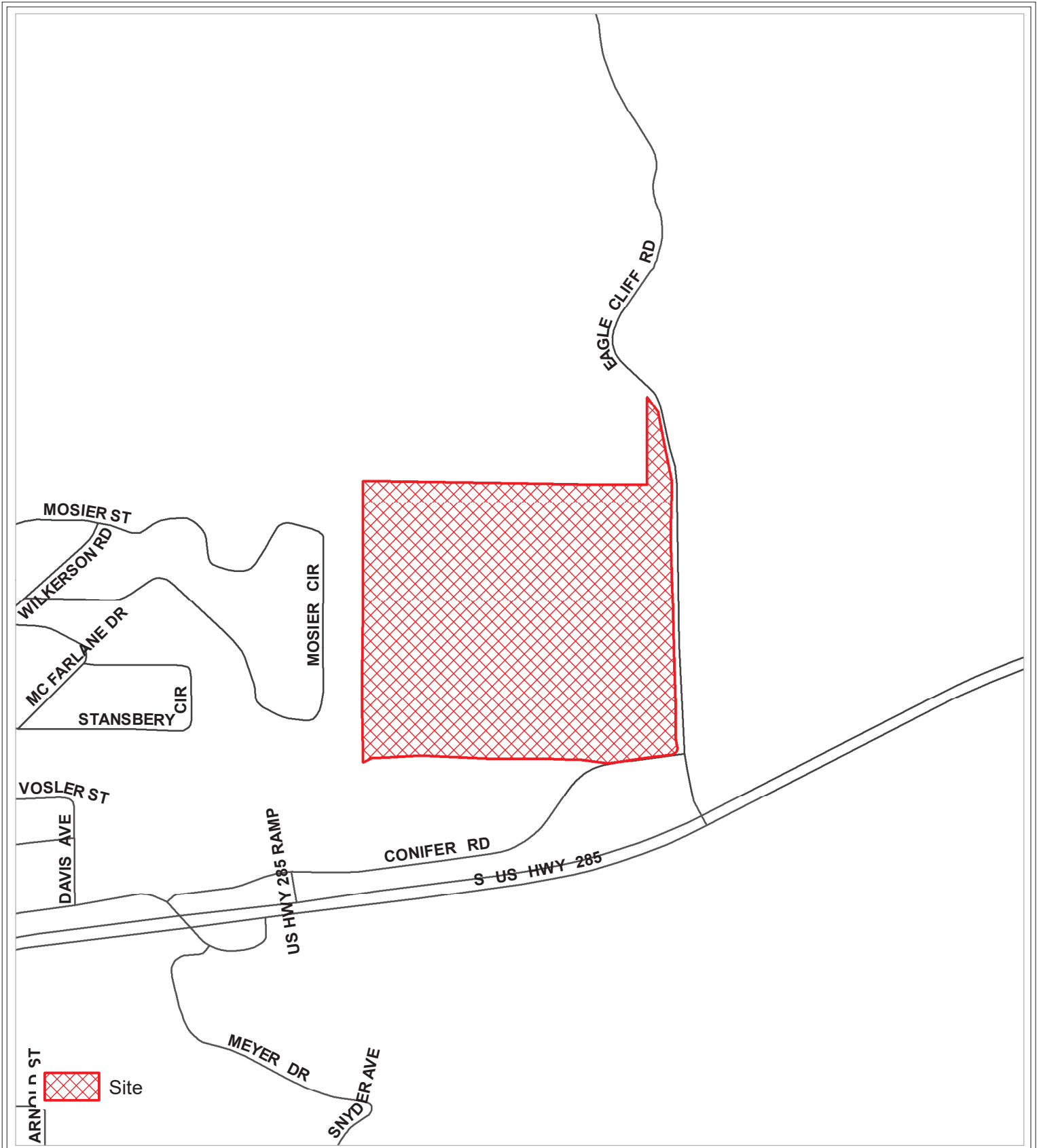
Case Number: 21-136119PF
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 COUNTY COLORADO

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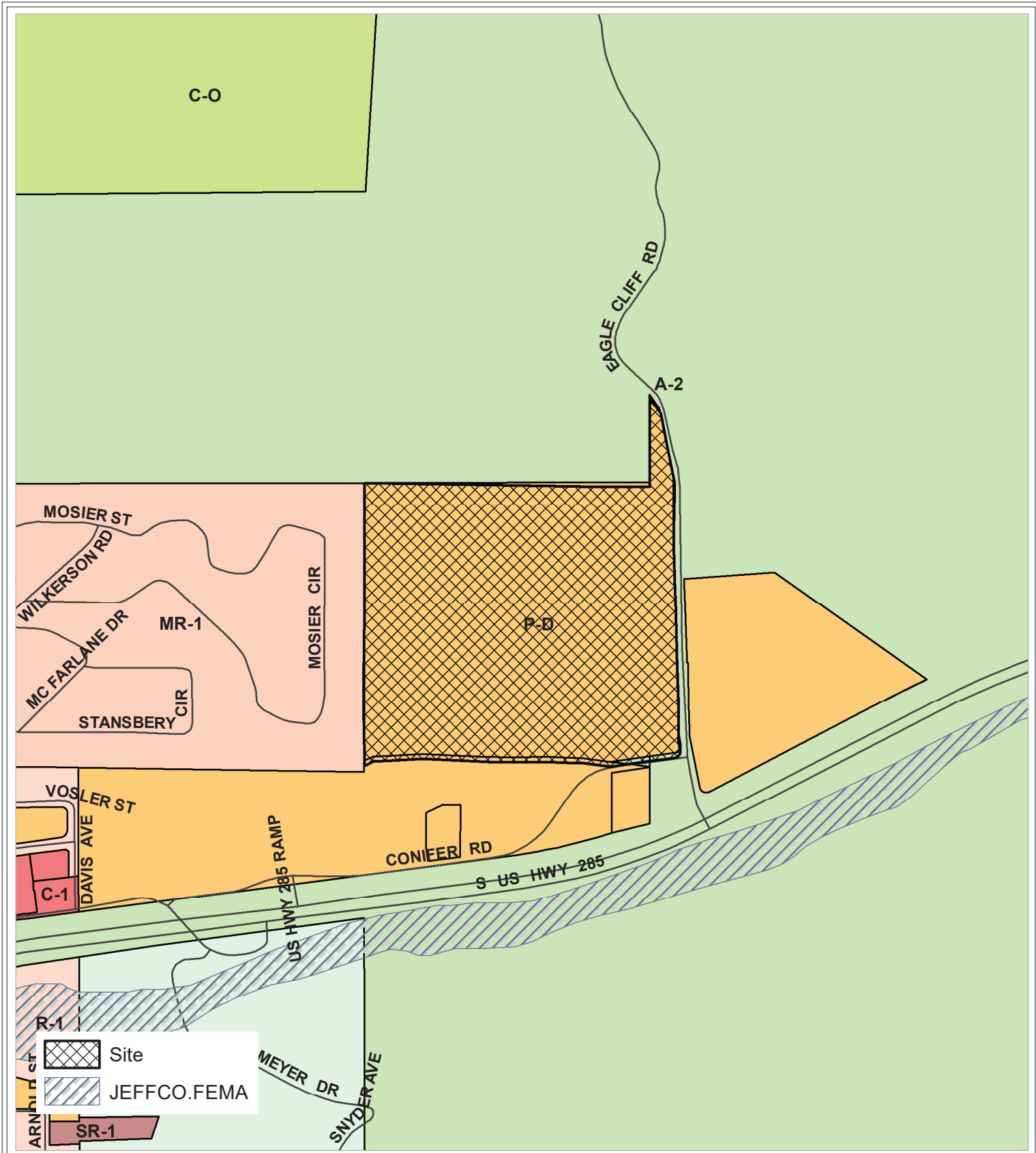
Case Number: 21-136119PF
Location: Section 12, T6S, R71W



JEFFERSON
 COUNTY COLORADO

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Case Number: 21-136119PF
Location: Section 12, T6S, R71W



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NOTIFICATION SUMMARY

Case Number 21-136119PF

As a requirement of the Jefferson County Zoning Resolution, the following Level 1 notification was provided for this proposal.

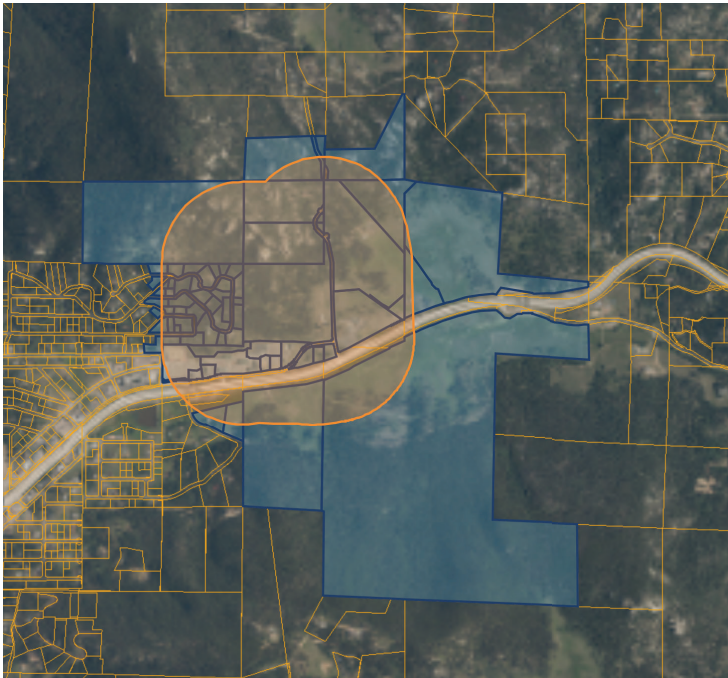
1. Notification of this proposed development was mailed to property owners within a 1/4 mile radius of the site and Registered Associations located within a two mile radius of the site.

These radii are shown on the maps below. The initial notification was mailed at the time of the first referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission and the Board of County Commissioners.

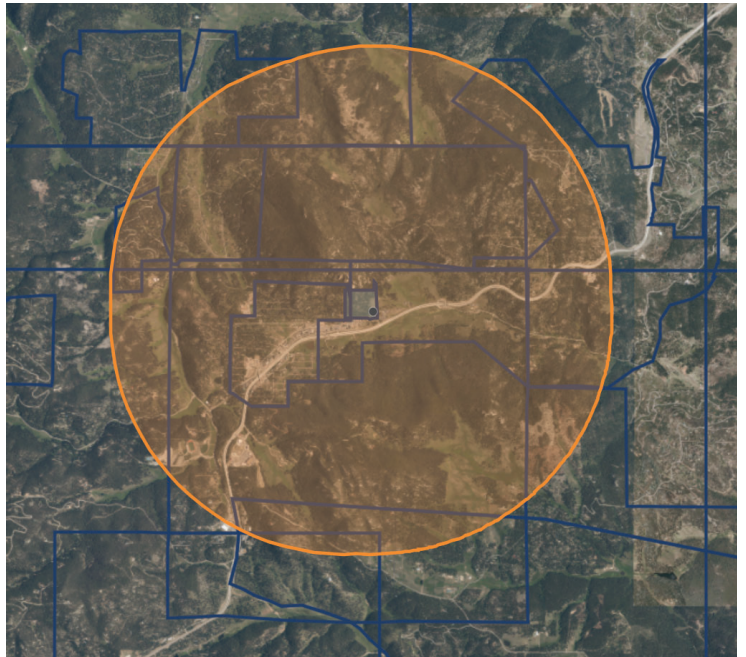
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.

Lists of the specific property owners and registered associations that received notification are attached to this summary.

Property Owners



Registered Associations



Owner	Mail Address	Mail Loc	Mail Zip
FIRSTBANK OF EVERGREEN	12345 W COLFAX AVE	LAKESWOOD, CO	80215
ARCHDIOCESE OF DENVER THE	1300 S STEELE ST	DENVER, CO	80210
OHLER GEORGE E II	16310 DELOZIER	HOUSTON, TX	77040
GKT VILLAGE AT ASPEN PARK PG 1 LLC	211 N STADIUM BLVD	COLUMBIA, MO	65203
CURRENT RESIDENT	24962 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25002 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25021 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25111 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25161 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25241 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25242 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25301 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25322 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25323 STANSBERY CIR	CONIFER, CO	80433
CURRENT RESIDENT	25362 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25382 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25472 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25501 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25504 STANSBERY CIR	CONIFER, CO	80433
CURRENT RESIDENT	25511 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25532 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25543 STANSBERY CIR	CONIFER, CO	80433
CURRENT RESIDENT	25561 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25594 STANSBERY CIR	CONIFER, CO	80433
CURRENT RESIDENT	25612 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25621 MOISER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25623 STANSBERY CIR	CONIFER, CO	80433
CURRENT RESIDENT	25634 STANSBERY CIR	CONIFER, CO	80433
CURRENT RESIDENT	25653 MOSIER ST	CONIFER, CO	80433
CURRENT RESIDENT	25656 WILKERSON RD	CONIFER, CO	80433
CURRENT RESIDENT	25681 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	25692 MOSIER CIR	CONIFER, CO	80433
CURRENT RESIDENT	4105 E GIRARD AVE	DENVER, CO	80222
ASPEN PARK LLC	413 W HOPKINS AVE	ASPEN, CO	81611
ROBERT D JOHNSTON REVOCABLE LIVING TRUST	4326 SEA MIST DR	NEW SMYRNA BEACH, FL	32169
ASPEN PARK METROPOLITAN DISTRICT	6399 FIDDLERS GREEN CIR	GREENWOOD VILLAGE, CO	80111
CURRENT RESIDENT	719 N HAWKINS AVE	AKRON, OH	44313
ASPEN PARK INVESTORS	8235 DOUGLAS AVE 1300	DALLAS, TX	75225
CURRENT RESIDENT	8553 S AULT LN	MORRISON, CO	80465
CURRENT RESIDENT	9055 EAGLE CLIFF RD	CONIFER, CO	80433
CONIFER PROPERTY LLC	9074 EAGLE CLIFF RD	CONIFER, CO	80433
BACHER FAMILY TRUST	9185 EAGLE CLIFF RD	CONIFER, CO	80433
ROBINSON FAMILY LIVING TRUST	9305 EAGLE CLIFF RD	CONIFER, CO	80433
CURRENT RESIDENT	9760 MEYER DR	CONIFER, CO	80433
CURRENT RESIDENT	P O BOX 633	CONIFER, CO	80433
CURRENT RESIDENT	PO BOX 1047	CONIFER, CO	80433

