

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: February 14, 2024

BCC Hearing Date: February 27, 2024

22-117665PF Preliminary and Final Plat

Case Name: 52nd Subdivision

Owner/Applicant: 5254 Properties LLC, a Colorado limited liability company

Location: 14395 W. 52nd Ave. and PIN 39-182-07-002, Arvada
Section 18, Township 3 South, Range 69 West

Approximate Area: 6.188 Acres

Purpose: To subdivide the property into 14 lots for single-family detached units.

Case Manager: Nathan Seymour

Applicant Team Presenters:

Steve Lindsey steve@lincoent.com

Cole Haberer coleh@haberergroup.com

Issues:

- None

Minor Variation Request Case#22-117665PF (Approved):

- To allow a front setback of 16.8 feet for an existing single-family home, where 20 feet is required.

Alternative Standard Request Case# 23-133684ASR (Approved):

- To allow variations in the minimum K value.

Related Deed Case# 24-102460DE:

- **Dedication of Right of Way to Jefferson County for the construction of Flora Way**

Recommendations:

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

Interested Parties:

- Interested Citizen

Level of Community Interest: Low

General Location: The property is located north of 52nd Avenue between Eldridge Street and Gladiola Street

Case Manager Information: Phone: 303-271-8751 e-mail: nseymour@jeffco.us

STAFF REPORT

Staff Report

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Case Manager: Nathan Seymour

Representative/Owner: Steve Lindsey

Zoning: 5254 Solar Green Official Development Plan, Reception# 2022028951

BACKGROUND/UNIQUE INFORMATION:

The proposed Plat is a subdivision of several metes and bounds parcels located between Gladiola Street and Eldridge Street north of West 52nd Ave. The applicant is proposing to subdivide the property into 14 single-family detached units and several tracts for utility, drainage, landscape and common area purposes. The total property area is 6.188 acres. The development is in a suburban area with residential, agricultural, and light industrial surrounding the area.

This existing site consists of a single-family home, pole barn and shed. The existing home is to remain. Vegetation consists primarily of native shrubs and grasses along with a dozen or so trees. The site is generally flat and slopes to the south towards West 52nd Ave. The Wannamaker Ditch traverses the southern portion of the property.

There will be one main access street serving the lots from W. 52nd Ave. This street to be named Flora Way will be constructed to a public street template.

Water supply and sanitary sewer will be provided by North Table Water and Sanitation District. There are public improvements required for this development. The applicant is required to provide storm water detention with water quality, storm sewer, and public streets. Maintenance of the proposed public streets will be the responsibility of Jefferson County once accepted for maintenance. All remaining improvements will be the responsibility of the homeowner's association.

The zoning requirements of the 5254 Solar Green Official Development Plan, recorded at Reception Number 2022028951 as well as the Jefferson County Land Development Regulation are applicable to 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 **received** responses from one citizen identifying concerns to the proposal.

Summary of Citizen Concerns:

Citizen Concerns: During the processing of the case Staff received comments pertaining to the impacts to water table, increase in fire danger, and impacts to wildlife.

Staff Response: The case has been reviewed by internal and external agencies for compliance with the applicable regulations. North Table Mountain Water and Sanitation District will provide water service to the residents. No existing wells are present or will be allowed in the future. With the processing of the building permit, future owners will be required to adhere to current building code standards which incorporate Firewise principles and practices. The case was referred to Colorado Parks and Wildlife and US Fish and Wildlife, but no comments were received. Based on Staff's review, all the requirements are or will be met prior to the recordation of the Plat.

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: Fairmount Fire Protection District
 North Table Mountain Water and Sanitation District
 Lumen
 Public Service Company
 Comcast Cable

SUMMARY OF COMPLIANCE WITH THE LAND DEVELOPMENT REGULATION:

1. Lot and Tract Standards:

The proposed configuration of the 14 lots is in compliance with Section 14 (Lot and Tract Standards) of the Jefferson County Land Development Regulation.

Tracts A, C and D are for Utility and Drainage purposes.

Tract B is for Landscape and Common Area purposes.

All Tracts shall be owned and maintained by the subdivider, its successor or assigns, until such time as the tracts are conveyed to the homeowners' association or equivalent entity.

During the processing of this case, the Director of Planning Zoning granted the following Minor Variation Request:

- To allow a front setback of 16.8 feet for an existing single-family home, where 20 feet is required.

Staff was in support of this request as the applicant was limited in where they were able to place Right of Way due to the location of the existing home. Additionally, the resulting setback is greater than 75% of the required setback, which is not a substantial variation from the other homes that will be built in this subdivision.

2. Circulation:

The proposed residential development will take access from W. 52nd Avenue, a public street. A public street, to be named Flora Way will be constructed interior to the site serving the proposed 14 lots. To acquire the necessary property for the public street, an additional 7 feet of right of way will be dedicated to the County by the adjacent owner. This dedication is listed as a condition of Plat approval.

During the processing of this case, the Director of Planning Zoning granted the following Alternative Standard Request:

- To allow variations in the minimum K value utilized for the design of the public street, Flora Way.

Staff supported this request since the traffic will be low and additional signage will be required identifying the location of the dip in the street. Additionally, a maximum speed limit sign of 20mph will be posted. (K value is a coefficient by which the algebraic difference in grade may be multiplied to determine the length in feet of the vertical curve.)

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.

3. Water Supply, Wastewater and Utilities:

The North Table Mountain Water and Sanitation District will provide water and sewer services for the subdivision. The Office of the State Engineer indicated with the letter dated August 24, 2023 that the proposed water supply is physically adequate and can be provided without causing injury to decreed water rights, as long as the District is committed to supply water to the lots.

Final approval of the Water and Sewer Plans and recordation of the water and sewer easements required by North Table Mountain Waster and Sanitation District is listed as a condition of approval for this development.

Given the proximity of the Wannamaker Ditch on site and the need to perform work within the ditch, the applicant and Staff have been working with the Ditch company on the necessary approvals. As listed as a condition of approval, prior to recordation of the Plat, Staff will verify that all outstanding Wannamaker Ditch Company comments are resolved, including execution of the license agreement required by the Wannamaker Ditch Company prior to construction.

Utilities are available for 52nd Subdivision. XCEL will provide electricity. Lumen 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.

4. Fire Protection:

Fairmont Fire Protection District has deemed the proposal to be acceptable and will provide fire protection for the subject property.

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

5. Drainage:

The submitted Drainage Report will be acceptable once revised in accordance with all engineering comments. Resolution of Planning Engineering comments dated February 1, 2024 is listed as a condition of Plat approval. Minor comments exist pertaining to the increase in pipe cover of 0.06'. The applicant's engineer has already verified the change can be made.

After the conditions noted above are resolved, the drainage requirements for this development will be in conformance with Section 18 of the Land Development Regulation (Drainage) and the Storm Drainage Design and Technical Criteria.

6. Geologic and Geotechnical:

An Expansive Soils 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.

7. Sensory Impacts:

As outlined in the Sensory Impact Assessment provided by the applicant, due to the small size of the development the proposed project is not expected to have undue, acoustical, ocular or olfactory impacts. Therefore, the development complies with Section 26 of the Land Development Regulation.

8. Wildlife/Vegetation/Landscaping:

The proposal is not expected to have a significant impact on wildlife. A referral was sent to the Colorado Division of Wildlife and the US Fish and Wildlife; however, Staff has not received any response to date.

The landscaping plans for the development have been approved by Planning & Zoning.

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

9. 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 (Historical, Archeological, and Paleontological) of the Land Development Regulation.

ADDITIONAL REQUIREMENTS:

1. Park and School Requirements:

The Land Development Regulation provides that park and school requirements can be met by either land dedication or payment of fees. For 52nd Subdivision, park and school requirements are being fulfilled by the payment of fees.

The fee applicable to this subdivision is as follows:

- Single family attached unit (plains) = \$5,400 * 13 = \$70,200

Park and School Fees are not required for the existing residence.

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

Park Fee = (\$70,200) (60%) = \$42,120
School Fee = (\$70,200) (40%) = \$28,080

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

2. Performance Guarantee and Subdivision Improvements Agreement:

The public improvements associated with this subdivision will be guaranteed by Plat restriction. At this time, the associated Improvements Agreement has not been approved as to form by the County Attorney's Office, and the Exhibit "A" to be attached to the Improvements Agreement has not been finally approved. Approval of the Improvements Agreement and Exhibit "A" are listed as conditions of approval for this development.

If this Plat is approved, the Chairman of the Board of County Commissioners shall be authorized to sign the Improvements Agreement on behalf of the County and staff will record the Improvements Agreement with the Plat.

3. Mineral Rights:

The applicant in this case certified that the required inspection occurred per Colorado State Statute and that the inspection indicated that mineral rights have not been severed from the surface estate of the subject property.

4. Deed 24-102460DE:

Deed 24-102460DE is required for the dedication of Right of Way to Jefferson County for the construction of Flora Way. The adjoining property owner has agreed to dedicate 7 feet so that the applicant will have the required 45' of Right of Way for a public road built to County standards.

5. Vacation of Right of Way:

As part of this subdivision, it was determined that the County has an excess of Right of Way (ROW) in West 52nd Avenue, adjacent to the proposed subdivision. Therefore, staff recommends the Right of Way be vacated with the processing of the Plat, via the Vacation Certificate.

The existing West 52nd Avenue Right of Way was dedicated to Jefferson County at Book 104 Page 235. The portion of West 52nd Avenue to be vacated (15 ft x 165.47 ft) will vest to the adjoining owner(s) of this subdivision (i.e. the vacated ROW is within the subdivision boundary).

Section 13 of the Land Development Regulation identifies the criteria for the Board to review when considering the vacation of ROW. Under Section 13 of the LDR, the Planning Commission does not make a recommendation to the Board regarding a request for vacation of ROW. The following staff analysis is provided to the PC for information purposes only.

The criteria for the vacation of ROW is set forth below in italics, with Staff's analysis in bold text:

*A vacation case may not eliminate the only physical or legal access for any property per Section 13.C.1 of the Land Development Regulation. **The proposed vacation would not eliminate access to the property.***

*A vacation may not eliminate the only physical or legal rights to utilities for any property per Section 13.C.2 of the Land Development Regulation. The proposed vacation will not eliminate the only physical or legal rights to utilities. **A new 10 ft wide utility easement is being dedicated to the County by the Plat within the vacated ROW. No comments were received from utility companies regarding the proposed vacation of ROW.***

*The County may assign the vacated property to a private association that has the responsibility for road maintenance per Section 13.C.3 of the Land Development Regulation. Such assignment is not being made because the vacated ROW is not proposed to be a platted private road. **The vacated ROW will be included in tracts platted for drainage and landscape purposes.***

*Property Mergers may be required to combine parcels affected by the vacation, if necessary to maintain legal access for all parcels, per Section 13.C.4 of the Land Development Regulation. **Not required.***

*Vacation requests shall not negatively impact the existing or planned street/road system per Section 13.C.5 of the Land Development Regulation. **No negative impacts.***

*Construction plans for improvements are required to maintain acceptable service, or to mitigate negative impacts, and must be submitted in accordance with the Land Development Regulation and Transportation Design and Construction Manual per Section 13.C.6 of the Land Development Regulation. **All necessary construction plans required under the Land Development Regulation are provided as part of this subdivision application.***

*Vacation requests shall not create a circulation system that is non-compliant with the Land Development Regulation, unless an Alternative Standard/Requirement has been granted per Section 13.C.7 of the Land Development Regulation. **The proposed vacation of ROW will not create a circulation system that is non-compliant with the Land Development Regulation.***

Reimbursement costs will be required for vacation requests that involve Right-of-Way that was previously purchased by the County per Section 13.C.8 of the Land Development Regulation. **Reimbursement costs are not required.**

Vacation requests that create isolated Right-of-Way are not permitted per Section 13.C.9 of the Land Development Regulation. **The proposed vacation will not created isolated ROW.**

The “piecemeal” vacation of Right-of-Way (is discouraged and shall be reviewed on a case-by-case basis per Section 13.C.10 of the Land Development Regulation. **The piecemeal vacation of ROW is not being proposed.**

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. 22-117665PF 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 Improvements Agreement being approved as to form by the County Attorney's Office.
3. The recordation of the Plat mylars being prepared in accordance with the red-marked print dated February 14, 2024.
4. Payment of \$42,120 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.
5. Payment of \$28,080 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.
6. Recordation of Deed 24-102460DE, for the dedication of additional Right of Way to the County.
7. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Arcadia Creek Subdivision Filing 1 for prior years have been paid.
8. Resolution of Planning Engineering’s comments dated February 1, 2024.
9. Resolution of all comments from Wannamaker Ditch Company which includes the issuance of final approval and an executed license agreement prior to construction.
10. Final approval of the water and sewer plans by the North Table Mountain Water and Sanitation District and recordation of the water and sewer easements.

COMMENTS PREPARED BY:

Nathan Seymour

Nathan Seymour, Civil Planning Engineer
February 7, 2024

CASE DATES SUMMARY

Jefferson County Case Management

CASE DATE SUMMARY

Case Number: 22-117665PF Case Type: Preliminary and Final Plat

Initial Application Submitted: July 11, 2022

Case Sent on First Referral: August 15, 2022

Referral Responses Provided to Applicant: October 11, 2022

Case Sent on Second Referral: August 15, 2023

Referral Responses Provided to Applicant: September 16, 2023

Case Sent on Third Referral: December 11, 2023

Referral Responses Provided to Applicant: January 17, 2023

Case Scheduled for Hearing(s): January 26, 2024

PROPOSED PLAT

52ND SUBDIVISION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, BEING THE OWNERS AND HOLDER(S) OF TRUST OF THOSE LANDS DESCRIBED HEREON, HAS LAID OUT THE SAME INTO LOTS, TRACTS, A STREET, AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF 52ND SUBDIVISION, AND DOES, BY THESE PRESENTS, OF ITS OWN FREEWILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, AND GRANT, DEDICATE, AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE ALL STREETS TOGETHER WITH ALL APPURTENANCES THERETO FOR PUBLIC USE AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON.

LEGAL DESCRIPTION

THE UNDERSIGNED, BEING THE OWNER(S) OF A PARCEL OF LAND BEING A PORTION OF WEST 52ND AVENUE RIGHT OF WAY, A PORTION OF THE LAND DESCRIBED UNDER RECEPTION NUMBER 2021073186 AND THE LAND DESCRIBED UNDER RECEPTION NUMBER 2011071463 INCLUSIVE, AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "PLS 27612" BEING THE CENTER 1/4 CORNER OF SAID SECTION 18 FROM WHENCE A FOUND 2.5" ALUMINUM CAP "PLS 14112" BEING THE WEST 1/4 CORNER OF SAID SECTION 18 BEARS SOUTH 89°07'10" WEST, A DISTANCE OF 2401.90 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 59°33'07" WEST, A DISTANCE OF 774.15 FEET TO THE SOUTHEAST CORNER OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2021073186, THE NORTHEAST CORNER OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2011071463, AND THE POINT OF BEGINNING;
THENCE SOUTH 00°07'41" WEST ALONG THE EXTENDED EAST LINE OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2011071463, A DISTANCE OF 377.57 FEET;
THENCE SOUTH 89°07'10" WEST PARALLEL WITH AND 25.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 165.47 FEET;
THENCE NORTH 00°09'41" EAST ALONG THE EXTENDED WEST LINE OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2011071463, A DISTANCE OF 376.97 FEET TO A POINT ON THE SOUTH LINE OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2021073186;
THENCE SOUTH 88°54'28" WEST ALONG THE SOUTH LINE OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2021073186, A DISTANCE OF 165.44 FEET TO THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2021073186;
THENCE NORTH 00°11'44" EAST ALONG THE WEST LINE OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2021073186, A DISTANCE OF 331.11 FEET;
THENCE NORTH 00°23'06" WEST ALONG THE WEST LINE OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2021073186, A DISTANCE OF 297.52 FEET TO A NORTHWEST CORNER OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2021073186;
THENCE NORTH 89°08'29" EAST, A DISTANCE OF 330.74 FEET TO A POINT ON THE EAST LINE OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2021073186;
THENCE SOUTH 00°04'29" EAST ALONG THE EAST LINE OF SAID LAND DESCRIBED IN RECEPTION NUMBER 2021073186, A DISTANCE OF 627.27 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING: 269,529 SQUARE FEET OR 6.188 ACRES, MORE OR LESS.

OWNERS/SUBDIVIDERS

OWNER: 5254 PROPERTIES LLC., A COLORADO LIMITED LIABILITY COMPANY

BY: STEVE LINDSEY, AS MANAGING MEMBER

NOTARY

STATE OF COLORADO)
COUNTY OF JEFFERSON) §

THE DEDICATION(S), CONDITIONS, AND RESTRICTIONS SET FORTH HEREIN WERE ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY STEVE LINDSEY, AS MANAGING MEMBER OF 5254 PROPERTIES LLC., A COLORADO LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL.

[SEAL]

NOTARY PUBLIC

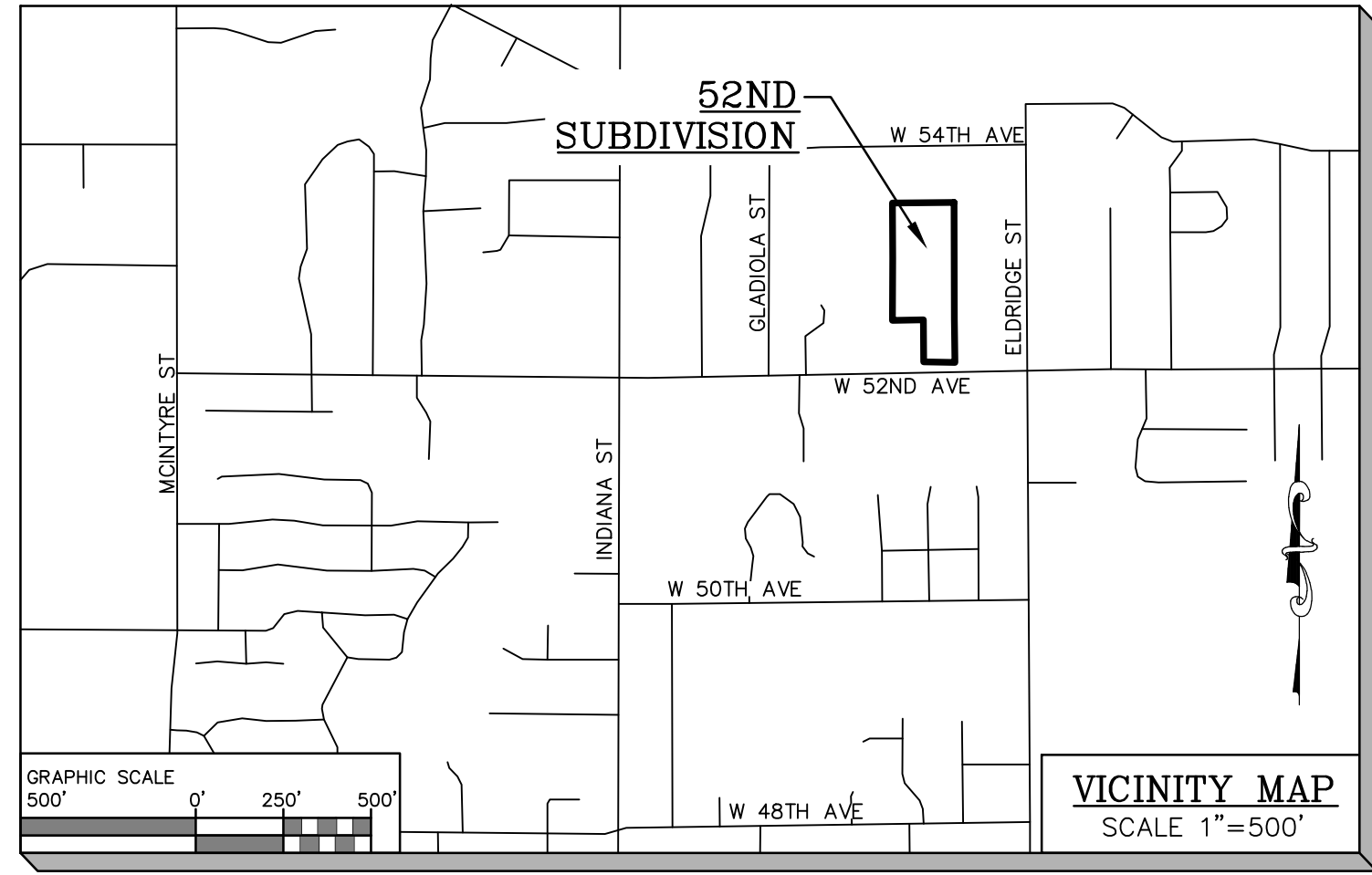
MY COMMISSION EXPIRES: _____

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 UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT NO. _____, ISSUED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF _____
_____ AS AUTHORIZED AGENT OF LAND TITLE GUARANTEE COMPANY

LEGAL DESCRIPTION PREPARATION

THE LEGAL DESCRIPTION ON THIS PLAT WAS PREPARED BY:
JEFFREY J. MACKENNA, PLS 34183,
OF THE FIRM FALCON SURVEYING INC.,
9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
303-202-1560



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY INTO 14 SINGLE FAMILY DETACHED LOTS.
- BASIS OF BEARINGS: THE GPS DERIVED SOUTH LINE OF THE NORTHWEST 1/4 SECTION 18 TOWNSHIP 3 SOUTH RANGE 69 WEST AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "PLS 27612" BEING THE CENTER 1/4 OF SAID SECTION FROM WHENCE A FOUND 2.5" ALUMINUM CAP "PLS 14112" BEING THE WEST 1/4 OF SAID SECTION BEARS SOUTH 89°07'10" WEST A DISTANCE OF 2401.90 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.
- 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 THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY _____ 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 ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER _____, DATED _____, 202____, AT ____M PREPARED BY _____ WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT.
- UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY AROUND THE SUBDIVISION. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE ALLOWED WITHIN SAID UTILITY EASEMENTS.
- THE LIMITS OF THE 100 YEAR FLOODPLAIN DO NOT EXIST WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- TRACT A, C, AND D ARE FOR DRAINAGE AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT A, C, AND D WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT B IS FOR LANDSCAPING AND COMMON AREA PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT B WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY.
- THE APPROVED DRAINAGE REPORT AND PLANS FOR 52ND SUBDIVISION ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES, DETENTION POND(S) AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY ACCEPTS SUCH RESPONSIBILITY.
- THE OFFICIAL DEVELOPMENT PLAN FOR THIS PLAT IS REORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER 2022028951.
- PURSUANT TO SECTION 1.1 OF THE JEFFERSON COUNTY ZONING RESOLUTION THE DIRECTOR OF PLANNING AND ZONING HAS APPROVED THE FOLLOWING MINOR VARIATION(S) UNDER CASE NUMBER 22-108382MVR.
-A FRONT SETBACK OF 16.8 FEET WHERE 20 FEET IS REQUIRED FOR LOT 1.

TRACTS ARE

EXPANSIVE SOILS RESTRICTION

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

- THAT A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- THAT PROPER SUBSURFACE DRAINAGE HAS BEEN DESIGNED FOR THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- THAT THE PLANS SUBMITTED TO BUILDING SAFETY 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 JEFFERSON COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

COVENANT AND RESTRICTION ON CONVEYANCE, SALE OR TRANSFER

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

THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVICING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER _____ OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATION; AND

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

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

APPROVED, COVENANTED, AND AGREED TO AS CONSIDERATION FOR APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS ____DAY OF _____, 20__

SURVEYOR CERTIFICATE

I, JEFFREY J. MACKENNA A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF "52ND SUBDIVISION" WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE DAY OF JUNE 02, 2023, 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

SEAL

JEFFREY J. MACKENNA
PLS 34183

ACCEPTANCE CERTIFICATE

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING; AND CONVEYANCE OF THE STREETS AND EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS _____ DAY OF _____, 20____. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND PUBLIC WAYS ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE DEVELOPER AND ACCEPTED BY THE COUNTY.

