

Staff Report

BOA Hearing Date: November 20, 2024

24-123012VC Variance and Special Exception

Owner/Applicant: Shawn Marach

Location: 6197 High Drive, Morrison
Section 20, Township 5 South, Range 70 West

Approximate Area: 1.89 Acres

Zoning: Agricultural-Two (A-2)

Purpose: Variance to Legalize:
1. A front setback of 41.2 feet to the east, where a setback of 50 feet is required for a primary structure; and
2. A front setback of 35.7 feet to the east, where a setback of 50 feet is required for a deck on a primary structure; and

Special Exception to allow a Short-Term Rental

Case Manager: Jamie Hartig

Previous Actions: None

Surrounding Zoning: North: Agricultural-Two (A-2)
South: Agricultural-Two (A-2)
East: Agricultural-Two (A-2)
West: Agricultural-Two (A-2)

Existing Use: Single-Family Dwelling

Existing Structures: Primary: 3-bedroom single-family dwelling, attached garage

Services: Evergreen Fire Protection District
Individual Well & Septic

BACKGROUND/DISCUSSION:

The subject property is requesting legalization of existing front setbacks in order to apply for a special exception permit. The property does not meet the lot and building standards and therefore would not be eligible for an STR without a legalization of existing setbacks. Should the legalizations be granted, the property and residence will meet all requirements of the Special Exception to allow a STR. The applicant is requesting a Special Exception to use their property in Agricultural Two (A-2) as a Short-Term Rental (STR). The residence is a three-bedroom home on an approximately 1.89 acre parcel.

SITE CHARACTERISTICS AND IMPACTS:

The single-family dwelling is located on a platted 1.89 acre parcel within the Pine Park Estates Subdivision. It is accessed from High Drive, a County maintained paved road. The single-family home was built in 1995, and the home and deck were built at setbacks that do not meet the current standards of the A-2 Zone District.

VARIANCE ANALYSIS:

The statutory and regulatory requirements for the approval of a Variance request are listed below with an analysis by staff:

1. The following must exist:
 - Exceptional narrowness, shallowness or shape of a specific piece of property; or
 - Exceptional topographic condition; or,
 - Other extraordinary and exceptional situation or condition of such piece of property; AND
2. The relief shall not have a substantial detriment to the public good; AND
3. The relief shall not substantially impair the intent and purpose of the Zoning Resolution; AND
4. The relief shall not effectively change a land use on a permanent basis; AND
5. The relief shall not be granted in circumstances which are self-imposed; AND
6. No Variance shall be granted based solely on economic hardship.

Staff Analysis:

Exceptional practical difficulty or undue hardship:

Staff believes the applicant **has** established an exceptional practical difficulty related to the front setback request. Since this is an existing structure, the applicants are limited in their ability to conform with the Zoning Resolution. The existing structure was already built at nonconforming setbacks by previous owners, and it is the opinion of staff that requiring the applicants to alter the structure or acquire more land to meet setbacks would result in an exceptional practical difficulty.

Substantial detriment to the public good, intent and purpose of the Zoning Resolution, change of land use:

The granting of this Variance would not have a substantial detriment to the public good, nor impair the intent and purpose of the Zoning Resolution because it is compatible with the surrounding community. The existing residence has been in nonconformance for many years now with no effect on the surrounding properties. Additionally, the land use will not change as a result of granting this Variance.

Conditions self-imposed, and economic hardship:

Staff finds that the circumstances are not self-imposed in that the applicant had no part in the construction of the existing residence. Finally, the Variance is not sought for solely an economic hardship, as a reduction in setbacks is the only way to for the applicant to conform to the lot and building standards.

SPECIAL EXCEPTION ZONING REQUIREMENTS AND ANALYSIS:

Section 11.B.2.e of the Jefferson County Zoning Resolution provides criteria for the Board of Adjustment to review for a Special Exception. With respect to a short-term rental of a single-family dwelling the following criteria are analyzed:

(1) The Board of Adjustment may permit a short-term rental within the R-1, RR, MR-1, SR-1, SR-2, SR-5, A-1, A-2 or A-35 zone districts or a comparable Planned Development zone district.

(a) The Board of Adjustment, in reviewing and making its decision upon such applications shall consider the impacts of the proposed use upon property in the surrounding area, including but not limited to:

(a-1) Traffic impacts, volume of trips, safety and access;

The subject property is accessed off High Drive, a publicly maintained road. The proposed use of an STR would likely not increase the number of vehicle trips per day.

The property is served by Evergreen Fire Protection District. The applicant has obtained a Defensible Space Permit (see Permit 24-111023DS.)

Outdoor fires using wood or charcoal are not allowed for Short-Term Rentals as per Section 2 of the Jefferson County Zoning Resolution.

Due to Jefferson County's geographic makeup, wildfire is always a concern, and it is a more potent threat during droughts or dry spells. Rainfall and cooler temperatures may reduce the danger of wildfire; however, people are encouraged to be vigilant as the danger of fire is always present in the high country. The risk is even greater when under a fire weather watch or red flag warning. For this reason, staff recommends a condition of approval that the owner must require all guests to follow any current fire restrictions in place at the time of stay.

(a-3) Visual and aesthetic impact, including bulk and scale of buildings as they relate to the uses on surrounding properties;
The existing Single Family Detached Residence (SFD) is consistent with the overall character of the neighborhood. The applicant is not proposing any new structures as part of the short-term rental request.

(a-4) Noise;
The Short-Term Rental use must comply with adopted County and State noise ordinances. The Jefferson County Sheriff's Office enforces these ordinances.

(a-5) Drainage, erosion and flood hazards;
There are no known flood plains on the property, and the proposed STR would not increase the deleterious effects of drainage and erosion on the property.

(a-6) Community character;
Allowing this residential property to become a Short-Term Rental would not affect community character as it will remain residential.

(a-7) Adequate water and sewage disposal availability;
The subject property is served by a septic system. The existing septic system, permitted under 04-107693OW, limits the property to 3 bedrooms. The existing home has three bedrooms. A recent memo from Jefferson County Public Health states that STRs with septic systems approved prior to 2014 should be limited to 6 occupants including the homeowners if present if rated for 3 bedrooms.

The subject property is served by an individual well permitted under Permit number 165869, showing adequate capacity for a primary dwelling.

(a-8) The availability of methods of mitigating the negative impacts of the proposed use upon the surrounding area;
Staff does not foresee any negative impacts occurring given that STR's are a similar use to a residential use, however, if such impacts do occur, they could be addressed when the applicants re-apply for the STR renewal in 6 months.

(a-9) The compatibility of the short-term rental with the existing and allowable land uses in the surrounding area; and
STRs have similar impacts as a Single Family use, therefore are compatible with the existing and allowable land uses in the area.

(a-10) The effect upon health, safety and welfare of the residents in the surrounding area.
Staff finds that the proposed use of a Short-Term Rental would not create negative effects on the health, safety, or welfare of the residents in the surrounding area.

(2) Limitations upon Short-term Rental Special Exception Applications

(a) The lot, parcel, or boundary area subject to the Special Exception must conform to:

(a-1) A minimum lot size of one acre, and
The subject property is 1.89 acres.

(a-2) Building standards of the underlying zone district.
*The setbacks and lot size meet the zone district standards set forth in the zoning Resolution for the A-2 zoning classification, with the exception of the 50-foot required front setback to the east for the primary structure and deck.
The applicant is also pursuing a setback legalization. Should this legalization be granted, the applicant will be meeting the lot and building standards.*

(b) The proposed short-term rental shall provide a minimum of one (1) off-street parking spaces, plus one (1) additional off-street parking space per bedroom room. For example, a five-bedroom residence must have six off-street parking spaces to meet this criterion.
The existing residence has a total of 3 bedrooms. The amount of off-street parking required is 4 spaces. The property has an attached garage that is sufficient for two cars, and the applicant is proposing 4 outdoor parking spaces, a total of 6 spaces.

(c) The property owner shall comply with any defensible space requirements as set forth in the Wildland Urban Interface Overlay District.
The subject property is within the Wildland Urban Interface Overlay District and a Defensible Space Permit was completed on June 19, 2024 and is valid for three years from that date.

(d) Valid water and sanitation must be provided either by an appropriate water and sanitation district or by a valid well permit and individual sewage disposal system (ISDS) permit specific to the property.
There is an existing well and septic system on the property. There are both valid well and septic permits issued for the property. The septic system is designed to accommodate 3 bedrooms, which limits the occupancy to six persons including the homeowners if present.

(e) The lot, parcel, or boundary area subject to the Special Exception shall take legal access from a County maintained right-of-way or a private road that meets the minimum standard for private roads and driveways or non-maintained County right-of-way as set forth in the Jefferson County Roadway Design and Construction manual.
The STR takes access from High Drive, a County-maintained road.

(f) The short-term rental shall offer overnight accommodations in the primary single-family dwelling in existence on the property, not in an accessory dwelling unit. The entire property including accessory uses in the corresponding zone district may be utilized by the guests of the short-term rental.
There is no Accessory Dwelling Unit on the property; all living space is located within the SF residence.

(g) The property owner may not, at the time of application for the Special Exception, be the subject of an ongoing zoning violation other than the short-term rental of a single-family dwelling.
There are no active Violations on the property at the time of this report.