HOA Name	Email Address
ASPEN PARK IMPROV ASSN	miransl56@aol.com
BERRIEN RANCH UMBRELLA GROUP FOR EVERGREEN SOUTH (BRUGES)	rjcs@att.net
CONCERNED CITIZENS OF CONIFER	qatpartner@aol.com
CONIFER AREA COUNCIL	telebark@myedl.com
CONIFER RIDGE POA	rk.simonsen@att.net
Conifer & South Evergreen Community Committee (SoSECC)	cosecc.co@gmail.com
DOUBLEHEADER MOUNTAIN ASSN	PamSellsColoradoHomes@gmail.com
EVERGREEN MEADOWS HOA	secretary@emha.us
JEFFERSON COUNTY HORSE COUNCIL	franevers@centurylink.net
PLAN JEFFCO	mpoolet@gmail.com
PLEASANT PARK GRANGE NO 156	yjludwig@msn.com
PLEASANT PARK NEIGHBORHOOD ASSN	heatherfurger@gmail.com
RISE-UP	sharon.m.woods73@gmail.com
VALLEY HI RANCH ESTATES HOA	valleyhi@valleyhi.org

RELIEF

Administrative Decision Memorandum

Date: November 16, 2023

23-116273MVR Minor Variation Request

Related Cases: Preliminary and Final Plat - 21-136119PF
Alternate Standards Request - 23-116272ASR

Owner/Applicant: Mark and Anne Bossman

Location: 9425 Eagle Cliff Rd

Purpose: To allow relief from the requirement to follow portions of the "285 at Eagle Cliff Official Development Plan" graphic and notes to allow an Open Space trail to be relocated along the southern property line instead of as shown on the ODP graphic and the following:

1. Relief of the requirement to meet Landscaping Requirements regarding existing trees, preparation of a "forestry management plan" for Use Area 3 (ODP Notes XII. E. – H, LDR 4.C.19)
2. Relief of the requirement to establish a property owner's association for forest management (ODP Notes XII. E. - H)
3. Relief of the requirement to meet Circulation requirements that include a 15 foot wide pedestrian/horse trail easement and trail **to be constructed by the developer** (ODP Note XIII – emphasis added).
4. Relief of the requirement to meet Permitted Land Uses for Use Area 3, specifically the Jefferson County Open Space Trail (ODP Note III.C.2)

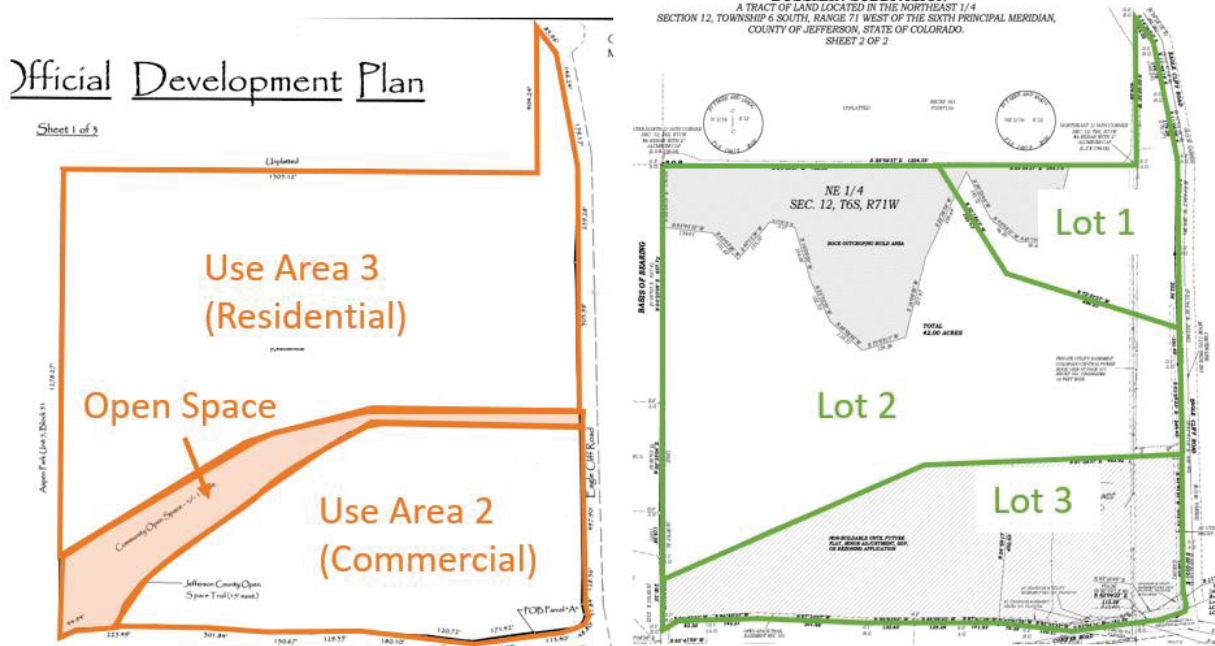
Case Manager: Laura Armstrong

Background / Discussion:

During the processing of a 3-lot subdivision at 9425 Eagle Cliff Rd (Bossman Subdivision, Case No 21-136119PF), the applicant asked for relief of the requirement to follow portions of the ODP graphic and notes to allow the trail to be relocated along the southern property line. The property is zoned Planned Development and follows the 285 at Eagle Cliff ODP (Rec No 2006144585, Figure 1, below).

The ODP graphic shows two use areas on the subject property: "Use Area 3 Residential" to the north, and "Use Area 2 Commercial" to the south. These use areas are separated by "Community Open Space" (Figure 1, left side). The proposed Lot 3 generally follows the commercial zoning (Figure 1, right side). There is also a "Jefferson County Open Space Trail (15' easmt)" shown along the southern part of the Open Space area in the ODP graphic. The applicant's current desired location is reflected in the proposed plat, which shows the trail along the southern property line of Lot 3. Staff and the applicant have coordinated with Jefferson County Open Space regarding the trail relocation. Open Space is supportive and working separately with the applicant to obtain a trail easement in the dimension required for actual trail construction. It is shown on the Plat with a blank for the reception number.

Figure 1. ODP (left) and Proposed Subdivision (right)



In addition to the specific request from the applicant, staff has determined that further relief of the ODP will be necessary to proceed as the applicant intends. Therefore this Minor Variation Request also includes the following:

5. Relief of the requirement to meet Landscaping Requirements regarding existing trees, preparation of a “forestry management plan” for Use Area 3 (ODP Notes XII. E. – H, LDR 4.C.19)
6. Relief of the requirement to establish a property owner’s association for forest management (ODP Notes XII. E. - H)
7. Relief of the requirement to meet Circulation requirements that include a 15 foot wide pedestrian/horse trail easement and trail **to be constructed by the developer** (ODP Note XIII – emphasis added).
8. Relief of the requirement to meet Permitted Land Uses for Use Area 3, specifically the Jefferson County Open Space Trail (ODP Note III.C.2)

Applicant’s Rationale:

The applicant’s rationale is as follows, verbatim:

Originally the trail easement (ODP) was intended to separate Commercial and Residential Use Areas on our 42 acre property. Commercial zoning was included in our 2008 rezoning based on the proximity to the APMD sewage plant and the P&Z department commented that there would be no other sewage plants approved along the Conifer 285 Corridor.

The trail was to help act as a break between use areas.

Today in 2023 with many still vacant commercial store fronts and unsold land our hope is to be able to subdivide this property and build a new family home while retaining our old home and property for our family. Relocating the Easement to the south property line will keep the family areas together. Please refer to Note # 16 on Plat document.

The Open Space department is acceptive of this new alignment for the Trail Easement.

Applicable Regulations:

Section 1.1 of the Jefferson County Zoning Resolution allows the Director of Planning and Zoning to grant Minor Variations in order to facilitate the reasonable and expeditious processing of a development application. A Minor Variation may be granted for both onsite and offsite requirements for the following: Plats, Exemptions, Vacations, Minor Adjustments, Residential Structure Exclusions, Land Disturbance Permits, Floodplain Permits, Oil and Gas Production Drilling, and Site Development Plans. A Minor Variation may be granted for the offsite requirements of the following: Zonings, Special Uses or Site Approvals. Such variations shall be allowed only after a finding by the Director of Planning and Zoning that:

- a. Such variation(s) does not constitute a substantial change to the permitted land use(s), and that
- b. No substantial detriment to the public good, nor harm to the general purpose and intent of this Zoning Resolution will be caused thereby.

Referral:

This request was sent on a 2-week referral to internal agencies including Planning, Long Range Planning, Open Space and Planning Engineering. The referrals resulted in no objections or concerns with the request.

Notification:

Notice of this request was mailed to parent case notification area, and the minimum required 10 day public comment period has been met. Staff has received no comments regarding this case.

Analysis

Staff finds the Minor Variation requests do not constitute a substantial change to the permitted land use(s) and will not cause a substantial detriment to the public good, nor harm to the general purpose and intent of the Zoning Resolution. Staff findings are based upon the following:

1. Relief as proposed would allow the trail to be moved from the edge of the "Community Open Space" to the southern property line. The requirement for an Open Space trail is preserved. The location on the southern property line is preferred by the applicant and is supported by Jefferson County Open Space. The applicant is working with Open Space to dedicate the trail easement by separate document.
2. The +/- 1 acre of "Community Open Space" required by the 285 at Eagle Cliff ODP (Rec No 2006144585) is not modified by this MVR. Staff recommends the owner work with Staff to understand the boundaries of the "Community Open Space" if/when any commercial development is planned in this area.
3. Open Space has agreed to construct and maintain the trail.
4. The Colorado State Forest Service (CSFS) provided comments in the first referral of the Plat (Case No. 21-136119PF) indicating a forest management plan was not necessary. Staff finds that the "proper forestry management and wildfire mitigation for each of the proposed residential lots" (ODP Note XII.F) can be provided with Defensible Space requirements at the time each lot is developed. Because the ODP anticipated a larger subdivision, a forestry management plan was logical. However, since the plat is adding only two additional residential lots, staff agrees with the recommendation of CSFS. In lieu of a full forestry management plan, staff supports relying on the Defensible Space permit for each lot, with an extra requirement that the Defensible Space shall include fuelbreaks along property lines and driveways.
5. The ODP requirement for an HOA was directly tied to the forest management plan. Since there will be only two new lots, an HOA is unwarranted.
6. There were no objections to this request from referral agencies.

7. There were no objections to this request as a result of the public notification.

Staff Recommendation:

For the reasons indicated within this report, Staff recommends **approval** of the applicant's request subject to approval of 21-136119PF in accordance with County regulations with the following conditions:

1. The Equestrian and Pedestrian Open Space Trail shall be relocated along the southernmost boundary of the Planned Development. The trail easement between the applicant and Jeffco Open Space shall be recorded prior to or concurrently with the Plat.
2. The applicant shall add a Plat note stating that a Forestry Management Plan per ODP Note XII.F and LDR 4.C.19 is waived for this subdivision.
3. The applicant shall add a Plat note stating that prior to issuance of a Building Permit, Defensible Space requirements for each lot shall include fuel break thinning along any roads or driveways and property lines.

Decision:

Pursuant to Section 1.I. of the Jefferson County Zoning Resolution, the Director of Planning and Zoning, renders this decision on the requested Minor Variations:

- Minor Variations Granted subject to approval of 21-136119PF
 Minor Variations Granted with Changes _____
 Minor Variations Denied

Christopher B. O'Keefe

Christopher B. O'Keefe
Director of Planning and Zoning

November 27, 2023

Date



Administrative Decision Memorandum

Date: September 19, 2023

23-116272ASR Alternative Standard Request

Related Cases: Preliminary and Final Plat - 21-136119PF
Minor Variation Request - 23-116273MVR

Owner/Applicant: Mark and Anne Bossman

Location: 9425 Eagle Cliff Rd

Purpose: Relief of complete chemical analysis on Well Water Supply Report Summary

Case Manager: Laura Armstrong

Background / Discussion:

During the processing of a 3-lot subdivision at 9425 Eagle Cliff Rd (Bossman Subdivision, Case No 21-136119PF), the applicant asked for relief providing the complete chemical analysis on the Well Water Supply Report Summary form. The applicant provided test results for 17 of the 37 parameters from a representative well on the property. The initial test result for total coliform was "present" and the initial test result for e. coli was "absent". The re-test for both total coliform and e. coli was "absent". None of the remaining 16 test results exceeded the standards.

Applicant's Rationale:

The applicant's rationale is as follows, verbatim:

We are requesting an ASR waiver of the full Jefferson County water analyses test. We have submitted a limited result of the water tested by CDPHE, with their Deluxe Colorado Package. This is commonly used across Colorado for homeowners with private wells. As we understand this has been acceptable previously by P&Z for individual private wells.

We appreciate Jefferson County Public Health's role related to water test results submitted by P&Z and any of their recommendations of the water quality and potential treatment options. We are of the opinion the spirit of your request is fulfilled. Please take into consideration water quality information below from County, State and Federal websites for private wells.

Applicable Regulations:

Section 2.B of the Jefferson County Land Development Regulation allows the Director of Planning and Zoning to approve requests to use alternative standards/requirements than those specified in any Land Development Regulation requirement. The Land Development Regulation includes the Transportation Design and Construction Manual and the Storm Drainage Design and Technical Criteria. The following shall be considered for alternative standards/requirements of Land Development Regulation requirements:

- a. The applicant can demonstrate that alternate solutions or designs will not be detrimental to or contrary to the Purpose of this Regulation and will be in harmony with the general purpose and intent of the provision for which a waiver is sought.
- b. The applicant can demonstrate that strict compliance with such provision would be impossible or impractical.

Referral:

This request was sent on a 2-week referral to internal and external agencies including Planning, Geology, Planning Engineering, Public Health, and the Aspen Park Improvement Association. The referrals resulted in no objections with the request, however Staff does have some concerns that can be resolved by the conditions of approval listed in the Analysis section.