CLERK

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 _____ DAY OF _____, 20____

COUNTY CLERK AND RECORDER

DEPUTY CLERK

REVIEW CERTIFICATES

REVIEWED BY PUBLIC HEALTH THIS _____ DAY OF _____, 20____

PUBLIC HEALTH
REVIEWED BY THE PLANNING COMMISSION THIS _____ DAY OF _____, 20____

CHAIRMAN

VACATION CERTIFICATE

STREETS/ROADS, LOTS, TRACTS, AND EASEMENTS AS SUPERSEDED BY THIS INSTRUMENT AND AS ORIGINALLY DEDICATED WITH 52ND SUBDIVISION, RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION BOOK 104 PAGE 235, ARE HEREBY VACATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK

REVISION A: 06/02/2023 REVISION B: 11/29/2023
REVISION C: 01/15/2024

The County Attorneys office will review this Plat against a Title Commitment with an effective date within 45 days of recordation. Minor modifications to this document may result.

52ND SUBDIVISION

FALCON SURVEYING INC.
9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
303-202-1560
WWW.FALCONSURVEYING.COM
DATE: 04/27/22 REVA: 06/02/23
REVB: 11/29/23 REVC: 01/15/24
DRAWN BY: CAC CHK'D BY: JJM JOB NO. 210724
DATE OF FIELD SURVEY: 04/02/19 210724_SUBD.DWG

52ND SUBDIVISION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 2

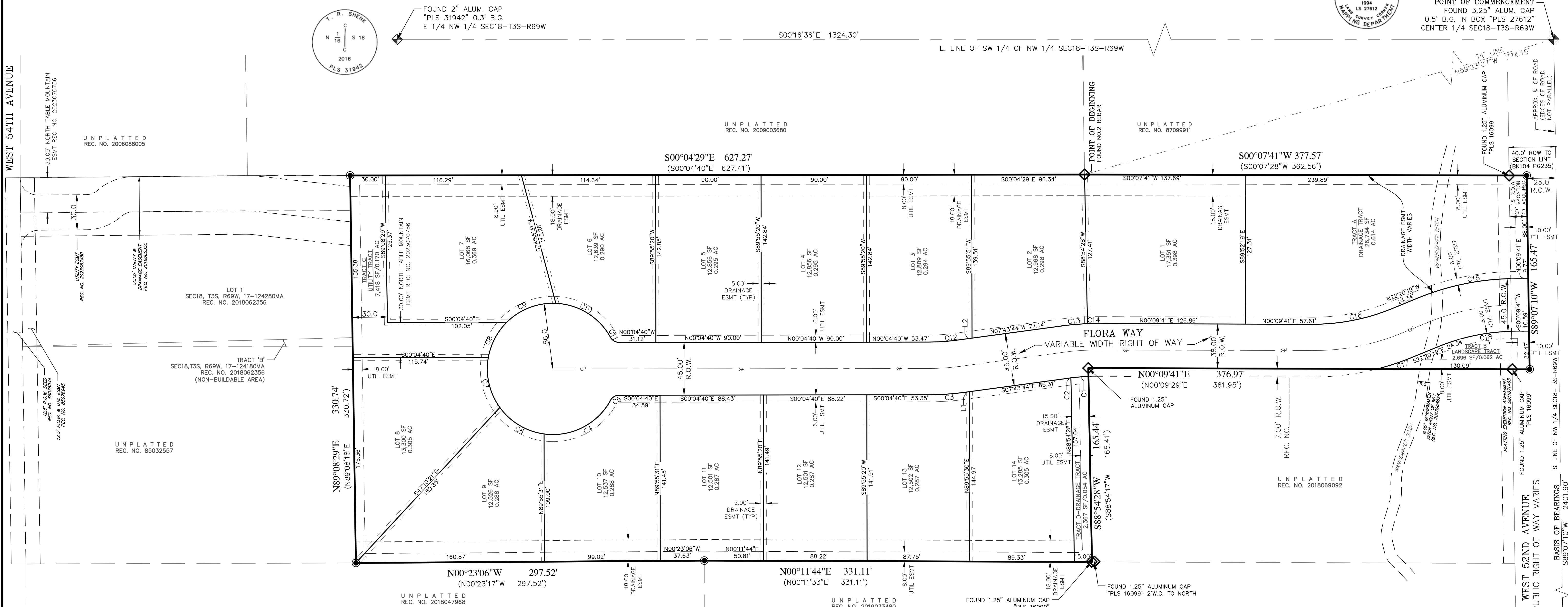


POINT OF COMMENCEMENT
FOUND 3.25" ALUM. CAP
0.5' B.G. IN BOX "PLS 27612"
CENTER 1/4 SEC18-T3S-R69W



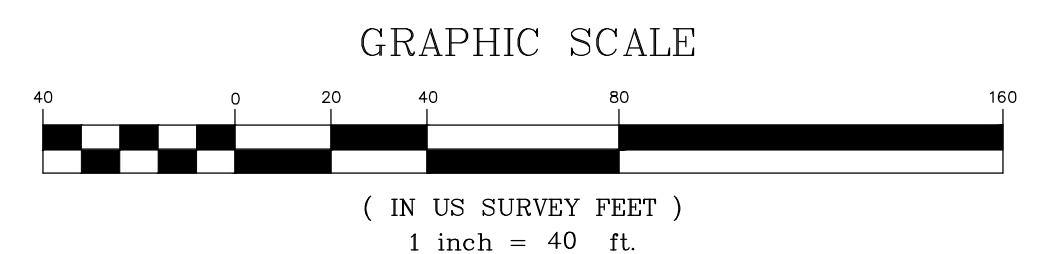
FOUND 2" ALUM. CAP
"PLS 31942" 0.3' B.G.
E 1/4 NW 1/4 SEC18-T3S-R69W

WEST 54TH AVENUE



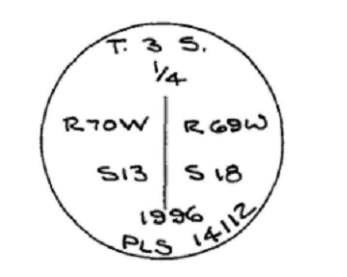
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.03	170.45	5°03'12"	S04°37'15"E	15.03
C2	2.00	175.50	0°39'15"	S07°24'06"E	2.00
C3	29.44	220.50	7°39'03"	S03°54'12"E	29.42
C4	67.23	56.00	68°47'08"	S26°41'52"E	63.26
C5	9.58	9.00	61°00'46"	S30°35'03"E	9.14
C6	45.23	56.00	46°16'34"	S30°49'59"W	44.01
C7	45.19	56.00	46°14'16"	S77°05'23"W	43.98
C8	34.50	56.00	35°17'53"	N62°08'32"W	33.96
C9	46.06	56.00	47°07'32"	N20°55'49"W	44.77
C10	56.98	56.00	58°18'09"	N31°47'01"E	54.56
C11	9.58	9.00	61°00'46"	N30°25'42"E	9.14
C12	23.44	175.50	7°39'03"	N03°54'12"W	23.42
C13	22.25	220.50	5°46'53"	N04°50'17"W	22.24
C14	8.12	220.50	2°06'31"	N00°53'35"W	8.11
C15	86.59	220.50	22°30'00"	N11°05'19"W	86.03
C16	68.92	175.50	22°30'00"	N11°05'19"W	68.48
C17	30.88	220.50	8°01'28"	S18°19'36"E	30.86
C18	68.92	175.50	22°30'00"	S11°05'19"E	68.48

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S07°43'44"E	5.09'
L2	N07°43'44"W	13.26'



LEGEND	
	INDICATES FOUND SURVEY MONUMENT AS STATED
	INDICATES SECTION CORNER AS SHOWN
	INDICATES SET RED PIN AND CAP ON N.O.S REBAR 18" LONG PLS 34183
	INDICATES CENTERLINE
	INDICATES SUBDIVISION BOUNDARY AS SHOWN
	INDICATES LOT LINES AS SHOWN
	INDICATES ADJACENT BOUNDARY
	INDICATES EASEMENTS AS SHOWN
	INDICATES TIE LINE FROM PDC TO PDB

FOUND 2.5" BRASS CAP
0.3' B.G. IN BOX "PLS 14112"
W 1/4 SEC18-T3S-R69W



REVISION A: 06/02/2023
REVISION B: 11/29/2023
REVISION C: 01/30/2024

FALCON SURVEYING
9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
303-202-1560
WWW.FALCONSURVEYING.COM

DATE: 04/27/22 REVA: 06/02/23
DRAWN BY: CAC REV: 11/29/23 REVC: 01/30/24
DATE OF FIELD SURVEY: 04/02/19 210724_SUBD.DWG

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SUPPLEMENTAL PLAN

FOR INFORMATION ONLY

52ND SUBDIVISION SUPPLEMENTAL PLAN

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NUMBER 22-117665PF



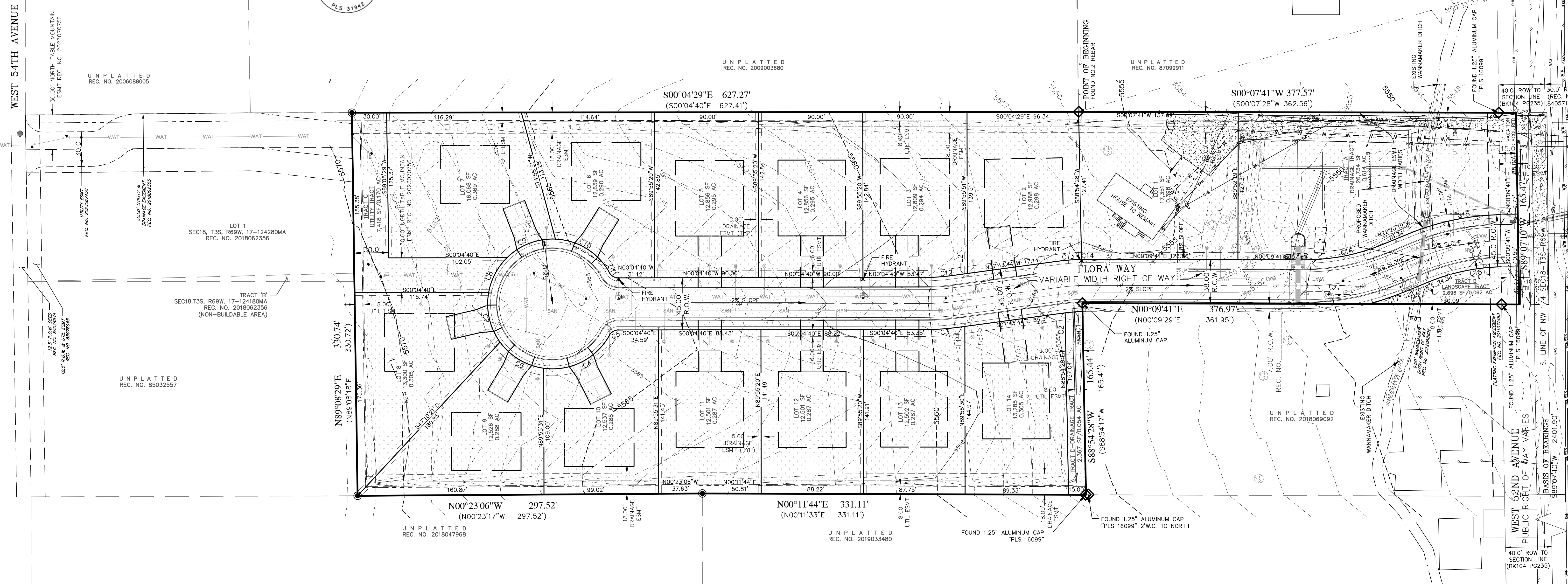
POINT OF COMMENCEMENT
FOUND 3.25" ALUM. CAP
0.5' B.G. IN BOX "PLS 27612"
CENTER 1/4 SEC18-T3S-R69W



FOUND 2" ALUM. CAP
"PLS 31942" 0.3' B.G.
E 1/4 NW 1/4 SEC18-T3S-R69W

S00°16'36"E 1324.30' (M)
S00°16'19"E 1324.24' (R)

E. LINE OF SW 1/4 OF NW 1/4 SEC18-T3S-R69W



LEGEND

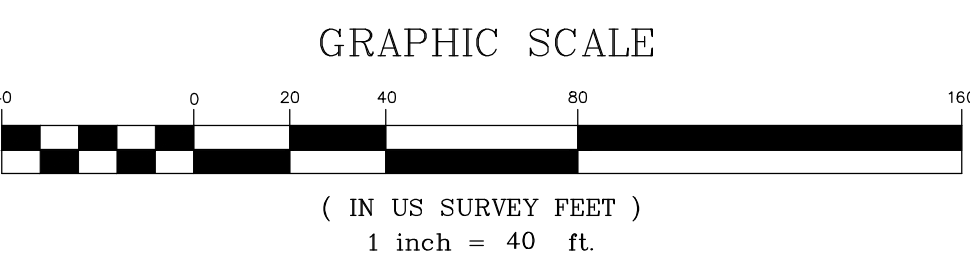
	INDICATES FOUND SURVEY MONUMENT AS STATED		PROPOSED WATER METER		INDICATES SETBACK LINE
	INDICATES SECTION CORNER AS SHOWN		PROPOSED STORM MANHOLE		INDICATES SUBDIVISION BOUNDARY AS SHOWN
	INDICATES SET PIN AND CAP ON NLS REBAR 18" LONG PLS 34183		PROPOSED SANITARY CLEAN OUT		INDICATES LOT LINES AS SHOWN
	GAS METER		PROPOSED RIP RAP		INDICATES ADJACENT BOUNDARY
	ELECTRIC METER		OVERHEAD UTILITY		INDICATES EASEMENTS AS SHOWN
	WATER VALVE		SANITARY LINE		INDICATES TIE LINE FROM PDC TO PDB
	WATER METER		WATER LINE		WIRE FENCE
	FIRE HYDRANT		EDGE OF ASPHALT		CHAIN LINK FENCE
	UTILITY POLE		GAS LINE		WOOD FENCE
	CLEAN OUT		EXISTING MAJOR CONTOUR		PROPOSED WATER LINE
	SANITARY MANHOLE		EXISTING MINOR CONTOUR		PROPOSED STORM LINE
	PROPOSED FIRE HYDRANT		PROPOSED MAJOR CONTOUR		PROPOSED SWALE
			PROPOSED MINOR CONTOUR		PROPOSED LOT LAYOUT

NOTES

- NAV88 DATUM WAS USED TO ESTABLISH EXISTING ELEVATIONS. THE EXISTING ELEVATIONS WERE INTERPOLATED BY USING A TRIANGULATED IRREGULAR NETWORK.
- PROPOSED ELEVATIONS WERE GENERATED BY DESIGN.
- NO SLOPES GREATER THAN 30% OUTCROPPINGS, GEOLOGIC FEATURES, OR WOODED AREA EXIST AT TIME OF SURVEY.
- SITE WATER SOURCE SHALL BE A NEW WATER DISTRIBUTION SYSTEM THAT CONNECTS TO THE NORTH TABLE MOUNTAIN WATER DISTRICT SYSTEM. ESTIMATED WATER REQUIREMENTS ARE 1,400 GPD PER HOUSEHOLD AND 400 GPD FOR IRRIGATION.
- PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS ARE PROPOSED FOR EACH LOT
- ESTIMATED FIRE FLOW REQUIREMENT IS 1,750 GPM.

OWNER
NIX DEVELOPMENT, LLC
ATTN: JUD NIX
15400 W 64TH AVE 9E-16
ARVADA, CO 80002

OWNER/DEVELOPER
ATTN: STEVE LINDSEY
12650 W 54TH DR, UNIT A
ARVADA, CO 80002



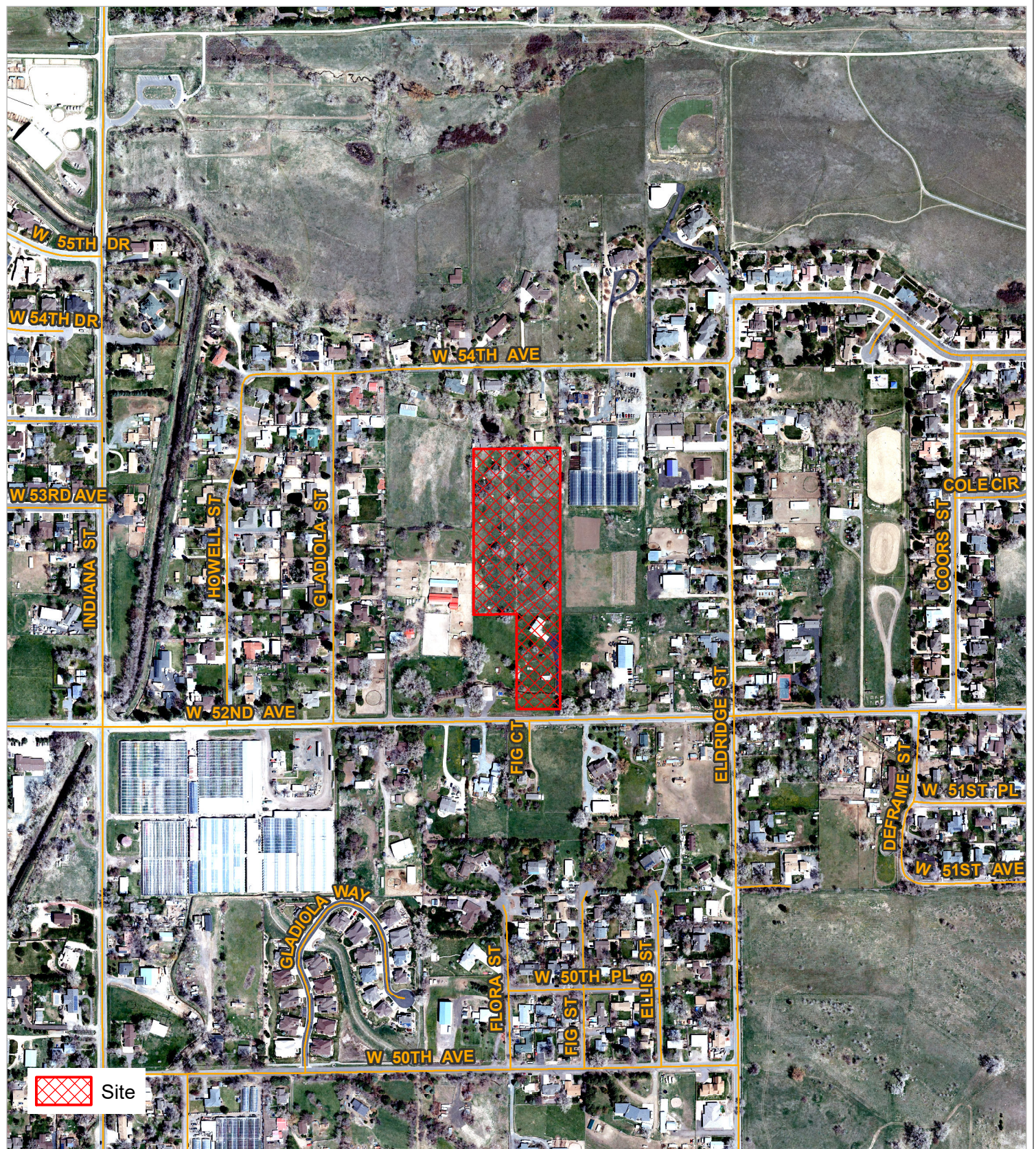
REVISION A 06/02/2023
REVISION B 11/29/2023
REVISION C 01/30/2024

FALCON SURVEYING
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DATE: 04/27/22 REVA: 06/02/23
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DRAWN BY: CAC CHK'D BY: JLM JOB NO: 210724
DATE OF FIELD SURVEY: 04/02/19 210724_SUBD.DWG

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MAPS

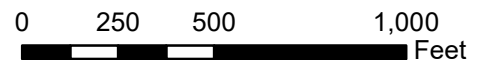


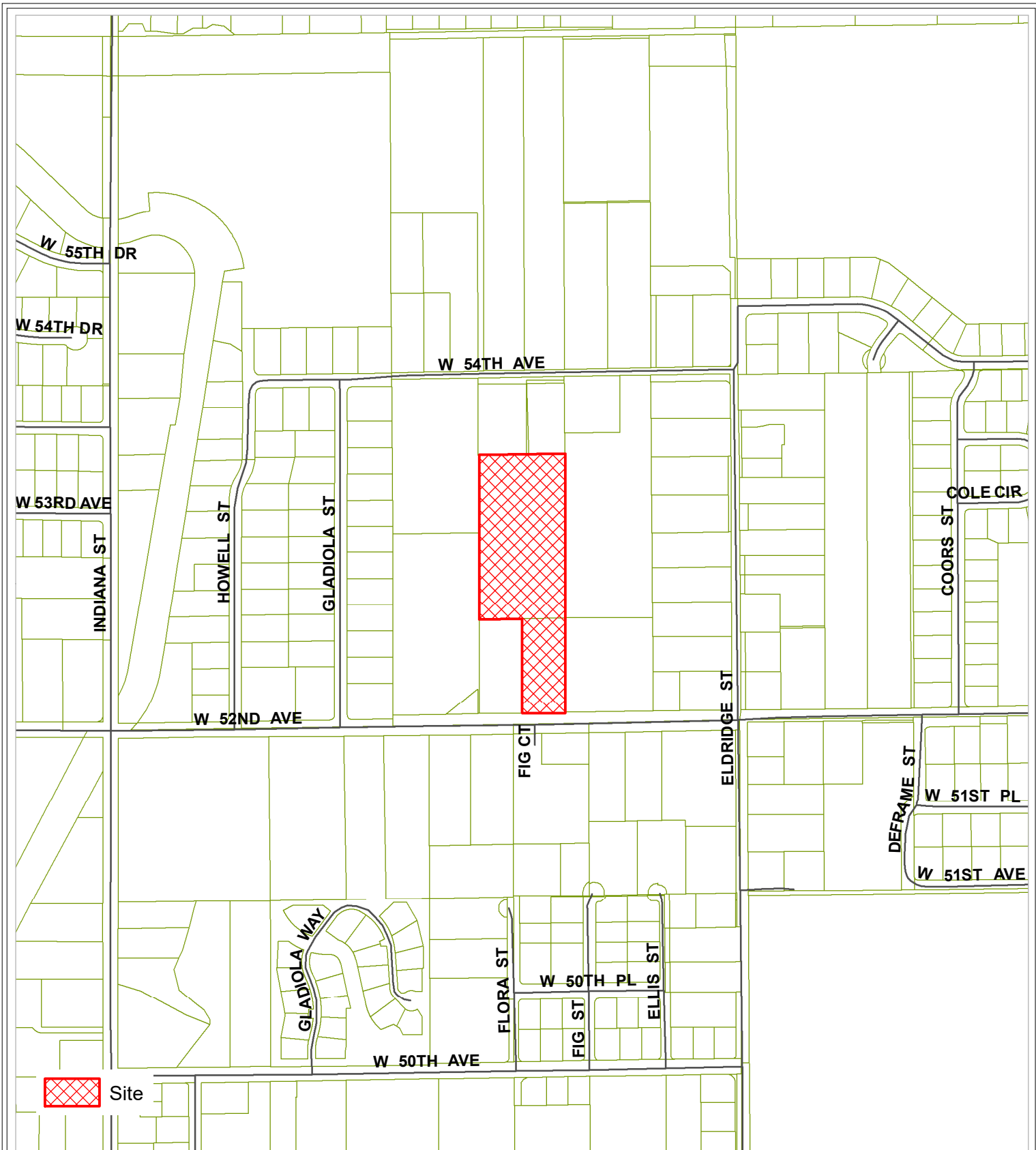
Case Number: 22-117665PF
Location: Section 18, T3S, R69W