(h) No substantial detriment to the intent of the Zoning Resolution will be caused.
Staff does not find that the proposed use of a short-term rental would create direct negative effects on the health, safety, or welfare of the residents in the surrounding area.

(3) Such Special Exception, if granted, will be valid for a period of six months from the date of the approval of the short-term rental variance request and thereafter may be renewed annually after a complete rehearing by the Board of Adjustment to determine that the use is in compliance with the intent and purpose for which the Special Exception was granted.

(4) Upon an affirmative decision, the applicant shall submit a request for a Short-term Rental Permit including documentation that all requirements of the Special Exception granted pursuant to this section have been fulfilled.

NOTIFICATION:

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to adjacent property owners, (which includes the property owners on the opposite side of the public ROW) and to the Homeowners' Associations within which the property is located. The notification was sent 14 days prior to the Board of Adjustment Hearing.
2. One sign, identifying the nature of the Special Exception request, was provided to the applicant for posting on the site. The sign was provided to the applicant with instructions that the site be posted 15 days prior to the Board of Adjustment Hearing.

The Homeowners' Associations that received notification are the Conifer Area Council, Berrien Ranch Umbrella Group for Evergreen South (BRUGES), Jefferson County Horse Council, and Plan Jeffco.

During the processing of the application, Staff received two public comments in opposition for this case. Public comments are a part of the case packet.

ANALYSIS:

Staff has evaluated this request based on the requirements for the approval of a Special Exception request. The requirements are listed above.

Staff Analysis:

Staff finds that the applicant has met all of the requirements necessary to allow for a Special Exception under Section 11.B.2.e of the Jefferson County Zoning Resolution regarding short term rentals. If approved, the subsequent Short-Term Rental permit will be valid for six months from November 20, 2024.

STAFF FINDINGS:

1. Staff recommends that the Board of Adjustment find that the applicants HAVE established an undue hardship and practical difficulty and provided evidence that conditions are not self-imposed, as well as other criteria related to the requested Variance as required by the Jefferson County Zoning Resolution; and
2. Staff recommends that the Board of Adjustment APPROVE 24-123012VC Variance with no conditions.
3. Staff finds that the applicants meets all of the requirements under Section 11.B.2.e of the Jefferson County Zoning Resolution regarding Short-Term Rentals

AND

- 4 Staff recommends APPROVAL of Case No. 24-123012VC Special Exception, subject to the following conditions:

- a. A Short-Term Rental Permit shall be obtained from Jefferson County Planning &

Zoning prior to any rental of the property; and

- b. This approval is granted for six months from the date of approval, or until May 20, 2025, and it shall be the responsibility of the applicants to apply for a renewal of this Special Exception within that timeframe; and
- c. The dwelling used for a Short-Term Rental shall be limited to no more than six (6) occupancy including the homeowners if present, based on limitations of the On-Site Wastewater Treatment System; and
- e. The applicant shall include the Short-Term Rental Permit number on all advertisements; and
- f. The applicant shall submit to Planning & Zoning Staff a copy of the STR's advertisement(s) each month to confirm the STR is being advertised in accordance with these conditions and the Special Exception criteria; and
- g. The House Rules shall not be modified to be less restrictive than those included in the application; and
- h. The applicant will notify all guests of any fire restrictions issued by the Jefferson County Sheriff's Office and require compliance with said restrictions.

COMMENTS PREPARED BY

Jamie Hartig

Jamie Hartig, Planner

CASE SUMMARY
Regular Agenda

BOA Hearing Date: November 20, 2024

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Owner/Applicant: Shawn Marach

Location: 6197 High Drive, Morrison
Section 20, Township 5 South, Range 70 West

Approximate Area: 1.89 acres

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1) A front setback of 41.2 feet to the east, where a setback of 50 feet is required for a primary structure; and
2) A front setback of 35.7 feet to the east, where a setback of 50 feet is required for a deck on a primary structure; AND

Special Exception to allow a Short-Term Rental.

Case Manager: Jamie Hartig

Issues:

- None identified.

Recommendations:

- **Staff:** Recommends approval of the Special Exception and Variance

Interested Parties:

- None

Level of Community Interest: Low

Case Manager Information: Phone:303-271-8767 e-mail: jhartig@jeffco.us

Board of Adjustment Application

Variance, Special Exception, Appeal

This application may be used for Variance, Special Exception and Appeal requests before the Board of Adjustment, including relief from zoning regulations, short term rentals and some home occupations. Please refer to page two for submittal requirements.

Submit this application and all necessary documents electronically to pzpermits@jeffco.us.

Applicant and Site Details

Address of Subject Property, Legal Description and/or Parcel ID Number: 6197 High Drive
City: Morrison Zip Code: 80465
Property Owner Phone Number: 201-452-6954 Property Owner Email: MountainMeadowEscapes@gmail.com
Owner's Address: 33341 Golden Gate Canyon Rd City: Golden Zip Code: 80403
Contractor/Representative: Shawn Marach
Contractor Phone Number: 201-452-6954 Contractor Email: MountainMeadowEscapes@gmail.com
For sign pickup, please contact: Shawn Marach, 201-452-6954

Specific Request

Our intention is to apply for a short term rental permit in accordance with all local rules and regulations, and to mitigate any potential zoning issues for our legal, non conforming property located at 6197 High Drive. Our current zoning setback requirement in zone A-2 is 50' and according to the ISP survey, the home is currently at 41.2' and the original, preexisting deck is at 35.7'. Please see attached ISP survey for clarification. Thank you

Checklist of Acknowledgments

- Applications will not be accepted unless all submittal requirements have been met. If during staff review any application is found to contain incomplete and/or inaccurate information, the case may be postponed until all necessary submittal documentation has been received. Documents larger than 11 x 17 can be submitted electronically.
- I understand the filing fee is to cover costs of administration, research, and hearing of this case and is non-refundable.
- I hereby give permission for County staff and Board members to enter upon my property for purposes of site inspection and investigation. *Please specify any extraordinary circumstances of which staff should be aware, i.e., the presence of dogs on the site, locked gates, etc. The property must be accessible for site inspection.*
- The applicant will receive a copy of the Board's decision, which may be recorded through the Jefferson County Clerk & Recorder's Office.
- For Variance cases only:** A Setback Verification Form will be required as a part of the Building Permit process for Variance cases involving relief from setback requirements.
- For Variance cases only:** I have read and understand the BOA Variance guide and certify the site plan or survey is fully accurate, depicting all structures on site.

Owner or Authorized Representative Signature: Shawn Marach Date: 7/15/24

Submittal Requirements

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

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

List of Submittal Requirements (the numbers coordinate to the table below):

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

Type of Variance	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Lot size	X	X	A	X	X	X	X									
<input checked="" type="checkbox"/> Setback(s)	X	X	A	X	X	X	X	X								
<input type="checkbox"/> Parking	X	X	A	X	X	X		X				X				
<input type="checkbox"/> Height	X	X	A	X	X	X		X		X						
<input type="checkbox"/> Access Standards	X	X	A	X	X			X								
<input type="checkbox"/> Accessory Square Footage/Footprint	X	X	A	X	X	X	X	X	X							

Special Exception	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Home Occupation**	X	X	B	X	X	X		X	X		X	X	X			
<input checked="" type="checkbox"/> Short Term Rental**	X	X	C	X	X	X		X	X		X	X	X	X	X	
<input type="checkbox"/> Commercial Solar or Wind Installation	X	X	D	X	X	X		X		X		X				

Appeal	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Director's Determination	X	X		X	X	X										X

- [Fees are on our website.](#) Make checks payable to Jefferson County Treasurer.
- ** Short Term Rentals and Home Occupations: It is the applicant's responsibility to renew a Special Exception prior to expiration.

Jefferson County Staff Use Only

Zoning of Site: Agricultural-Two (A-2)

Plat: Pine Park Estates Unit 4 (lot 1)

Receipt: _____

Renewal of Case Number: _____

CV Case Number: _____

In a Floodplain?

Yes

No

Lot size Required: 10 acres

Lot Size Shown: 1.89 acres

FEMA Map Number: 0360F

Legal Access via: High Dr (public)

Number of Postcards Required: 6

ISP Submitted (check one):

Print

Via email to: PZpermits@jeffco.us

N/A

Reviewed by Jefferson County Staff: Sara Hutchinson Date: 8/21/24

Staff Comments:

Lot platted at current size (and approved by County) in 1959.

Applying for Special Exception for STR and to legalize existing front setback.

Board of Adjustment Application

A. Variance Addendum

Case Number (Staff Use Only): _____

1. Explain what, if any, physical conditions of your property (ex: exceptional narrowness, shallowness or shape) or topographic conditions on your property (ex: exceptional steepness, floodplains, geologic hazards) exist and limit your ability to meet code requirements.

Currently our lot is considered legal, non conforming, zone A-2. A-2 requires a 50' setback for the 10 acre minimum. Although this lot is only 1.89 acres, it may still require the 50' setback. The home is currently at 41.2' and the original, preexisting deck is at 35.7' according to the ISP Survey attached.

2. Explain why the granting of your request would not be detrimental to the neighborhood or adjacent properties.

Our request would not be detrimental to the neighborhood in any way as nothing will actually be changing with the property, this is just to acknowledge the original placement of the home and front deck.