Notification:

Notice of this request was mailed to parent case notification area, and the minimum required 10 day public comment period has been met. Staff has received no comments regarding this case.

Analysis

Staff finds the Alternative Standards requests does not constitute a substantial change to the permitted land use(s), and will not cause substantial detriment to the public good, nor harm to the general purpose and intent of the Land Development Regulation. Staff findings are based upon the following:

1. Not providing full well water chemistry with the subdivision would mean that the owner or a potential buyer doesn't have the benefit of this information.
2. Aspen Park Improvement Association does not support relief, stating "pre-emptive testing will be in the best interest of both the developer and the future homeowners, as it will mitigate the potential financial burden that would arise from post-construction compliance."
3. Deferral of well water chemistry to a future building permit will result in more detailed well information for a future homeowner but shifts the burden and expense from the developer to the future homeowner.
4. Staff supports the request because the well water chemistry information is still required, just not with the subdivision. The Plat will need to include a note to state the requirements at the time of Building Permit. Public Health provided recommendations for two Plat notes that Staff supports.
5. There were no objections from referral agencies other than Aspen Park Improvement Association.
6. There were no objections to this request as a result of the public notification.

Staff Recommendation:

For the reasons indicated within this report, Staff recommends **approval** of the applicant's request subject to the following conditions and approval of 21-136119PF in accordance with County regulations:

1. Although the Uranium standard is not enforceable on a private well owner, LDR Section 21.C.1.a.(1)(c) requires that "Any exceedances of the Colorado Primary Drinking Water Regulations will be noted on the development plan document". As such, the Uranium exceedance must be noted on the development plan as a plat note. The following note shall be added to the Plat:
"A test result of a water sample collected on March 31, 2023, from a representative well on the property reported Uranium at 0.0372 milligrams/liter (mg/L). The Colorado Primary Drinking Water Standard for Uranium is 0.03 mg/L."
2. The owner/applicant will be required to complete the full chemical analysis for future wells on Lots 1 and 2 prior to approval of a Building Permit. The following note shall be added to the Plat:
"Before the certificate of occupancy is issued for the proposed new lots 1 and 2 on the Bossman Subdivision, a Well Water Supply Report Summary for each new well must be submitted and reviewed by Jefferson County Public Health."

Decision:

Pursuant to Section 2.B of the Jefferson County Land Development Regulation, the Director of Planning and Zoning, renders this decision on the request on the requested Alternative Standard Request:

- Alternative Standard Granted subject to conditions and approval of 21-136119PF
- Alternative Standard Granted with Changes _____
- Alternative Standard Denied

Chris O'Keefe

Christopher B. O'Keefe
Director of Planning and Zoning

September 27, 2023
Date



REFERRAL AGENCIES

Laura Armstrong

From: P&Z Admin
Sent: Monday, December 20, 2021 11:41 AM
Subject: 21-136119PF FIRST ELECTRONIC REFERRAL FOR PRELIMINARY AND FINAL PLAT

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Preliminary and Final Plat have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1st Referral part of the process. Please review the specific electronic documents related to the 1st Referral found [here](#). **Comments on the Preliminary and Final Plat should be submitted [electronically](#) to the Case Manager by the due date below.**

Case Type: Preliminary and Final Plat
Case Number: 21-136119PF
Case Name: Bossman Subdivision
Address: 9425 Eagle Cliff Road, Conifer, CO 80433
General Location: NW corner of intersection of Conifer Rd and Eagle Cliff Rd
Purpose: Subdivide 42 acre property into 3 lots for single family residential development
Comments Due: January 6, 2022
Case Manager: Laura Armstrong
Case Manager Contact Information: larmstro@jeffco.us 303-271-8715

The entire case file for this application can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file ([public documents](#)), to the Jeffco mapping system ([iMap](#)) and to the case tracking system ([general application details](#)).

<u>Internal Agencies:</u>	<u>External Agencies:</u>	<u>Registered Associations (HOA's)</u>
Addressing Assessor Cartography County Geologist Jeffco Public Health Planning/Zoning Administration Planning Engineering Open Space JeffCo Historical Commission Transportation and Engineering Road & Bridge District 4 Weed and Pest	Elk Creek Fire Protection District Jefferson County Public Schools (R-1 School District) Division of Water Resources, State Engineer's Office Colorado Geological Survey Jefferson Conservation District Colorado Department of Public Health and Environment US Fish and Wildlife Colorado Historical Society LUMEN Comcast Xcel Energy Core Electric Cooperative (formerly IREA) Post Office Colorado Parks and Wildlife	Aspen Park Improv Assn Berrien Ranch Umbrella Group for Evergreen South Concerned Citizens of Conifer Conifer Area Council Conifer Ridge POA Conifer & South Evergreen Community Committee Doubleheader Mountain Assn Evergreen Meadows HOA Jefferson County Horse Council PLAN Jeffco Pleasant Park Grange No 156 Pleasant Park Neighborhood Assn Rise-Up Valley Hi Ranch Estates HOA

REFERRAL COMMENTS

ADDRESSING

MEMO

To: Laura Armstrong
FROM: Christine Derby
SUBJECT: 21-136119PF 9425 Eagle Cliff Road
DATE: January 5, 2022

Addressing offers the following comments on this proposal:

1. The purpose of this Preliminary and Final Plat is to Subdivide 42-acre property into 3 lots for single family residential development.
2. Access for Lot 3 is off Eagle Cliff Road and proposed access for Lot 1 and 2 is off an internal private drive that comes off Eagle Cliff Road. This internal private drive will need to be named. Please contact Addressing (cderby@jeffco.us) to discuss the naming of this road and to submit suggested road names to verify if they will be allowed for use. The new road name will need to be spelled out completely on the Plat before it is approved and recorded.
3. There is a valid existing address, 9425 Eagle Cliff Road, in the addressing database. This address will be retained for Lot 3 and new addresses will be issued for Lot 1 and 2 once the plat is approved and recorded.

Please let me know if you have any questions.

Laura Armstrong

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, January 17, 2024 9:08 AM
To: Laura Armstrong
Cc: Rebecca Daleske
Subject: 21 136119 PF - Agency Response

Case Number: 21 136119 PF

Case Type: Preliminary - Final Plat

Case Name: Bossman Subdivision

Review: Cartographic

Results: Comments Sent (request re-review)

Review Comments: Written legal on plat needs to have recorded bearings and distances in parenthesis when they are different than the measured/surveyed information

Scheduled End Date:

Reviewer: Rebecca Daleske

Description: Subdivide the property into 3 lots for single family detached units.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



September 14, 2023

Matthew L. Morgan
State Geologist and
Director

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

Location:
SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 12,
T6S, R71W, 6th P.M.
39.5466, -105.2856

Subject: Bossman Subdivision – Preliminary and Final Plat
Case Number 21-136119PF, Jefferson County, CO; CGS Unique No. JR-22-0010

Dear Laura:

Colorado Geological Survey has reviewed the Bossman Subdivision preliminary and final plat resubmittal. The applicant proposes three lots on 42 acres at 9425 Eagle Cliff Road, Conifer. Lots 1 and 2 will each contain one single-family residence served by a well and septic, and Lot 3 includes an existing single-family home, driveway, well, and onsite wastewater system (OWS). With this resubmittal, we received a Rockfall Hazard Report (American Geoservices (AGS), January 13, 2023).

AGS's rockfall hazard report generally address our previous comments. AGS states (page 3), "There is a "low" rockfall hazard present at the site, provided all construction occurs south and east of the setback line shown in Figure 2 of the report." This assessment was based on procedures performed by AGS, however, the results of these procedures were not provided in AGS's report and, therefore, cannot be verified. **CGS recommends this setback line should be shown on the final plat and incorporated into the final building layout plans for Lot 2.** The rockfall hazard setback line does not extend into Lot 1, where a future home is proposed. Rockfall hazards should also be evaluated for Lot 1 prior to building permit issuance.

The following note from AGS's rockfall hazard report (page 3) should be included on the final plat and site plan: "AGS recommends that periodic visual site inspections should be performed by the client to identify the presence of freshly displaced boulders or severe erosion." CGS recommends that rockfall hazards be monitored during and after construction operations.

AGS's evaluation of the other geologic hazards associated with the site is valid. Provided AGS's recommendations are adhered to, and the items indicated in this letter are included in the final plat, CGS has no further objection to approval of the preliminary and final plat.

Thank you for the opportunity to review and comment on this project. If you have questions or need further review, please call me at (303) 384-2632 or email acrandall@mines.edu.

Sincerely,

A handwritten signature in cursive script that reads "Amy Crandall".

Amy Crandall, P.E.
Engineering Geologist



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Region Office
6060 Broadway
Denver, CO 80216

23 December 2021

Laura Armstrong
Jefferson County
Planning and Zoning
100 Jefferson County Parkway Ste 3350
Golden CO 80419
larmstro@jeffco.us
303.271.8715

RE: Case Number: 21-136119PF Bossman Subdivision. Preliminary and Final Plat. Subdivide 42 acre property into 3 lots for single family residential development.

Laura Armstrong,

Thank you for the opportunity to comment on the proposed 3 lot subdivision. The mission of the Colorado Parks and Wildlife is to protect, preserve, enhance, and manage wildlife and their environment for the use, benefit, and enjoyment of the people of Colorado and its visitors. One of the ways we achieve our mission is to comment on land use proposals such as the request we received from you. Our goal is to provide complete, consistent, and timely information to all entities who request comments on matters within our statutory authority and our mission.

I have had the opportunity to review the proposed minor subdivision after receiving this land-use proposal. The site provides wildlife habitats of low value for species including mule deer, black bear, elk, mountain lion, bobcat, Abert's squirrel, pine squirrel, and various bird species. This location is small and in close proximity to commercial development, subdivision roads, and US Hwy 285. The site is considered a lower value due to the small size, fragmentation caused by nearby roads, and the highway adjacent to the subdivision.

As with any development, the amount of available habitat for wildlife will be reduced. There is a cumulative impact of development on wildlife. Without large, undeveloped habitats, wildlife does not thrive or function naturally. Wildlife communities shift from numerous diverse species to less numerous and like species. Adaptable and often nuisance species of wildlife often increase while other more desirable species become less abundant. This area historically has been of high value to species such as deer, elk and bear that utilize the area as a natural migration corridor. Over the last 10 to 15 years, the effectiveness of this habitat has declined



due to increased use on US Hwy 285 and other development in the immediate area.

This property is considered low habitat quality for most wildlife species because of past development, thus the development of this property will likely have negligible additional impacts on wildlife in the immediate area.

Bears are occasionally seen in the immediate area and there are sometimes conflicts with bears and development. It is imperative that bear-proof trash cans are used and landscaping should incorporate native trees, shrubs, and grasses.

Another consideration would be to utilize wildlife-friendly fences on the property to minimize entanglement of wildlife and to allow for uninhibited movements across the property. The recommendations that you provided are adequate:

Any fencing proposed within this development shall be wildlife friendly material and design. Ideal fencing should be highly visible and should allow wildlife the ability to jump over or crawl under. The fencing can be all wood or wood with metal wire, as described below:

- *Fencing wire placed on the side of the fence posts where the domestic animals are located;*
- *Smooth wire or rounded rail for the top, smooth wire on the bottom;*
- *Height of top rail or wire should be 42" or less;*
- *At least 12" between the top two wires;*
- *At least 16" between the bottom wire or rail and the ground;*
- *Posts at minimum 16' intervals;*
- *Gates, drop-downs, removable fence sections or other passages where animals concentrate and cross;*
- *Using a rail, high-visibility wire, flagging or other visual markers for the top.*

The following links may assist you in making additional management decisions for this property or others.

Living with Bears:

<http://cpw.state.co.us/learn/Pages/LivingwithWildlifeWildBears.aspx>

Fencing resources:

<http://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf>

Thank you again for the opportunity to comment on the development project. Local Wildlife Officer Scott Murdoch can answer any questions you may have regarding the wildlife in the area. He can be reached at 303-514-4998 or at scott.murdoch@state.co.us.

Page 3 - BOSSMAN SUBDIVISION

Respectfully,

Mark Lamb

Mark Lamb
Area Wildlife Manager

Cc: Leslie, Schaller, Murdoch, file

Laura Armstrong

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Tuesday, July 12, 2022 9:10 AM
To: Laura Armstrong
Subject: --{EXTERNAL}-- RE: 21-136119PF- Electronic 2nd Referral

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

Dear Ms. Armstrong;

CORE Electric Cooperative approves the final plat. CORE Electric Cooperative is the successor to Colorado Central Power's 12-foot easement and will retain those rights.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop [core.coop].



The Energy to Thrive™ [core.coop]



[core.coop][twitter.com][facebook.com][instagram.com][linkedin.com]

From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Tuesday, June 28, 2022 5:03 PM
Subject: 21-136119PF- Electronic 2nd Referral

CAUTION:

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ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Preliminary and Final Plat have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1st Referral part of the process. Please review the specific electronic documents related to the 2nd Referral found [HERE \[nam12.safelinks.protection.outlook.com\]](mailto:nam12.safelinks.protection.outlook.com). **Comments on the Preliminary and Final Plat should be submitted electronically to the Case Manager by the due date below.**

Case Type: Preliminary and Final Plat
Case Number: 21-136119PF
Case Name: Bossman Subdivision
Address: 9425 Eagle Cliff Road, Conifer, CO 80433
General Location: NW corner of intersection of Conifer Rd and Eagle Cliff Rd
Purpose: Subdivide 42 acre property into 3 lots for single family residential development
Comments Due: July 12, 2022
Case Manager: Laura Armstrong
Case Manager Contact Information: larmstro@jeffco.us 303-271-8715

The entire case file for this application can be viewed [HERE \[nam12.safelinks.protection.outlook.com\]](mailto:nam12.safelinks.protection.outlook.com).