JEFFERSON
 COUNTY COLORADO

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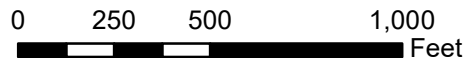


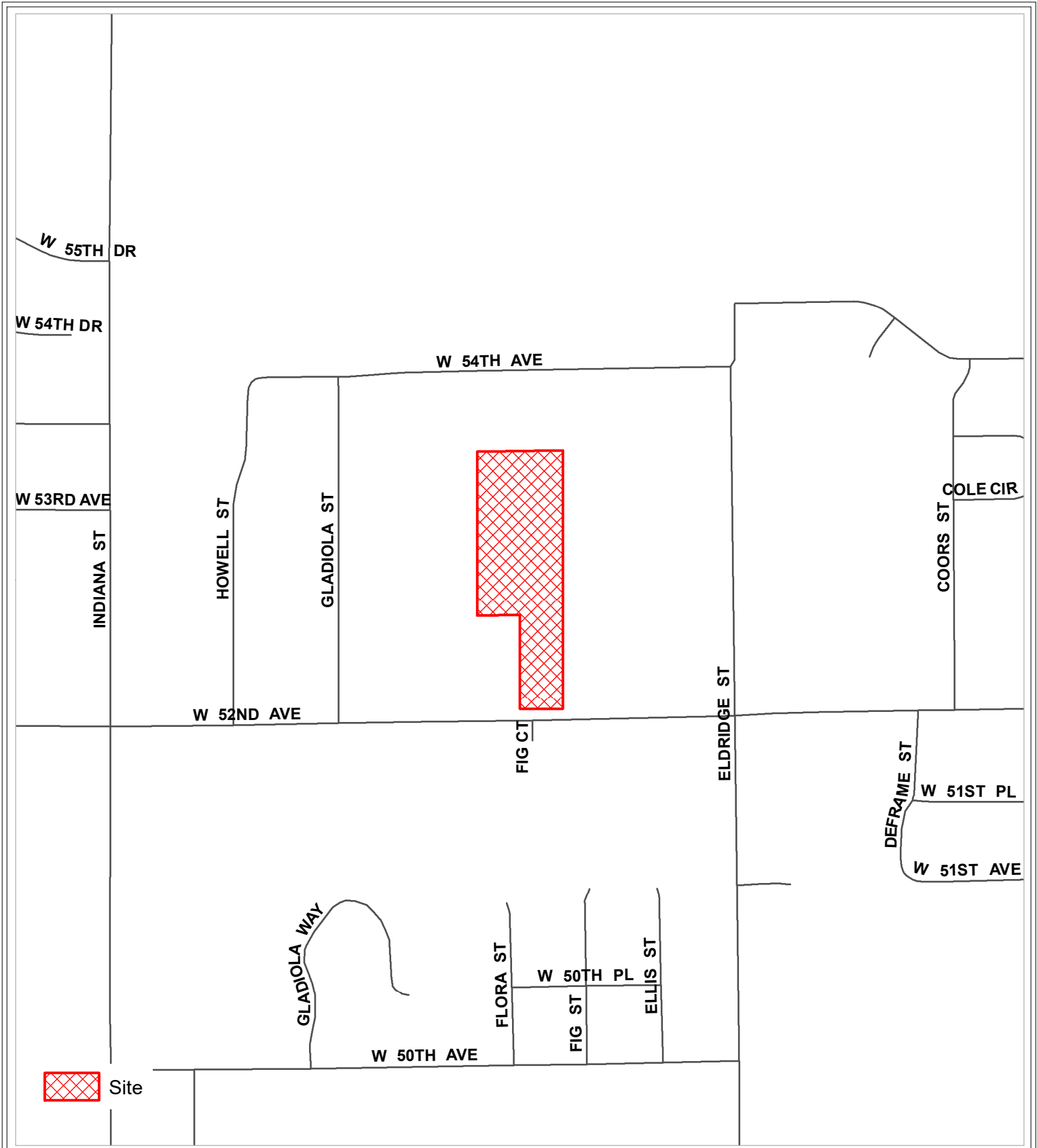
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 COUNTY COLORADO

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 Site

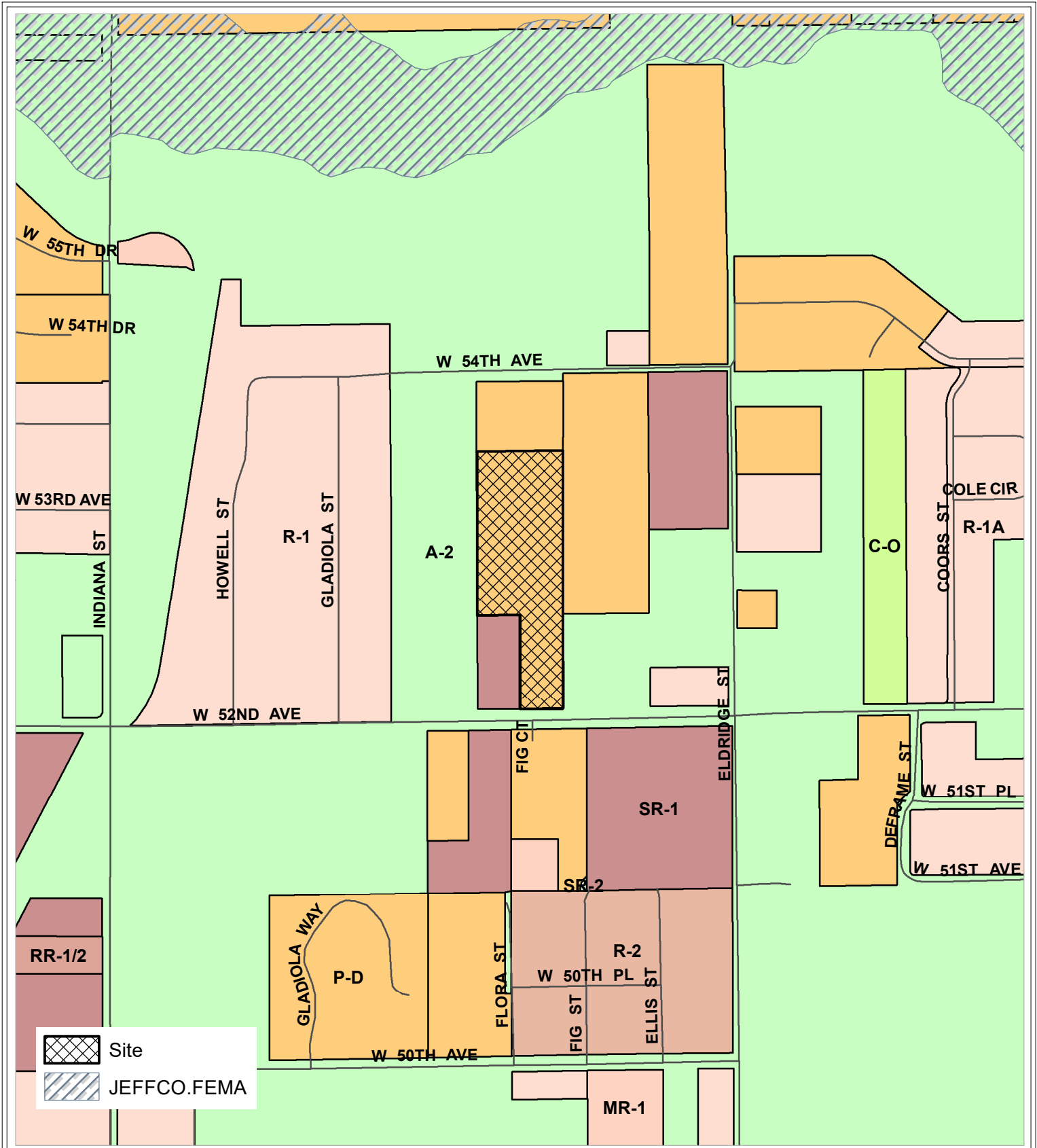
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Location: Section 18, T3S, R69W



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 COUNTY COLORADO

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Case Number: 22-117665PF
Location: Section 18, T3S, R69W



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RELIEF

Administrative Decision Memorandum

Date: November 8, 2023

22-108382 MVR Minor Variation Request

Related Cases: Preliminary and Final Plat – 22-117665PF

Owner/Applicant: Steve Lindsey

Representative: Cole Haberer

Location: 14395 W 52nd Ave, Arvada and AIN 39-182-07-002

Purpose: To allow a front setback of 16.8 feet for an existing single-family home, where 20 feet is required.

Case Manager: Alexander Fowlkes

Background / Discussion:

The applicant is in a Preliminary and Final Plat process to create 14 residential lots (Case No. 22-117665PF) and has requested a reduced front setback for an existing single-family home. The existing single-family home was built in 1973 and was previously zoned Suburban Residential One. The current zoning is the 5254 Solar Green Official Development Plan (ODP) recorded at reception number 2022016302 and requires a 20-foot front setback.

Applicant's Rationale:

The applicant is requesting to allow a front setback of 16.8 ft in order to allow for the construction of a Local Street ROW as part of the Preliminary and Final Plat in process. The applicant's rationale is as follows, verbatim:

The existing house is setback 16.8' from the edge of the proposed local street ROW which is 3.2' less than 20' minimum front setback requirement. The alignment of the new local street is located to align with Fig Court across W 52nd Avenue and to approximately split the proposed subdivision in half north to south. No negative impacts are anticipated due to the reduced setback of the existing house.

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.

Internal Review:

This request was reviewed internally by Planning and Zoning Staff, and no objections or concerns were raised.

Notification:

Notice of this request was mailed to all properties within 500 feet of the subject property, all county registered associations within one mile were notified, and a sign describing the request was placed at the front of the property. Staff has received no comments regarding this case.

Analysis

Staff finds the Minor Variation request 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 Zoning Resolution. Staff findings are based upon the following:

1. The applicant is limited in where they are able to place ROW due to the location of the existing home.
2. The resulting setback is greater than 75% of the required setback, which is not a substantial variation from the other homes that will be built in this subdivision.
3. There were no objections to this request from Planning and Zoning Staff.
4. 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 Preliminary and Final Plat Case 22-117665PF in accordance with County regulations.

Decision:

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

- Minor Variation Granted
- Minor Variation Granted with Changes _____
- Minor Variation Denied

Christopher B. O'Keefe

 Christopher B. O'Keefe
 Director of Planning and Zoning

November 8, 2023

 Date

Reviewed by:
 Nick Nelson
 November 8, 2023 4:47 p.m.

Administrative Decision Memorandum

Date: December 27, 2023

23-133684ASR Alternative Standards/Requirements

Related Cases: Preliminary and Final Plat, 22-117665PF

Owners/Applicants: Steve Lindsey, 5254 Properties, LLC.

Representative: Cole Haberer, HCI Engineering.

Location: 14395 W 52nd Ave, Arvada and AIN 39-182-07-002

Purpose: **Alternative Standard to allow variations in the minimum K value. K values of 2.42, 3.23, 12, 17, 26 and 30 are proposed where 30 is required for crest vertical curves and 40 is required for sag vertical curves, with a design speed of 30mph per Section 3.6.4 of the Transportation Design and Construction Manual.**

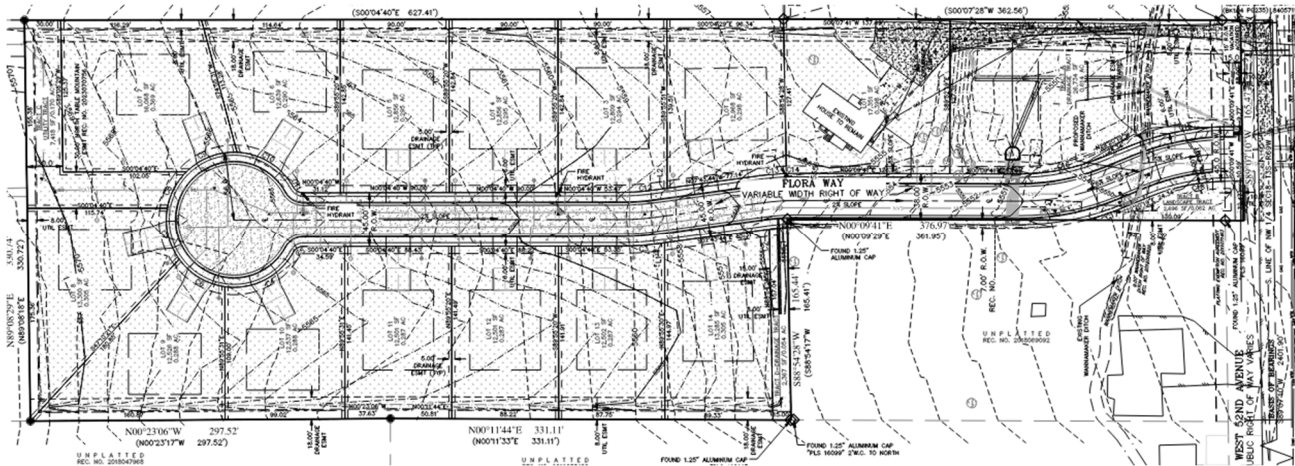
Case Manager: Nathan Seymour, Civil Planning Engineer

Background / Discussion:

The applicant is in a Preliminary and Final Plat process to create 14 residential lots (Case No. 22-117665PF) and has requested alternatives to the vertical curve design requirement. The existing single-family home was built in 1973 and was previously zoned Suburban Residential One. The current zoning is the 5254 Solar Green Official Development Plan (ODP) recorded at reception number 2022016302.

Per Section 3.6.4 of the Transportation Design and Construction Manual, a K value of 30 is required for crest vertical curves and a value of 40 is required for sag vertical curves.

During the processing of the Preliminary and Final Plat, the applicant submitted an Alternative Standard request as summarized in the purpose statement above.



Applicant's Rationale:

INTRODUCTION

The following memo is provided on behalf of the Owner to request relief of vertical street design requirements as established by Section 3.6.4 Vertical Curves of the Jefferson County Transportation Design & Construction Manual. The basis of this request is presented below.

SUMMARY

The proposed development is a new residential subdivision consisting of a new local street, 14 lots and 4 tracts, and half street improvements for W 52nd Avenue along the property frontage.

Code Section:

3.6.4 Vertical Curves: All vertical curves shall be symmetrical. A vertical curve shall be used when the algebraic difference in grade (A) equals or is greater than four-tenths (0.40) of a percent... All vertical curves shall be labeled, in the profile with curve length (L) and K value ($= L/A$). The minimum K values for crest and sag vertical curves shall be in accordance with the following table:

	Minimum K Value	
Design Speed (mph)	Crest	Sag
30	30	40

AASHTO Minimum K Values

Design Rate of Vertical Curve, K		
Design Speed (mph)	Crest Stopping Sight Distance	Sag Stopping Sight Distance
15	3	10
20	7	17
25	12	26
30	19	37

Centerline Design

$K=L/A$, $L=KA$; L=Length of Vertical Curve, A=Algebraic Difference in Grade, K=Rate of Grade Change

- Vertical Curve 1

STA 0+05.00 → STA 0+20.81, Slope is -1.50% to provide best drainage to adjacent roadside ditch flared end sections

STA 0+20.81 → 0+41.14, Slope is 1.80% for sidewalk crossing

Grade Break (-1.50% → 1.80%) occurs at STA 0+20.81

$A=3.30>0.40$ (Sag Vertical Curve is required): $K=40$, $L=KA=40*3.30=132$ -ft

Proposed Design: $K=2.42$, $L=8.00$ -ft, A vertical curve length of 8-ft is chosen to prevent the vertical from encroaching into the adjacent travel lane.

- Vertical Curve 2

STA 0+20.81 → 0+41.14, Slope is 1.80% for sidewalk crossing

STA 0+41.14 → STA 1+18.89, Slope is 3.86% and the proposed access slopes are 3.86% or less for a minimum of 100' from edge of roadway.

Grade Break (1.80% → 3.86%) occurs at STA 0+41.14

$A=2.06>0.40$ (Sag Vertical Curve is required): $K=40$, $L=KA=40*2.06=82.4$ -ft

Proposed Design: $K=3.23$, $L=6.66$ -ft, A vertical curve length of 6.66-ft is chosen to prevent the vertical curve from encroaching into the adjacent sidewalk crossing.

- Vertical Curve 3

STA 0+41.14 → STA 1+18.89, Slope is 3.86% and the proposed access slopes are 3.86% or less for a minimum of 100' from edge of roadway.

1+18.89 → STA 2+20.99, Utilizes a reverse vertical curve to transition between the high point to crossover the Wannamaker Ditch Culvert to the low point for site surface drainage purposes.

Grade Break occurs at STA 1+18.89

A crest vertical curve is required, due to site constraints and coordination with Jefferson County Road and Bridge the AASHTO Kvalue for 25mph ($K=12$) is allowed to be used for project design in lieu of the Jefferson County Kvalue of 30.

Proposed Design: $K=12.00$, $L=68.32$ -ft

- Vertical Curve 4

STA 1+18.89 → 2+20.99, Utilizes a reverse vertical curve to transition between the high point to crossover the Wannamaker Ditch Culvert to the low point for site surface drainage purposes.

STA 2+20.99 → 4+05.46, Slope is 3.14%.

Grade Break occurs at STA 2+20.99

A sag vertical curve is required, due to site constraints and coordination with Jefferson County Road and Bridge the AASHTO Kvalue for 25mph ($K=26$) is allowed to be used for project design in lieu of the Jefferson County Kvalue of 40. However, this Kvalue results in geometry which does not tie. In order for the geometry to tie the vertical curve design needs to follow AASHTO Kvalue for 20mph ($K=17$). As an additional measure Dip Ahead sign and/or Bump Ahead signs could be added to the design to warn drivers of roadway cautions.

Proposed Design: K=17.00, L=121.38-ft

- Vertical Curve 5

STA 2+20.99 → 4+05.46, Slope is 3.14%.

STA 4+05.46 → 4+32.73, Slope is 2.14%

Grade Break occurs at STA 4+05.46

A crest vertical curve is required, due to site constraints and coordination with Jefferson County Road and Bridge the AASHTO Kvalue for 25mph (K=12) is allowed to be used for project design in lieu of the Jefferson County Kvalue of 30.

Proposed Design: K=12.00, L=12.03-ft

- Vertical Curve 6

STA 4+05.46 → 4+32.73, Slope is 2.14%

STA 4+32.73 → 5+23.13, Slope is 3.18%.

Grade Break occurs at STA 4+32.73

A sag vertical curve is required, due to site constraints and coordination with Jefferson County Road and Bridge the AASHTO Kvalue for 25mph (K=26) is allowed to be used for project design in lieu of the Jefferson County Kvalue of 40.

Proposed Design: K=26.00, L=26.92-ft

- Vertical Curve 7

STA 4+32.73 → 5+23.13, Slope is 3.18%

STA 5+23.13 → 8+13.99, Slope is 2.47%.

Grade Break occurs at STA 5+23.13

A crest vertical curve is required. The vertical curve is able to meet Jefferson County design standards.

Proposed Design: K=30, L=21.08-ft

CONCLUSION

It is the opinion of HCI Engineering that based on the information presented above and attachment plans that this memo demonstrates the rationale behind the request and that vertical curves where the minimum K value cannot be achieved is justified for the success of the project and will not have a negative impact.

Sincerely,

Zane Hall, Engineer III
HCI Engineering

Cole C. Haberer, PE
HCI Engineering

Applicable Regulations:

Section 2.B.2 of the Jefferson County Land Development Regulation allows the Director of Planning and Zoning the authority to make decisions on any request for Alternative Standards/Requirements, unless the specific provision indicates that a decision is to be made by the Board of County Commissioners. The following shall be considered for Alternative Standards/Requirements of the Land Development Regulation:

- 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, impractical or undesirable.

Referral:

This request was sent on a 2-week referral to internal agencies including Open Space, Transportation and Engineering, Road and Bridge District 1 and Planning Staff. The referrals resulted in no concerns.

Notification:

The Alternative Standard request was sent to property owners within 500 feet and registered homeowners associations within 1 mile per Level 1 Notification procedures. Staff received no responses from nearby homeowners or registered associations.

Analysis:

Staff is supportive of the Alternative Standard Request. Staff findings are based upon the following:

1. The request was discussed at the Engineering Staff Meeting. Staff supports this request given the traffic generated by these private streets will be low and additional signage identifying the "Dip" will be placed on site advising users to travel at a maximum of 20mph at the location of the dip.
2. The street will be posted at 25 mph throughout. This 25mph speed is not listed in the current regulations. The proposed K values more closely align with the published AASHTO K values for a 25mph zone.
3. Planning Staff, Road and Bridge District 1, Transportation and Engineering and Open Space do not object to this request.
4. The applicant stated in writing that the proposed design shall not have a negative impact.

Staff Recommendation:

For the reasons indicated within this report, Staff recommends **approval** of the Alternative Standard/Requirement request.

Decision:

Pursuant to Section 2.B.2 of the Jefferson County Land Development Regulation, the Director of Planning and Zoning renders the following decision on the Alternative Standard/Requirement request during the processing of the Preliminary and Final Plat, 52nd Subdivision.

- Alternative Standard Granted
- Alternative Standard Granted with Changes _____
- Alternative Standard Denied

Mike Schuster 01-09-24
 Christopher B. O'Keefe Date
 Director of Planning and Zoning

Decision by Mike Schuster, Assistant Director, in Chris O'Keefe's absence



NOTIFICATION SUMMARY

Case Number 22-117665PF

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 500 ft radius of the site and Registered Associations located within a one 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.

3. Notification of the hearings before the Planning Commission and the Board of County Commissioners was published in the West Jeffco Hub.