3. What other options were considered in order to meet code requirements?

none, as moving the home is not an option

4. Why is granting a Variance your only option to a beneficial use of your property?

Our intention is to make this home a short term rental which requires us to meet the setback requirements for our zoning

5. Are there other, more expensive solutions that would allow you to meet the code requirements?

no

6. Provide any additional information you feel may help the Board of Adjustment understand your request.

The house and deck sit where they were originally approved to be with the initial construction of the home. The property itself has almost double the required lot size for a short term rental.

Board of Adjustment Application

C. Short-Term Rental Addendum

Case Number (Staff Use Only): _____

1. What is the size of this property? 1.9 acres
2. Does the property meet lot size standards of its zone district?
 Yes
 No
3. Does the dwelling meet setback, height and other standards of its zone district?
 Yes
 No
4. How many bedrooms are in the dwelling? 3
You must attach floor plans (drawn to scale) showing all areas of the dwelling.
5. What is the proposed maximum occupancy of the rental? 6
6. How many parking spaces are provided on-site? 6
You must attach a site plan with parking spaces marked.
7. How do you propose to mitigate any potential traffic impacts caused by this Short-Term Rental?
We have enough off street parking spaces to accommodate every guest and will not allow more people than our maximum occupancy. We also have an exterior camera on the driveway to ensure our rules for guest occupancy and parking are being followed. In addition to the parking plan, we are fully equipped for proper snow removal and we will communicate the snow forecast to all our guests to make sure they have a capable vehicle for the mountain roads
8. Is this property in the Wildfire Hazard Overlay District?
 Yes
 No
If yes, please list your Defensible Space Permit number: 24-111023 DS
If this permit is more than a year old, please confirm that you have maintained the defensible space on the property since the initial Defensible Space Permit was completed.
 Yes, I have maintained the defensible space.
 No, I have not maintained the defensible space.
A new Defensible Space Permit may be a condition of approval, if deemed appropriate following a site visit to the property. A new Defensible Space Permit is required every three years to be in compliance with the Jefferson County Zoning Resolution.
9. Are there floodplains on the property?
 Yes
 No

10. Water:

Public. Name of Water Provider: _____

Well. Well Permit Number, Well Type: 165869 Domestic Well

Is there a hot tub or pool present on the property?

Yes

No

Well water cannot be used to fill hot tubs or pools unless given express consent from the Colorado Division of Water Resources. If on a well, provide proof of purchasing water hauling services.

11. Wastewater:

Public sewer. Name Of Wastewater Provider: _____

Septic. On-Site Wastewater Permit Number: 15003

Max number of bedrooms: 3

Max number of occupants: 6

12. Access:

a. Legal access

For assistance with access questions please contact Planning & Zoning. To obtain copies of recorded access easements, please contact the Clerk & Recorder.

County-maintained road

Private, platted road. Plat Reception Number: _____

Private easement. Easement Reception Number: _____

Other. Explain: _____

b. If the property takes access from a private road, does the roadway meet County standards?

Yes

No

Not Sure

13. Is there an Accessory Dwelling Unit (ADU) on the property?

Yes

No

14. Are there any active Zoning Violations on this property?

Yes

No

If yes, please list the violation number: _____

15. Will there be any changes to the structure as a part of this Short-Term Rental?

Yes

No

16. Attach a copy of your house rules for renters. These must include the following:

a. Quiet hours

b. Locations of carbon monoxide and fire/smoke alarms, and fire extinguishers

c. Rules regarding outdoor fires

d. Contact information for a 24-hour local point person

Ali Ball & Shawn Marach
6197 High Drive
Morrison, CO 80365

Mountainmeadowescapes@gmail.com
Ali - 973.271.6960
Shawn - 201.452.6954

To: Board of Adjustment & Planning and Zoning
100 Jefferson County Parkway
Suite 3550
Golden CO, 80419
303-271-8700

Dear Planning and Zoning,

We are excited to express our interest in obtaining a short-term rental permit for the town of Morrison, Colorado and a variance to legalize the preexisting, original setback for the front deck and home. The deck structure was originally built, and remains at 35.7' from the front property line. The home is currently, and always has been at 41.2' from the front property line to the nearest corner of the home. We are not looking to make any changes to what is currently there and preexisting.

We are invested in being a positive and responsible participant in the short-term rental community and are dedicated to ensuring that our property enhances the character and safety of the neighborhood while following all local rules and regulations.

We have lived in the Colorado mountain community for over 10 years and have operated a short-term rental in Gilpin County for the previous 3 years. In Morrison, we plan to attract the health and wellness community and respectful families to our space. We have a detailed house rule list and a plan for trash and snow removal that has worked successfully for the last 3 years.

Respecting the safety, community character, the outdoors, and our neighbors is extremely important to us as we proceed through this process. Thank you for considering our application. We look forward to hearing from you and welcome the opportunity to discuss any questions and concerns you may have!

Thanks for your time,
Ali and Shawn Marach

PERSONAL REPRESENTATIVE'S DEED
(Sale)

THIS DEED is made this 3rd day of May, 2024, between Julie Peter, as Personal Representative of the Estate of Cynthia Marie Guttierrez Fauteck, Cynthia M. Fauteck, Cynthia M. Guttierrez, Cynthia Fauteck, Deceased Grantor, and Shawn Marach, whose legal address is, 33341 Golden Gate Canyon Road, Golden, Colorado 80403, County of Jefferson, and State of Colorado, Grantee;

WHEREAS, the decedent died on July 12, 2021, and the Grantor was duly appointed Personal Representative of said Estate by the Jefferson County District Court, State of Colorado, Probate No. 2022PR30002, on January 3, 2022, and is now qualified and acting in said capacity;

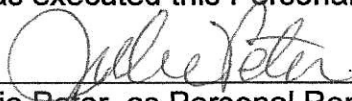
NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto Grantee, for and in consideration of the sum of Five Hundred Ninety Five Thousand (\$595,000.00) Dollars, the following described real property, together with improvements, if any, situate in the County of Jefferson, and State of Colorado, described as follows:

LOT 1, PINE PARKS ESTATES, UNIT 4
COUNTY OF JEFFERSON, STATE OF COLORADO;

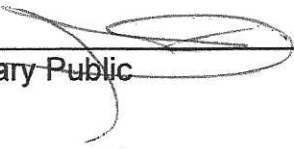
also known by street and number: 6197 High Drive, Morrison, Colorado 80465

with all its appurtenances.

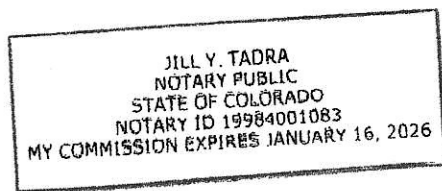
IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed on the date set forth above.


Julie Peter, as Personal Representative
of the Estate of Cynthia Marie Guttierrez Fauteck,
Cynthia M. Fauteck, Cynthia M. Guttierrez,
Cynthia Fauteck, Deceased

Subscribed and sworn to before me by Julie Peter, as Personal Representative of the Estate of Cynthia Marie Guttierrez Fauteck, Cynthia M. Fauteck, Cynthia M. Guttierrez, Cynthia Fauteck, Deceased on this 3 day of May, 2024, in the County of Jefferson, State of Colorado.


Notary Public

Notary
Seal



Commission expiration: _____

LEGAL DESCRIPTION

Order No.: CS0613820

Lot 1, Pine Park Estates Unit 4,
County of Jefferson, State of Colorado.

IMPROVEMENT SURVEY PLAT

OF LOT 1, PINE PARK ESTATES UNIT 4
IN THE NW 1/4 OF SECTION 20, T. 5 S., R. 70 W OF THE 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION (RECORD)

LEGAL (RECORD)
AS RECORDED BY DEED AT RECEPTION NO. F0511564
LOT 1, PINE PARK ESTATES UNIT 4,
COUNTY OF JEFFERSON, STATE OF COLORADO.

GENERAL NOTES

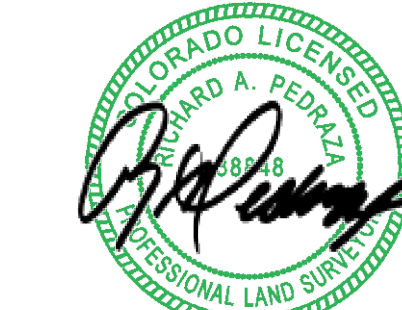
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. A TITLE SEARCH WAS NOT PERFORMED BY SLC 2, LLC TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- BASIS OF BEARING
A GEODETIC BEARING OF N03°22'05"E ALONG A LINE BETWEEN MONUMENTS AS DESCRIBED ALONG THE WEST LINE OF THE NORTHWEST QUARTER SECTION 20 AS SHOWN HEREON AND RELATIVE THERETO.
- ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.
- SLC 2, LLC MAKES NO REPRESENTATION REGARDING UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD EVIDENCE OF PIN FLAGS OR PAINT MARKINGS. STANDARD UTILITY NOTIFICATION PROTOCOL SHOULD BE ADHERED TO PRIOR TO CONSTRUCTION OR EXCAVATION.
- PROPERTY ADDRESS: 6197 HIGH DR, MORRISON, CO 80465.