Referrals:

Internal Agencies:

Assessor
Cartography
County Geologist
Jeffco Public Health
Planning/Zoning Administration
Planning Engineering
Open Space

External Agencies:

Elk Creek Fire Protection District
Division of Water Resources, State Engineer's Office
Colorado Geological Survey
LUMEN
Comcast
Xcel Energy
Core Electric Cooperative (formerly IREA)

Laura Armstrong

From: Brokl,Emma <Emma.Brokl@colostate.edu>
Sent: Thursday, January 13, 2022 11:09 AM
To: Laura Armstrong
Subject: --{EXTERNAL}-- RE: 21-136119PF - Bossman Subdivision

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

Hi Laura,

Regarding this case (21-136119PF), CSFS has the following response:

X **The Colorado State Forest Service does not need to receive any further referrals on this case.** No site visit or forest management plan is necessary for the proposed action on this property. Either we have no concerns, or our concerns for the proposed action on this property would be addressed with the defensible space requirements of a County building permit. See additional comments below.

Additional Comments

The Preliminary Application for 9425 Eagle Cliff Road, Conifer, CO 80433 is to rezone to subdivide the 42 acre property into 3 lots for single family residential development. Defensible space will need to be completed on the new build on Lot 2. If the driveway extends beyond the minimum 100 feet of defensible space thinning, maintain at least 10 feet between tree crowns, thinning them a minimum of 30 feet back from each side of the driveway from the house to the main access road/property boundary. No further review is needed for this case.

Regards,

Emma Brokl

Forester – Golden Field Office, NE Area

Colorado State Forest Service

1504 Quaker St., Golden, CO 80401

303-279-9757

emma.brokl@colostate.edu



The mission of the Colorado State Forest Service is to achieve stewardship of Colorado's diverse forest environments for the benefit of present and future generations.

From: Laura Armstrong [mailto:larmstro@co.jefferson.co.us]
Sent: Wednesday, January 12, 2022 2:38 PM
To: Brokl, Emma <Emma.Brokl@colostate.edu>
Subject: 21-136119PF - Bossman Subdivision

**** Caution: EXTERNAL Sender ****

Emma,

Does CSFS have any comments on the proposed Bossman Subdivision? Referral document information in the attachment.

Best,

Laura Armstrong
Civil Planning Engineer

Jefferson County
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419
Office: 303-271-8715
larmstro@jeffco.us | planning.jeffco.us



Due to staffing shortages, Planning and Zoning can no longer accommodate customers without an appointment. We are now open by appointment only (both virtual and in-person). We will resume serving customers without an appointment once new staff are hired. For the convenience and safety of the public and our staff, virtual appointments are encouraged. Many staff are still working remotely to provide online and virtual services Monday through Thursday. County offices are closed on Fridays. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

Laura Armstrong

From: Vargas-Johnson - DNR, Javier <javier.vargasjohnson@state.co.us>
Sent: Tuesday, December 5, 2023 1:38 PM
To: Laura Armstrong
Cc: howlingskyranch@centurylink.net
Subject: --{EXTERNAL}-- 21-136119PF Bossman Subdivision

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Ms. Armstrong,

The applicant for the Bossman Subdivision Preliminary and Final Plat, case no. 21-136119PF, has submitted an application to re-permit the existing well as requested in our comments dated July 12, 2022. Accordingly, our office has no further concerns with the proposed subdivision. The new permit for the existing well will only be issued if and when the subdivision has been approved.

Please let me know if you have any questions.

Javier Vargas-Johnson
Water Resources Engineer



P 303-866-3581x8227

1313 Sherman St., Suite 821 Denver CO 80203

javier.vargasjohnson@state.co.us | <https://dwr.colorado.gov/> [dwr.colorado.gov]



ELK CREEK FIRE PROTECTION DISTRICT

11993 Blackfoot Road P.O. Box 607 Conifer, CO 80433

September 8, 2023

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

RE: 21-136119PF - BOSSMAN SUBDIVISION - 3rd REFERRAL COMMENTS

To Whom It May Concern:

Based on the information reviewed at this time, the Elk Creek Fire Protection District has the following comments:

1. FIRE PROTECTION WATER SUPPLIES:

- a. Note 13 of the Plat revisions dated August 10, 2022 states: "ALL NEW DWELLINGS REQUIRING A BUILDING PERMIT MUST HAVE FIRE SPRINKLERS THAT ARE APPROVED BY THE FIRE PROTECTION DISTRICT."

This is acceptable as an alternative for the area not having an approved fire protection water supply.

Please email me at rrush@elkcreekfire.org if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read "RR", written over a light blue horizontal line.

Rachel Rush
Fire Marshal
Elk Creek Fire Protection District

Laura Armstrong

From: AUTOMAILER@JEFFCO.US
Sent: Sunday, August 14, 2022 5:57 PM
To: Laura Armstrong
Cc: Pat OConnell
Subject: 21 136119 PF - Agency Response

Case Number: 21 136119 PF

Case Type: Preliminary - Final Plat

Case Name: Bossman Subdivision

Review: County Geologist

Results: Comments Sent (no further review)

Review Comments:

previous comments addressed

Scheduled End Date: 07/12/2022

Reviewer: Pat O Connell

Description: Subdivide the property into 3 lots for single family detached units.



January 26, 2022

Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80219

Subject: 21-136119PF; Bossman Subdivision

Attention: Laura Armstrong

Thank you for notifying Jefferson Conservation District (JCD) of the comment period for the above-mentioned proposal, which is to subdivide the 42 acre property into 3 lots for single family residential development. We apologize for our late comments.

Soils

The following comments are based on a review of soil types and their impacts on development using tools from the online USDA-NRCS Web Soil Survey.

Gravelly sandy loam is the dominant soil type, to a depth of at least 13 inches and a restrictive layer may be encountered at more than 80 inches. While this soil type does not generally experience significant swelling, a geotechnical report would better characterize the soils and any risk for building foundations.

Corrosion from Soils

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a higher risk of corrosion. Steel or concrete in installations that intersect soil boundaries or soil layers are more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion is mostly low with some moderate areas in the southeast portion of the property, and is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity. For concrete, the risk of corrosion is moderate to low; it is based on soil texture, acidity, and amount of sulfates in the saturation extract. The applicant may wish to consider corrosion risks when designing underground piping.

Noxious Weeds

With soil disturbance, potential for noxious weed establishment and spread will be increased. Special consideration should be given to the monitoring and control of weeds given the close proximity of a large amount of open space around the property. The ecological integrity of these open-space lands relies on a robust native plant community that is under constant pressure from noxious weeds. Managing weeds before, during, and after construction is recommended.

The Colorado Department of Agriculture website has educational resources for landowners to identify and manage noxious weeds. JCD can also provide technical assistance to landowners.

Wildfire

The presence of trees, shrubs, and grasses, at varying densities on and surrounding this property mean that surface-fire and crown-fire could potentially occur on the property, depending on weather conditions and the effectiveness of fire suppression efforts. Surface-fire generally burns on the ground, consuming grasses and shrubs, while crown-fire burns in the tree canopy, either in single trees, small groups of trees, or continuously from tree to tree across the landscape. Vegetation management on the property should consider that fires may occur under either scenario, whether ignition begins on the property or from the outside, with fire approaching from adjoining properties.

It should be recognized that fuel reduction efforts are not intended to eliminate the potential for wildfire. As long as vegetation is present, the risk remains that it could burn. The question becomes, what type of fire behavior, surface-fire or crown-fire, is acceptable. Crown-fire is the more ecologically, economically, and socially devastating of the two, and thus fuel reduction and forest management are generally implemented with the goal of reducing crown-fire hazard through tree removal, with the hopes that surface-fire would occur as opposed to crown-fire. The more trees that are removed, the greater the openings between remaining trees; the greater the openings, the greater the wind-speed required to sustain crown-fire. Basically, the more trees there are, the easier it is for crown-fire to propagate.

Wind heavily influences fire behavior characteristics, such as direction and rate of spread. Many wind-driven fires in this area approach from the west or south-west, which means that fuel reduction efforts on private lots near the property will be just as important to the safety of residents and structures living on the property as the same efforts made on the property itself.

Surface-fire can be more effectively managed by firefighters, from the ground and air, and is safer to engage. The landscape can better recover from surface-fire as well, meaning that grasses and shrubs can quickly reestablish post-fire and reduce potential for erosion. Ponderosa pine in particular is adapted to, and if old enough/tall enough, can even survive surface-fire. High-intensity crown-fire, on the other hand, often leads to complete tree mortality and hydrophobicity of the soil, leading to post-fire erosion. It should be noted that forests in this region are adapted to withstand surface-fire, which is a critical ecosystem process that has largely disappeared from the landscape as a result of human development and fire suppression.

It is beneficial that Highway 285 is south of the property; roadways can serve as fuel breaks from approaching fires. However, under high winds, these features may be insufficient for stopping or slowing the spread of fire. Increasing forest openings (ie meadows) through canopy tree removal will increase surface-fire potential and decrease crown-fire potential.

Tree removal, and the arrangement of remaining trees in particular, should follow an ecological approach that addresses other forest values, and can be found in the US Forest Service General

Technical Report 373, “Principles and Practices for the Restoration of Ponderosa Pine and Dry Mixed-Conifer Forests of the Colorado Front Range.”

https://www.fs.fed.us/rm/pubs_series/rmrs/gtr/rmrs_gtr373.pdf

Defensible Space and Structure Hardening

Even if an approaching fire is prevented from reaching the proposed development, structures could still be at risk from intense fires in surrounding areas. Depending on weather and fuel conditions, burning woody fuels can generate wind-carried embers that may land on and ignite structures more than a mile away. These spot fires can burn patches of forest or structures even though the main fire front may never reach them. For this reason, it is beneficial to use FireWise construction guidelines and keep flammable materials away from direct contact with homes (*eg* firewood, piled lumber, landscaping mulch and plants, etc). Using ignition resistant building strategies can reduce the chances of losing a home during a wildfire.

The design of residential landscaping should adhere to FireWise and defensible space guidelines. Using native plant species for all landscaping will improve vegetative resilience should wildfire occur. The lower montane shrub and grass community native to this area has evolved with wildfire and therefore will reestablish quickly post-fire. In particular, using low-growing native species, as opposed to tall grasses and shrubs, will reduce flame lengths, improve suppression opportunities, and improve structure safety. For more details on implementing these guidelines, access the publications under the Wildfire Mitigation & Education section of the Colorado State Forest Service website.

JCD can assist landowners in the planning and implementation of this approach.

Please contact JCD with any questions.

Sincerely,

JCD Board of Supervisors



Planning & Property Department
809 Quail Street, Building 4
Lakewood, Colorado 80215
(303) 982-2584

January 7, 2022

Laura Armstrong, Case Manager
Jefferson County Planning and Zoning Department
100 Jefferson County Pkwy, Ste. 3550
Golden, Colorado 80419

RE: Case # 21-136119PF

Dear Laura,

Thank you for information regarding the referenced case currently under review. Jeffco Public Schools has no comments regarding this referral.

Sincerely,

Jeffco Public Schools

A handwritten signature in black ink that reads "Matt Hanks". The signature is written in a cursive style with a long horizontal flourish at the end.

Matt Hanks
GIS Manager

Laura Armstrong

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, January 12, 2022 2:41 PM
To: Laura Armstrong
Cc: Felicity Selvoski
Subject: 21 136119 PF - Agency Response

Case Number: 21 136119 PF

Case Type: Preliminary - Final Plat

Case Name: Bossman Subdivision

Review: Historical Commission

Results: Complete

Review Comments:

The Historical Commission has reviewed this Plat proposal and has no concerns. There are no historic sites in the vicinity that would be affected by the proposed development.

Scheduled End Date: 01/06/2022

Reviewer: Felicity Selvoski

Description: Subdivide 42 acre property into 3 lots for single family residential development

Laura Armstrong

From: AUTOMAILER@JEFFCO.US
Sent: Friday, January 7, 2022 12:18 PM
To: Laura Armstrong
Cc: Heather Gutherless
Subject: 21 136119 PF - Agency Response

Case Number: 21 136119 PF

Case Type: Preliminary - Final Plat

Case Name: Bossman Subdivision

Review: Long Range

Results: No Comment (no further review)

Review Comments:

The CMP does not apply to Plats.

Scheduled End Date: 01/06/2022

Reviewer: Heather Gutherless

Description: Subdivide 42 acre property into 3 lots for single family residential development

Laura Armstrong

From: Elizabeth Stoner
Sent: Wednesday, January 31, 2024 5:39 PM
To: Laura Armstrong
Subject: RE: Bossman Subdivision 4th REferral (21-136119PF)

Laura,

If I send the legal description next week will that be too late? When is the review?

Here is a quick update on our trail easement process that can be used as an updated OS comment:

At this point in time, Open Space staff is working on finalizing the legal description of the proposed trail easement area. Once the survey is completed, staff will work on drafting the official easement agreement. This agreement will need to be signed by the applicant (property owner). Once signed, staff will present the agreement to the Open Space Advisory Committee (OSAC) for review and the Board of County Commissioners for final approval. We are shooting for the March OSAC meeting.

Thanks!

Elizabeth Stoner
Planner
Pronouns: She, her, hers
260.715.2047 cell, jeffco.us



Laura Armstrong

From: AUTOMAILER@JEFFCO.US
Sent: Monday, January 29, 2024 1:58 PM
To: Laura Armstrong
Cc: Kayla Bryson
Subject: 21 136119 PF - Agency Response

Case Number: 21 136119 PF

Case Type: Preliminary - Final Plat

Case Name: Bossman Subdivision

Review: Planner (Development Review)

Results: Comments Sent (no further review)

Review Comments:

Scheduled End Date:

Reviewer: Kayla Bryson

Description: Subdivide the property into two lots for single family detached units and one lot for future commercial uses.

Laura Armstrong

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, January 30, 2024 4:25 PM
To: Laura Armstrong
Cc: Benjamin Johnson
Subject: 21 136119 PF - Agency Response

Case Number: 21 136119 PF

Case Type: Preliminary - Final Plat

Case Name: Bossman Subdivision

Review: Engineer (Development Review)

Results: No Comment (no further review)

Review Comments: All prior comments have been addressed

Scheduled End Date:

Reviewer: Benjamin Johnson

Description: Subdivide the property into two lots for single family detached units and one lot for future commercial uses.