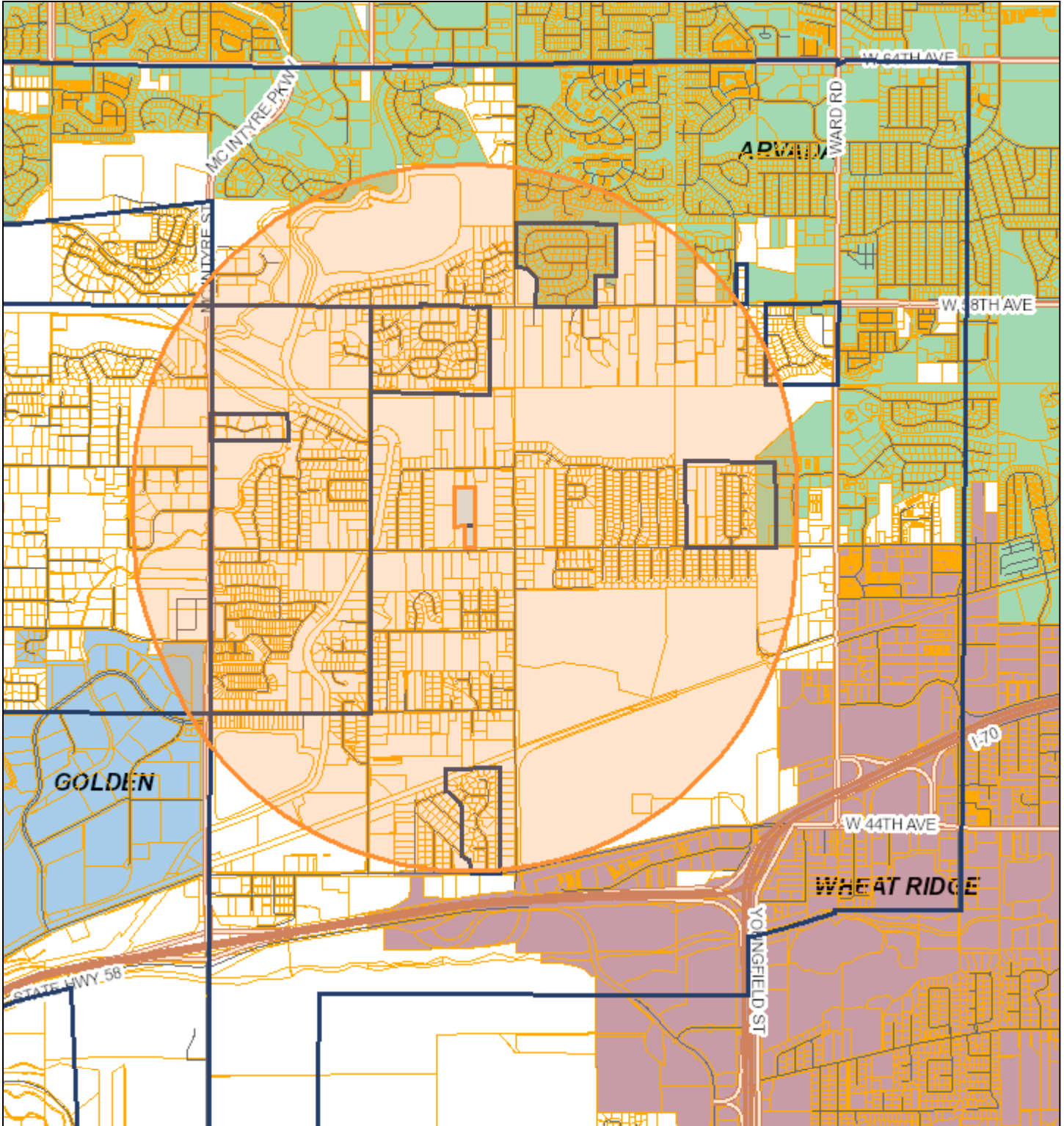
Lists of the specific property owners and registered associations that received notification are attached to this summary.

Property Owners

Registered Associations

See attached list and maps

ArcGIS Web Map



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Jefferson County Colorado

HOA Report

Jefferson County Colorado Planning and Zoning

Home Owners Associations within 1 feet of 39-182-00-041 and 39-182-07-002

Subject Properties

AIN/Parcel ID: **39-182-00-041**, PIN/Schedule: **300213836**

Owner: **5254 PROPERTIES LLC**

Property Address

14395 W 52ND AVE , ARVADA, CO 80002

Mailing Address

12650 W 54TH DR UNIT A, ARVADA, CO 80002

AIN/Parcel ID: **39-182-07-002**, PIN/Schedule: **300509588**

Owner: **5254 PROPERTIES LLC**

Property Address

VACANT LAND , ARVADA, CO 80002

Mailing Address

12650 W 54TH DR , ARVADA, CO 80002

3 HOA within 1 feet of subject properties

HOA Name: **FAIRMOUNT IMPROVEMENT ASSN**, Area: **N PLAINS**, Amanda RSN: **757323**

Contact: **FLORA A ANDRUS**, Phone Numbers: **3032788660, 3033849415**, Website: **www.fairmontimprovementassociation.org**

Board Members: **Flora A. Andrus, Lavonne Wise, Mike Hanson, Debra Berg, Bruce Blakeslee, Kay Rowland, Beverly Wood, John Jurbale**

Mailing Address:

4790 EASLEY RD, GOLDEN CO 80403

HOA Name: **JEFFERSON COUNTY HORSE COUNCIL**, Area: **ALL AREAS**, Amanda RSN: **757337**

Contact: , Phone Numbers: **3038174818**, , Website: **jeffcohorse.com**

Board Members: **Don McDougal, Barb Suggs, Andrea Raschke, Andrea Raschke, Terry Liekhus**

Mailing Address:

,

HOA Name: **PLAN JEFFCO**, Area: , Amanda RSN: **984263**

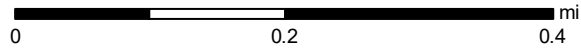
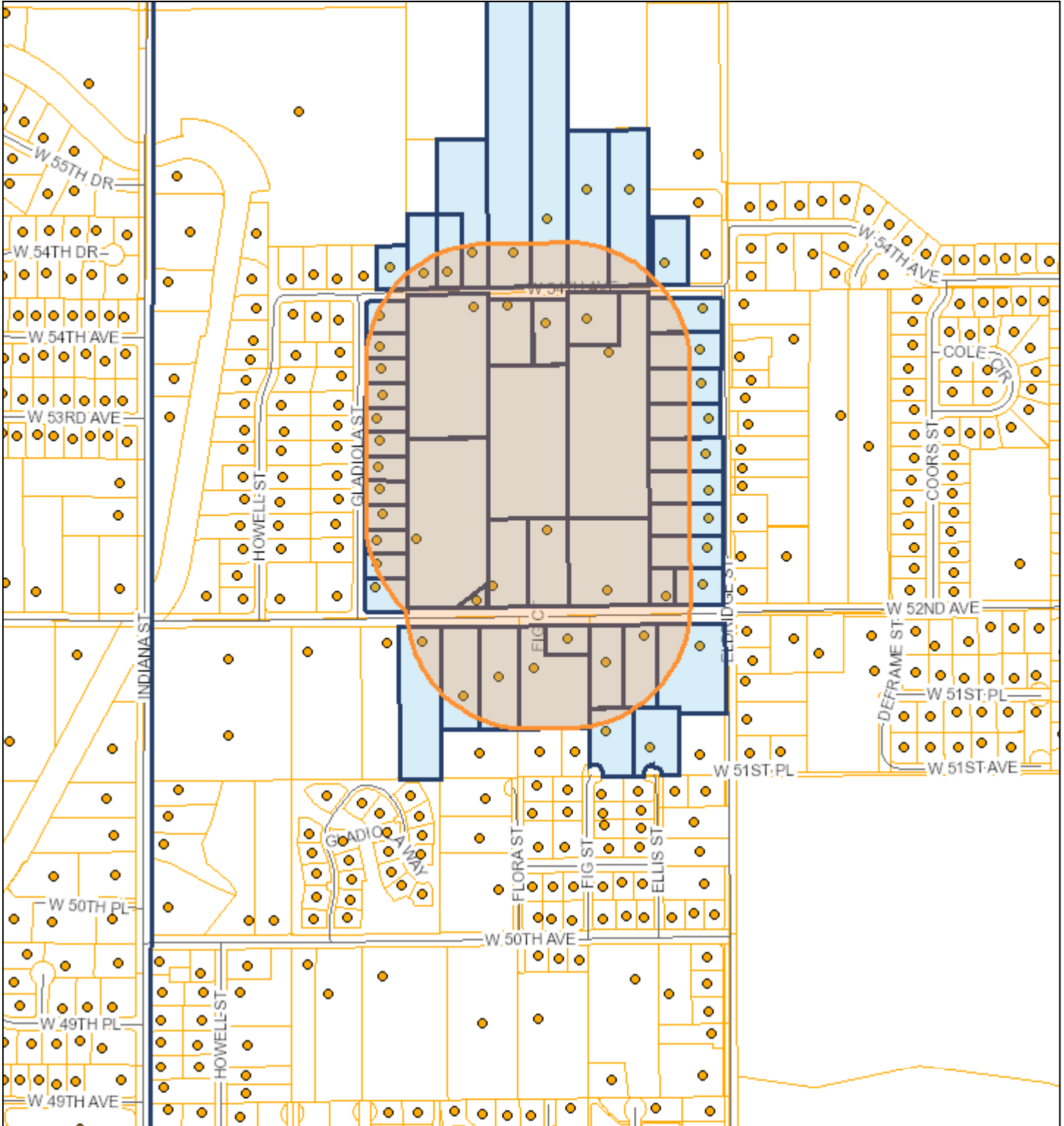
Contact: **C/O MICHELLE POOLET**, Phone Numbers: **3035261348, 7208394336**, Website: **www.planjeffco.org**

Board Members: **John Litz, Peter Morales, Michelle Poollet, Peter Morales, John Litz, Bette Seeland**

Mailing Address:

24396 CODY PARK ROAD, GOLDEN, CO 80401

ArcGIS Web Map



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Jefferson County
Jefferson County Colorado

Author: ArcGIS Web AppBuilder
Date: 1/29/2024

Owner	Mail Address	Mail Loc	Mail Zip
5254 PROPERTIES LLC	12650 W 54TH DR UNIT A	ARVADA, CO	80002
CURRENT RESIDENT	14302 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	14375 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	13831 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	5495 ELDRIDGE ST	ARVADA, CO	80002
BOAR HOLDING COMPANY LLC	PO BOX 746509	ARVADA, CO	80006
CURRENT RESIDENT	14206 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	5320 GLADIOLA ST	ARVADA, CO	80002
CURRENT RESIDENT	14500 W 52ND AVE	ARVADA, CO	80002
CURRENT RESIDENT	14405 W 52ND AVE	ARVADA, CO	80002
CURRENT RESIDENT	14560 W 52ND AVE	WHEAT RIDGE, CO	80002
CURRENT RESIDENT	14171 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	5375 ELDRIDGE ST	ARVADA, CO	80002
CURRENT RESIDENT	5215 ELDRIDGE ST	ARVADA, CO	80002
CURRENT RESIDENT	14022 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	5305 ELDRIDGE ST	ARVADA, CO	80002
CURRENT RESIDENT	14155 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	14490 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	14280 W 52ND AVE	ARVADA, CO	80002
CURRENT RESIDENT	5340 GLADIOLA ST	ARVADA, CO	80002
CURRENT RESIDENT	14400 W 52ND AVE	ARVADA, CO	80002
CURRENT RESIDENT	14000 W 52ND AVE	ARVADA, CO	80002
CURRENT RESIDENT	5106 ELLIS ST	GOLDEN, CO	80403
CURRENT RESIDENT	17159 W 57TH PLAC	GOLDEN, CO	80403
CURRENT RESIDENT	5240 GLADIOLA ST	ARVADA, CO	80004
CURRENT RESIDENT	5365 ELDRIDGE ST	ARVADA, CO	80002
CURRENT RESIDENT	5300 GLADIOLA ST	ARVADA, CO	80002
CURRENT RESIDENT	14065 W 52ND AVE	ARVADA, CO	80002
CURRENT RESIDENT	14355 W 54TH AVE	ARVADA, CO	80002
MARGARET I ALLEN TRUST	5250 GLADIOLA ST	ARVADA, CO	80002
CURRENT RESIDENT	5275 ELDRIDGE ST	ARVADA, CO	80002
CURRENT RESIDENT	5360 GLADIOLA ST	ARVADA, CO	80002
CURRENT RESIDENT	5245 ELDRIDGE ST	ARVADA, CO	80002
CURRENT RESIDENT	14475 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	14041 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	5220 GLADIOLA ST	ARVADA, CO	80002
CURRENT RESIDENT	14151 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	5345 ELDRIDGE ST	ARVADA, CO	80002
R L KIBLER FAMILY TRUST	14100 W 52ND AVE	ARVADA, CO	80002
CURRENT RESIDENT	14290 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	14012 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	5270 GLADIOLA ST	ARVADA, CO	80004
CURRENT RESIDENT	14205 W 52ND AVE	ARVADA, CO	80002
ROSS MONAHAN TRUST	PO BOX 12405	DENVER, CO	80212
CURRENT RESIDENT	5290 GLADIOLA ST	ARVADA, CO	80002
CURRENT RESIDENT	5108 FIG ST	GOLDEN, CO	80403
CURRENT RESIDENT	12882 W 87TH AVE	ARVADA, CO	80005
CURRENT RESIDENT	14145 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	14105 W 54TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	14090 W 52ND AVE	ARVADA, CO	80002
JEFFCO P&Z; ATTN NATHAN SEYMOUR	100 JEFFERSON CTY PKWY #3550	GOLDEN, CO	80419

REFERRAL AGENCIES

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: 22-117665PF
Case Name: 52nd Subdivision
Address: 14395 W. 52nd Ave Arvada CO 80002
General Location: Located North of W. 52nd Ave and West of Eldridge Street
Purpose: To subdivide the property into 15 Single-Family detached lots
Comments Due: September 5, 2022
Case Manager: Nathan Seymour
Case Manager Contact Information: nseymour@jeffco.us 303-271-8751

The entire case file for this application can be viewed [here](#).

Referrals:

Internal Agencies:

Addressing
Assessor
Cartography
County Geologist
Jeffco Public Health
Planning/Zoning Administration
Planning Engineering
Open Space
JeffCo Historical Commission
Transportation and Engineering
Road & Bridge District I
Weed and Pest

Registered Associations (HOA's)

Within 1 mile

Adjacent Property Owners:

Within 500 feet

External Agencies:

Fairmount Fire Protection District
North Table Mountain Water and Sanitation District
Prospect Rec and Park District
Jefferson County Public Schools (R-1 School District)
Division of Water Resources, State Engineer's Office
Colorado Geological Survey
Soils Conservation District
Colorado Department of Public Health and Environment
US Fish and Wildlife
Colorado Historical Society
LUMEN
Comcast
Xcel Energy
Post Office
Colorado Parks and Wildlife
City of Arvada
Wannamaker Ditch Company

REFERRAL COMMENTS

Nathan Seymour

From: AUTOMAILER@JEFFCO.US
Sent: Friday, August 26, 2022 8:28 AM
To: Nathan Seymour
Cc: Kristina Duff
Subject: 22 117665 PF - Agency Response

Case Number: 22 117665 PF

Case Type: Preliminary - Final Plat

Case Name: 52nd Subdivision

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 09/05/2022

Reviewer: Kristina Duff

Description: Preliminary and Final Plat to subdivide into 15 single family detached lots

MEMO

TO: Nathan Seymour
 Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
 Jefferson County Environmental Health Services Division

DATE: August 16, 2022

SUBJECT: Case #22-117665 PF
 52nd Subdivision
 Michael Chadwick
 14395 W 52nd Ave

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

PROPOSAL SUMMARY

Preliminary and Final Plat to subdivide into 15 single family detached lots

COMMENTS

Jefferson County Public Health (JCPH) provided comments on June 1, 2021 regarding the pre-application process for this case and on October 7, 2021 for a rezoning for this property. We have reviewed the documents submitted by the applicant for this platting process and have the following comments:

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

PLATTING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	08/16/2022	Submit a will serve in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	Wastewater
✓	08/16/2022	Submit a Sensory Impact Assessment in accordance with the LDR Section 26 and must be prepared by a qualified professional planner, certified industrial hygienist, or landscape architect or engineer, registered in the State of Colorado.	Sensory Impact Assessment
✓	08/16/2022	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment

WASTEWATER

The North Table Mountain Water and Sanitation District provided a will serve letter stating that public sanitary services are available for the proposed development. On August 16, 2022, JCPH staff contacted NTM and was informed that 14395 W 52nd Ave is served with public sewer.

SENSORY IMPACT ASSESSMENT

JCPH has reviewed the Sensory Impact Report dated March 11, 2022. 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

The Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30 requires that an Environmental Questionnaire and Disclosure Statement (EQDS Form 6000) shall be completed. The purpose of the EQDS is to provide Staff with information to conduct a preliminary assessment of the land interest for the likely presence of recognized environmental conditions. Planning and Zoning will provide the Applicant with the Environmental Questionnaire and Disclosure Statement packet.

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

AIR

For any proposed demolition activity, the applicant must obtain a Demolition Permit from the Asbestos Section at the Colorado Department of Public Health and the Environment, (303.692.3100). To get this permit, a certified asbestos inspector must examine the building or portion thereof to be removed and sample all suspect materials. If detected, an Asbestos Abatement Permit must be obtained, and the materials must be removed by a trained and qualified person or company prior to demolition.

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.

Nathan Seymour

From: Mark Weiden
Sent: Monday, October 10, 2022 8:47 AM
To: Nathan Seymour
Subject: RE: 22-117665PF - 52nd Subdivision

Nathan,

No comments or concerns related to this subdivision case on 52nd ave.

Thank you,



Mark Weiden | Supervisor Sr.
Jefferson County | Road & Bridge, Central Shop
Work: 303-271-5215 | Fax: 303-271-5222
Email: mweiden@jeffco.us | Website: www.jeffco.us

From: Nathan Seymour <nseymour@co.jefferson.co.us>
Sent: Monday, October 10, 2022 8:33 AM
To: Mark Weiden <mweiden@co.jefferson.co.us>
Subject: 22-117665PF - 52nd Subdivision

Hi Mark,

Please confirm that R&B has no comments as it relates to this subdivision case on 52nd. See attached for construction plans.

Thanks!

Nathan Seymour
Jefferson County Planning and Zoning
Civil Planning Engineer
o 303.271.8751
nseymour@jeffco.us | www.jeffco.us



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



December 11, 2023

Zane Hall
Engineer III
621 Southpark Dr., Suite 1600
Littleton CO, 80120

Re: December 6th Submittal - Case No. 22-117665PF; 52nd Subdivision

Zane,

North Table Mountain Water and Sanitation District (NTM or District) has reviewed the construction drawings for the referenced development. Please address the comments below:

Sanitary Sewer Plan and Profile Sht C300:

- Leave the note to abandon the existing sanitary sewer service line; cap the tee at the main in 52nd Avenue, show in plan and profile. Delete the note red-lined on sheet C300.
- Check the slope of the pipe between MH SAN1 and MH SAN0.

Water Plan and Profile Sht C400:

- Delete the 8" property line gate valve.

Water Plan and Profile Sht C401:

- Add note at the existing water service line tap – “Abandon water service line at the main; shut corp stop valve and sewer service line”.

Notes and Details:

The District is in the process of updating the notes and standard drawings; please check the website prior to the next submittal to ensure the CDs have the latest version.

Development fees shall be paid prior to plan approval:

- Development fees will be based on the following:
 - Easement fee = $\$60 \times 3 = \180.00
 - Water = $\$2.60/\text{LF} \times 1488 = \$3,868.80$
 - Sewer = $\$1.75/\text{LF} \times 912 = \$1,596.00$
 - Stub-in fee = $\$250.00 \times 28 = \$7,000.00$
 - GIS data collection = $\$25 \times 31 = \775.00
- TOTAL = \$13,419.80**

If you have questions or need clarifications please do not hesitate to contact me.

Thank you,

Wendy M Weiman, PE
Project Engineer
North Table Mountain Water and Sanitation District



NORTH TABLE MOUNTAIN WATER AND SANITATION DISTRICT

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

INVOICE

February 27, 2022

Bill to:
HCI Engineering

INVOICE No. 2022-03

52nd Avenue (Solar Green) Subdivision

ITEM	QUANTITY (Each)	UNIT COST	TOTAL
Design Review Fee	1	\$500	\$500
TOTAL DUE			\$500.00

Make checks payable to NTM Water, please reference invoice number

Questions can be directed to admin@ntmwater.org, 303-279-2854.

Nathan Seymour

From: Hatcher, Scott <scott.hatcher@molsoncoors.com>
Sent: Thursday, February 1, 2024 12:10 PM
To: Nathan Seymour; Zane Hall
Cc: Cole Haberer; Steve Lindsey; Steve Lindsey; Santangelo, Neal; Dansereau, Matt
Subject: --{EXTERNAL}-- RE: 21_27 52nd Subdivision (22-117665PF) - Wannamaker Ditch
Attachments: 21_27 52nd Subdivision - Wannamaker Ditch - Stamped.pdf

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Hello Nathan,

The company approves the plan (21_27 52nd Subdivision – Wannamaker Ditch – Stamped) we received 1.23.24 (attached). We are currently working on the License Agreement. Construction on or within the Wannamaker Ditch cannot begin until we are in receipt of the executed License Agreement and approved plans from Jefferson County. Construction can only be performed outside of the irrigation season which starts April 1 and ends November 1.

Regards,

Scott Hatcher
Water Resources
Molson Coors Beverage Company
Rocky Mountain Water Company
www.rockymtnwatercompany.com [rockymtnwatercompany.com]
303.277.3374

From: Nathan Seymour <nseymour@co.jefferson.co.us>
Sent: Wednesday, January 31, 2024 9:24 PM
To: Zane Hall <zhall@haberergroup.com>; Hatcher, Scott <scott.hatcher@molsoncoors.com>
Cc: Cole Haberer <coleh@haberergroup.com>; Steve Lindsey <steve@lincoent.com>; Steve Lindsey <slindsey@q.com>
Subject: RE: 21_27 52nd Subdivision (22-117665PF) - Wannamaker Ditch

Warning/Avis: External E-mail/E-mail Externe

WARNING/AVIS: This message is from an external source. Please use caution and verify all links and attachments before clicking on them. If you believe it is a suspicious message, please report it by clicking on the Report Phish button. / Ce message provient d'une source externe. Soyez prudent et assurez-vous de vérifier tous les liens et pièces jointes avant de cliquer dessus. Si vous pensez qu'il s'agit d'un message suspect, veuillez le signaler en cliquant sur le bouton Signaler un hameçonnage.

Hi Scott,

I hope your well. Following up with Zane's email below would you mind providing the County with an update of your review and if you have any outstanding comments or concerns.

Additonall, we will be taking this case to hearing in a few weeks. We currently have the following listed as a condition of approval in the staff report.

“Resolution of all comments from Wannamaker Ditch Company which includes the issuance of final approval and an executed license agreement prior to construction.”

Does this work for you?

Appreciate your time,

Nathan Seymour

Civil Planning Engineer

o 303.271.8751 | www.jeffco.us

TOGETHER JEFFCO 2023
County Plans and Regulations Update

Help us shape the future of Jefferson County by visiting the Together Jeffco website and taking the online questionnaire! Click this image to visit our website: <https://togetherjeffco.com>. From there, you will find our Questionnaire on the main page!

[\[togetherjeffco.com\]](https://togetherjeffco.com)

We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](https://outlook.office365.com) [\[outlook.office365.com\]](https://outlook.office365.com) and submit [applications](#) online. Go to planning.jeffco.us for more information.

From: Zane Hall <zhall@haberergroup.com>

Sent: Thursday, January 18, 2024 11:09 AM

To: Hatcher, Scott <scott.hatcher@molsoncoors.com>; Nathan Seymour <nseymour@co.jefferson.co.us>

Cc: Cole Haberer <coleh@haberergroup.com>; Steve Lindsey <steve@lincoent.com>; Steve Lindsey <slindsey@g.com>

Subject: --[EXTERNAL]-- 21_27 52nd Subdivision (22-117665PF) - Wannamaker Ditch

This Message Is From an External Sender

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Report Suspicious

Hi Scott,

Thanks again for reaching out this morning to go over the culvert design and license agreement process. To keep the process going with JeffCo could you please respond to this email with confirmation that the Ditch Company is okay with proceeding with the design as currently shown.

The attached drawing has been updated to provide clarity on the culvert length by revising flared end sections to headwall blocks. We do not anticipate any changes to the design as shown prior to issuing a sign/stamped sheet for use as an exhibit in the license agreement and complete drawings to JeffCo for County signatures.

Regards,

Zane Hall

From: Robert Ipatenco <ripatenco@fairmountfire.org>
Sent: Monday, September 25, 2023 3:22 PM
To: Zane Hall
Cc: nseymour@jeffco.us
Subject: RE: 21_27 52nd Subdivision - 2nd Referral (22-117665PF)

Zane,

Thanks for sending over the PDF and distances for the fire hydrants, as the plans exists it is acceptable to us, and no changes will need to be made.