LEGEND

	= COMPUTED POINT
	= FOUND SURVEY MONUMENT AS NOTED
	= SET SURVEY MONUMENT AS NOTED
AC	= ALUMINUM CAP
R.O.W.	= RIGHT OF WAY
RB	= REBAR
(D)	= DEED
(P)	= PLAT
(M)	= MEASURED
(C)	= COMPUTED
---	= PROPERTY LINE
- - - - -	= LOT LINE
-DHE-DHE-	= OVERHEAD ELECTRIC LINE
-x-x-x-x-	= FENCE LINE
- / - / - / - /	= EDGE OF ASPHALT
	= CONCRETE
	= ASPHALT
	= UTILITY POLE
	= SEPTIC VAULT
	= WATER MANHOLE

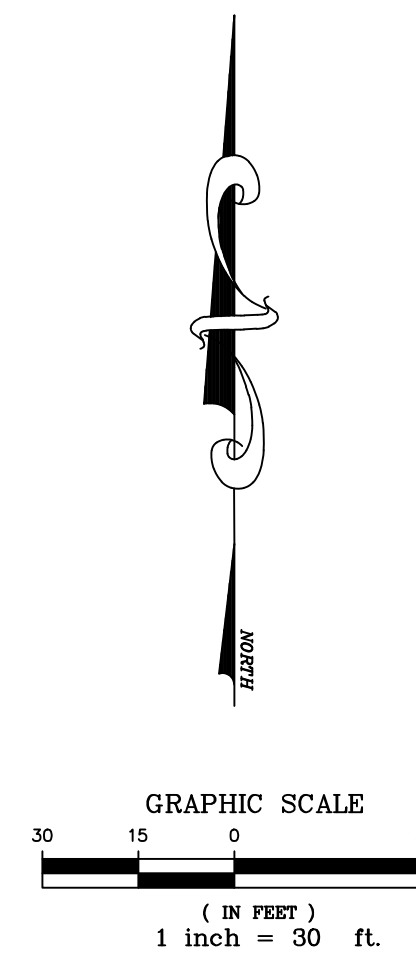
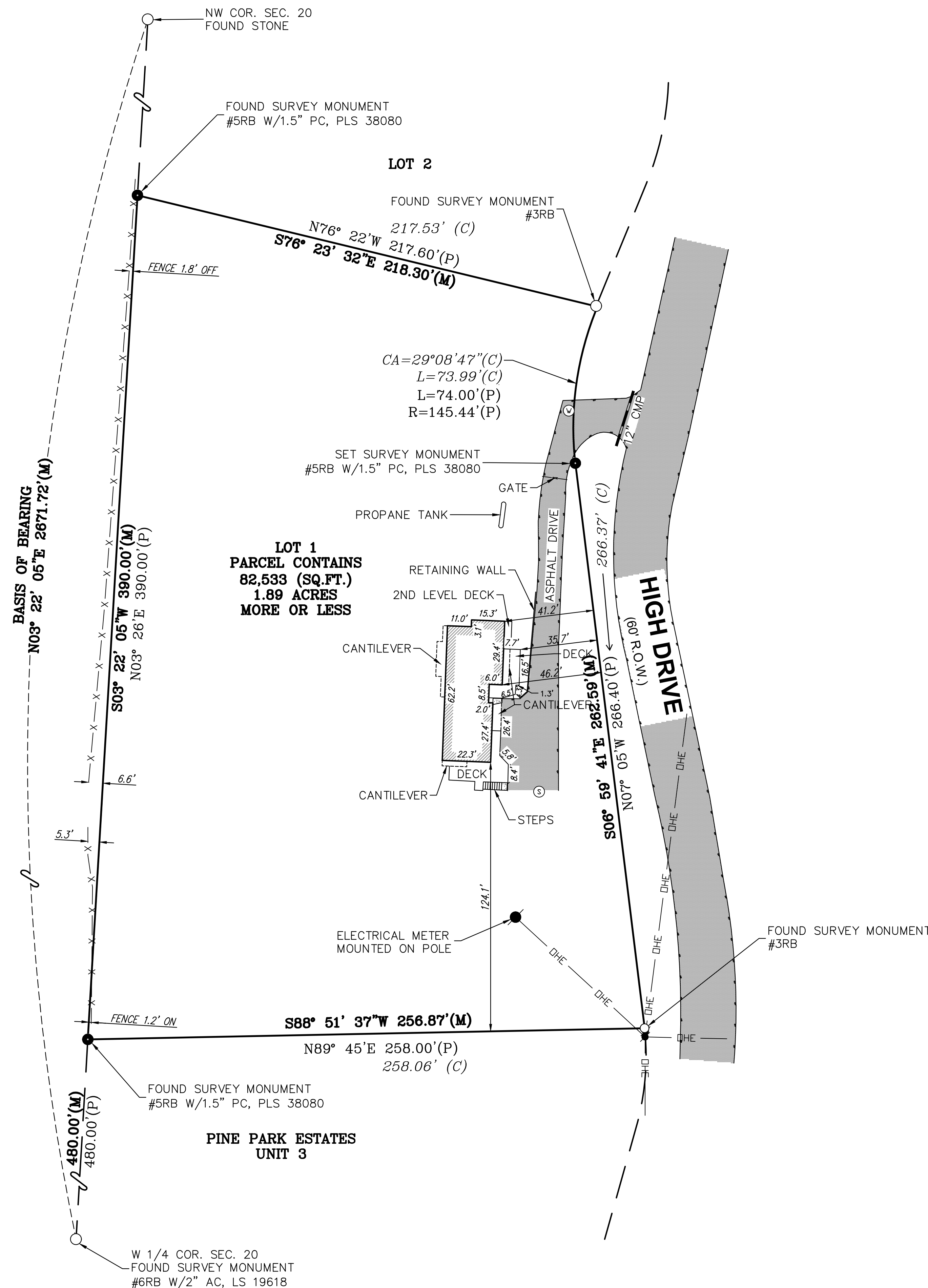
SURVEYOR'S CERTIFICATE

I, RICK PEDRAZA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



RICK PEDRAZA, P.L.S. 38848
COLORADO PROFESSIONAL LAND SURVEYOR

PINE PARK ESTATES
UNIT 4



	PREPARED FOR:	
	SHAWN MARACH	
	SLC 2, LLC	JOB NUMBER 024-24
NO. DATE 10-08-2024 REVISION	7114 PRUITT COURT FT. COLLINS, CO 80526	DRAWN BY: D.M



Evergreen Fire/Rescue

1802 Bergen Parkway • Evergreen, Colorado 80439
Phone: 303-674-3145 • Fax: 303-674-8701

July 1, 2024

Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, Colorado 80401

Re: Proof of fire protection letter for proposed short-term rental use- 6197 High Drive

This letter is to confirm that 6197 High Drive is within the boundaries of Evergreen Fire Protection District and is served by Evergreen Fire Rescue Station 3 which is located approximately 5.8 miles from this address.

Water Supply:

The closest water supply for fire protection is a 30,000-gallon is a cistern located at Turkey Lane and Valley Lane approximately 0.8 miles the property line. Fire department operations will be supplemented with a tender water shuttle.

This parcel is located within an Insurance Services Office (ISO) Public Protection Classification (PPC) Class 4X area less than 5 miles from a fire station more than 1,000-feet from a water supply for fire protection. Evergreen Fire Rescue is a volunteer fire department as such there may be extended response times to this location.

On-and-Off Site Access:

Off-site access is comprised of High Drive which is an existing Jefferson County maintained roadways. The road are considered acceptable for emergency response if properly maintained and snow is removed. This access was not evaluated for compliance to current Jefferson County standards as part of this will-serve evaluation.

On-site access is via an existing private driveway. This access was not evaluated for compliance to current Jefferson County standards as part of this will-serve evaluation.

An evaluation by a professional engineer that provides an evaluation of the road conditions for compliance with county standards will be needed if further evaluation of the private drive is required as part of the short-term rental approval process.

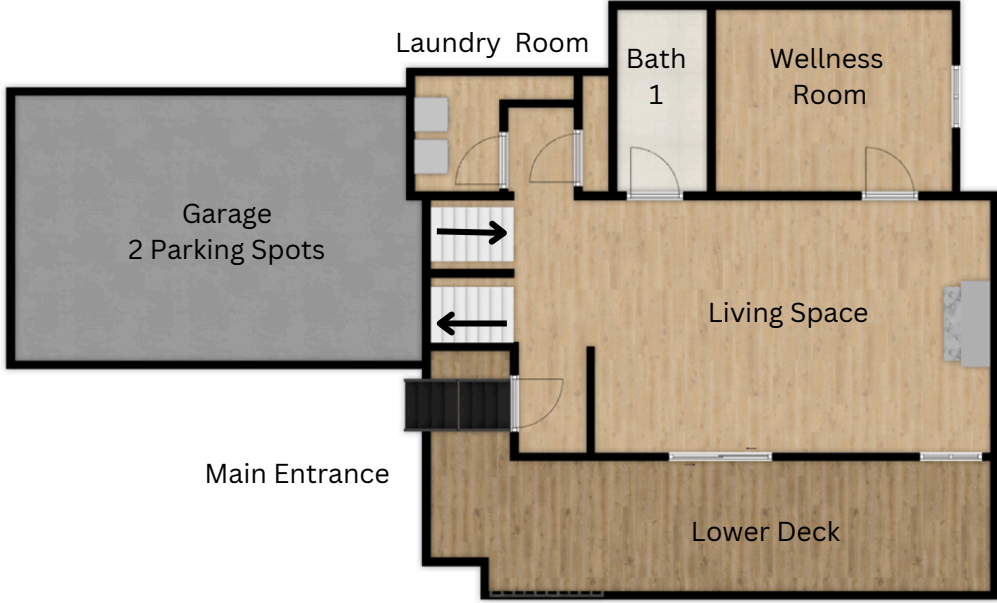
Please contact me if you have any questions in regard to this information.