MEMO

TO: Laura Armstrong
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: January 22, 2024

SUBJECT: Case #21-136119 PF
Bossman Subdivision
Mark S Bossman
9425 Eagle Cliff Rd

Based on JCPH review of submitted documents, the plat notes have been added as suggested. The following public health standards from the Land Development Regulation (LDR) Section 21 and 22 have been deferred to the time of building permit:

- Submit the water quality portion of the Well Supply Report in accordance with LDR Section 21.B.2.a.(3) – (4) and Section 21.C. along with laboratory data results.
- An engineer evaluation must be conducted on the existing onsite wastewater treatment system on Lot 3.
- Submit a detailed plan view map **drawn to scale with the location of all the onsite wastewater treatment system components for the existing OWTS**, all structures, roads, driveways, significant features, **and any existing wells, along with the proposed lot lines to verify that the existing onsite wastewater treatment system is located on one lot and meets minimum setback requirements** from all proposed property lines for Lot 3.
- Submit a Septic Easement agreement if applicable. See section for details.

The remaining public health standards have been met for this platting process with the condition that the above public health standards are met at the time of building permit issuance and the plat notes are met prior to the issuance of the certificate of occupancy.

PROPOSAL SUMMARY

Subdivide 42-acre property into 3 lots for single family residential development.

COMMENTS

Jefferson County Public Health (JCPH) provided comments on December 29, 2021, June 29, 2021, and September 18, 2023 for this platting case. We have reviewed the documents submitted by the applicant for this fourth referral for the platting process and have the following updated comments:

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

PLATTING REQUIREMENTS (Private Wells & OWTS)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	Deferred prior to the issuance of the certificate of occupancy.	Submit the water quality portion of the Well Supply Report in accordance with LDR Section 21.B.2.a.(3) – (4) and Section 21.C. along with laboratory data results for Lot 1 and Lot 2.	Water
✓	12/29/2021	Submit an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22. B.2	Wastewater
✓	Deferred until time of building permit.	An engineer evaluation must be conducted on the existing onsite wastewater treatment system.	Wastewater
✓	Deferred until time of building permit.	Submit a detailed plan view map drawn to scale with the location of all the onsite wastewater treatment system components for the existing OWTS , all structures, roads, driveways, significant features, and any existing wells, along with the proposed lot lines to verify that the existing onsite wastewater treatment system is located on one lot and meets minimum setback requirements from all proposed property lines for Lot 3.	Wastewater
✓	Deferred until time of building permit as applicable.	Submit a Septic Easement agreement if applicable. See section for details.	Wastewater
✓	12/29/2021	Submit a Sensory Impact Assessment in accordance with the LDR Section 26. This report must be prepared by a qualified professional planner, certified industrial hygienist, or landscape architect or engineer, registered in the State of Colorado.	Sensory Impact
✓	12/29/2021	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30.	Environmental Site Assessment

WATER (LDR 21)

The Jefferson County Zoning Resolution (Section 9 C.21) and the Land Development Regulation (LDR) Section 21.B.2.a (1) requires proof of legal water, such documentation may include, but is not limited to, a copy of the well permit or water court decree. The Colorado Division of Water Resources (CDWR) is the governing authority for wells. As such, the applicant should contact the Colorado Division of Water Resources at 303.866.3581 who will determine if the applicant has a legal right to the water supply.

The Zoning Resolution (Section 9 C.21) and the Land Development Regulation requires a Well Water Supply Report in accordance with the Water Section of the Land Development Regulation. A Well Water Supply Report Summary and Well Water Supply Information Summary forms in accordance with the Land Development Regulation (LDR) Section 21 B.2.a(3), B.3 and C shall be submitted as part of the Well Water Supply Report. A portion of this report involves analyzing the water in a representative test well on this property for all the water quality parameters listed in items Section 21 C.1.a(1). These analyses must be performed at a certified laboratory. The water quality portion of the Well Water Supply Report must be completed and will be reviewed by JCPH. Submit the laboratory analyses data.

The applicant submitted a partially completed Well Water Supply Report Summary. The well water quality parameters that are required as part of the Well Water Supply report for the platting process were not entered onto the form and laboratory analyses data was not provided. The applicant must complete a water quality analysis for all listed water quality parameters listed on this form per the Land Development Regulation Section 21.C.1.a.

The applicant provided test results for 17 of the required 37 parameters from a representative well on the property. The applicant reported that the sample was collected from an outside spigot before the filtering system. JCPH entered those test results into the Well Water Supply Report Summary and provided the document to the applicant. The initial test result for total coliform was "present" and the initial test result for e. coli was "absent". The re-test for both total coliform and e. coli was "absent". None of the remaining 16 test results exceeded the standards. Please note: JCPH compares the water quality test results provided by the applicant to the appropriate health and aesthetic water quality standards. We note the test results that exceed the water quality standard, provide a brief explanation of the concern associated with water quality exceedance, and recommend treatment options.

Uranium is not on the list of required water quality parameters, however, the test result for Uranium was provided and was at 0.0372 mg/L which exceeds the safe drinking water maximum contaminant level which is set at 0.03 mg/L. According to the National Institutes of Health, nephritis (an inflammation of the kidneys) is the main chemically induced effect of uranium ingestion. According to Boulder County Public Health's website, "several technologies are available that are effective in removing uranium from drinking water. For most households, a single point of use treatment system on the drinking water tap will be sufficient to provide safe water for drinking. Point of use reverse osmosis (RO) and distillation treatment will remove many different contaminants from your drinking water, including uranium and radium."

Although the Uranium standard is not enforceable on a private well owner, LDR Section 21.C.1.a.(1)(c) requires that "Any exceedances of the Colorado Primary Drinking Water Regulations will be noted on the development plan document". As such, the Uranium exceedance must be noted on the development plan as a plat note. To fulfill LDR Section 21.C.1.a.(1)(c), the following plat note, or similar, must be included on the development plan document:

PLAT NOTE 1: A test result of a water sample collected on March 31, 2023, from a representative well on the property reported Uranium at 0.0372 milligrams/liter (mg/L). The Colorado Primary Drinking Water Standard for Uranium is 0.03 mg/L.

Plat note 14 was added to the Bossman Subdivision Sheet 1 of 3 as follows:

14. A TEST RESULT OF A WATER SAMPLE COLLECTED ON MARCH 31, 2023, FROM A REPRESENTATIVE WELL ON THE PROPERTY REPORTED URANIUM AT 0.0372 MILLIGRAMS/LITER (MG/L). THE COLORADO PRIMARY DRINKING WATER STANDARD FOR URANIUM IS 0.03 MG/L. JEFFERSON COUNTY PUBLIC HEALTH RECOMMENDS THAT ALL DRINKING WATER WELL BE TESTED FOR CONTAMINANTS OF CONCERN AND IF ANY CONTAMINANT IS FOUND TO EXCEED THE MAXIMUM LEVEL THAT TREATMENT BE IMPLEMENTED TO REDUCE THE CONTAMINATE TO LESS THAN THE MAXIMUM CONTAMINATE LEVEL EACH WELL OWNER SHOULD CONTACT A WATER TREATMENT EXPERT TO DETERMINE THE BEST TREATMENT SYSTEM FOR THEIR WELL.

In support of the applicant's waiver request, JCPH suggests the following plat note or similar be added to the development plan document.

PLAT NOTE 2: At the time that the building permit is issued for the proposed new lots 1 and 2 on the Bossman Subdivision, a Well Water Supply Report Summary for each new well must be submitted and reviewed by JCPH.

Plat Note 16 was added to the Bossman Subdivision Sheet 1 of 3 as follows:

16. AT THE TIME THAT THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PROPOSED NEW LOTS 1 AND 2 ON THE BOSSMAN SUBDIVISION, A WELL WATER SUPPLY REPORT SUMMARY FOR EACH NEW WELL MUST BE SUBMITTED AND REVIEWED BY JEFFERSON COUNTY PUBLIC HEALTH.

JCPH advises all parties to note that the long-term dependability of any water supply in Colorado, be it surface water, ground water, or a combination of surface water and ground water, cannot be guaranteed. All ground water and surface water supplies are subject to fluctuations in precipitation. During periods of drought, it will be necessary to carefully manage all uses of water so that the basic water supply needs for human health can be met.

WASTEWATER (LDR 22)

JCPH has limited records of an existing onsite wastewater treatment system (OWTS) (Folder #09-102986 Old OW) installed in 1962 to serve a 3-bedroom single family dwelling.

Lot 1

According to the engineer design *Project #20146 dated December 15, 2021 prepared by Radian Engineering it appears a conforming OWTS can be installed on this lot.

Lot 2

According to the engineer design *Project #20146 dated December 15, 2021 prepared by Radian Engineering it appears a conforming OWTS can be installed on this lot.

*Please Note: The same Project #20146 was used for all three proposed lots.

Lot 3

Due to the age and the limited records of the existing OWTS, an engineer evaluation must be conducted to verify that it is functioning properly. An engineer evaluation was not provided as requested. Form 700 was submitted and signed by the homeowner stating that the existing

system is functioning, and no signs of failure have been noted. This is not the OWTS engineer evaluation that is required.

Please comply with the *Policy for Evaluating the Adequacy of Existing Onsite Wastewater Treatment Systems prior to the Issuance of a Building Permit or To Reconcile with County Assessor Property Records* approved by the Jefferson County Board of Health. The applicant must provide a professional engineer evaluation that includes the following:

- Type and size of the absorption system, the
- Type, size, and number of compartments of the septic tank,
- Soil test information (such as percolation tests and / or gradation analysis) to permit the calculations set forth in item 4 of the policy. If that soil test information is not available, a professional engineer may conduct such soil tests in accordance with Section 12 of the Onsite Wastewater Regulations.

This standard has been deferred until the issuance of the first building permit. Contact Mitch Brown at 303.271.5767 or mlbrown@jeffco.us for more information on this process.

The applicant must also submit a detailed plan view map **drawn to scale** with **the location of all the onsite wastewater treatment system components for the existing OWTS**, all structures, roads, driveways, significant features, **and any existing wells, along with the proposed lot lines to verify that the existing onsite wastewater treatment system is located on one lot and meets minimum setback requirements** from all proposed property lines. **A hand drawn map was provided and was not drawn to scale as required to allow determination if the OWTS components will be located completely on one lot to meet all minimum setback requirements or if a Septic Easement Agreement must be provided as part of the platting process. This should be provided as part of the engineer evaluation of the existing system.** Contact Mitch Brown at 303.271.5767 or mlbrown@jeffco.us for more information on this process. **This standard has been deferred until the issuance of the first building permit.**

In support of the applicant's waiver request, JCPH suggests the following plat note or similar be added to the development plan document.

PLAT NOTE 3: The applicant must submit a detailed site map of all the onsite wastewater components and a soil analysis must be provided for Lot 3. An easement agreement may be required if setbacks cannot be met.

Plat Note 19 was added to the Bossman Subdivision Sheet 1 of 3 as follows:

19. THE APPLICANT MUST SUBMIT A DETAILED SITE MAP OF LOT 3 ONSITE WASTEWATER COMPONENTS AND A SOIL ANALYSIS.

General Comments for OWTS

Prior to installing, altering, upgrading, remediating, or repairing an onsite wastewater treatment system (OWTS) the applicant must receive a permit from Jefferson County Public Health. The applicant must submit an OWTS application, associated documents, and applicable fees to this Department for an approved permit to install the OWTS. Contact Mitch Brown at 303.271.5767 or mlbrown@jeffco.us for more information on this process.

Onsite wastewater treatment systems with an average daily flow of 2,000 gallons per day or more per property must comply with the Colorado Water Control Act, Article 8, Title 25 of the Colorado Revised Statutes, and Regulations adopted by the Colorado Water Quality Control Commission. Site approval from the Colorado Department of Public Health and Environment is required. Jefferson County Public Health will provide review and comment to the Colorado Department of Public Health and Environment on the site application.

Septic Easement Agreement

The existing onsite wastewater treatment system must be located entirely on one (1) lot and must meet current set back requirements in accordance with the Jefferson County Onsite Wastewater Regulations. If this system is located or partially located on the proposed second or third lot, the owner of the system must submit an Easement Agreement to the Health Officer for approval. The Easement Agreement must include an Improvement Survey Plat, prepared by a professional land surveyor. The survey shall establish the perimeter of the easement and shall demonstrate, for the components located within the easement, that all setback requirements according to the Onsite Wastewater Regulations of Jefferson County are met; written provisions for the installation of and perpetual maintenance, repair and use of the onsite wastewater treatment system components located within the easement; and any other information required by the Health Officer. Upon approval by the Health Officer, the Easement Agreement shall be executed by the owners of properties subject to the easement agreement, notarized and recorded with the Jefferson County Clerk and Recorder. A copy of the survey and a copy of the signed easement agreement which includes the Clerk and Recorder reception number must be provided to Jefferson County Public Health. Contact Mitchell Brown at mlbrown@jeffco.us or at 303.271.5767 for more information on this process. Upon request, Jefferson County Public Health will provide a sample easement agreement.

SENSORY IMPACT ASSESSMENT (LDR 26)

JCPH has reviewed the Sensory Impact Report dated January 14, 2021. This report complies with requirements set forth in Section 26 of the Jefferson County Land Development Regulation.

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.

ENVIRONMENTAL ASSESSMENT (LDR 30)

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.

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.

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.

Laura Armstrong

From: AUTOMAILER@JEFFCO.US
Sent: Friday, January 7, 2022 8:11 AM
To: Laura Armstrong
Cc: Taylor Perrigo; Taylor Perrigo
Subject: 21 136119 PF - Agency Response

Case Number: 21 136119 PF

Case Type: Preliminary - Final Plat

Case Name: Bossman Subdivision

Review: Road & Bridge

Results: No Response (no further review)

Review Comments:

Scheduled End Date: 01/06/2022

Reviewer: Taylor Perrigo

Description: Subdivide 42 acre property into 3 lots for single family residential development

Laura Armstrong

From: Williams, Jennifer M <jennifer_williams@fws.gov> on behalf of ColoradoES, FW6 <ColoradoES@fws.gov>
Sent: Friday, January 7, 2022 12:44 PM
To: Laura Armstrong
Subject: --[EXTERNAL]-- RE: [EXTERNAL] 21-136119PF FIRST ELECTRONIC REFERRAL FOR PRELIMINARY AND FINAL PLAT

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

Hello, Laura Armstrong -

The U.S. Fish and Wildlife Service (Service) has reviewed the documents associated with subdividing a 42-acre property into three lots for single family residential development (i.e., the Bossman Subdivision Project or Eagle Cliff Subdivision Project) proposed for 9425 Eagle Cliff Road in Jefferson County in Conifer, Colorado. The Service has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered.