Robert Ipatenco

Division Chief / Fire Marshal

Fairmount Fire Protection District

4755 Isabell Street
Golden, Co 80403
O-303-279-2928 x107
C-720-308-1473

ripatenco@fairmountfire.org

www.fairmountfire.org



From: Zane Hall <zhall@haberergroup.com>
Sent: Wednesday, September 20, 2023 4:49 PM
To: Robert Ipatenco <ripatenco@fairmountfire.org>; Robert Ipatenco <ripatenco@fairmountfireco.gov>
Subject: 21_27 52nd Subdivision - 2nd Referral (22-117665PF)

CAUTION:- EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Robert,

Thank you for your second review of the 52nd Subdivision project. Would you be able to forward the attachments referenced in the attached review letter. The link doesn't appear to be working.

Also attached are the water plan and profiles from the NTM plan set for reference on hydrant spacing.

Hydrant Spacing:

- Southern Hydrant is spaced 180' from the southern lot line of Lot 1
- Middle Hydrant is spaced 190' from Southern Hydrant and 211' from Northern Hydrant
- Northern Hydrant is spaced 230' from northern lot line of Lot 8 and Tract D



Providing the Highest Level of Professional Services

September 01, 2021,

FFPD-FP-016-21

Jeanne Shaffer
jeanne@chadwickplanning.com
720-220-8396

**Re: Will Serve
14395 W. 52nd Ave (52nd Subdivision)
Golden, CO 80403**

To whom it may concern:

The property identified above is protected by the Fairmount Fire Protection District (FFPD) as the property is shown. The current drive/access is sufficient for emergency vehicle access. Fire Protection Services will be provided if minimum requirements of the International Fire Code, 2018 edition, including adopted amendments, are met.

Permits from the Fairmount Fire Protection District are required for private roads and driveway(s), core and shell, tenant improvements, all installation and maintenance of automatic fire detection and fire suppression systems, solar photovoltaic systems, radio amplification, underground fire line and the storage of hazardous materials.

FFPD reserves the right to provide additional comments/requirements if any needed plans are submitted and reviewed per applicable codes and amendments.

If you need additional information or have questions or concerns, please contact myself at the Fairmount Fire and Life Safety Division via the contact numbers found in this letter.

Respectfully yours,

Robert Ipatenco, Fire Marshal
Fairmount Fire Protection District
ripatenco@fairmountfire.org
cc: file



4755 Isabell Street, Golden, Colorado 80403 • Phone (303)-279-2928 • Fax (303) 278-1252





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

December 18, 2023

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

Attn: Nathan Seymour

Re: 52nd Subdivision - 3rd referral, Case # 22-117665PF

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the third referral documentation for **52nd Subdivision** and acknowledges the requested changes made to the plat.

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

ADDRESSING

MEMO

To: Nathan Seymour
FROM: Christine Derby
SUBJECT: 22-117665PF 14395 West 52nd Avenue
DATE: September 1, 2022

Addressing offers the following comments on this proposal:

1. The purpose of this Preliminary and Final Plat is to Subdivide into 15 single family detached lots.
2. Proposed access is off a new interior road named, Flora Way.
3. There is a valid existing address, 14395 West 52nd Avenue, in the addressing database. This address will be retired and new addresses will be issued, based on access, once the Plat is approved and recorded.

Please let me know if you have any questions.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



September 2, 2022

Matthew L. Morgan
State Geologist

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

Location:
39.7924, -105.1598

**Subject: 52nd Subdivision Preliminary and Final Plat (22-117665PF)
Jefferson County, CO; CGS Unique No. JR-23-0004**

Dear Nathan:

Colorado Geological Survey has reviewed the 52nd Subdivision preliminary and final plat referral. I understand the applicant proposes 15 single family detached residential lots on approximately 6.1 acres, physical address 14395 W. 52nd Avenue, Arvada. The available referral documents include a Preliminary Geotechnical Engineering and Geologic Report, Proposed Solar Green Subdivision, 14395 West 52nd Avenue, Jefferson County, Colorado (Cole Garner Geotechnical Project No.: 21.22.258, November 18, 2021).

The site is not undermined, does not contain steep slopes, is outside of the steeply dipping bedrock area, is in an "Area of Minimal Flood Hazard," and does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed residential use and density. Cole Garner Geotechnical's 11/18/2021 characterization of subsurface conditions, soil and bedrock engineering properties, and geotechnical constraints is valid.

CGS agrees that shallow groundwater observed in CGG's two supplemental borings located in the southern portion of the site will limit the depth of below-grade construction (from current grades) and impact earthwork activities. The proposed detention pond in this area of the site will likely exacerbate the shallow groundwater/perched water condition.

Provided CGG's recommendations, with special attention to groundwater conditions and limitations on the depth of below-grade construction, subexcavation and recompaction, subsurface drainage, and surface grading and drainage, are strictly adhered to, CGS has no objection to approval of the plat.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.
Engineering Geologist



August 24, 2022

Nathan Seymour, Case Manager
Jefferson County Planning & Zoning
Transmission via email: nseymour@jeffco.us

Re: Solar Green 52nd Street Subdivision
Case No. 22-117665PF
Part of the SE1/4 of the NW1/4 of Section 18, T 3S, R 69W, 6th P.M.
Water Division 1, Water District 7

Dear Nathan Seymour:

We have reviewed the information provided on August 16, 2022 concerning the above referenced proposal to subdivide 6.31 acres located in parts of the SE1/4 of the NW1/4 OF Section 18, Township 3 South, Range 69 West of the 6th P.M., into 15 lots for single-family homes. We have previously provided comments to Case No. 19-126431PF by our letter dated December 11, 2019, when the proposal was to subdivide a 4.756-acre portion of the 6.31 acres into four lots for single-family homes.

Water Supply Demand

According to the Water Supply Summary Sheet (Summary Sheet), the estimated water requirements total 5,400 gallons per day (6 acre-feet/year) for household use for the development.

Source of Water Supply

There are no permitted wells on the property. The proposed water supply is service provided by the North Table Mountain Water and Sanitation District (“District”). According to a letter dated August 24, 2021 from the District, water service is available for the development provided that the rules, regulations and requirements of the District are complied with. This office has not received information that these conditions have been met. The proposed water supply for fire protection is service provided by the Fairmount Fire Protection District (FFPD). According to a letter dated September 1, 2021, the FFPD can serve the development provided that the requirements set forth by the International Fire Code are met. This office has not received information that these conditions have been met. The proposed waste disposal is on-site wastewater treatment systems.

The North Table Mountain Water and Sanitation District obtains its water supply through a distributor’s agreement with the Denver Water Department (Denver Water Distributor Contract No. 169). The Denver Water Department is considered to be a reliable water source.



The applicant should be aware that any proposed detention pond for this project, must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, otherwise the structure may be subject to administration by this office. The applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer’s Office Opinion

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

If you, or the applicant, have any questions please contact me at 303-866-3581 x8246 or ioana.comaniciu@state.co.us

Sincerely,



Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Subdivision file no. 30436

Memorandum

To: Nathan Seymour
Engineer

From: Patrick O'Connell
Engineering Geologist

Date: August 29, 2023

Re: 14395 W 52nd Avenue, Case No. 22-117665PF

I reviewed the submitted documents for this project. I have the following comment.

1. The standard expansive soils plat restriction is required on the plat.

PLANNING ENGINEERING MEMORANDUM

TO: Nathan Seymour, Case Manager
FROM: Laura Armstrong, Planning Engineering
DATE: February 1, 2024

RE: 22-117665PF; "52nd Subdivision", a Preliminary and Final Plat to subdivide the existing properties at 14395 W 52nd Ave and PIN 39-182-07-002 into 15 single family detached lots

I have reviewed the application documents and provided the comments below as well as redmarks to the Final Plat, Construction Plans, Phase III Drainage Report, and Exhibit A. These comments are based upon the requirements of the Jefferson County Zoning Resolution (ZR), the Transportation Design and Construction Manual (Transportation Manual), the Land Development Regulation (LDR), and the Storm Drainage Design and Technical Criteria (Drainage Criteria). Please address the comments and resubmit revised documents.

KEY ISSUES

- Minor outstanding comments to stormwater design to ensure consistency between all documents.**

Final Plat

- Comments have been resolved.

Construction Plans

- Storm sewer under the new public street is shown has having a 0.94' clearance to the ground surface on C4.4. Per SDD&TC 8.4, cover is required to withstand AASHTO HS-25 loading and shall not be less than 1 foot at any point along the pipe. Please show at least 1.0' of cover.

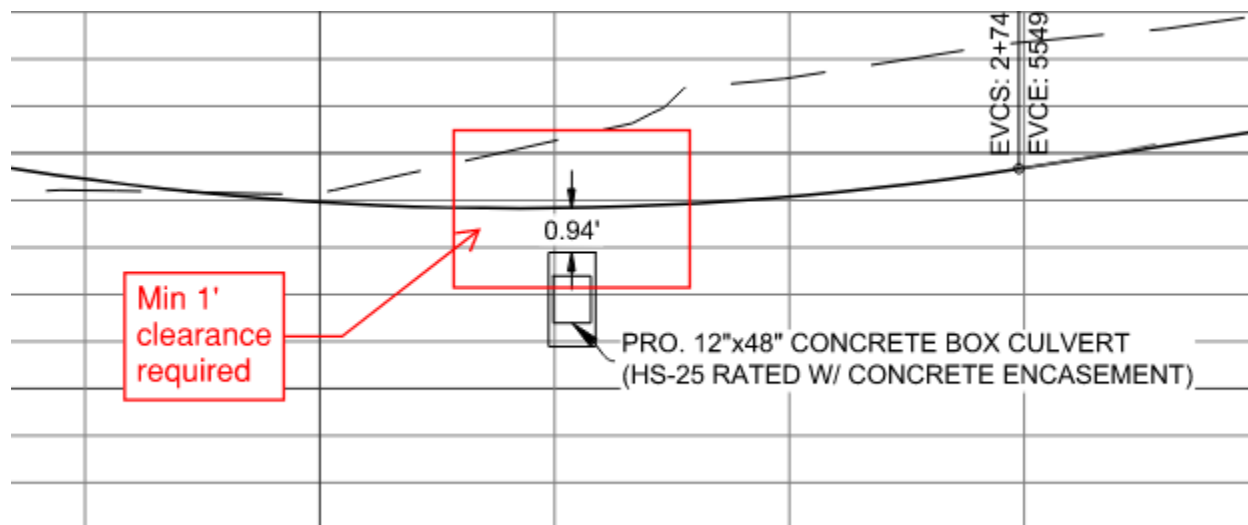


Exhibit A

3. Staff has no further comments. The document may be finalized.

Phase III Drainage Report

4. Previous comments have been resolved. Please update flow etc calculations for the storm sewer under the new public street as necessary.

CONCLUSION

1. Traffic Impact Fees: LDR Section 33 A.8 requires the payment of TRAFFIC IMPACT FEES when obtaining a building permit on any lot within this development. This development will not be eligible for any credit towards the full amount of the fee. **See the County's webpage for traffic fees:** <https://www.jeffco.us/2920/Fees>
2. Colorado Stormwater General Permit: According to the information included in this submittal package, the disturbance area on this site may exceed one acre. The applicant is required to obtain a Colorado Stormwater General Permit for Construction Activities at least 10 days prior to the start of construction activities. The state permit does not mean that the County has given approval of the grading and erosion control plans. Please contact the Colorado Department of Health and Environment at <http://www.cdphe.state.co.us/wq/PermitsUnit/wqcdpmt.html> or (303-692-3517) if you have any specific questions on the requirements of the Colorado Stormwater General Permit.
3. Right-of-Way and Construction Permit: If work is done within County Right-of-Way, a Right-of-Way and Construction Permit will need to be obtained from the Transportation and Engineering Division

These comments are based on the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (SDD&TC) and the Jefferson County Transportation Design & Construction Manual (TD&CM). The comments are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Planning and Zoning to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Planning and Zoning reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

If there are any questions, please contact me at larmstro@jeffco.us or 303-271-8715.

LA
Attachment/Enclosure
c: File

Nathan Seymour

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, August 17, 2022 10:06 AM
To: Nathan Seymour
Cc: Felicity Selvoski
Subject: 22 117665 PF - Agency Response

Case Number: 22 117665 PF

Case Type: Preliminary - Final Plat

Case Name: 52nd Subdivision

Review: Historical Commission

Results: Comments Sent (no further review)

Review Comments:

The Historical Commission has reviewed this development application and has no concerns. The subject property is not near any recognized or eligible historic sites, so there will not be an impact on historic resources if this plat is approved. The Historical Commission does not require subsequent referrals.

Scheduled End Date: 09/06/2022

Reviewer: Felicity Selvoski

Description: Preliminary and Final Plat to subdivide into 15 single family detached lots



September 7, 2022

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

Subject: 22-117665PF; 52nd Subdivision

Attention: Nathan Seymour

Thank you for notifying Jefferson Conservation District (JCD) of the comment period for the above-mentioned proposal, which is to subdivide the property into fifteen single family detached lots. 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.

Clay loam is the dominant soil type, and a restrictive layer may be encountered at more than 80 inches. Due to this high clay component, which is common along the base of the Front Range foothills, there is potential for swelling soils; in essence, wetted soils may expand. Mitigating this risk with appropriate design/construction methods may improve pavement and foundation performance. The geologic report provides more detail concerning the risks and mitigation tools for swelling soils.

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 moderate to high, and is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity. For concrete, the risk of corrosion is low to moderate; 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.

Landscaping Recommendations

To preserve limited water resources, we recommend landscape plantings (that is trees, shrubs, forbs, and graminoids) be native to the site's specific Jefferson County elevation and/or be drought tolerant to the greatest extent possible. For instance, planting blue spruce may be risky given that they are adapted to cooler, wetter growing conditions, and hence have shallow, weak

root systems. Maintaining blue spruce will require irrigation. Planting ponderosa and pinyon pine, on the other hand, to fulfill coniferous species composition requirements, would be more consistent with species native to this region, although this location/elevation was historically short grass steppe with few trees except for cottonwoods in riparian areas.

Planting native and drought tolerant species should also occur in uncompacted soils or well drained areas, as compaction can lead to soil saturation that may not be tolerable to some species. Compaction is a risk in clayey soils.

Planting native wildflowers in residential landscaping are also beneficial to pollinator insects.

Please contact JCD with any questions.

Sincerely,

JCD Board of Supervisors

CITIZEN COMMENTS

CERTIFIED MAIL # 9590 9402 8018 2305 9994 26

November 10, 2023

**SECOND ISSUANCE OF LEGAL AND LAWFUL NOTICE
PRIOR TO JUDICIAL ENFORCEMENT**

RE: Hidden Lane Reserve / Solar Green Development

1. Development name inclusion and clarification per Public Notice via Affidavit of Truth
2. List of adverse side effects and/or detrimental consequences per Notice, and 2022 standard baseline testing and verification

NOTICE TO AGENT IS NOTICE TO PRINCIPAL, NOTICE TO PRINCIPAL IS NOTICE TO AGENT

To all Noticed Recipients and Concerned Parties:

1. The development plan at 14395 W. 52nd Avenue, formerly known as "SOLAR GREEN DEVELOPMENT" has been renamed "HIDDEN LANE RESERVE", a high-density housing development, incompatible and damaging to all living within an acreage-based, agricultural community. Please note on Page 1, paragraph 4, a clause "...and all successive and or otherwise named developments in this local area" allows for a name change and remains a binding Notice to all recipients. This stipulation on the attached Notice has been highlighted.
2. 2022/2023 Standard Baseline Testing, Complete and Documented
 - A. Hydrology: 2022/2023 Standard baseline of well water volume undamaged; all professional tests complete.
 - B. Purity of existing alluvial well water/soil; all professional tests complete.
 - C. Noise baseline testing; all professional tests complete (decibel levels calculated over 24 hours x 7 days).
 - D. Fire Danger: 2022/2023 standard baseline; minimal danger at present. Fire escalation is inevitable with new high-density development.
 - E. Traffic: High traffic on 52nd Avenue; evaluation in progress.
 - F. Wildlife, Livestock: High impact to existing wildlife and negative effects on surrounding horse boarding operations and general livestock. (see attached photos)
 - G. Storm Drainage: Current baseline contamination to soils and alluvial wells; none. Contamination is inevitable with new storm drain/ponds planned for the development.
 - H. Quality of Life: The pending high-density development remains a threat and destruction to the existing environmental culture and rural atmosphere in our pursuit of peace and tranquility. One home per acre would be intrusive, but 14 homes on 6 acres is a destruction to our peaceful community and quality of life. The 2022/2023 standard baselines must be maintained at all times. Any reduction in quality standards will result in individual per-hour trespass compensation, fees, and the required remedy as specified in the attached private Notice via affidavit of truth.

Builder/Developer Alternatives:

Option 1: Reduce the 6-acre development to 1 home per acre.

Option 2: Affected land owners could purchase the 6 acres at fair market value.

I declare under penalty of perjury, under the laws of the United States of America [unincorporated] that the foregoing is true and correct to the best of my knowledge, upon this 10 day of November of the year of our Lord Jesus Christ, 2023.

by: /s/ Frank Anthony Rodrick

Frank-anthony: rodrick, a man;

14205 W. 52nd Avenue

Arvada, Colorado [80002]

All rights reserved without prejudice, UCC 1-308

Attachments: Copy of Public Notice: 14 pages

Photographs: Noise decibel stations, wildlife & surrounding area: 9 pages

cc: Phil Weiser, State of Colorado Attorney General
Michael Dollins, Vicar General, Archdiocese of Denver
Jena Griswold, Colorado Secretary of State
Scott Sanford, Colorado Assembly Coordinator

Notary Acknowledgment

Colorado state }

Jefferson County }

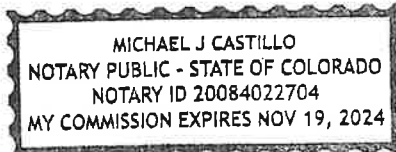
This instrument was acknowledged before me on 11/10/23 by the man identified to me with satisfactory evidence and autograph / seal who is the Registered Agent of the tradename, FRANK ANTHONY RODRICK®, and he did affirm before me the testimony found within this notice;

[Signature]

Notary Signature

{SEAL}

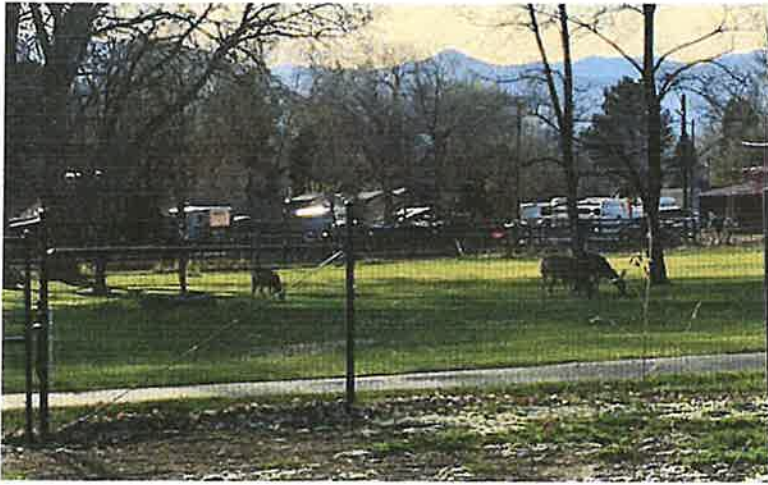
Michael Castillo



My Commission Expires: 11.19.24

SOUND LEVEL BASELINE TESTING
24 hours x 7 day period; complete and documented





IMPACT ON WILDLIFE

DEER, BUCKS, FAWNS



IMPACT ON WILDLIFE (continued)



DEER, BUCKS, FAWNS



ELK & MOOSE ALSO SEEN ON DEVELOPMENT LOT

IMPACT ON WILDLIFE (continued)



HERD OF 7 DEER



IMPACT ON WILDLIFE (continued)



HERD OF 13 DEER



IMPACT ON WILDLIFE (continued)



HAWKS

EAGLES
ALSO
SEEN



DEER

BUCKS



GEESE
DUCKS
CRANES



IMPACT ON WILDLIFE (continued)

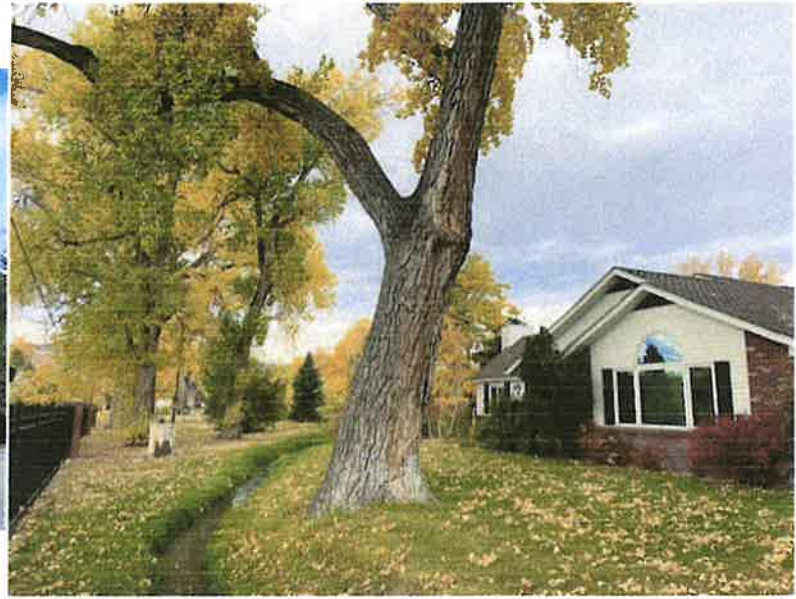
BOBCAT
(hit by car on 52nd Ave. in front of development area)



DEER



FOX



HORSES / EQUESTRIAN CENTER / RIDING / STABLES / BARN



IMPACT ON RURAL ATMOSPHERE, QUALITY OF LIFE, NOISE, TRAFFIC, POLLUTION, WATER, HORSES, LIVESTOCK, VEGETATION



IMPACT ON RURAL ATMOSPHERE, QUALITY OF LIFE, NOISE,
TRAFFIC, POLLUTION, WATER, HORSES, LIVESTOCK, VEGETATION



2022089801

09/27/2022 03:27:40 PM 14 Page(s)

JEFFERSON COUNTY, Colorado

Public Notice via Affidavit of Truth:

lawful public notice to all Jefferson County developers;