Respectfully,

Kevin Ferry
Fire Marshal

Floor Plan

3 Bedrooms
3 Full Baths
Capacity 6 guests



Lower Level



Mid Level




Upper Level

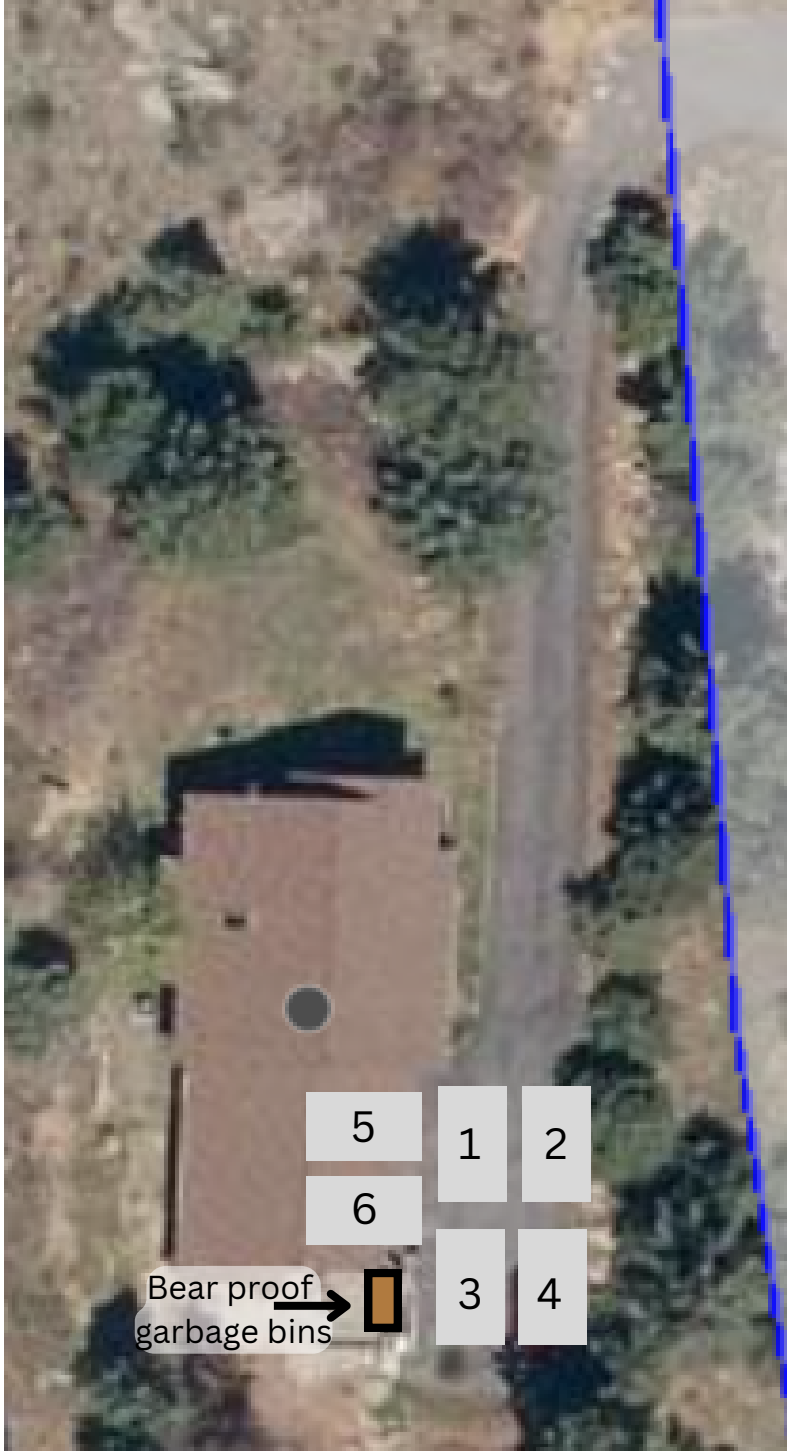
HOUSE RULES

- No smoking of any kind on the premises.
- Absolutely no fires permitted on the property. This includes fireworks, sparklers, etc.
- No pets allowed.
- Quiet hours are between 9:30 pm - 8 am.
- No parties or events are allowed.
- No more than 6 guests maximum.
- Only registered guests are allowed at the home.
- Please bag all trash and empty them into the provided bear proof bins.
- Absolutely no unattended food at any time. We live in a highly populated area of bears, elk, deer, moose, and other animals.
- No illegal activities.
- In accordance with state law, there is one Carbon Monoxide detector located within 5 feet of each bedroom and the furnace.
- In accordance with state law, there are smoke detectors installed in each bedroom, kitchen, and both living rooms.
- Fire extinguishers are located next to the main entrance doorway and next to the sliding glass door on the main level.
- All wheel drive or 4x4 drive is HIGHLY suggested from October to May.
- Children must be under adult supervision at all times.
- Our neighbors are friendly people, so please be respectful of outside noise and activities.
- In the event of a snowstorm, the driveway and decks will be cleared prior to your arrival. If snow continues to fall during your stay and you would like more snow removal, please reach out and we are happy to accommodate!
- Ali Marach or Shawn Marach will be your 24-hour local point of contact person and can be reached through the short-term rental app or Ali (973-271-6960) and Shawn (201- 452-6954)

Please note that we do have a security camera on the property to monitor the driveway and the exterior of the home.

Parking Locations & Site Plan

The Image below shows 6 parking spots which include 2 located in the garage. Our bear proof bins for trash are shown with this symbol. 



Trash Removal

Trash will be stored in 2 bear proof bins and will be removed after each guest. Trash bags are provided by the owners.

Snow Removal

We notify all guests of the upcoming snow forecast. We are fully equipped with 4x4 drive vehicles, snow tires, chains, and a snow blower to remove snow and are available 24 hours a day.

FORM NO. GWS-32 11/90

PUMP INSTALLATION AND TEST REPORT STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only RECEIVED SEP 06 '94 WATER RESOURCES STATE ENGINEER COLO.

1. WELL PERMIT NUMBER 165869

2. OWNER NAME(S) Frank Geng Mailing Address 6137 South High Drive City, St. Zip Morrison, Co., 80465 Phone (303) 697-4085

3. WELL LOCATION AS DRILLED: SW 1/4 NW 1/4, Sec. 20 Twp. 5 S, Range 70 W 6th DISTANCES FROM SEC. LINES: 1754 ft. from North Sec. line. and 110 ft. from West Sec. line. SUBDIVISION: Pine Park Estates LOT 1 BLOCK FILING(UNIT) 4 STREET ADDRESS AT WELL LOCATION:

4. PUMP DATA: Type Submersible Installation Completed 8-26-94 Pump Manufacturer Goulds Pump Model No. 7EH07422 Design GPM 7 at RPM 3640, HP 3/4, Volts 230, Full Load Amps Pump Intake Depth 288 Feet, Drop/Column Pipe Size 1 Inches, Kind P.V.C.

ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM:

TURBINE DRIVER TYPE: Electric Engine Other Design Head feet, Number of Stages Shaft size inches.

5. OTHER EQUIPMENT: Airline Installed Yes No, Orifice Depth ft. Monitor Tube Installed Yes No, Depth ft. Flow Meter Mfg. Meter Serial No. Meter Readout Gallons, Thousand Gallons, Acre feet, Beginning Reading

6. TEST DATA: Check box if Test data is submitted on Supplemental Form. Total Well Depth 302 ft Date 8-26-94 Static Level 60 ft Time Am Rate (GPM) 7 gpm, pump capacity Date Measured 8-26-94 Pumping Lvl. 288 ft

7. DISINFECTION: Type H. T.H. Amt. Used 9 Oz

8. Water Quality analysis available. Yes No

9. Remarks For well production, see Drilling Contractors report

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

CONTRACTOR James Drilling Company Phone (303) 420-5181 Lic. No. 1134 Mailing Address 6235 West 56th Avenue Arvada, co. 80002

Name/Title (Please type or print) Signature Date Michael Keaton, President [Signature] 8-30-94

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

For Office Use only

RECEIVED

OCT 26 '93

WATER RESOURCES
STATE ENGINEER
COLORADO

1. WELL PERMIT NUMBER 165869

2. OWNER NAME(S) Frank Geng
Mailing Address 6137 South High Drive
City, St. Zip Morrison, Co. 80465
Phone (303) 697-4085

3. WELL LOCATION AS DRILLED: SW 1/4 NW 1/4, Sec. 20 Twp. 5 S, Range 70 W
DISTANCES FROM SEC. LINES:
1754 ft. from North Sec. line. and 110 ft. from West Sec. line. OR
(north or south) (east or west)
SUBDIVISION: Pine Park Estates LOT 1 BLOCK _____ FILING(UNIT) 4
STREET ADDRESS AT WELL LOCATION: _____

4. GROUND SURFACE ELEVATION Unknown ft. DRILLING METHOD Air
DATE COMPLETED Oct. 3, 1993 TOTAL DEPTH 302 ft. DEPTH COMPLETED 302 ft.