We recommend that you review the Service's migratory bird guidance on [avoiding and minimizing impacts](#) and our [nationwide standard conservation measures](#).

We appreciate your efforts to ensure the conservation of threatened and endangered species. Thank you for contacting us and please let me know if you have any further questions. I can be reached at 303-236-4758 or at jen_williams@fws.gov.

Reference: Projects\JEFFERSON COUNTY\BOSSMAN SUBDIVISION\2022-TA-0358

U.S. Fish and Wildlife Service
Colorado Ecological Services Field Office
134 Union Blvd.
Lakewood, CO 80228

From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Monday, December 20, 2021 11:40 AM
Subject: [EXTERNAL] 21-136119PF FIRST ELECTRONIC REFERRAL FOR PRELIMINARY AND FINAL PLAT

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Preliminary and Final Plat have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1st Referral part of the process. Please review the specific electronic documents related to the 1st

Referral found [here](#). **Comments on the Preliminary and Final Plat should be submitted [electronically](#) to the Case Manager by the due date below.**

Case Type: Preliminary and Final Plat
 Case Number: 21-136119PF
 Case Name: Bossman Subdivision
 Address: 9425 Eagle Cliff Road, Conifer, CO 80433
 General Location: NW corner of intersection of Conifer Rd and Eagle Cliff Rd
 Purpose: Subdivide 42 acre property into 3 lots for single family residential development
 Comments Due: January 6, 2022
 Case Manager: Laura Armstrong
 Case Manager Contact Information: larmstro@jeffco.us 303-271-8715

The entire case file for this application can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file ([public documents](#)), to the Jeffco mapping system ([iMap](#)) and to the case tracking system ([general application details](#)).

<u>Internal Agencies:</u>	<u>External Agencies:</u>	<u>Registered Associations (HOA's)</u>
Addressing	Elk Creek Fire Protection District	Aspen Park Improv Assn
Assessor	Jefferson County Public Schools (R-1 School District)	Berrien Ranch Umbrella Group for Evergreen South
Cartography	Division of Water Resources, State Engineer's Office	Concerned Citizens of Conifer
County Geologist	Colorado Geological Survey	Conifer Area Council
Jeffco Public Health	Jefferson Conservation District	Conifer Ridge POA
Planning/Zoning Administration	Colorado Department of Public Health and Environment	Conifer & South Evergreen Community Committee
Planning Engineering	US Fish and Wildlife	Doubleheader Mountain Assn
Open Space	Colorado Historical Society	Evergreen Meadows HOA
JeffCo Historical Commission	LUMEN	Jefferson County Horse Council
Transportation and Engineering	Comcast	PLAN Jeffco
Road & Bridge District 4	Xcel Energy	Pleasant Park Grange No 156
Weed and Pest	Core Electric Cooperative (formerly IREA)	Pleasant Park Neighborhood Assn
	Post Office	Rise-Up
	Colorado Parks and Wildlife	Valley Hi Ranch Estates HOA



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

July 12, 2022

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

Attn: Laura Armstrong

Re: Bossman Subdivision - 2nd referral, Case # 21-136119PF

Public Service Company of Colorado's Right of Way & Permits Referral Desk has no additional concerns for **Bossman Subdivision** – no resubmittals are necessary.

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

CURRENT ZONING

285 at Eagle Cliff Official Development Plan

Sheet 1 of 3

Case Number: 05-176674RZ
Map Numbers: 146, 147, 180, 181

PROPERTY DESCRIPTION:

PARCEL A

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN RECEPTION NUMBER F1089321, COUNTY PUBLIC RECORDS AND THAT PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER F2089486, COUNTY PUBLIC RECORDS, DESCRIBED AS FOLLOWS:

NOTE: THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AS BEARING N00°00'40"W 1307.39 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 12 BEING A FOUND 3/4 INCH DIAMETER REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 22094, AND THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 12 BEING A FOUND 3/4 INCH DIAMETER REBAR WITH 2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 19618;

COMMENCING AT SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, THENCE N00°00'40"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12 A DISTANCE OF 88.47 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CONIFER ROAD, RECEPTION NUMBER F2104754, COUNTY PUBLIC RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S82°10'12"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CONIFER ROAD A DISTANCE OF 171.42 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°04'20", A RADIUS OF 300.00 FEET, A DISTANCE OF 11.15 FEET, THE LONG CHORD OF WHICH BEARS S81°06'19"W, 11.14 FEET TO A POINT ON THE NORTHERLY LINE OF THE VILLAGE AT CONIFER-ASPEN PARK, A SUBDIVISION RECORDED AT RECEPTION NUMBER F2104753, COUNTY PUBLIC RECORDS;

THENCE ALONG SAID NORTHERLY LINE OF THE VILLAGE AT CONIFER-ASPEN PARK, FOLLOWING AN EXISTING WIRE FENCE LINE, THE FOLLOWING SEVEN (7) COURSES:

1. THENCE N82°38'24"W, NON-TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 120.72 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401;
2. THENCE N87°44'53"W A DISTANCE OF 180.10 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401;
3. THENCE S88°57'15"W A DISTANCE OF 129.35 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401;
4. THENCE N89°39'42"W A DISTANCE OF 130.67 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401;
5. THENCE N87°10'16"W A DISTANCE OF 301.84 FEET TO A 1 INCH DIAMETER BRASS WASHER STAMPED L.S. 16401 ATTACHED TO 30 INCH DIAMETER PINE TREE;
6. THENCE S86°47'34"W A DISTANCE OF 225.49 FEET TO A 1 INCH DIAMETER BRASS WASHER STAMPED L.S. 16401 ATTACHED TO WOOD FENCE POST;
7. THENCE S65°33'43"W A DISTANCE OF 44.94 FEET TO A 5/8 INCH DIAMETER REBAR WITH ILLEGIBLE PLASTIC CAP MARKING A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, FROM WHICH POINT A 3/4 INCH DIAMETER REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 16401 MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 12 BEARS S00°07'11"E, 52.22 FEET;

THENCE N00°07'11"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 12 A DISTANCE OF 1278.27 FEET TO A 3/4 INCH DIAMETER REBAR WITH 2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 19618 MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12;

THENCE S89°57'35"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 12 A DISTANCE OF 1305.12 FEET TO A 3/4 INCH DIAMETER REBAR WITH 2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 19618 MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 12;

THENCE N00°00'40"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 12, AND ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER F2089486 COUNTY PUBLIC RECORDS, A DISTANCE OF 404.24 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401 MARKING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EAGLE CLIFF ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF EAGLE CLIFF ROAD AND ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER F2089486 THE FOLLOWING TEN (10) COURSES:

1. THENCE S34°28'18"E A DISTANCE OF 85.96 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401;
2. THENCE S11°47'18"E A DISTANCE OF 146.24 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401;
3. THENCE S11°02'18"E A DISTANCE OF 179.17 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401;
4. THENCE S01°03'42"W A DISTANCE OF 259.28 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401;
5. THENCE S01°44'18"E A DISTANCE OF 303.98 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401;
6. THENCE S01°41'18"E A DISTANCE OF 497.90 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401;
7. THENCE S00°00'18"E A DISTANCE OF 128.36 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401;
8. THENCE S11°01'48"E A DISTANCE OF 31.84 FEET TO A POINT OF CURVATURE ON THE NORTHERLY RIGHT-OF-WAY LINE OF CONIFER ROAD, RECEPTION NUMBER F2104755 COUNTY PUBLIC RECORDS;
9. THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CONIFER ROAD AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°12'00", A RADIUS OF 300.00 FEET, A DISTANCE OF 48.80 FEET;
10. THENCE S82°10'12"W A DISTANCE OF 113.40 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING AN AREA OF 1,826,769 SQUARE FEET OR 41.937 ACRES MORE OR LESS.

PARCEL B

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING THAT TRACT OF LAND DESCRIBED IN BOOK 991 PAGE 558, AND THAT PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER F2136035, COUNTY PUBLIC RECORDS, DESCRIBED AS FOLLOWS:

NOTE: THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AS BEARING N00°00'40"W 1307.39 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 12 BEING A FOUND 3/4 INCH DIAMETER REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 22094, AND THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 12 BEING A FOUND 3/4 INCH DIAMETER REBAR WITH 2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 19618;

COMMENCING AT SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, THENCE N00°00'40"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 12 A DISTANCE OF 38.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CONIFER ROAD, RECEPTION NUMBER F2104753, COUNTY PUBLIC RECORDS;

THENCE S82°10'12"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CONIFER ROAD A DISTANCE OF 164.55 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°02'59", A RADIUS OF 250.00 FEET, A DISTANCE OF 13.31 FEET, THE LONG CHORD OF WHICH BEARS S80°38'43"W, 13.30 FEET, TO A POINT ON THE EASTERLY LINE OF TRACT C, THE VILLAGE AT CONIFER-ASPEN PARK, RECEPTION NUMBER F2104753;

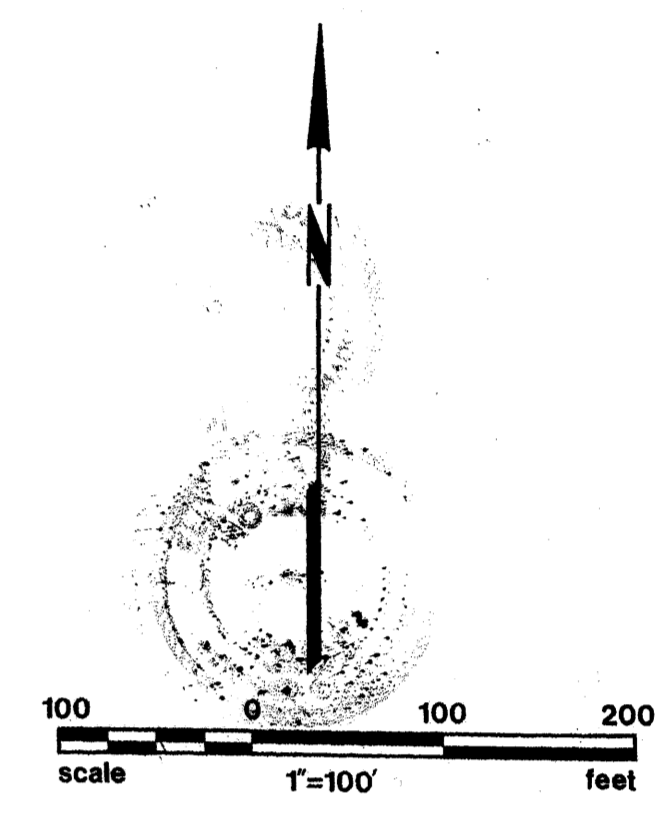
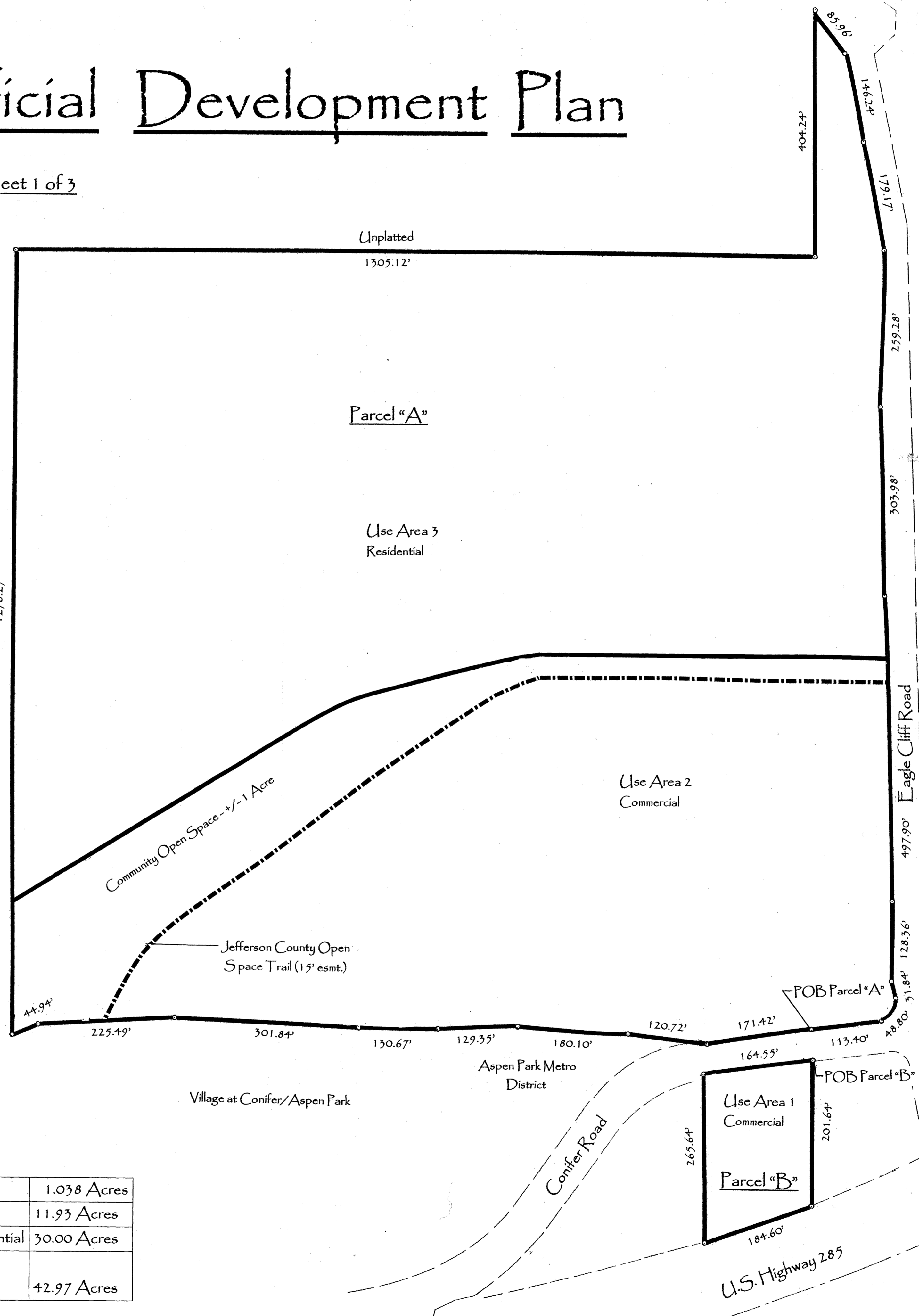
THENCE ALONG SAID EASTERLY LINE OF TRACT C THE FOLLOWING TWO (2) COURSES:

1. THENCE S10°52'52"E, NON-TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 11.53 FEET;
2. THENCE S00°05'13"E A DISTANCE OF 265.64 FEET TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 16401 MARKING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NUMBER 285;

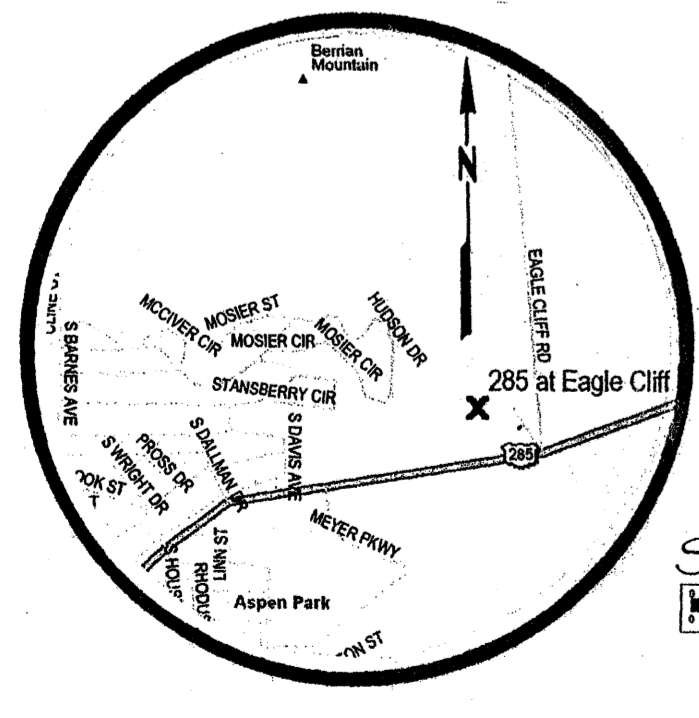
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NUMBER 285 AND ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT TO THE LAST DESCRIBED COURSE, SAID CURVE HAVING A CENTRAL ANGLE OF 03°49'31", A RADIUS OF 2765.00 FEET, A DISTANCE OF 184.60 FEET, THE LONG CHORD OF WHICH BEARS N70°24'22"E, 184.57 FEET, TO A NAIL WITH PLASTIC CAP STAMPED L.S. 19618 ON A WOOD FENCE POST MARKING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER F2052442, COUNTY PUBLIC RECORDS;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NUMBER 285, N00°05'13"W, ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER F2052442 A DISTANCE OF 201.64 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 45,196 SQUARE FEET OR 1.038 ACRES MORE OR LESS.



Unofficial



Vicinity Map

Project Data

Use Area 1	Commercial Uses	1.038 Acres
Use Area 2	Commercial Uses	11.93 Acres
Use Area 3	Single-Family Residential	30.00 Acres
TOTAL:		42.97 Acres

Prepared By: Land Concepts, Inc.
P.O. Box 869
Bailey, Colorado 80421-0869
Phone: 303.816.2136

Date Prepared: March 20, 2006
Dates Revised: June 14, 2006
July 17, 2006

285 at Eagle Cliff Official Development Plan

Sheet 2 of 3

Written Restrictions:

I. Title and Name:

- A. 285 at Eagle Cliff Official Development Plan
- B. Date Prepared - March 20, 2006
- C. Dates Revised - June 14, 2006, July 17, 2006, November 16, 2006
- D. Owners & Prepared By: Mark and Anne Bossman
 9425 Eagle Cliff Road
 Conifer, Colorado 80433

within thirty (30) days of issuance of a certificate of occupancy, for the building to which the office is appurtenant.

II. Statement of Intent: To provide a mixed-use, residential, retail and office center for the community. A county open space hiking/biking/horse trail and a community open space will also be provided.

III. Permitted Land Uses:

- A. Use Area 1 (Note: Only one use with a drive-through facility shall be permitted in this Use Area.)
 - 1. Professional and/or general offices;
 - 2. Fast food restaurant with one (1) drive-through lane;
 - 3. Gas station/convenience store;
 - 4. Bank with four (4) drive-through lanes, in one (1) facility;
 - 5. Jefferson County Open Space Trail

B. Use Area 2

- 1. Professional and/or general offices;
- 2. Restaurant/tavern;
- 3. Medical/dental offices and medical labs;
- 4. Day care/pre-school;
- 5. Repair and service establishments (non-automotive related and inside only);
- 6. Indoor recreational/entertainment facilities;
- 7. Department store (not to exceed 66,000 square feet of gross floor area, GFA);
- 8. Banks/financial institutions (with no drive-through facilities);
- 9. Stores for wholesale and retail sales;
- 10. Approximately one (1) acre for community open space, adjacent to the trail easement, including picnic tables and seating.
- 11. Jefferson County Open Space Trail
- 12. Existing single-family residential unit shall be allowed until a building permit is issued for the commercial uses.

C. Use Area 3

- 1. Five (5) single-family residential units with a minimum lot size of five (5) acres.
- 2. Jefferson County Open Space Trail

IV. Accessory Uses for Use Areas 1 & 2:

- A. Temporary construction/sales trailers and offices are permitted, provided they are removed from the site

- B. Seasonal merchandizing of plants/landscaping materials, Christmas trees, and related consumer goods shall be permitted, but shall not be located or placed as to reduce or obstruct required parking spaces or obstruct pedestrian walks or driving aisles.

V. Building Standards:

A. Use Area 1

- 1. Maximum building height - thirty-five feet (35');
- 2. Maximum gross floor area - 10,500 GFA;
- 3. Multi-tenant buildings are allowed
- 4. Multiple buildings on a single lot are allowed.
- 5. The minimum amount of landscaped area shall be twenty percent (20%).

B. Use Area 2

- 1. Maximum building height - thirty-five feet (35');
- 2. Maximum gross leasable area - 94,000 GFA;
- 3. Multi-tenant buildings are allowed;
- 4. Multiple buildings on a single lot are allowed;
- 5. The minimum amount of landscaped area shall be twenty percent (20%).

C. Use Area 3

- 1. One (1) residential unit per lot.
- 2. Maximum building height - thirty-five feet (35');

VI. Lot Standards:

A. Use Area 1

- 1. One (1) commercial lot;
- 2. Minimum building setback from:
 - a. West property line - ten (10) feet;
 - b. East property line - ten (10) feet;
 - c. South U.S. Highway 285 R.O.W. - twenty-five (25) feet;
 - d. Conifer Road R.O.W. - twenty-five (25) feet

B. Use Area 2

- 1. Four (4) commercial lots;
- 2. Minimum lot size - one (1) acre;
- 3. Minimum building setback from:
 - a. Conifer Road R.O.W. - twenty-five (25) feet;
 - b. Eagle Cliff Road R.O.W. - thirty-five (35) feet;
 - c. West property line - thirty (30) feet;
 - d. North property line - thirty (30) feet
 - e. Minimum building setback to internal property lines: zero (0) feet
 - f. Multiple building shall be permitted on any individual lot.

C. Use Area 3

- 1. Maximum number of residential units - five (5);
- 2. Minimum lot size - five (5) acres;
- 3. Minimum building setbacks from:
 - a. All property lines - fifty (50) feet;
 - b. Minimum setback from Use Area 2 - seventy (70) feet

VII. Architectural Standards:

- A. All buildings shall have traditional pitched roofs, exposed heavy timber accent elements, wood or stucco walls, accented by random door and window openings. When not visible to the public or adjacent properties, building walls consisting of concrete unit masonry and basic construction materials will be permitted. Maximum running rooflines shall not exceed fifty (50) feet, unless broken with a gable or dormers perpendicular to the roof. Colors should complement the natural landscaping and be of low reflectivity.
- B. The provisions set forth in the "Architectural Standards" section of the Jefferson County Zoning Resolution shall apply within this Official Development Plan.
- C. All buildings that are adjacent to Use Area 3 shall incorporate the same building materials and treatment as the front elevation of the building, unless the wall is obscured by a retaining wall.
- D. Stone wainscoting for a minimum of 32 inches.

VIII. Parking Standards (for Use Areas 1 & 2):

- A. All parking areas shall conform to the requirements of the "Off Street Parking and Loading" section of the Jefferson County Zoning Resolution.
- B. A landscaped area, equivalent in size to one (1) parking space, shall be provided every fifteen (15) parking spaces.

IX. Fences and Retaining Walls (Use Areas 1 & 2):

- A. Maximum fence height - forty-eight (48") (except for trash dumpster enclosure fencing, which shall be a minimum of six (6) feet in height);
- B. Permits are required for any fence over forty-two (42) inches in height;
- C. Any retaining wall over thirty-six (36) inches in height shall require a certification by a professional engineer, as to design and structure stability.
- D. Fence screening for dumpsters and trash enclosures shall be a minimum of six (6) feet in height. Screen fencing shall be constructed of wood, brick, stucco, or other similar material.
- E. Perimeter fencing shall be constructed of split-rail.
- F. No chain-link or barbed-wire fencing shall be allowed.

Use Area 3:

- A. Maximum fence height - forty-eight (48) inches
- B. In an effort to accommodate area wildlife, the following standards shall apply to livestock fencing:
 - 1. Only smooth wire fencing shall be allowed.
 - 2. The bottom wire shall be a minimum of sixteen (16) inches above the ground.

- 3. There shall be at least twelve (12) inches between the top two wires.
- 4. Fence stays shall be installed every eight (8) feet.
- 5. Newly constructed portions of fence shall be flagged for visibility.

X. Lighting Standards (Use Areas 1 & 2):

- A. Lighting shall be "downcast cutoff-type" fixture, which shall not cast glare on adjacent residential properties or roads.
- B. Building-mounted lights must be directed downward and toward building.
- C. Parking lot lighting fixtures shall be shut off one (1) hour after the close of business. Security lighting will be "downcast cutoff-type" fixtures.
- D. Parking lot and building mounted lighting shall be a maximum height of twelve (12) feet.
- E. Light spillage from the development shall not exceed 0.10 foot-candles at the property lines, as determined by a photometric plan, to be submitted to the County at the time of plat, or site development plan.
- F. For all other lighting requirements not mentioned in this Official Development Plan, refer to the standards and conditions established in the "Lighting" section of the Jefferson County Zoning Resolution.
- G. Light standards throughout the development shall be uniform and shall integrated into the overall project design and architecture of the development.

XI. Signage (Use Areas 1 & 2):

- A. All signage within this development shall conform to the standards and conditions established in the "Signs and Outdoor Advertising Devices" section of the Jefferson County Zoning Resolution.
 - 1. Sign setback of 8' from any property line.
 - 2. Maximum height for monument-type sign is 6'.
 - 3. Signs shall not be located in the vision clearance triangle.
 - 4. Internally lit signs are prohibited.
 - 5. Monument signage shall be constructed of wood, stone, and/or rock and shall consist of earth tone colors.
 - 6. Signs shall be located no closer than 50 feet to residential areas.
 - 7. Tenant signs are limited to 12 sq. ft. Office signs are limited to 28 sq. ft. Project signs are limited to 52 sq. ft.
 - 8. Project identity signs are limited to one sign per major road frontage.
 - 9. Tenant identification signs are limited to one sign listing all tenants per building.
 - 10. Illumination sources shall be screened and concealed.
 - 11. Temporary signs are limited to 64 sq. ft.

XII. Landscaping Requirements (Use Areas 1 & 2): All landscaping installed will consist of native plant materials, indigenous to the mountain area, however, other drought-resistant plant materials may be used to add color and variety to the development. The placement of trees and bushes shall emulate the natural

Unofficial

285 at Eagle Cliff Official Development Plan

Sheet 3 of 3

environment. Plantings will require off-site, supplemental watering until natural precipitation is sufficient to maintain the vegetation.

- A. Streetscape - There shall be a landscaped area, a minimum of fifteen (15) feet wide adjacent to all streets and roads.
- B. Landscaping for Parking Areas - A minimum fifteen (15) foot wide landscaping strip will be required around the perimeter of all parking lots and a minimum 3'-0" high landscaping plant material hedge to screen car headlights. The strip shall be landscaped with a solid planting of shrubs, at a maximum spacing of five (5) feet on center, and one (1) tree every thirty (30) linear feet. The maximum number of continuous parking spaces shall not exceed fifteen (15), without the addition of a landscaped island that is at least the size of one (1) parking space.
- C. Landscape Buffer Between Commercial and Residential Uses - A minimum landscaped buffer of fifteen (15) feet shall be provided.
- D. Landscaping Materials - The following minimum sizes shall apply to all landscaping within this Official Development Plan:
 1. Deciduous trees - 2-1/2" caliper;
 2. Evergreen trees - six (6) feet in height;
 3. Ornamental trees - 1-1/2" caliper;
 4. Shrubs - five (5) gallon;
 5. Ground cover, perennials, ornamental grasses - one (1) gallon;
 6. Trees and shrubs shall be sixty-five percent (65%) evergreen and thirty-five percent (35%) deciduous
- E. Existing Trees - Any healthy tree larger than eighteen (18) inch caliper, removed during construction, shall be replaced with a tree that is fifty percent (50%) of the caliper inches for equivalent tree types, in no case shall the replacement tree be less than three (3) inches in caliper.
- F. A forestry management plan will be prepared for Use Area 3, at the time of platting, to insure proper forestry management and wildfire mitigation for each of the proposed residential lots.
- G. Trees in Use Area 3 shall be preserved, to the extent possible, except where thinning and cutting is required for wildfire mitigation.
- H. The property owners' association will be responsible for monitoring the general health of the forest and for taking corrective measures should the forest become infested with pine beetle or other forest damaging pests.