To all whom these presents shall come, greetings; this lawful public notice is *non obstante*; all word definitions come from Black's Law Dictionary, 6th Edition, 1991;

from: i, a man, frank-anthony: rodrick, and all offspring and heirs of i, including all beneficiaries and heirs of the Trust(s) of i, in c/o: [RFD] 14205 West 52nd Avenue, Arvada, Colorado Republic, [80002], [Non-domestic without the U.S.], do serve this lawful private notice via affidavit of truth with notice to agent is notice to principal and notice to principal is notice to agent, served with humility and respect on this 26th day of the month of September in this year of our Lord, 2022, with this lawful notice duly noticing all parties listed herein and hereby, and noticing all respective successor-parties in the same capacity, effective throughout and until the year of our Lord Jesus Christ, 2072;

recorded: upon the soil and land jurisdiction of Jefferson County Colorado via Jefferson County Colorado Clerk and Recorder in his official capacity as Mr. George Stern pursuant to *Rules 22(a)(c)* and *23(g)*: sent via United States Registered Mail No. (recorded in person) pursuant to *F.R.C.P. Rule 5(a)(1)(E)* and *F.R.C.P.5(b)(1)(2)(C)*, recorded at: c/o: Jefferson County Colorado Clerk and Recorder's Office, 100 Jefferson County Parkway, Golden, Colorado [80419], with certificate of service;

recorded: recorded on the Land Recording System of the Colorado Assembly;

to: Mr. Steve Lindsey in his public capacity as Builder/Developer RE: SOLAR GREEN DEVELOPMENT PLAN 14395 W. 52nd Avenue, Arvada, CO 80002 and all successive and or otherwise named developments in this local area, served at: 5254 Juniper Court, Golden, CO 80403;

to: the entity d/b/a Linco Construction at: 12650 W 54th Drive, Unit A, Arvada, CO 80002;

to: Mr. Kevin Shaw in his public capacity in c/o: Keller Williams Preferred Realty, at: 11859 N. Pecos Street, #200, Westminster, CO 80234;

to: the entity d/b/a/ JEFFERSON COUNTY PLANNING & ZONING DIVISION, at: 100 Jefferson County Parkway, Golden, CO 80419; to Case Manager Nathan Seymour, Fritz Clauson, Nick Nelson, and to all office holders related to the entity d/b/a JEFFERSON COUNTY PLANNING & ZONING DIVISION;

to: the entity d/b/a JEFFERSON COUNTY COMMISSIONERS Office, at: 100 Jefferson County Parkway, Golden, CO 80419;

VM
\$ 78.00

1-14

to: all current commissioners and office holders related to the entity d/b/a JEFFERSON COUNTY COMMISSIONERS and to all successors thereof, including but not limited to the following men/women in their private capacities and to the following persons in their public capacities: tracy kraft tharp, andy kerr, lesley dahlkemper, tim rogers, tom hutton, wendy spencer, Daniel Duncan, and harrideh etamednia, at: 100 Jefferson County Parkway, Golden, CO 80401;

to: the entity d/b/a JEFFERSON COUNTY DISTRICT COURT, RE: CASE NO. 2022CV30261, at: 100 Jefferson County Parkway, Golden, CO 80401;

to: the man, robert c lochary, in his private capacity and to the person, Mr. Robert C. Lochary, in his public capacity, and to the Judge in his official capacity as the HONORABLE ROBERT C. LOCHARY, and to all successors and Judges and Magistrates and Administrators who might take judicial interest or administration of any and all cases related to the issues and entities declared herein, at: 100 Jefferson County Parkway, Golden, CO 80401;

to: the entity d/b/a JEFFERSON COUNTY ATTORNEYS' OFFICE, at: 500 Jefferson County Parkway, Golden, CO 80401;

to: the entity d/b/a JEFFERSON COUNTY ATTORNEYS' OFFICE, who may also conduct business at: 100 Jefferson County Parkway, #5500, Golden, CO 80419-5500;

to: Attorneys for the Defendants named as JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS, who may be acting as: Mr. Eric T. Bulter, #29997; Ms. Amber J. Munck, #39531; Mr. Jayson W. Soronson, #50078, and to all successors, substitutes, replacements, and new attorneys who may represent said entity, at: 100 Jefferson County Parkway, #5500, Golden, CO 80419-5500;

to: the Attorney General of Colorado, Honorable Phil Weiser, and all successors, at: 1300 Broadway, 10th Floor, Denver, CO 80203;

to: Honorable Merrick Garland, US Attorney General, and all successors, at: 950 Pennsylvania Ave NW, Unit 2242, Washington, DC 20530, United States;

to: the entity d/b/a UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, at: 1200 Pennsylvania Avenue, NW Mail Code: 8101R Washington, DC 20460;

to: all potential builders and developers of and to whom this notice may engage upon the soil and land of the physical geographical territorial boundaries of what is currently known and identified as

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Jefferson County, Colorado, not to be confused with any corporate entity or entities d/b/a/ COUNTY OF JEFFERSON, or JEFFERSON COUNTY, STATE OF COLORADO;

to: Mr. Lou Busnardo, at: 14405 W. 52nd Avenue, Arvada, CO 80002;

to: all living men and [wo]men domiciled upon the soil and land of the physical geographic territorial boundaries currently known and identified as Colorado, not to be confused with the entity d/b/a/ STATE OF COLORADO;

to: all who are served copies of this Notice via Affidavit which is also a US securitized obligation with Stamp Duty satisfied by the document-postmaster under authority of the Universal Postal Union, Berne, Switzerland;

Notice status and sufficiency;

This public notice via Affidavit of Truth cannot be rejected or denied for recording for any allegations that this may, in good faith, be a "spurious" document pursuant to or related to *C.R.S. §§ 38-35-201 et seq.*, or any rule, code, or statute unnamed herein, as this public notice is: 1) the lawful, truthful, and factual statements by a living man to the living men and [wo]men identified above; and 2) testimony under oath of affidavit under penalty of perjury; and 3) affirmed via wet-ink signature and biological seal providing authentication of authorship and responsibility thereof; and 4) bears a United States Postal Stamp making this instrument an security obligation of the United States as defined in *Title 18 USC § 8* (June 25, 1948, ch. 645, 62 Stat. 685.); and 5) with this US security obligation being satisfied in full by the prima facie signature and seal of the document creator in his capacity as postmaster of the document with jurisdiction of the Universal Postal Union Court Constitution; and 6) this signed, dated Affidavit is pursuant to *Title 28 USC § 1746(1)*; and, 7) any such allegations made under the aforesaid *C.R.S.* or *U.S.C.* et al., are inferior and subordinate to US Constitution Article VI, Clause 2 (1.1.3) the Supremacy Clause, which states: *This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the Contrary notwithstanding;*

Any Attorney or agent or court official or man or [wo]man in any capacity who brings said allegations against this document, or the author of this document will be required to present their

3

declarations signed with their wet-ink signature under oath of affidavit under penalty of perjury with their accompanying oath of office, insurance bond and or surety bond information, and their written reasons for any and all such claims or allegations;

Notice preface;

i, do declare, hereby, notice all of the following matters expressed herein: these are the unambiguous; declarations of i, standing of i, status of i, expression of the Trust and Trust(s) of i, rebuttal of presumptions by i, harms done to i, remedy for said harms done to i, and the sincere desire for settlement of all controversy of i;

i, must declare without ambiguity that i, do use the small letter "i" referring to the One whom i am without diminishment of the power and authority of i, a man of Genesis 1:26 with dominion over the Land, Air, and Water (L.A.W.) as given me by the Creator; for i, am the living soul of Genesis 2:7; the same is "YHWH" within as revealed by Jesus Christ in John 10:34, the ELOHIM (Geneva Bible, 1599);

i, refuse to diminish my power and or authority of i, by the usage of titles such as; Plaintiff, Defendant, Petitioner, Claimant, Complainant, etc., for all such titles denote an inferior "civilly" dead entity; i, am the owner of my estate and Trusts, who is sui juris and one who has claimed his minor estate;

i, am a Foreign National of the United States pursuant to *Title 8 USC § 1101(a)(21)* via all documentation recorded with the United States Department of State; i, am with all protection of foreign officials and internationally protected person pursuant to *Title 18 USC § 112(c)*, and with proper land and soil jurisdiction recordings, declarations, and revocations;

i, hold copyright/copy-claim on all tradename vessels relating to the tradename-estate of i, written and identified via *capitis diminutio maxima*, FRANK A RODRICK©™, as i, am lawfully and legally bifurcated from any *ens legis*;

i am;

i, express this public notice in the first-person tense with a lower-case "i" which indicates the living man and without the usage of any style or format or casement that may be ambiguous or may misrepresent or may diminish the living man who is i;

i, shall, therefore, not diminish i, with use of ancient Roman-Justinian-letter-case-Dog-Latin as seen *prima facie* in a style-format of all-capitalized letters of the *ens legis* tradename, nor do i, use such titles that may diminish i, such as, Plaintiff, Defendant, Petitioner, Claimant, Respondent, Libellee, etc.;

i, do not make complaints or pleas; i, press a claim for a harm done to i;

with that said, i, am the living soul spoken of in Genesis 2:7 (Holy Bible, Geneva, 1599) with dominion of the Land, Air, and Water [L.A.W.], given i, by the One God Who is Creator of all;

i, am YHWH or YHVH of the same; i am that i am spoken of in Exodus 3:14 (*Id*);

i, am the sole and perpetual Beneficiary of the Trust, for i, am One with dominion as is written in Genesis 1:26 (*Id*);

i, do act at times in the public capacity as Mr. Frank A Rodrick, *sui juris*, Registered Agent for said *ens legis* tradename;

i, express the Trust herein which i, do declare herein and hereby, and it is that which stands as a Superior Claim at Ecclesiastical and Trust Law of i, – jurisdiction of the air;

Standing and status of i;

i, am an American National by the right of i, to self-determine i, and pursuant to *Title 8 USC § 1101(a)(21)*;

i, am, therefore, not a US or Territorial or Federal or Municipal citizen;

i, am not now, nor have i, ever been a Federal employee or Municipal employee;

i, a member of the general public, am not under the Internal Revenue Codes as i, do not work for the Federal government nor do i, work under Federal code(s);

i, am with the following documents recorded on the soil and land of Colorado: Paramount Claim of Life, Declaration of Political Status, Diagram of Fraud, Cancellation of All Previous Powers of Attorney, Acknowledgement, Acceptance and Deed of Reconveyance of all tradename vessels, Acts of Expatriation of all tradename vessels, Certificate of Assumed Name(s), Foreign Sovereign Immunities Act with Mandatory Notice, Two Living Witness Testimonies, Notice of Status to the UNITED STATES DEPARTMENT OF STATE and to the Commissioner of the IRS, and copyright/copy-claim over the tradename vessels of i, and all derivatives thereof; all tradename-vessels of i, are in drydock upon the soil and land;

i, am bifurcated from any and all tradename-vessels as noted in *Braswell v. United States: The Collective Entity Doctrine and the Compelled Testimony Standard* (16 Hastings Const. L.Q. 553 (1989));

i, am *sui juris* with previous claim to the minor estate of i, and with all commercial contracts and supporting documents filed, recorded, and in place by i;

i, am not a BAR member, nor attorney, nor esquire-nobility under the 13th Amendment, nor a lawyer, nor trained at law, nor do i, understand "legal-ease", nor do i, understand your laws;

i, am not a ward of the state or any state or STATE OF STATE(S), nor am i, a minor in need of a BAR attorney;

i, understand laws that are common to all mankind, and which have been created, published, and noticed by the One Creator God of the Holy Bible via Hebraic Law of the Old Testament and the Cannon of Jesus Christ of the New Testament;

i, am the living soul and i, am not a surety, nor pauper, nor debtor, nor slave, nor accommodation party;

i, am with reservation of all rights, without prejudice, without recourse, non-assumpsit, of no-assured value, exempt from levy, with errors and omissions excepted, and i, allow no conversions or alterations at any time under any circumstance;

that said, i, therefore, have a Superior Claim at Maritime-Admiralty Law – jurisdiction of the water;

i, am with all aforesaid documentation which has been recorded upon the soil and land of Colorado and, i, do hereby stand upon the documents of i, as the law of i, and as i, understand it to be, and which is common to all mankind;

that said, i, therefore, have a Superior Claim at Common Law – jurisdiction of the land;

Preamble;

i, do reference our great document known as the Declaration of Independence, as no other words may accurately convey the reasons that i, and the neighbors of i, find need to put forth this lawful and legal notice to all living men and women and to all entities within and upon the land and soil of this Colorado State Republic, as it is written:

"When in the Course of human events it becomes necessary for one people to dissolve the political bands which have connected them with another and to assume among the powers of the earth, the separate

and equal station to which the Laws of Nature and of Nature's God entitle them, a decent respect to the opinions of mankind requires that they should declare the causes which impel them to the separation.

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"We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness."

i, do hereby declare that these aforementioned words do accurately state the foundational premise for which i, and the neighbors of i, do now come forth with this expressed and unambiguous notice to all;

i, do declare that it is the Living Creator who did create i, and He alone did give to i, dominion over land, air, and water (LAW), and dominion over all things which creepeth over it, and He did give me all resources contained therein; therefore, it is the duty of i, to exercise my God-given birthright-gifts before all men in His Presence;

Declarations of notice;

i, do now make the these truths known to all living men and [wo]men: it is my humble and sincere desire to protect and preserve and conserve the current quality of our air and water and soil of the geographical area called Jefferson County with specific concerns regarding and relating to the local domicile area of i, referred to as Solar Green Development;

i, do require to protect and preserve and conserve the existing natural barriers to such natural disasters such as fire, and for the protection and preservation and conservation of our lands, water, wildlife, and the living men and [wo]men who choose to domicile themselves with acreages upon this land called Jefferson County and specifically, Fairmount, near/within the Solar Green Development; a high density housing plan with negative effects to i, and my neighbors.

i, state that further development related to zoning, or increase in population density, or increase in demand upon current natural resources, such as water, and or the natural by-product of such increases, such as "contaminated storm drainage", may have the following adverse side-effects which would be detrimental to the health, well-being, and quality of life to all affected, with potential adverse side-effects as:

- 1) contamination or destruction of the existing shallow (7ft) alluvial water table (relied upon for both domestic and irrigation of my home/3-acre property);
- 2) increase of wider-spread damage in the event of fires for which would occur by the deletion (development) of the existing natural barriers and spaces which do impede and or retard the acceleration of fire(s);
- 3) the harm to and reduction of existing wildlife;

4) disruption and destruction of the existing environmental culture, in our pursuit of peace and tranquility, that no County Government / for-profit Corporation has the right to subvert or destroy within the local area of domicile of i, with specific concerns relating to air quality, noise levels, human debris/trash, and the like; 5) potential increase of commercial zoning (or the current 1 home per acre) to the local area of i, which would scale (increase/expand) all aforesaid adverse side-effects that are, more accurately defined as harms by way of trespass, and harms by way of detrimental consequences related to and created by the building of additional commercial and residential buildings; and 6) disturbance and endangerment of over 40 boarded horses adjoining/near Solar Green, and other livestock surrounding Solar Green.

i, declare herein and hereby that any and or all negative side-effects or detrimental consequences from any of the aforesaid potential adverse side-effects relating to or caused by the aforesaid activities will result in trespass fees, violation fees, compensation fees, and remedy to be provided upon demand by i, or my offspring, or heirs, until the calendar year of our Lord Jesus Christ, 2072;

i, will require remedy for all harms as stated unambiguously herein;

Current standards assessed and will be noticed;

i, declare that the primary areas of concern are, as of this date of September 26, 2022:

- A. Undamaged volume of existing Alluvial water table;
- B. Purity of existing alluvial water table;
- C. Storm drain contamination of soil and alluvial water table;
- D. Current noise levels measured in Decibels;
- E. Existing undeveloped land which does act as existing natural fire "breaks" or "barriers" (i.e., current open spaces reduce a fire's ability to spread; open areas developed with "zero-lot-line" structures remove the barrier and offer fire the opportunity to spread quickly with decrease retardation;
- F. Damage to existing wildlife (i.e., eagles, hawks, deer, fox, etc.);
- G. Disturbance and endangerment of over 40 boarded horses, and other livestock, adjoining, surrounding and near the Solar Green Development.

i, and other local homeowners adjacent to and affected by the Solar Green Development will contract an independent company to analyze the volume, purity and contaminant levels in our water to be

completed by October 31, 2022; results will be publicly noticed as a basis of standard; yearly tests will be performed to monitor purity levels and all results will be publicly noticed; these test results will be used as a standard prior to further development and will be called 2022 Standard;

i, and other local homeowners adjacent to the Solar Green Development will contract an independent company to analyze the soil and water table depth and availability, and for *all* contaminant levels to be completed by October 31, 2022; results will be publicly noticed as a basis of standard; yearly tests will be performed to monitor purity levels and all results will be publicly noticed; these test results will be used as a standard prior to further development and will be called 2022 Standard;

i, and other local homeowners adjacent or in proximity of the Solar Green Development will contract an independent company to measure the ambient community noise levels to be completed by October 31, 2022; results will be publicly noticed as a basis of standard; yearly tests will be performed to monitor noise levels and all results will be publicly noticed; these test results will be used as a standard prior to any further development and will be called 2022 Standard;

Fee Schedule noticed;

i, do notice all of the public, published Fee Schedule relating to any and all potential harms which may be experienced as a direct or indirect detrimental side-effect of further community development a/k/a/ residential and commercial building of new structures; increase in structure density and population density; further molestation, penetration or destruction of the alluvial water table; increase in gray water drainage into alluvial water table; increase in storm-run-off, fuels, pesticides, herbicides, etc. into alluvial water table;

i, do require the following compensation fees per the following fee schedule for any and all violations and harms as follows:

Alluvial Water Table: 2% increase in contamination over standard established will result in a required remedy of: \$2,000,000.00 in United States Silver Dollars [USSD] with each USSD being at a face value of \$1.00 US Dollar per, and at a weight of .7735 Troy ounces per, and at a purity of .999% silver purity per coin; paid to every homeowner adjacent or in proximity to the Solar Green Development for every 2% increase per annum until the contamination levels are reduced to the 2022 Standard;

Bacterial or chemical levels in soil and water: 2% increase in contamination over standard established will result in a required remedy of: \$2,000,000.00 in United States Silver Dollars with each USSD being at a face value of \$1.00 US Dollar per, and at a weight of .7735 Troy ounces per, and at a purity of .999% silver purity per coin; paid to every homeowner adjacent to the Solar Green Development for every 2% increase per annum until the contamination levels are reduced to the 2022 Standard;

The reduction or destruction of the alluvial water supply by any construction will result in a required remedy of: \$5,000,000.00 in United States Silver Dollars with each USSD being at a face value of \$1.00 US Dollar per, and at a weight of .7735 Troy ounces per, and at a purity of .999% silver purity per coin; paid to all neighbors benefiting from the alluvial water supply near the Solar Green Development

Noise levels in Solar Green Development: An increase of 5dB in ambient noise levels over the established standard will result in a required remedy of: \$5,000,000.00 in United States Silver Dollars with each USSD being at a face value of \$1.00 US Dollar per, and at a weight of .7735 Troy ounces per, and at a purity of .999% silver purity per coin; paid to every homeowner adjacent to the Solar Green Development for every 5dB increase in ambient noise levels over the established standard and until ambient levels are reduced to the 2022 Standard;

Per-hour-trespass-compensation-fees: a fee of \$100.00 USSD per hour will be assessed and must be paid to every home owner adjacent to the Solar Green Development for each and every consecutive hour without stoppage until the termination of all trespass (i.e., fore stated contamination or noise level increases); termination of trespass means that all contamination and noise levels are reduced to the 2022 Standard as verified by the confirmed results of properly performed tests; all trespass compensation fees are required until the moment of verified and confirmed test results prove termination;

Right-to-Happiness: Homes within a 1 mile radius all have approximately 1 or more acre(s) with barns, outbuilding, etc., which is why we moved to this area. The County and developers are invading this peace and quality of life with high-density homes right in the middle of this rural area and will complain about the lifestyle we love and chose to reside in (horses, cows, chickens, goats, sheep, wildlife, etc.).

State of existing harms;

i, state that no harms have been done against me or any neighbor of i, near/within the Solar Green Development, as of this notice (with the exception of distress and financial harms);

i, state that this notice does give legal and lawful notice to all relating to any and all potential detrimental side-effects of further development in the Solar Green Development;

i, state that the current status of the Land (contaminants content), Air (ambient noise), and Water (alluvial water table) will be measured and known by October 31, 2022;

i, state that the results of these tests will establish the 2022 Standards;

i, state that i, as a man of Genesis 1:26, do have the lawful right, authority, and jurisdiction of these elements of dominion of L.A.W.;

Property rights of i;

i, a man, have the supreme right to hold and protect property via the Constitution for the united States of America (unincorporated) and do notice all of the following principles of said Constitution:

1. Every person who, under color of any statute, ordinance, regulation, custom, or usage, of any State or Territory, subjects, or causes to be subjected, any citizen of the United States or other person within the jurisdiction thereof to the deprivation of any rights, privileges, or immunities secured by the Constitution and laws, shall be liable to the party injured in an action at law, suit in equity, or other proper proceeding for redress (*Thompson v. Zirkle*, 2007 U.S. Dist. LEXIS 77654 (N.D. Ind. Oct. 17, 2007));

2. There can be no sanction or penalty imposed upon one because of his exercise of constitutional rights. *Sherar v. Cullen*, 481 F. 2d 946 (1973);

3. The claim and exercise of a Constitution right cannot be converted into a crime"... "a denial of them would be a denial of due process of law. *Simmons v. United States*, 390 U.S. 377 (1968);

4. The courts are not bound by an officer's interpretation of the law under which he presumes to act. *Hoffsomer v. Hayes*, 92 Okla 32, 227 F. 417

i, do reserve all rights to exercise all Constitutional guarantees of i;

i, hereby state the litigation-venue of all claims for damages;

i, a man, do hereby notice all that in the event of my need to file a claim for harms as stated herein, i, will file all claims in a United States Federal Article III Court.

Article III of the U.S. Constitution states: 'The judicial Power of the United States, shall be vested in one Supreme Court, and in such inferior Courts as the Congress may from time to time ordain and establish.'

The federal courts created by this article include: Supreme Court - One court with national jurisdiction.

Courts of Appeals - 12 Geographic-based and one for the Federal Circuit. District Courts -94 in 50 states, District of Columbia, and Puerto Rico along with their subordinate bankruptcy courts.

Article III, Section 2 of the Constitution is used to identify which cases will be heard and decided in the federal courts. The cases tend to include a segment of the United States government or an officer who is either suing someone or being sued.

The federal courts can also decide cases, where state courts are seen as an inappropriate choice or the state, may be suspected of partiality. Due to these circumstances, federal courts see cases to help decide controversies between: two or more states, a State and Citizens of another State, citizens of different States, and citizens of the same State claiming Lands under Grants of different States. For example, one state might be sued by another state for the pollution of its air. Since the impartiality of the courts in either state could be questioned, this type of suit would be decided in a federal court.

Similarly, the Constitution extends the authority of the federal courts to see cases affecting ambassadors, consuls, and other public ministers. The U.S. government also has constitutional responsibility for U.S. relations with other nations, because cases involving other nations' representatives or citizens may affect U.S. foreign relations, such cases are decided in the federal courts.

The Constitution provides the federal courts the power to hear cases involving: the Constitution as a law, laws enacted by Congress, treaties, and laws relating to navigable waters including: the sea, the Great Lakes, and most rivers and commerce on them.