5. GEOLOGIC LOG:

Depth	Description of Material (Type, Size, Color, Water Location)
0 1	Overburden
1 16	hard gray granite
16 73	Medium soft quartz
73 85	Granite hard
85 88	Quartz xxx
88 155	Granite red & gray
155 164	Quartz xxx
164 256	Granite & quartz
256 259	Quartz xxx
259 302	Granite

6. HOLE DIAM. (in.) From (ft) To (ft)

From (ft)	To (ft)
0	21
21	302

7. PLAIN CASING

OD (in)	Kind	Wall Size	From(ft)	To(ft)
6 5/8	Steel	.188	+1	20
4.5	P.V.C.	.214	10	70
4.5	P.V.C.	.21	90	150
4.5	P.V.C.	.214	170	250
PERF. CASING: Screen Slot Size: <u>0.32</u>				
4.5	P.V.C.	.214	70	90
4.5	P.V.C.	.214	150	170
4.5	P.V.C.	.214	250	270

8. FILTER PACK: Material _____ Size _____ Interval _____
9. PACKER PLACEMENT: Type Rubber Depth 65 ft

10. GROUTING RECORD:

Material	Amount	Density	Interval	Placement
Cement	188#	14.4#	6-21	Poured & vibrated

REMARKS: See attached sheet for plain casing program

11. DISINFECTION: Type H. T. H. Amt. Used 9 Oz.

12. WELL TEST DATA: Check box if Test Data is submitted on Form No. GWS 39 Supplemental Well Test.
TESTING METHOD Air
Static Level 60 ft. Date/Time measured 10-3-93 AM, Production Rate 6 gpm.
Pumping level 302 ft. Date/Time measured 10-3-93, Test length (hrs.) 1
Remarks _____

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

CONTRACTOR James Drilling Company Phone (303) 420-5181 Lic. No. 1134
Mailing Address 6235 West 56th avenue Arvada, Colorado 80002

Name/Title (Please type or print) Michael Keaton, President Signature [Signature] Date 10-15-93

RECEIVED

OCT 26 '93

WATER RESOURCES
STATE ENGINEER
COLO.

Plain casing for permit # 165869

4.5" OD P.V.C. casing .214 wall from 270 to 302 ft.

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

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

1078

WELL PERMIT NUMBER	165869
DIV. <u>1</u> CNTY. <u>30</u> WD <u>9</u> DES. BASIN <u>MD</u>	

APPLICANT

FRANK GENG
6137 S HIGH DR
MORRISON, CO 80465

(303) 697-4085

Lot: 1 Block: Filing: 4 Subdiv: PINE PARK ESTATES

APPROVED WELL LOCATION

COUNTY JEFFERSON

SW 1/4 NW 1/4 Section 20
Twp 5 S , Range 70 W 6thP.M.

DISTANCES FROM SECTION LINES

1754 Ft. from North Section Line
110 Ft. from West Section Line

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction and Pump Installation Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 17.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a residential site of 2 acres described as lot 1, unit 4, Pine Park Estates Subdivision, Jefferson County.
- 4) The use of ground water from this well is limited to ordinary household purposes inside a single family dwelling and the watering of the user's noncommercial domestic animals. The ground water shall not be used for irrigation or other purposes.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 7) This well shall be constructed not more than 200 feet from the location specified on this permit.

M.M. 8-28-92

APPROVED:
MAM

Hal D. Simpson

State Engineer

M.A. Malley

By

Receipt No. 0342546

DATE ISSUED AUG 31 1992

EXPIRATION DATE AUG 31 1994

COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203

RECEIVED

AUG 12 '92

WATER RESOURCES
STATE ENGINEER
COLO.

165869

68.00

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in **BLACK INK**. No overstrikes or erasures unless initialed.

FOR: A PERMIT TO USE GROUND WATER
 A PERMIT TO CONSTRUCT A WELL
 A PERMIT TO INSTALL A PUMP

() REPLACEMENT FOR NO. _____
() OTHER _____
WATER COURT CASE NO. _____

(1) APPLICANT - mailing address

NAME FRANK GENG
STREET 6137 SOUTH HIGH DRIVE
CITY MORRISON, COLORADO 80465
(State) (Zip)
TELEPHONE NO. 303-697-4085

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 342546 / _____
Basin _____ Dist. _____

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

A

88-12-9201-42546 CHECK

(2) LOCATION OF PROPOSED WELL

County JEFFERSON
SW 1/4 of the NW 1/4, Section 20
Twp. 5 S, Rng. 70 W, 6TH P.M.
(N.S) (E.W)

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15.0
Average annual amount of ground water to be appropriated (acre-feet): 1.0
Number of acres to be irrigated: NONE
Proposed total depth (feet): 400

Aquifer ground water is to be obtained from:
FRACTURES IN GRANITE

Owner's well designation _____

GROUND WATER TO BE USED FOR:

KX) HOUSEHOLD USE ONLY - no irrigation (0)
() DOMESTIC (1) () INDUSTRIAL (5)
() LIVESTOCK (2) () IRRIGATION (6)
() COMMERCIAL (4) () MUNICIPAL (8)

KX) OTHER (9) AND THE WATERING OF THE USERS
NON-COMMERCIAL DOMESTIC ANIMALS.
DETAIL THE USE ON BACK IN (11)

APPLICATION APPROVED

PERMIT NUMBER _____

DATE ISSUED _____

EXPIRATION DATE _____

(STATE ENGINEER)

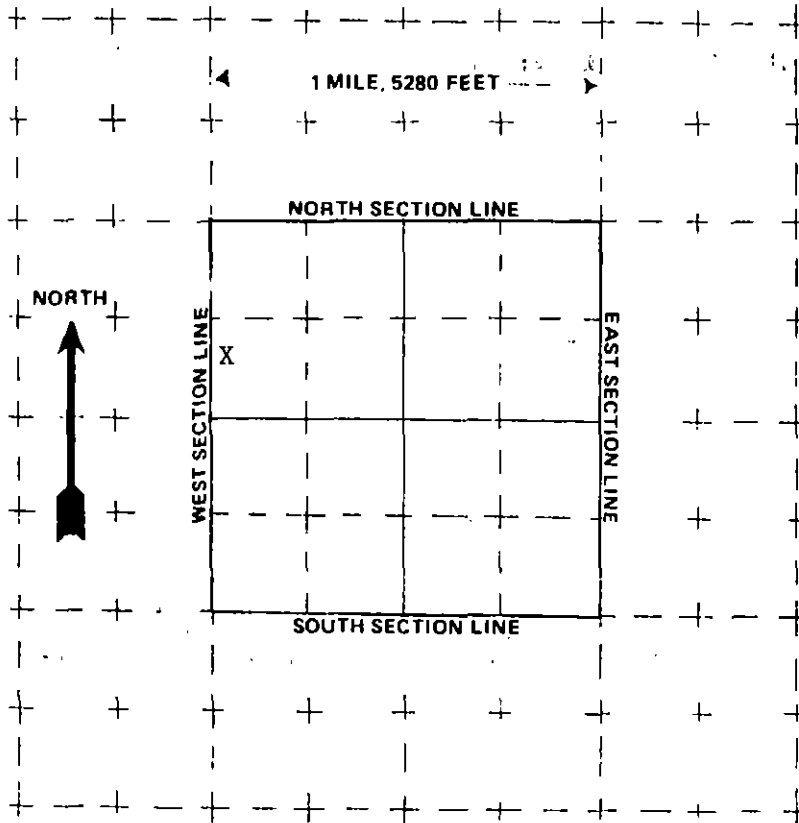
BY _____

I.D. / COUNTY 30 09

(4) DRILLER

Name ERNIE'S MOUNTAIN DRILLING, INC.
Street P.O. BOX 357
City EVERGREEN, COLORADO 80439
(State) (Zip)
Telephone No. 303-838-0441 Lic. No. 1078
303-526-0290 DENVER METRO LINE

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



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

WATER EQUIVALENTS TABLE (Rounded Figures)

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

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

1754 ft. from NORTH sec. line
(north or south)
110 ft. from WEST sec. line
(east or west)
LOT 1 BLOCK _____ FILING # 4
SUBDIVISION PINE PARK ESTATES

(7) TRACT ON WHICH WELL WILL BE LOCATED Owner: APPLICANT

No. of acres 2.0± Will this be the only well on this tract? YES

(8) PROPOSED CASING PROGRAM

Plain Casing

6 5/8 in. from +1 ft. to 20 ft.

4 1/2 in. from 9 ft. to 300 ft.
Perforated casing

4 1/2 in. from 300 ft. to 400 ft.