- XIII. Circulation (Pedestrian/Horse Trail): A pedestrian/horse trail easement, a minimum of fifteen (15) feet wide, shall be granted across the subject property, and shall contain an eight (8) foot wide gravel trail, to be constructed by the developer. The trail easement shall be granted to Jefferson County and shall be maintained by a property owners' association or Jefferson County.
 - A. Use Area 2 - A pedestrian walk system shall connect all buildings and parking areas within this Official Development Plan, and shall be constructed of an all-weather surface.
 - B. Use Areas 1 & 2 - Vehicular circulation shall conform to the standards of the Jefferson County Roadway Design and Construction Manual.

XIV. General Standards:

- A. No materials or waste shall be deposited upon any lot, in such form or manner that it may be transferred off the lot by natural forces or causes.
- B. Every use shall be operated so that it does not emit an obnoxious or dangerous degree of heat, noise, glare, vibration, radiation, dust, smoke, or fumes, beyond the property boundaries.
- C. All ground-mounted mechanical equipment shall be screened with walls, fences or landscaping.
- D. All materials or wastes which might cause fumes or dust, or which constitute a fire hazard or may be edible, or otherwise attract rodents, insects, or bears, shall be stored outdoors in closed, protective containers.
- E. All outdoor dumpsters and trash receptacles shall be screened from public view with a fence, wall, or landscaping. The access gate shall be screened with similar materials as the screening enclosure.
- F. Any standards not specifically addressed within the language of this Official Development Plan, shall be referred to the most similar zone district of the Jefferson County Zoning Resolution, for interpretation.
- G. A mandatory property owners' association will be established to provide maintenance of common areas, drainage and detention areas, forestry management and wildfire mitigation.
- H. At the time of platting, the applicant/developer shall be required to submit a traffic report and construct all offsite improvements identified in the reports to maintain a level of service D or better.

COUNTY COMMISSIONER'S CERTIFICATE:

This Official Development Plan, titled 285 at Eagle Cliff Official Development Plan, was approved the 14th day of November, 2006, and is accepted by the Board of County Commissioners this 5th day of December, 2006.

BOARD OF COUNTY COMMISSIONERS:

[Signature]
Chairman

[Signature]
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 6th day of December, 2006 at 1:35 o'clock P.M.

[Signature] By: *[Signature]*
Jefferson County Clerk and Recorder Deputy Clerk

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. Landscape 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.

OWNERS' CERTIFICATE:

We, Mark Bossman and Anne Bossman, as owners of the land affected by this Planning Development, accept and approve all conditions set forth herein.

Owner: *[Signature]* Date: 12-2-06

Owner: *[Signature]* Date: 12/2/06

NOTARY PUBLIC:

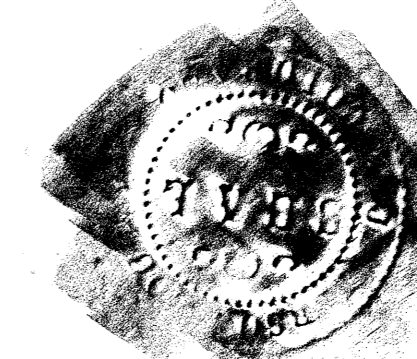
State of Colorado)
) ss
County of Jefferson)

The foregoing instrument was acknowledged before me this 2nd day of December, 2006, by Mark Bossman and Anne Bossman, owners.

Witness my hand and seal.

My Commission Expires 03/14/2010

[Signature]
Notary Public



Unofficial

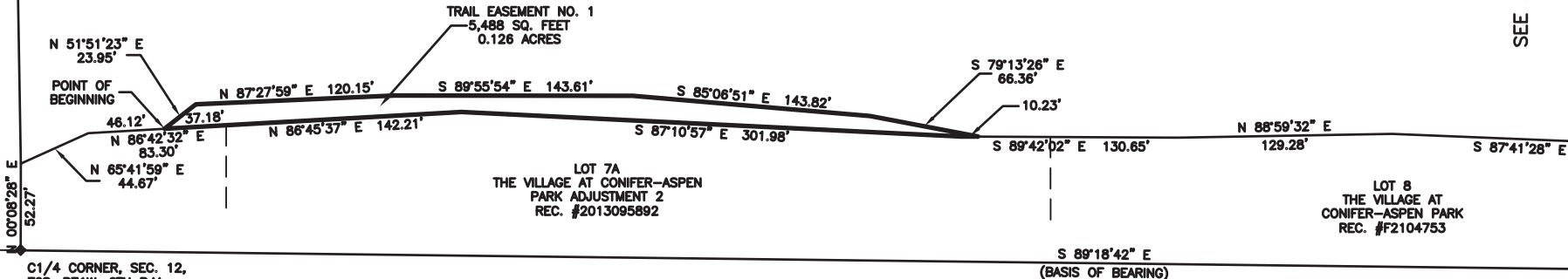
ADDITIONAL CASE DOCUMENTS

TRAIL EASEMENT

LOCATED IN THE SW $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 12
 T. 6 S., R. 71 W., 6TH P.M.
 JEFFERSON COUNTY, COLORADO

DRAFT

SEE 2 OF 2



TRAIL EASEMENT NO. 1
 5,488 SQ. FEET
 0.126 ACRES

LOT 7A
 THE VILLAGE AT CONIFER-ASPEN
 PARK ADJUSTMENT 2
 REC. #2013095892

LOT 8
 THE VILLAGE AT
 CONIFER-ASPEN PARK
 REC. #F2104753

TRACT A
 THE VILLAGE AT
 CONIFER-ASPEN PARK
 REC. #F2104753

C1/4 CORNER, SEC. 12,
 T6S, R71W, 6TH P.M.
 #6 REBAR WITH 3 1/2"
 ALUM. CAP, STAMPED "T6S,
 R71W, SEC 12, C1/4,
 LS16401, 1999"

S 89°18'42" E
 (BASIS OF BEARING)

- NOTES:
1. THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS INTENDED TO DEPICT THE ACCOMPANYING PROPERTY DESCRIPTION.
 2. PREPARED FOR AND ON BEHALF OF JEFFERSON COUNTY, COLORADO.
 3. SCALE: NOT TO SCALE



JEFFERSON
 COUNTY COLORADO
 Open Space

700 JEFFERSON COUNTY PARKWAY,
 SUITE 100
 GOLDEN, CO 80401
 (303) 271-5925

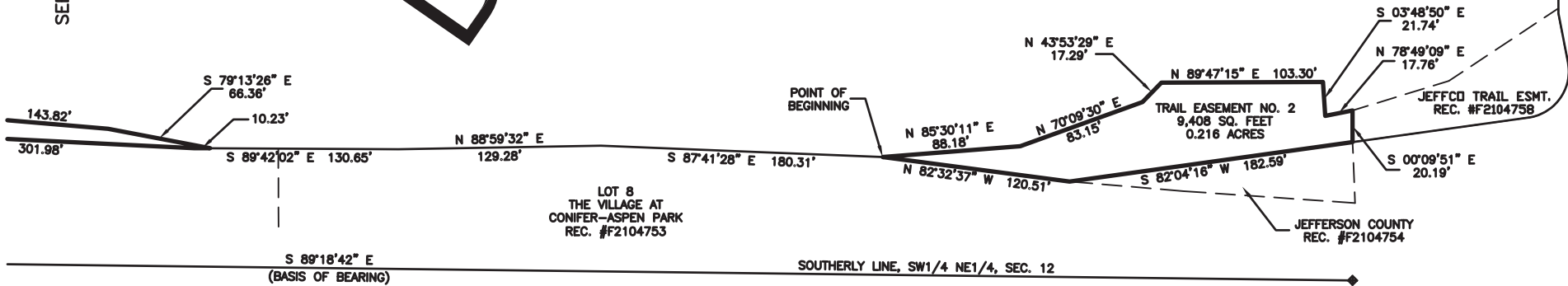


TRAIL EASEMENT

LOCATED IN THE SW¹/₄ NE¹/₄ SECTION 12
T. 6 S., R. 71 W., 6TH P.M.
JEFFERSON COUNTY, COLORADO

DRAFT

SEE 1 OF 2



LOT 8
THE VILLAGE AT
CONIFER-ASPEN PARK
REC. #F2104753

TRAIL EASEMENT NO. 2
9,408 SQ. FEET
0.216 ACRES

JEFFCO TRAIL ESMT.
REC. #F2104758

JEFFERSON COUNTY
REC. #F2104754

S 89°18'42" E
(BASIS OF BEARING)

SOUTHERLY LINE, SW1/4 NE1/4, SEC. 12

SE CORNER, SW1/4 NE1/4,
SEC. 12, T6S, R71W, 6TH P.M.
3 1/2" ALUM. CAP, STAMPED
"PLS 22094, E 1/16, S12,
T6S, R71W"



- NOTES:
1. THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY, IT IS INTENDED TO DEPICT THE ACCOMPANYING PROPERTY DESCRIPTION.
 2. PREPARED FOR AND ON BEHALF OF JEFFERSON COUNTY, COLORADO.
 3. SCALE: NOT TO SCALE



JEFFERSON
COUNTY COLORADO
Open Space

700 JEFFERSON COUNTY PARKWAY,
SUITE 100
GOLDEN, CO 80401
(303) 271-5925

TRAIL EASEMENT NO. 1
LEGAL DESCRIPTION

A STRIP OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND ALSO LOCATED IN A PARCEL OF LAND DESCRIBED IN THE COUNTY RECORDS AT RECEPTION NUMBER F1089321 OF THE COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER (C1/4) OF SAID SECTION 12; THENCE N 00°08'28" E, 52.27 FEET TO THE NORTHERLY LINE OF TRACT A OF THE VILLAGE AT CONIFER-ASPEN PARK AT RECEPTION NUMBER F2104753 OF THE JEFFERSON COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 2 COURSES:

1. N 65°41'59" E, 44.67 FEET;
2. N 86°42'32" E, 46.12 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY LINE N 51°51'23" E, 23.95 FEET; THENCE N 87°27'59" E, 120.15 FEET; THENCE S 89°55'54" E, 143.61 FEET; THENCE S 85°06'51" E, 143.80 FEET; THENCE S 79°13'26" E, 66.36 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 7A OF THE VILLAGE AT CONIFER-ASPEN PARK ADJUSTMENT 2 AT RECEPTION NUMBER 2013095892 OF THE JEFFERSON COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 3 COURSES:

1. N 89°42'02" W, 10.23 FEET;
2. N 87°10'57" W, 301.98 FEET;
3. S 86°45'37" W, 142.21 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT A OF THE VILLAGE AT CONIFER-ASPEN PARK AT RECEPTION NUMBER F2104753 OF THE JEFFERSON COUNTY RECORDS; THENCE S 86°42'32" W ALONG SAID NORTHERLY LINE 37.18 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED STRIP OF LAND CONTAINS 5,338 SQUARE FEET OR 0.126 ACRES MORE OR LESS.

TRAIL EASEMENT NO. 2
LEGAL DESCRIPTION

A STRIP OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND ALSO LOCATED IN A PARCEL OF LAND DESCRIBED IN THE COUNTY RECORDS AT RECEPTION NUMBER F1089321 OF THE COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER (C1/4) OF SAID SECTION 12; THENCE N 00°08'28" E, 52.27 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT A OF THE VILLAGE AT CONIFER-ASPEN PARK AT RECEPTION NUMBER F2104754 OF THE JEFFERSON COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 2 COURSES:

1. N 65°41'59" E, 44.67 FEET;
2. N 86°42'32" E, 83.30 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 7A OF THE

VILLAGE AT CONIFER-ASPEN PARK ADJUSTMENT AT RECEPTION NUMBER 2013095892 OF THE JEFFERSON COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 3 COURSES:

1. N 86°45'37" E, 142.21 FEET;
2. S 87°10'57" E, 301.98 FEET;
3. S 89°42'02" E, 130.65 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 8 OF THE VILLAGE AT CONIFER-ASPEN PARK AT RECEPTION NUMBER F2104753 OF THE JEFFERSON COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 2 COURSES:

1. N 88°59'32" E, 129.28 FEET;
2. S 87°41'28" E, 180.31 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE N 85°30'11" E, 88.18 FEET; THENCE N 70°09'30" E, 83.15 FEET; THENCE N 43°53'29" E, 17.29 FEET; THENCE N 89°47'15" E, 103.30 FEET; THENCE S 03°48'50" E, 21.74 FEET; THENCE N 78°49'09" E, 17.76 FEET TO THE MOST NORTHWESTERLY CORNER OF A JEFFERSON COUNTY TRAIL EASEMENT AS DESCRIBED IN RECEPTION NUMBER F2104758 OF THE JEFFERSON COUNTY RECORDS; THENCE S 00°09'51" E ALONG THE WESTERLY LINE OF SAID JEFFERSON COUNTY TRAIL EASEMENT, 20.19 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN GENERAL WARRANTY DEED AT RECEPTION NUMBER F2104754 OF THE JEFFERSON COUNTY RECORDS; THENCE S 82°04'16" W ALONG SAID NORTHERLY LINE, 182.59 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 8 OF THE VILLAGE AT CONIFER-ASPEN PARK; THENCE N 82°32'37" W ALONG SAID NORTHERLY LINE, 120.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED STRIP OF LAND CONTAINS 9,408 SQUARE FEET OR 0.216 ACRES MORE OR LESS.

BASIS OF BEARING: THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SAID SECTION 12, BEING MONUMENTED AT THE C1/4 CORNER WITH A 3 1/2" ALUM. CAP, STAMPED "T6S, R71W, SEC 12, C1/4, LS 16401, 1999" AND THE SE CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SAID SECTION 12 WITH A 3 1/2" ALUM. CAP, STAMPED "S 22094, E1/16, S12, T6S, R71W".

LAWRENCE L. PFIFER, S 27612
PREPARED FOR AND ON BEHALF OF
OF JEFFERSON COUNTY, COLORADO
JEFFERSON COUNTY OPEN SPACE
700 JEFFERSON COUNTY PARKWAY, SUITE 100
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(303) 271-0225