The federal courts' jurisdiction also encompasses the many cases that involve or affect commerce among states. The Constitution describes what cases may be decided in the federal courts.

i, hereby state the desire of peaceful settlement of i;

i, a man, require peaceful settlement of all controversy and assist the court toward such ends;

i, am a peaceful and private man domiciled on the soil and land of Colorado, and i, am with great love for this land of our State and for this great country;

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i, state that i, am obligated to upholding the values that have made this country great, and i, am committed to love God with all of the heart of i and the neighbor of i, as i;

i, require that all controversy be settled upon demand as expressed herein within ten [10] days of demand when supported by evidence;

i, require that all correspondence be in writing in care of the location above and via rural free delivery, non-domestic without the US;

i, require that no party, agent, or representative attempt to communicate with i, by telephone or email or via any venue other than in written form sent by carrier by USPS mail or private courier;

i, respectfully require all to take notice of the foregoing affidavit of truth which stands as the testimony of i, for i, declare under penalty of perjury under the laws of the United States of America [unincorporated] that the foregoing is true and correct to the best of the knowledge of i, upon this 26th day of this month of September of this year of our Lord Jesus Christ, 2022;

by: /s/ Frank Anthony Rodrick ©;
frank-anthony: rodrick, a man;



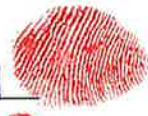
All rights reserved without prejudice, UCC 1-308;

Acknowledgment by Two Witnesses

The foregoing testimony was acknowledged by two living witnesses, and they did verify and affirm the testimony found herein. Testimony verified and affirmed on this 26th day of September of the year of our Lord Jesus Christ, 2022.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is verified and affirmed by:

Witness 1: Nathaniel Oliver Rodrick Date: 9/26/2022 Seal: Seal



Witness 2: John Edward Rodrick Date: 9/26/2022 Seal: Seal



Cc to:

- 1. Phil Weiser in his private capacity as a living man and in his public, official capacity as the HONORABLE PHIL WEISER, ATTORNEY GENERAL, Denver [CITY OF DENVER], Colorado [STATE OF COLORADO], at: 1300 Broadway, 10th Floor [80203], sent via US Registered Mail No. RF 456 148 935 US, with certificate of service; and,

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2. R. Michael Dollins in his private capacity as a living man and in his public, official capacity as the VERY REVEREND R. MICHAEL DOLLINS, VICAR GENERAL, ARCHDIOCESE OF DENVER, Denver [CITY OF DENVER], Colorado [STATE OF COLORADO], at: 1300 South Steele Street [80210], sent via US Registered Mail No. RF 456 148 944 US, with certificate of service; and,

3. Jena Griswold in her private capacity as a living [wo]man and in her public, official capacity as MS. JENA GRISWOLD, SECRETARY OF STATE, Denver [CITY OF DENVER], Colorado [STATE OF COLORADO], at: 1700 Broadway, Suite 550 [80290], sent via US Registered Mail No. RF 456 148 958 US, with certificate of service; and,

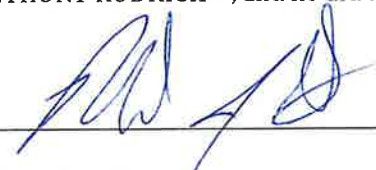
4. Scott Sanford in his private capacity as a living man and in his public, official capacity as State Director of the Colorado Assembly per his private venue at: c/o: 3461 Prairie Bluff Circle, Colorado Springs, Colorado [80908], sent via US Registered Mail No. RF 456 148 992 US, with certificate of service;

Notary Acknowledgment

Colorado state }

Jefferson County }

This instrument was acknowledged before me on 9/26/22 by the man identified to me with satisfactory evidence and autograph/seal who is the Registered Agent of the tradename, FRANK ANTHONY RODRICK™, and he did affirm before me the testimony found within this notice;



Notary Signature;

{SEAL}



Michael Castillo

My Commission Expires. 11-19-24

JEFFCO
P&T

CERTIFIED MAILING # 9590 9A02 5551 92A9 0971 01



R \$78.00
D \$0.00

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09/27/2022 03:27:40 PM 14 Page(s)
JEFFERSON COUNTY, Colorado

Public Notice via Affidavit of Truth:

lawful public notice to all Jefferson County developers;

VM
\$ 78.00

1-14

To all whom these presents shall come, greetings; this lawful public notice is *non obstante*; all word definitions come from Black's Law Dictionary, 6th Edition, 1991;

from: i, a man, frank-anthony: rodrick, and all offspring and heirs of i, including all beneficiaries and heirs of the Trust(s) of i, in c/o: [RFD] 14205 West 52nd Avenue, Arvada, Colorado Republic, [80002], [Non-domestic without the U.S.], do serve this lawful private notice via affidavit of truth with notice to agent is notice to principal and notice to principal is notice to agent, served with humility and respect on this 26th day of the month of September in this year of our Lord, 2022, with this lawful notice duly noticing all parties listed herein and hereby, and noticing all respective successor-parties in the same capacity, effective throughout and until the year of our Lord Jesus Christ, 2072;

recorded: upon the soil and land jurisdiction of Jefferson County Colorado via Jefferson County Colorado Clerk and Recorder in his official capacity as Mr. George Stern pursuant to *Rules 22(a)(c)* and *23(g)*: sent via United States Registered Mail No. _(recorded in person)_ pursuant to *F.R.C.P. Rule 5(a)(1)(E)* and *F.R.C.P.5(b)(1)(2)(C)*, recorded at: c/o: Jefferson County Colorado Clerk and Recorder's Office, 100 Jefferson County Parkway, Golden, Colorado [80419], with certificate of service;

recorded: recorded on the Land Recording System of the Colorado Assembly;

to: Mr. Steve Lindsey in his public capacity as Builder/Developer RE: SOLAR GREEN DEVELOPMENT PLAN 14395 W. 52nd Avenue, Arvada, CO 80002 and all successive and or otherwise named developments in this local area, served at: 5254 Juniper Court, Golden, CO 80403;

to: the entity d/b/a Linco Construction at: 12650 W 54th Drive, Unit A, Arvada, CO 80002;

to: Mr. Kevin Shaw in his public capacity in c/o: Keller Williams Preferred Realty, at: 11859 N. Pecos Street, #200, Westminster, CO 80234;

to: the entity d/b/a/ JEFFERSON COUNTY PLANNING & ZONING DIVISION, at: 100 Jefferson County Parkway, Golden, CO 80419; to Case Manager Nathan Seymour, Fritz Clauson, Nick Nelson, and to all office holders related to the entity d/b/a JEFFERSON COUNTY PLANNING & ZONING DIVISION;

to: the entity d/b/a JEFFERSON COUNTY COMMISSIONERS Office, at: 100 Jefferson County Parkway, Golden, CO 80419;

to: all current commissioners and office holders related to the entity d/b/a JEFFERSON COUNTY COMMISSIONERS and to all successors thereof, including but not limited to the following men/women in their private capacities and to the following persons in their public capacities: tracy kraft tharp, andy kerr, lesley dahlkemper, tim rogers, tom hutton, wendy spencer, Daniel Duncan, and harrideh etamednia, at: 100 Jefferson County Parkway, Golden, CO 80401;

to: the entity d/b/a JEFFERSON COUNTY DISTRICT COURT, RE: CASE NO. 2022CV30261, at: 100 Jefferson County Parkway, Golden, CO 80401;

to: the man, robert c lochary, in his private capacity and to the person, Mr. Robert C. Lochary, in his public capacity, and to the Judge in his official capacity as the HONORABLE ROBERT C. LOCHARY, and to all successors and Judges and Magistrates and Administrators who might take judicial interest or administration of any and all cases related to the issues and entities declared herein, at: 100 Jefferson County Parkway, Golden, CO 80401;

to: the entity d/b/a JEFFERSON COUNTY ATTORNEYS' OFFICE, at: 500 Jefferson County Parkway, Golden, CO 80401;

to: the entity d/b/a JEFFERSON COUNTY ATTORNEYS' OFFICE, who may also conduct business at: 100 Jefferson County Parkway, #5500, Golden, CO 80419-5500;

to: Attorneys for the Defendants named as JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS, who may be acting as: Mr. Eric T. Bulter, #29997; Ms. Amber J. Munck, #39531; Mr. Jayson W. Soronson, #50078, and to all successors, substitutes, replacements, and new attorneys who may represent said entity, at: 100 Jefferson County Parkway, #5500, Golden, CO 80419-5500;

to: the Attorney General of Colorado, Honorable Phil Weiser, and all successors, at: 1300 Broadway, 10th Floor, Denver, CO 80203;

to: Honorable Merrick Garland, US Attorney General, and all successors, at: 950 Pennsylvania Ave NW, Unit 2242, Washington, DC 20530, United States;

to: the entity d/b/a UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, at: 1200 Pennsylvania Avenue, NW Mail Code: 8101R Washington, DC 20460;

to: all potential builders and developers of and to whom this notice may engage upon the soil and land of the physical geographical territorial boundaries of what is currently known and identified as

Jefferson County, Colorado, not to be confused with any corporate entity or entities d/b/a/ COUNTY OF JEFFERSON, or JEFFERSON COUNTY, STATE OF COLORADO;

to: Mr. Lou Busnardo, at: 14405 W. 52nd Avenue, Arvada, CO 80002;

to: all living men and [wo]men domiciled upon the soil and land of the physical geographic territorial boundaries currently known and identified as Colorado, not to be confused with the entity d/b/a/ STATE OF COLORADO;

to: all who are served copies of this Notice via Affidavit which is also a US securitized obligation with Stamp Duty satisfied by the document-postmaster under authority of the Universal Postal Union, Berne, Switzerland;

Notice status and sufficiency;

This public notice via Affidavit of Truth cannot be rejected or denied for recording for any allegations that this may, in good faith, be a "spurious" document pursuant to or related to *C.R.S. §§ 38-35-201 et seq.*, or any rule, code, or statute unnamed herein, as this public notice is: 1) the lawful, truthful, and factual statements by a living man to the living men and [wo]men identified above; and 2) testimony under oath of affidavit under penalty of perjury; and 3) affirmed via wet-ink signature and biological seal providing authentication of authorship and responsibility thereof; and 4) bears a United States Postal Stamp making this instrument an security obligation of the United States as defined in *Title 18 USC § 8* (June 25, 1948, ch. 645, 62 Stat. 685.); and 5) with this US security obligation being satisfied in full by the prima facie signature and seal of the document creator in his capacity as postmaster of the document with jurisdiction of the Universal Postal Union Court Constitution; and 6) this signed, dated Affidavit is pursuant to *Title 28 USC § 1746(1)*; and, 7) any such allegations made under the aforesaid *C.R.S.* or *U.S.C.* et al., are inferior and subordinate to US Constitution Article VI, Clause 2 (1.1.3) the Supremacy Clause, which states: *This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the Contrary notwithstanding;*

Any Attorney or agent or court official or man or [wo]man in any capacity who brings said allegations against this document, or the author of this document will be required to present their

declarations signed with their wet-ink signature under oath of affidavit under penalty of perjury with their accompanying oath of office, insurance bond and or surety bond information, and their written reasons for any and all such claims or allegations;

Notice preface;

i, do declare, hereby, notice all of the following matters expressed herein: these are the unambiguous; declarations of i, standing of i, status of i, expression of the Trust and Trust(s) of i, rebuttal of presumptions by i, harms done to i, remedy for said harms done to i, and the sincere desire for settlement of all controversy of i;

i, must declare without ambiguity that i, do use the small letter "i" referring to the One whom i am without diminishment of the power and authority of i, a man of Genesis 1:26 with dominion over the Land, Air, and Water (L.A.W.) as given me by the Creator; for i, am the living soul of Genesis 2:7; the same is "YHWH" within as revealed by Jesus Christ in John 10:34, the ELOHIM (Geneva Bible, 1599);

i, refuse to diminish my power and or authority of i, by the usage of titles such as; Plaintiff, Defendant, Petitioner, Claimant, Complainant, etc., for all such titles denote an inferior "civilly" dead entity; i, am the owner of my estate and Trusts, who is sui juris and one who has claimed his minor estate;

i, am a Foreign National of the United States pursuant to *Title 8 USC § 1101(a)(21)* via all documentation recorded with the United States Department of State; i, am with all protection of foreign officials and internationally protected person pursuant to *Title 18 USC § 112(c)*, and with proper land and soil jurisdiction recordings, declarations, and revocations;

i, hold copyright/copy-claim on all tradename vessels relating to the tradename-estate of i, written and identified via *capitis diminutio maxima*, FRANK A RODRICK^{©™}, as i, am lawfully and legally bifurcated from any *ens legis*;

i am;

i, express this public notice in the first-person tense with a lower-case "i" which indicates the living man and without the usage of any style or format or casement that may be ambiguous or may misrepresent or may diminish the living man who is i;

i, shall, therefore, not diminish i, with use of ancient Roman-Justinian-letter-case-Dog-Latin as seen *prima facie* in a style-format of all-capitalized letters of the *ens legis* tradename, nor do i, use such titles that may diminish i, such as, Plaintiff, Defendant, Petitioner, Claimant, Respondent, Libellee, etc.;

i, do not make complaints or pleas; i, press a claim for a harm done to i;

with that said, i, am the living soul spoken of in Genesis 2:7 (Holy Bible, Geneva, 1599) with dominion of the Land, Air, and Water [L.A.W.], given i, by the One God Who is Creator of all;

i, am YHWH or YHVH of the same; i am that i am spoken of in Exodus 3:14 (*Id*);

i, am the sole and perpetual Beneficiary of the Trust, for i, am One with dominion as is written in Genesis 1:26 (*Id*);

i, do act at times in the public capacity as Mr. Frank A Rodrick, *sui juris*, Registered Agent for said *ens legis* tradename;

i, express the Trust herein which i, do declare herein and hereby, and it is that which stands as a Superior Claim at Ecclesiastical and Trust Law of i, – jurisdiction of the air;

Standing and status of i;

i, am an American National by the right of i, to self-determine i, and pursuant to *Title 8 USC § 1101(a)(21)*;

i, am, therefore, not a US or Territorial or Federal or Municipal citizen;

i, am not now, nor have i, ever been a Federal employee or Municipal employee;

i, a member of the general public, am not under the Internal Revenue Codes as i, do not work for the Federal government nor do i, work under Federal code(s);

i, am with the following documents recorded on the soil and land of Colorado: Paramount Claim of Life, Declaration of Political Status, Diagram of Fraud, Cancellation of All Previous Powers of Attorney, Acknowledgement, Acceptance and Deed of Reconveyance of all tradename vessels, Acts of Expatriation of all tradename vessels, Certificate of Assumed Name(s), Foreign Sovereign Immunities Act with Mandatory Notice, Two Living Witness Testimonies, Notice of Status to the UNITED STATES DEPARTMENT OF STATE and to the Commissioner of the IRS, and copyright/copy-claim over the tradename vessels of i, and all derivatives thereof; all tradename-vessels of i, are in drydock upon the soil and land;

i, am bifurcated from any and all tradename-vessels as noted in *Braswell v. United States: The Collective Entity Doctrine and the Compelled Testimony Standard* (16 Hastings Const. L.Q. 553 (1989));

i, am *sui juris* with previous claim to the minor estate of i, and with all commercial contracts and supporting documents filed, recorded, and in place by i;

i, am not a BAR member, nor attorney, nor esquire-nobility under the 13th Amendment, nor a lawyer, nor trained at law, nor do i, understand "legal-ease", nor do i, understand your laws;

i, am not a ward of the state or any state or STATE OF STATE(S), nor am i, a minor in need of a BAR attorney;

i, understand laws that are common to all mankind, and which have been created, published, and noticed by the One Creator God of the Holy Bible via Hebraic Law of the Old Testament and the Cannon of Jesus Christ of the New Testament;

i, am the living soul and i, am not a surety, nor pauper, nor debtor, nor slave, nor accommodation party;

i, am with reservation of all rights, without prejudice, without recourse, non-assumpsit, of no- assured value, exempt from levy, with errors and omissions excepted, and i, allow no conversions or alterations at any time under any circumstance;

that said, i, therefore, have a Superior Claim at Maritime-Admiralty Law – jurisdiction of the water;

i, am with all aforesaid documentation which has been recorded upon the soil and land of Colorado and, i, do hereby stand upon the documents of i, as the law of i, and as i, understand it to be, and which is common to all mankind;

that said, i, therefore, have a Superior Claim at Common Law – jurisdiction of the land;

Preamble;

i, do reference our great document known as the Declaration of Independence, as no other words may accurately convey the reasons that i, and the neighbors of i, find need to put forth this lawful and legal notice to all living men and women and to all entities within and upon the land and soil of this Colorado State Republic, as it is written:

"When in the Course of human events it becomes necessary for one people to dissolve the political bands which have connected them with another and to assume among the powers of the earth, the separate

and equal station to which the Laws of Nature and of Nature's God entitle them, a decent respect to the opinions of mankind requires that they should declare the causes which impel them to the separation.

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"We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness."

i, do hereby declare that these aforementioned words do accurately state the foundational premise for which i, and the neighbors of i, do now come forth with this expressed and unambiguous notice to all;

i, do declare that it is the Living Creator who did create i, and He alone did give to i, dominion over land, air, and water (LAW), and dominion over all things which creepeth over it, and He did give me all resources contained therein; therefore, it is the duty of i, to exercise my God-given birthright-gifts before all men in His Presence;

Declarations of notice;

i, do now make the these truths known to all living men and [wo]men: it is my humble and sincere desire to protect and preserve and conserve the current quality of our air and water and soil of the geographical area called Jefferson County with specific concerns regarding and relating to the local domicile area of i, referred to as Solar Green Development;

i, do require to protect and preserve and conserve the existing natural barriers to such natural disasters such as fire, and for the protection and preservation and conservation of our lands, water, wildlife, and the living men and [wo]men who choose to domicile themselves with acreages upon this land called Jefferson County and specifically, Fairmount, near/within the Solar Green Development; a high density housing plan with negative effects to i, and my neighbors.

i, state that further development related to zoning, or increase in population density, or increase in demand upon current natural resources, such as water, and or the natural by-product of such increases, such as "contaminated storm drainage", may have the following adverse side-effects which would be detrimental to the health, well-being, and quality of life to all affected, with potential adverse side-effects as:

- 1) contamination or destruction of the existing shallow (7ft) alluvial water table (relied upon for both domestic and irrigation of my home/3-acre property);
- 2) increase of wider-spread damage in the event of fires for which would occur by the deletion (development) of the existing natural barriers and spaces which do impede and or retard the acceleration of fire(s);
- 3) the harm to and reduction of existing wildlife;

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4) disruption and destruction of the existing environmental culture, in our pursuit of peace and tranquility, that no County Government / for-profit Corporation has the right to subvert or destroy within the local area of domicile of i, with specific concerns relating to air quality, noise levels, human debris/trash, and the like; 5) potential increase of commercial zoning (or the current 1 home per acre) to the local area of i, which would scale (increase/expand) all aforesaid adverse side-effects that are, more accurately defined as harms by way of trespass, and harms by way of detrimental consequences related to and created by the building of additional commercial and residential buildings; and 6) disturbance and endangerment of over 40 boarded horses adjoining/near Solar Green, and other livestock surrounding Solar Green.

i, declare herein and hereby that any and or all negative side-effects or detrimental consequences from any of the aforesaid potential adverse side-effects relating to or caused by the aforesaid activities will result in trespass fees, violation fees, compensation fees, and remedy to be provided upon demand by i, or my offspring, or heirs, until the calendar year of our Lord Jesus Christ, 2072;

i, will require remedy for all harms as stated unambiguously herein;

Current standards assessed and will be noticed;

i, declare that the primary areas of concern are, as of this date of September 26, 2022:

- A. Undamaged volume of existing Alluvial water table;
- B. Purity of existing alluvial water table;
- C. Storm drain contamination of soil and alluvial water table;
- D. Current noise levels measured in Decibels;
- E. Existing undeveloped land which does act as existing natural fire “breaks” or “barriers” (i.e., current open spaces reduce a fire’s ability to spread; open areas developed with “zero-lot-line” structures remove the barrier and offer fire the opportunity to spread quickly with decrease retardation;
- F. Damage to existing wildlife (i.e., eagles, hawks, deer, fox, etc.);
- G. Disturbance and endangerment of over 40 boarded horses, and other livestock, adjoining, surrounding and near the Solar Green Development.

i, and other local homeowners adjacent to and affected by the Solar Green Development will contract an independent company to analyze the volume, purity and contaminant levels in our water to be

completed by October 31, 2022; results will be publicly noticed as a basis of standard; yearly tests will be performed to monitor purity levels and all results will be publicly noticed; these test results will be used as a standard prior to further development and will be called 2022 Standard;

i, and other local homeowners adjacent to the Solar Green Development will contract an independent company to analyze the soil and water table depth and availability, and for *all* contaminant levels to be completed by October 31, 2022; results will be publicly noticed as a basis of standard; yearly tests will be performed to monitor purity levels and all results will be publicly noticed; these test results will be used as a standard prior to further development and will be called 2022 Standard;

i, and other local homeowners adjacent or in proximity of the Solar Green Development will contract an independent company to measure the ambient community noise levels to be completed by October 31, 2022; results will be publicly noticed as a basis of standard; yearly tests will be performed to monitor noise levels and all results will be publicly noticed; these test results will be used as a standard prior to any further development and will be called 2022 Standard;

Fee Schedule noticed;

i, do notice all of the public, published Fee Schedule relating to any and all potential harms which may be experienced as a direct or indirect detrimental side-effect of further community development a/k/a/ residential and commercial building of new structures; increase in structure density and population density; further molestation, penetration or destruction of the alluvial water table; increase in gray water drainage into alluvial water table; increase in storm-run-off, fuels, pesticides, herbicides, etc. into alluvial water table;

i, do require the following compensation fees per the following fee schedule for any and all violations and harms as follows:

Alluvial Water Table: 2% increase in contamination over standard established will result in a required remedy of: \$2,000,000.00 in United States Silver Dollars [USSD] with each USSD being at a face value of \$1.00 US Dollar per, and at a weight of .7735 Troy ounces per, and at a purity of .999% silver purity per coin; paid to every homeowner adjacent or in proximity to the Solar Green Development for every 2% increase per annum until the contamination levels are reduced to the 2022 Standard;

Bacterial or chemical levels in soil and water: 2% increase in contamination over standard established will result in a required remedy of: \$2,000,000.00 in United States Silver Dollars with each USSD being at a face value of \$1.00 US Dollar per, and at a weight of .7735 Troy ounces per, and at a purity of .999% silver purity per coin; paid to every homeowner adjacent to the Solar Green Development for every 2% increase per annum until the contamination levels are reduced to the 2022 Standard;

The reduction or destruction of the alluvial water supply by any construction will result in a required remedy of: \$5,000,000.00 in United States Silver Dollars with each USSD being at a face value of \$1.00 US Dollar per, and at a weight of .7735 Troy ounces per, and at a purity of .999% silver purity per coin; paid to all neighbors benefiting from the alluvial water supply near the Solar Green Development

Noise levels in Solar Green Development: An increase of 5dB in ambient noise levels over the established standard will result in a required remedy of: \$5,000,000.00 in United States Silver Dollars with each USSD being at a face value of \$1.00 US Dollar per, and at a weight of .7735 Troy ounces per, and at a purity of .999% silver purity per coin; paid to every homeowner adjacent to the Solar Green Development for every 5dB increase in ambient noise levels over the established standard and until ambient levels are reduced to the 2022 Standard;

Per-hour-trespass-compensation-fees: a fee of \$100.00 USSD per hour will be assessed and must be paid to every home owner adjacent to the Solar Green Development for each and every consecutive hour without stoppage until the termination of all trespass (i.e., fore stated contamination or noise level increases); termination of trespass means that all contamination and noise levels are reduced to the 2022 Standard as verified by the confirmed results of properly performed tests; all trespass compensation fees are required until the moment of verified and confirmed test results prove termination;

Right-to-Happiness: Homes within a 1 mile radius all have approximately 1 or more acre(s) with barns, outbuilding, etc., which is why we moved to this area. The County and developers are invading this peace and quality of life with high-density homes right in the middle of this rural area and will complain about the lifestyle we love and chose to reside in (horses, cows, chickens, goats, sheep, wildlife, etc.).