_____ in. from _____ ft. to _____ ft.

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

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

Owner(s): APPLICANT No. of acres: 2.0±

Legal description: LOT 1, UNIT 4, PINE PARK ESTATES SUBDIVISION OF JEFFERSON COUNTY, COLORADO

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

ORDINARY HOUSEHOLD USES, FIRE PROTECTION AND THE WATERING OF THE USERS
NON-COMMERCIAL DOMESTIC ANIMALS.
SEPTIC TANK AND LEACHFIELD

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

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

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

Tam verbal
SIGNATURE OF APPLICANT(S)

January 3, 1994

Colorado Division of Water Resources
1313 Sherman Street, Room 818
Denver, Colorado 80203

10/11/94

JAN 04 '95

WATER RESOURCES
STATE ENGINEER
COLORADO

Re: Permit # 165869 under Frank Geng, 6197 High Drive,
Morrison

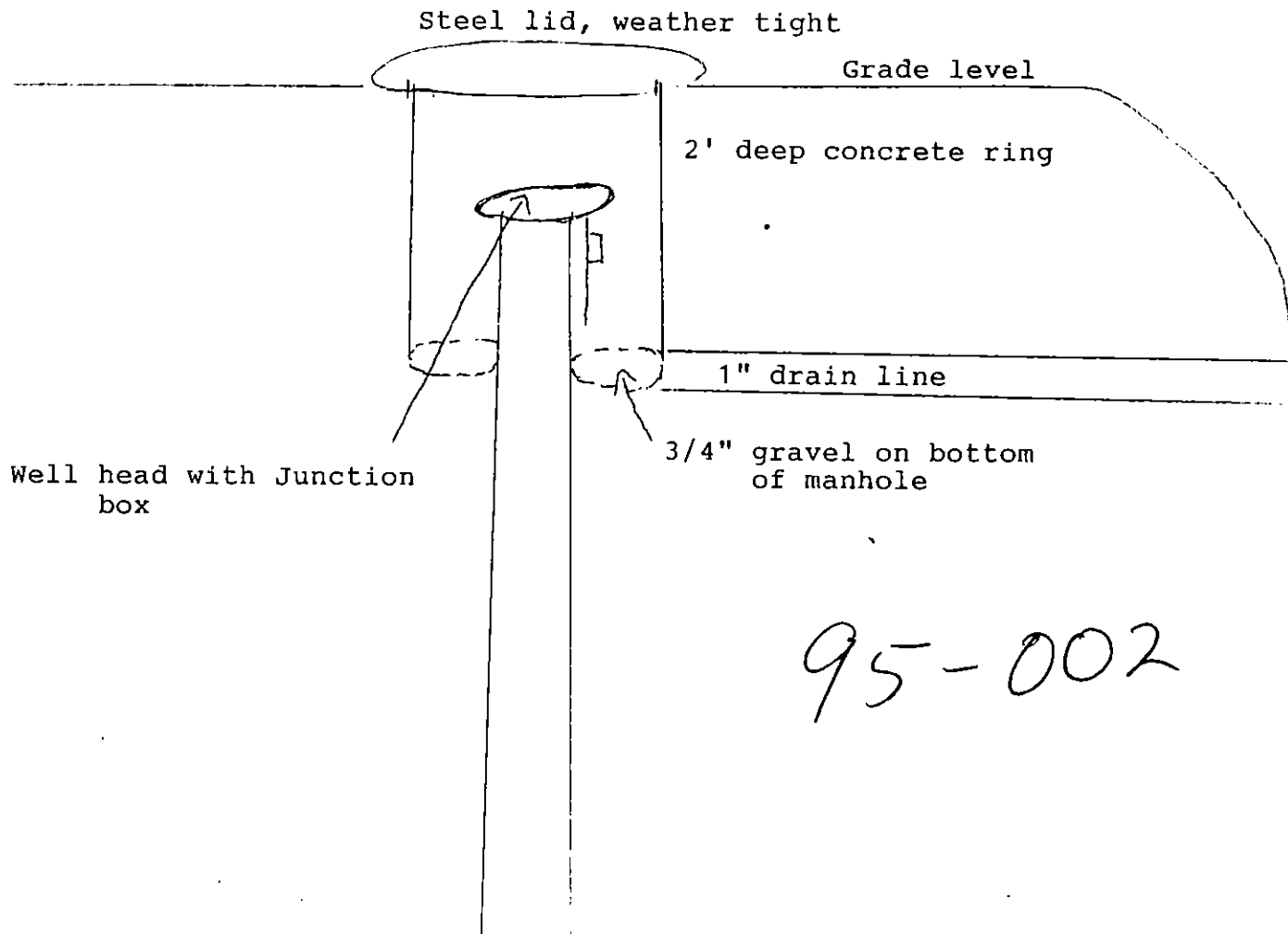
To whom it may concern:

We would like to request a varrance to lower the well head six ft. and install a manhole cover as per drawing furnished on the above well under permit # 165869. This will leave 15 ft. of steel in the ground.

Thank you,

Michael Keaton, Pres.

Michael Keaton, President
James Drilling Company



STATE OF COLORADO

BOARD OF EXAMINERS OF WATER WELL CONSTRUCTION AND PUMP INSTALLATION CONTRACTORS
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
FAX (303) 866-3589



February 7, 1995

Roy Romer
Governor

James S. Lochhead
Executive Director, DNR

Hal D. Simpson
Secretary

Michael Keaton, President
James Drilling Co.
6235 W. 56th Ave.
Arvada, CO 80002

RE: Construction regulations variance request no. 95-002, well located in the SW1/4 of the NW1/4 of Section 20, Township 5 South, Range 70 West of the 6th Principal Meridian, Jefferson County, Permit No. 165869, Frank Geng, 6197 High Drive, Morrison, owner.

Dear Mike:

The drawing which you submitted on January 3, 1994, showing the proposed installation of a wellhead vault for the above-referenced well located at 5859 High Drive in Evergreen, has been reviewed for the Board of Examiners of Water Well Construction and Pump Installation Contractors with respect to a variance to the Water Well Construction and Pump Installation Rules.

Pursuant to Rules 17 and 13.3.2 and the authority granted by the Board to the staff, the proposed installation is approved as presented and the necessary variances granted to allow the vault installation subject to the following:

- 1) The steel cover must have a positive seal to prevent seepage of surface runoff into the concrete cylinder and to keep dust and debris out of the structure.
- 2) The driveway surface should slope away from the manhole to prevent ponding of surface water around and on the cover.
- 3) The floor of the vault should be concrete with drainage to the drain outlet to keep the floor dry. No gravel should be packed around the well casing within the cylinder.
- 4) The ends of the drainpipe should be screened to keep debris and varmints out of the vault. The drainpipe must be maintained to provide drainage for the vault.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Bruce E. DeBrine
Professional Engineer III

BED/jmg:6239

cc: Division 1

JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
260 S. KIPLING, LAKEWOOD, CO 80226 Phone: 239-7075

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT NO. 15003

Site Address: HIGH DR. 6197

Issued to: Robert C. Kerr

Legal Description: Lot 1, Unit 4, Pine Park Estates

System Designed for 3 Bedroom Single Family Dwelling

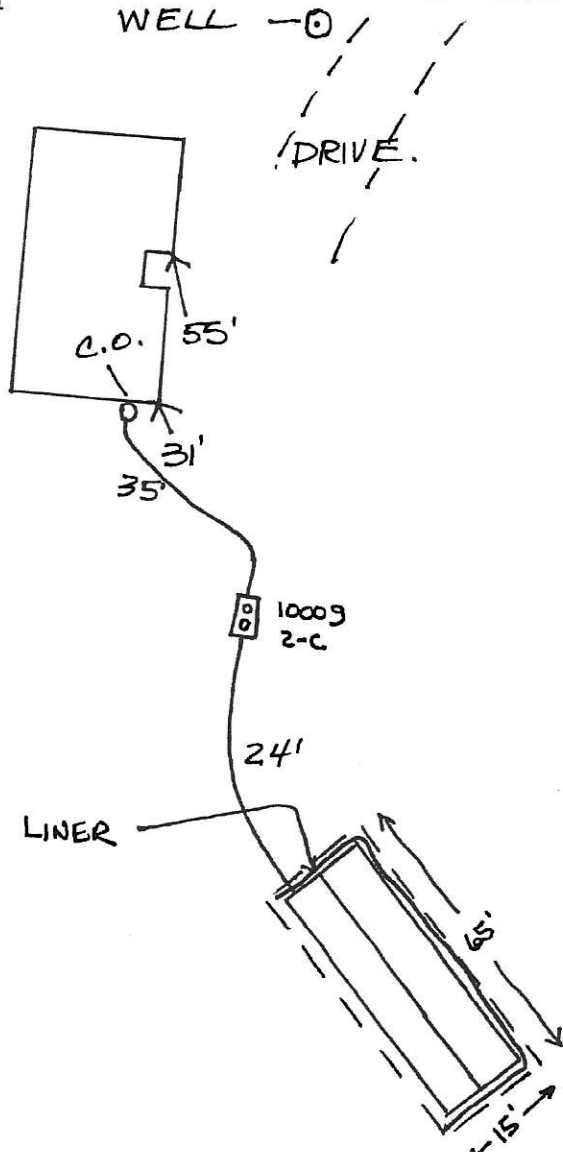
Tank Size: 1000 gal. (min)

Absorption Bed Size: 900 sq. ft. (min)

INSPECTOR: Victor Amhaus FINAL APPROVAL DATE: 2/1/94

SYSTEM AS INSTALLED

NORTH



**JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
260 SOUTH KIPLING LAKEWOOD, CO 80226
PHONE: (303) 239-7075 FAX: 239-7076**

TO SCHEDULE SEPTIC SYSTEM INSPECTIONS CALL 239-7070

PERMIT FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM NO. 15003

Permit Issued to: Robert C. Kerr
P. O. Box 3192
Evergreen, CO 80439

Location of system: Lot 1, Unit 4, Pine Park Estates

System designed for: 6197 HIGH DR.
3 Bedroom Single Family Dwelling

Tank size: 1000 gal (min) Absorption area: 900 sq ft (min)

The installation of this system is governed by the regulations of the Jefferson County Department of Health and Environment, as amended. Your attention is called to the following: Maintain 200 foot minimum separation between all wells and septics on or off-site, existing or proposed.