State of existing harms;

i, state that no harms have been done against me or any neighbor of i, near/within the Solar Green Development, as of this notice (with the exception of distress and financial harms);

i, state that this notice does give legal and lawful notice to all relating to any and all potential detrimental side-effects of further development in the Solar Green Development;

i, state that the current status of the Land (contaminants content), Air (ambient noise), and Water (alluvial water table) will be measured and known by October 31, 2022;

i, state that the results of these tests will establish the 2022 Standards;

i, state that i, as a man of Genesis 1:26, do have the lawful right, authority, and jurisdiction of these elements of dominion of L.A.W.;

Property rights of i;

i, a man, have the supreme right to hold and protect property via the Constitution for the united States of America (unincorporated) and do notice all of the following principles of said Constitution:

1. Every person who, under color of any statute, ordinance, regulation, custom, or usage, of any State or Territory, subjects, or causes to be subjected, any citizen of the United States or other person within the jurisdiction thereof to the deprivation of any rights, privileges, or immunities secured by the Constitution and laws, shall be liable to the party injured in an action at law, suit in equity, or other proper proceeding for redress (*Thompson v. Zirkle*, 2007 U.S. Dist. LEXIS 77654 (N.D. Ind. Oct. 17, 2007));

2. There can be no sanction or penalty imposed upon one because of his exercise of constitutional rights. *Sherar v. Cullen*, 481 F. 2d 946 (1973);

3. The claim and exercise of a Constitution right cannot be converted into a crime"... "a denial of them would be a denial of due process of law. *Simmons v. United States*, 390 U.S. 377 (1968);

4. The courts are not bound by an officer's interpretation of the law under which he presumes to act. *Hoffsomer v. Hayes*, 92 Okla 32, 227 F. 417

i, do reserve all rights to exercise all Constitutional guarantees of i;

i, hereby state the litigation-venue of all claims for damages;

i, a man, do hereby notice all that in the event of my need to file a claim for harms as stated herein, i, will file all claims in a United States Federal Article III Court.

Article III of the U.S. Constitution states: 'The judicial Power of the United States, shall be vested in one Supreme Court, and in such inferior Courts as the Congress may from time to time ordain and establish.'

The federal courts created by this article include: Supreme Court - One court with national jurisdiction.

Courts of Appeals - 12 Geographic-based and one for the Federal Circuit. District Courts -94 in 50 states, District of Columbia, and Puerto Rico along with their subordinate bankruptcy courts.

Article III, Section 2 of the Constitution is used to identify which cases will be heard and decided in the federal courts. The cases tend to include a segment of the United States government or an officer who is either suing someone or being sued.

The federal courts can also decide cases, where state courts are seen as an inappropriate choice or the state, may be suspected of partiality. Due to these circumstances, federal courts see cases to help decide controversies between: two or more states, a State and Citizens of another State, citizens of different States, and citizens of the same State claiming Lands under Grants of different States. For example, one state might be sued by another state for the pollution of its air. Since the impartiality of the courts in either state could be questioned, this type of suit would be decided in a federal court.

Similarly, the Constitution extends the authority of the federal courts to see cases affecting ambassadors, consuls, and other public ministers. The U.S. government also has constitutional responsibility for U.S. relations with other nations, because cases involving other nations' representatives or citizens may affect U.S. foreign relations, such cases are decided in the federal courts.

The Constitution provides the federal courts the power to hear cases involving: the Constitution as a law, laws enacted by Congress, treaties, and laws relating to navigable waters including: the sea, the Great Lakes, and most rivers and commerce on them.

The federal courts' jurisdiction also encompasses the many cases that involve or affect commerce among states. The Constitution describes what cases may be decided in the federal courts.

i, hereby state the desire of peaceful settlement of i;

i, a man, require peaceful settlement of all controversy and assist the court toward such ends;

i, am a peaceful and private man domiciled on the soil and land of Colorado, and i, am with great love for this land of our State and for this great country;

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i, state that i, am obligated to upholding the values that have made this country great, and i, am committed to love God with all of the heart of i and the neighbor of i, as i;

i, require that all controversy be settled upon demand as expressed herein within ten [10] days of demand when supported by evidence;

i, require that all correspondence be in writing in care of the location above and via rural free delivery, non-domestic without the US;

i, require that no party, agent, or representative attempt to communicate with i, by telephone or email or via any venue other than in written form sent by carrier by USPS mail or private courier;

i, respectfully require all to take notice of the foregoing affidavit of truth which stands as the testimony of i, for i, declare under penalty of perjury under the laws of the United States of America [unincorporated] that the foregoing is true and correct to the best of the knowledge of i, upon this 26th day of this month of September of this year of our Lord Jesus Christ, 2022;


by: /s/ Frank Anthony Rodrick ©
frank-anthony: rodrick, a man;


All rights reserved without prejudice, UCC 1-308;

Acknowledgment by Two Witnesses

The foregoing testimony was acknowledged by two living witnesses, and they did verify and affirm the testimony found herein. Testimony verified and affirmed on this 26th day of September of the year of our Lord Jesus Christ, 2022.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is verified and affirmed by:

Witness 1: Nanniel Oliver Rodriguez Date: 9/26/2022 Seal: Seal 

Witness 2: Yusef Ahmad Abdulk Date: 9/26/2022 Seal: seal 

Cc to:

- 1. Phil Weiser in his private capacity as a living man and in his public, official capacity as the HONORABLE PHIL WEISER, ATTORNEY GENERAL, Denver [CITY OF DENVER], Colorado [STATE OF COLORADO], at: 1300 Broadway, 10th Floor [80203], sent via US Registered Mail No. RF 456 148 935 US, with certificate of service; and,

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2. R. Michael Dollins in his private capacity as a living man and in his public, official capacity as the VERY REVEREND R. MICHAEL DOLLINS, VICAR GENERAL, ARCHDIOCESE OF DENVER, Denver [CITY OF DENVER], Colorado [STATE OF COLORADO], at: 1300 South Steele Street [80210], sent via US Registered Mail No. ~~RF 456 148 944 US~~ ⁹⁵⁹⁰⁹⁴⁰²⁴⁸⁶¹⁹⁰³²⁸⁹⁷⁸⁸⁵, with certificate of service; and,

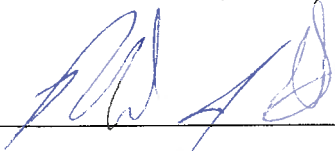
3. Jena Griswold in her private capacity as a living [wo]man and in her public, official capacity as MS. JENA GRISWOLD, SECRETARY OF STATE, Denver [CITY OF DENVER], Colorado [STATE OF COLORADO], at: 1700 Broadway, Suite 550 [80290], sent via US Registered Mail No. ~~RF 456 148 958 US~~ ⁹⁵⁹⁰⁹⁴⁰²⁴⁸⁶¹⁹⁰³²⁸⁹⁷⁸⁷⁸, with certificate of service; and,

4. Scott Sanford in his private capacity as a living man and in his public, official capacity as State Director of the Colorado Assembly per his private venue at: c/o: 3461 Prairie Bluff Circle, Colorado Springs, Colorado [80908], sent via US Registered Mail No. ~~RF 456 148 992 US~~ ⁹⁵⁹⁰⁹⁴⁰²⁴⁸⁶¹⁹⁰³²⁸⁹⁷⁸⁹², with certificate of service;

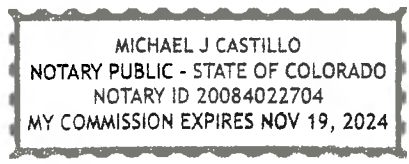
Notary Acknowledgment

Colorado state }
Jefferson County }

This instrument was acknowledged before me on 9/26/22 by the man identified to me with satisfactory evidence and autograph/seal who is the Registered Agent of the tradename, FRANK ANTHONY RODRICK[®], and he did affirm before me the testimony found within this notice;


Notary Signature;

{SEAL}



Michael Castillo
My Commission Expires. 11/19/24

CURRENT ZONING



R \$0.00
D \$0.00

2022028951

03/24/2022 02:21:25 PM 3 Page(s)

JEFFERSON COUNTY, Colorado

5254 Solar Green Official Development Plan Rezoning Case # 21-131497RZ

AJA
NO FEE

1-3

A. Intent

The purpose of this Rezoning is to rezone from Suburban Residential-One (SR-1) and Planned Development (PD) to Planned Development (PD) to allow for residential uses.

B. Written Restrictions

All applicable sections of the Jefferson County Zoning Resolution and all restrictions in the Restricted Residential Quarter Acre (RR-1/4) shall apply to the property, as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B, with the following exceptions:

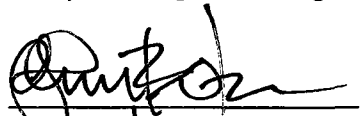
- a. Maximum number of dwelling units: 15
- b. Minimum lot size: 12,500

APPROVED FOR RECORDING:

This Official Development Plan, titled 5254 Solar Green, was approved the 8th day of February 2022, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

The owner of the property, at the time of approval was: 5254 Properties LLC.

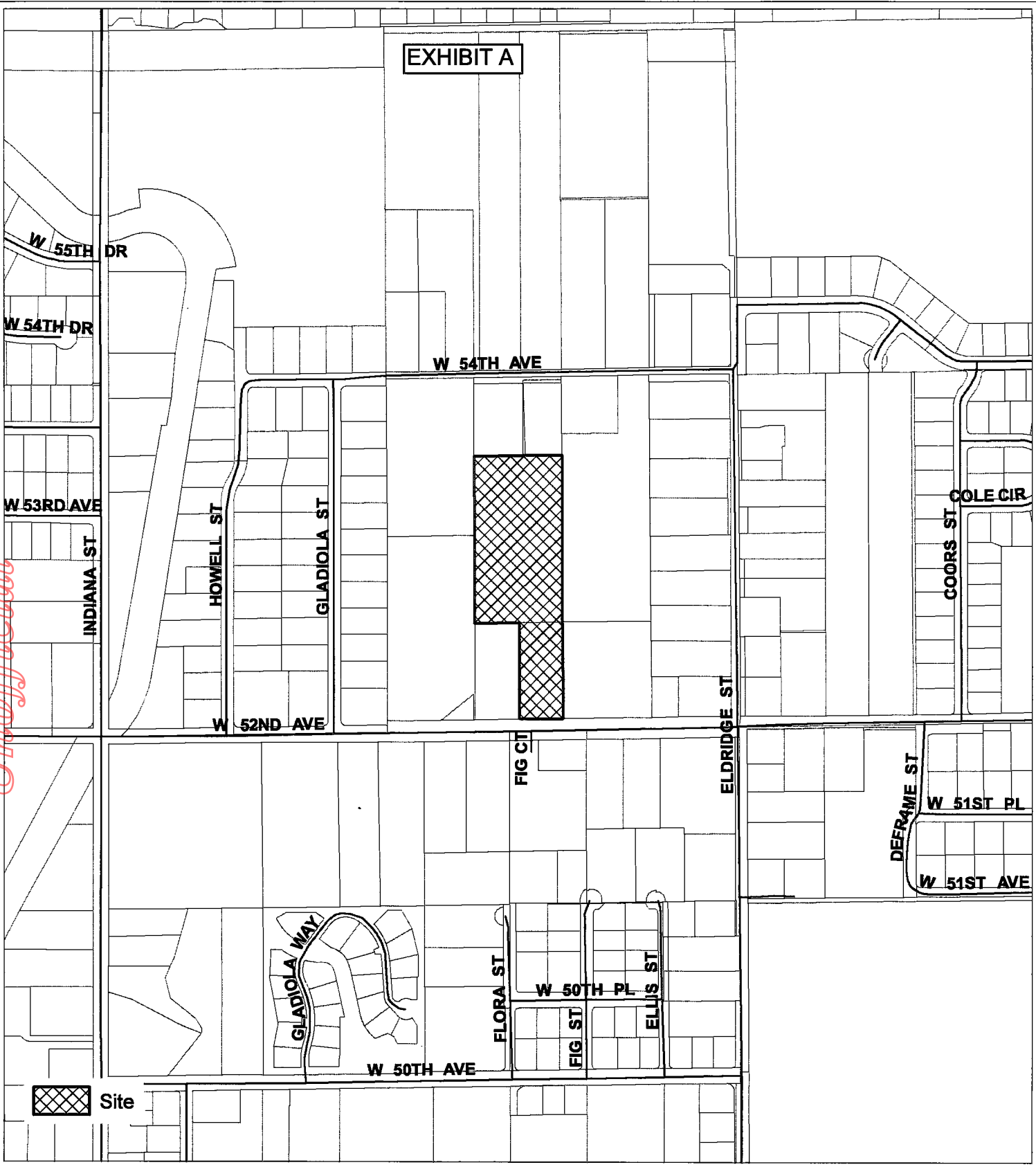
By: Jefferson County Planning and Zoning Director

Signature: 

Date: 3/22/2022

Unofficial

EXHIBIT A



Unofficial

Case Number: 21-131497RZ
 Location: Section 18, T3S, R69W



JEFFERSON
 COUNTY COLORADO

This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.



Legal Description

Street Location of Property 14395 West 52nd Avenue

Is there an existing structure at this address?

EXHIBIT B

Yes X No

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Type the legal description and address below.

THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, EXCEPT THE NORTH 923.60 FEET AND THE SOUTH 40 FEET THEREOF, AS CREATED BY THAT CERTAIN PLATTING EXEMPTION AGREEMENT RECORDED ON AUGUST 4, 2011, AT RECEPTION NO. 2011071463, COUNTY OF JEFFERSON, STATE OF COLORADO.

Also including:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING CONSIDERED TO BEAR SOUTH 00°00'33" WEST, A DISTANCE OF 2649.45 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:
NORTHWEST CORNER OF SECTION 18 BEING A FOUND 3.25" ALUMINUM CAP, PLS 16837 IN RANGE BOX MATCHING MONUMENT RECORD ON FILE. WEST QUARTER CORNER BEING A FOUND 2.5" BRASS CAP, PLS 14112 IN RANGE BOX MATCHING MONUMENT RECORD ON FILE.

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18;
THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER NORTH 89°07'33" EAST, A DISTANCE OF 515.30 FEET;
THENCE SOUTH 00°08'21" EAST, A DISTANCE OF 12.85 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°08'18" EAST, A DISTANCE OF 143.85 FEET ALONG THE SOUTH LINE OF RIGHT-OF-WAY OF THAT PARCEL RECORDED IN DEED RECORDED AUGUST 13, 1985 AT RECEPTION NO. 85076944;
THENCE SOUTH 00°32'44" EAST, ALONG THAT PARCEL RECORDED JULY 19, 2006 AT RECEPTION NO. 2006088005, A DISTANCE OF 194.10 FEET;
THENCE SOUTH 00°04'40" EAST, A DISTANCE OF 714.98 FEET TO A #2 REBAR;
THENCE SOUTH 88°54'17" WEST, A DISTANCE OF 330.71 FEET TO A NAIL AND BRASS TAG IN FENCE POST;
THENCE NORTH 00°11'33" EAST, A DISTANCE OF 331.11 FEET TO A FOUND 1" PIPE;
THENCE NORTH 00°23'17" WEST, A DISTANCE OF 297.52 FEET;
THENCE NORTH 89°08'18" EAST, A DISTANCE OF 185.00 FEET;
THENCE NORTH 00°01'02" WEST, A DISTANCE OF 281.82 FEET TO THE POINT OF BEGINNING,
LESS AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED AUGUST 24, 2018 AT RECEPTION NO. 2018078347, COUNTY OF JEFFERSON, STATE OF COLORADO.

ALSO KNOWN AS:

TRACT A, AS SET FORTH IN MAP OF SECTION 18, T3S, R69W, 17-124280MA RECORDED JULY 10, 2018 AT RECEPTION NO. 2018062356, COUNTY OF JEFFERSON, STATE OF COLORADO.,

Containing 6.13 Acres, more or less.

Section 18 Township 3 S. Range 69 W.
Calculated Acreage 6.13 Acres Checked by: Ben Hasten
Address Assigned (or verified) 14395 West 52nd Avenue

Unofficial

ADDITIONAL CASE DOCUMENTS

Sensory Impact Assessment

Name of Plat

Date

Name of Applicant(s)

Case Number

**This sensory impact supply report is being submitted as required by
Section 4B.32 of the Jefferson County Land Development Regulation.**

- Since this subdivision is existing, there will be no changes in acoustical, ocular or olfactory levels.
- Due to the small size of this development, there will be negligible impacts to acoustical, ocular and olfactory levels. Acoustical, ocular and olfactory levels will not exceed those set forth by Section 26 of the Land Development Regulations.
- This development is located within the Airport Influence area as defined in the most recent edition of the North Plains Community Plan. The appropriate aviation easements will be provided.
- Per Section 26 A.4b of the Land Development Regulation:
Noise projected from existing roadways and uses onto proposed park, school, or residential developments shall not exceed the dBA levels as shown in the dBA Table. If noise levels exceed the dBA levels set forth in the dBA Table, mitigation that reduces levels to or below the required dBA shall be provided. (orig. 4-4-06)

 Professional planner, certified industrial hygienist, landscape
 architect or engineer registered in the State of Colorado signature

Date



ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

NAME OF PROJECT: Solar Green & 14395 W. 52nd Avenue Rezone and Plat

CONTACT PERSON: Jeanne Shaffer (for property owner) PH 720-220-8396

PROPERTY LOCATION: 14395 W. 52nd Avenue

On this property, do any of the following conditions exist, or have any of the following conditions existed at any time in the past?

SECTION	CONDITION	NO	YES
A	Placement of earthen fill from an outside source, operation of a solid waste disposal site or landfill, whether private or commercial, legal or illegal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H	Radiation hazards such as radiation from uranium mine and mill tailings, nuclear reactors, and/or the processing, handling, disposal and/or deposition of radioactive materials.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you answered "NO" to ALL of the above, please sign below in the presence of a NOTARY PUBLIC and return this page only to the Department.

If you answered "YES" to ANY of the above, please complete Parts I and II on page 2 AND complete any SECTION on pages 3-5 to which you responded "YES" above. Then sign below in the presence of a NOTARY PUBLIC and return the entire packet (pages 1-5) to the Department.

As the present owner of the Property or as an officer or a general partner of the present owner of the Property (or duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the Property. I have made a diligent inquiry into the former uses of the property; and hereby certify to and for the benefit of Jefferson County that to the best of my knowledge and belief the information disclosed on or attached to this form is true and correct.

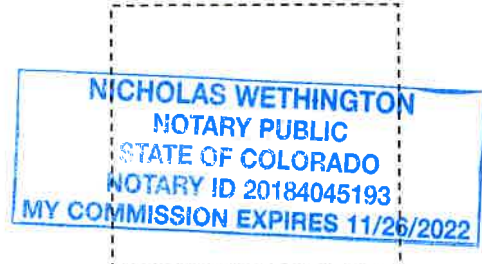
NAME: *Stephen Lindsey* DATE: 7-27-21

State of Colorado)
County of Jefferson) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged before me this 27th day of July, 2021, by Stephen Lindsey

WITNESS my hand and official seal.
Nick Wethington
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/26/2022



HISTORY COLORADO
Office of Archaeology and Historic Preservation
1200 Broadway, Denver, Colorado 80203

3rd October, 2019

Groundwork Entitlement Services LLC
Jeanne Shaffer
3829 Wolff Street
Dnever, CO 80212

Re: Solar Green Plat
File Search No.: 22123

At your request, the office of Archaeology and Historic Preservation has conducted a search of the Colorado Inventory of Cultural Resources for Jefferson County Property PIN 39-182-07-002 / Property Schedule 300509588 in the following section:

PM	Township	Range	Sections
6 th	3S	69W	18

0 sites and 0 surveys were found in the project area.

If information on sites in the project area was found, detailed information follows the summary. If no sites or districts were found, but surveys are known to have been conducted in the project area, survey information follows the summary. We do not have complete information on surveys conducted in Colorado, and our site files cannot be considered complete because most of the state has not been surveyed for cultural resources. There is the possibility that as yet unidentified cultural resources exist within the proposed impact area.

Therefore, in the event there is Federal or State involvement, we recommend that a professional survey be conducted to identify any cultural resources in the project area which are eligible to be listed in the National Register of Historic Places. We look forward to consulting with you regarding the effect of the proposed project on any eligible cultural resource in accordance with the Advisory Council on Historic Preservation Procedures and the Preservation and Protection of Historic and Cultural Resources (36 CFR 800). Please provide this office with the results of the cultural resource survey for our review of professional adequacy and compliance with regulations.

If you have any questions, please contact the Office of Archaeology and Historic Preservation at (303) 866-3395 or 3392.

Thank you for your interest in Colorado's cultural heritage.

Dr. Holly Norton
State Archaeologist
Deputy State Historic Preservation Officer for Archaeology

*Information regarding significant archaeological resources is excluded from the Freedom of Information Act. Therefore, legal locations of these resources must not be included in documents for public distribution.

**CERTIFICATION OF NOTIFICATION
OF MINERAL ESTATE OWNER**

The applicant must check one of the three following statements, sign and date the form, and attach a list of mineral owners and lessees to whom notice was sent (if applicable).

I/We, STEVE LINDSEY

_____, (the "Applicant" or authorized representative of the Applicant),

by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: _____

Legal Description (attach as applicable): _____


Case Number _____

I/We have searched the records of the Jefferson County Tax Assessor and the Jefferson County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

_____ I/We certify that, not less than thirty (30) days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

_____ The mineral estate has been severed from the surface estate, and each mineral estate owner and lessee has waived the right to notice as per CRS 24-65.5-103(5).

I hereby further certify that I am the Applicant, or I am authorized by the Applicant to make the representations contained herein and to act as the Applicant's agent for purposes of this Certification of Notification and bind the Applicant to these representations by my signature below.


Applicant or Authorized Representative

4-27-22
Date



History Colorado

Steve Lindsey
5254 Properties
12650 W. 54th Dr.
Arvada, CO 80002

November 13, 2023

Re: 52nd Subdivision
File Search No. 25833

At your request, the Office of Archaeology and Historic Preservation has conducted a search of the Colorado Inventory of Cultural Resources based on your specified search criteria (within the boundaries of the provided parcel numbers), located in the following areas:

<u>PM</u>	<u>T</u>	<u>R</u>	<u>S</u>
6th	3S	69W	18

0 sites and 0 surveys were located in the search area(s).

If any site, district, building, structure, object, or survey area was identified within the search area, a spreadsheet of detailed information* accompanies this letter. Our records may not represent all cultural resources in Colorado, nor can they be considered comprehensive, as most of the state has not been surveyed for cultural resources. There is the possibility that as yet unidentified cultural resources exist within the proposed impact area.

This letter is not considered formal consultation under Section 106 of the National Historic Preservation Act (36 CFR 800) or the Colorado Register of Historic Places (CRS 24-80.1). In the event that there is federal or state agency involvement, please note that it is the responsibility of the agencies to meet the requirements of these regulations.

We look forward to consulting with you regarding the effect of the proposed project on significant cultural resources in accordance with the Advisory Council on Historic Preservation regulations titled "Protection of Historic Properties" or the Colorado Register of Historic Places, as applicable (<http://www.historycolorado.org/consultation-guidance>).

If you have any questions, please contact the Office of Archaeology and Historic Preservation at (303) 866-3392. Thank you for your interest in Colorado's cultural heritage.

Dawn DiPrince
State Historic Preservation Officer

*Information regarding significant archaeological resources is excluded from the Freedom of Information Act. As such, legal locations of these resources must not be included in documents for public distribution.

MEMORANDUM

TO: Jefferson County – Planning & Engineering Division
PROJECT: 52nd Subdivision – 14395 W 52nd Ave
DATE: July 14, 2023
SUBJECT: Offsite ROW Dedication and Street Improvements

To whom it may concern

The developer and design engineer for 52nd subdivision has coordinated with me and made me aware of the alignment of the proposed ROW and associative street improvements. I acknowledge that this proposed ROW includes a 7' ROW dedication strip on our property located at 14405 W. 52nd Avenue as well as associative sidewalk improvements to fully build out the proposed street.

Sincerely



Luciano Busnardo