A preliminary inspection is required upon completion of the 6 foot excavation.

A liner as specified by the engineer shall be provided on the lower side and both ends of the 6 foot excavation; a berm shall be placed above the absorption bed to divert drainage; all disturbed areas shall be re-seeded. Maintain a setback from all downslope cuts equivalent to 4 times the vertical height of the cut.

Maintain a minimum setback of 10 feet between all system components and property lines.

No acceptance of the system will be made without final inspection by this Department.

Permit issued: August 20, 1993 and expires **ONE YEAR FROM THIS DATE**

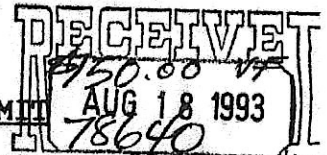
APPROVED BY MARK B. JOHNSON, M.D. DIRECTOR OF HEALTH

This sewage disposal system was installed by Green and has been inspected and accepted for use by a representative of the Jefferson County Department of Health and Environment. The owner assumes all responsibility in case of failure or other inadequacy of this sewage disposal system.

INSPECTOR: Nutar Amhaus

DATE: 2/1/94

JEFFERSON COUNTY HEALTH DEPARTMENT
260 South King Street, Lakewood, CO 80226
Phone: 232-6301



APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT

(X) NEW () REPAIR () RENEWAL () ADDITION
Jefferson County Department
Health and Environment

Name of Owner: ~~Frank Gene~~ ROBERT C. KERR

Mailing Address of Owner: P.O. Box 3192 EVERGREEN CO. 80439
6137 S. High Dr. Morrison, CO 80465

Name of Applicant: Same Phone: 674-0350
697-4085

Mailing Address of Applicant: SAME

Location of Proposed System:
LEGAL DESCRIPTION:

Lot 1, Pine Park Estates, unit 4

Street Address: High Drive

Size of Property: 2.04 Ac.

Type of Structure: (X) Single Family Dwelling - No. of Bedrooms 3
() Other

Water Supply: (X) Private well () Public

Type of proposed Individual Sewage Disposal System: septic tank with seepage bed

The following data must be provided with this application:

1. Soil test data.
2. Sewer system design for systems in mountain areas and certain other areas.
3. A plot plan showing relevant features.
4. A geologic report if the separation distance between any well and absorption field is between 100 and 200 feet.
5. Adjacent property information.

Application Fee: NEW PERMIT/ADDITION - \$150.00
REPAIR - \$ 75.00
RENEWAL - \$ 75.00

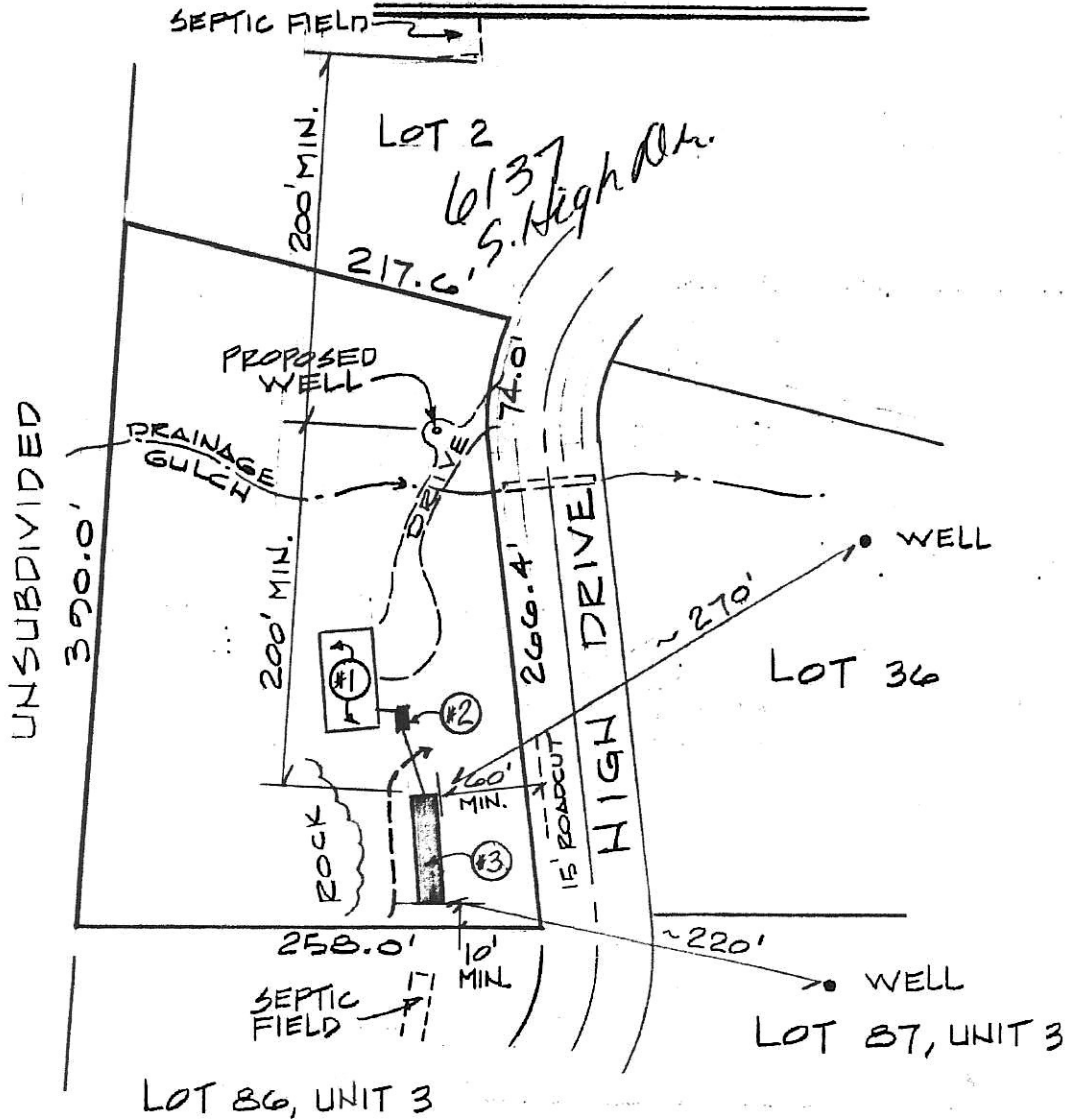
Permit to be mailed to (X) Owner () Applicant () Picked Up

PERMIT MUST BE ISSUED BEFORE A BUILDING PERMIT CAN BE OBTAINED.

Application for an individual sewage disposal system permit is hereby submitted. The individual sewage disposal system will be constructed and installed in accordance with the regulations governing individual sewage disposal systems in Jefferson County. I hereby acknowledge that the above information is true and that false information will invalidate this application or subsequent permit.

Signature of Owner: [Signature] Application Date: 8/18/93

SITE PLAN



SCALE:
1" = 100'

LOT 1, PINE PARK ESTATES
UNIT 4. 2.04 ACRES
JEFFERSON COUNTY, COLO.

ON-SITE SEWAGE DISPOSAL SYSTEM
FOR

FRANK GENG 697-4085
6137 HIGH DRIVE
MORRISON, CO. 80465

BOULANGER ENGINEERING, INC. 674-3223

DATE: 9-7-92 JOB NO. 9202.533 SHEET 1 OF 4



DESIGN DATA:

SOIL PROFILE: U.S.D.A. SOIL CONSERVATION SURVEY CLASSIFICATION AS; ROGERT-HEEBMAN-ROCK OUTCROP COMPLEX; ON-SITE PROFILES CONFIRM W/ 3-6" TOPSOIL, 12" GRAVELLY LOAMY SAND, DECOMPOSED TO WEATHERED & FRACTURED FOLIATIONS OF SOFT SCHIST & HARD PEGMATITE BEDROCK AT 30-36"

GROUND WATER TABLE: > 15 FT. BELOW SURFACE (FROM ROADCUT)

PERCOLATION RATE: 29 MIN./INCH AVE. @ 20-34"

SLOPE: 33% EAST (N 85° E)

AREA REQ. = $675 \sqrt{25} / 5 = 726.99$ SQ. FT. & 20% INCREASE FOR LOSS OF SIDEWALL BY LINER = 872.5 SQ. FT.

#1 ——— PROPOSED 3 BR SINGLE FAMILY RESIDENCE

#2 ——— 1,000 GALLON-2 COMPARTMENT SEPTIC TANK

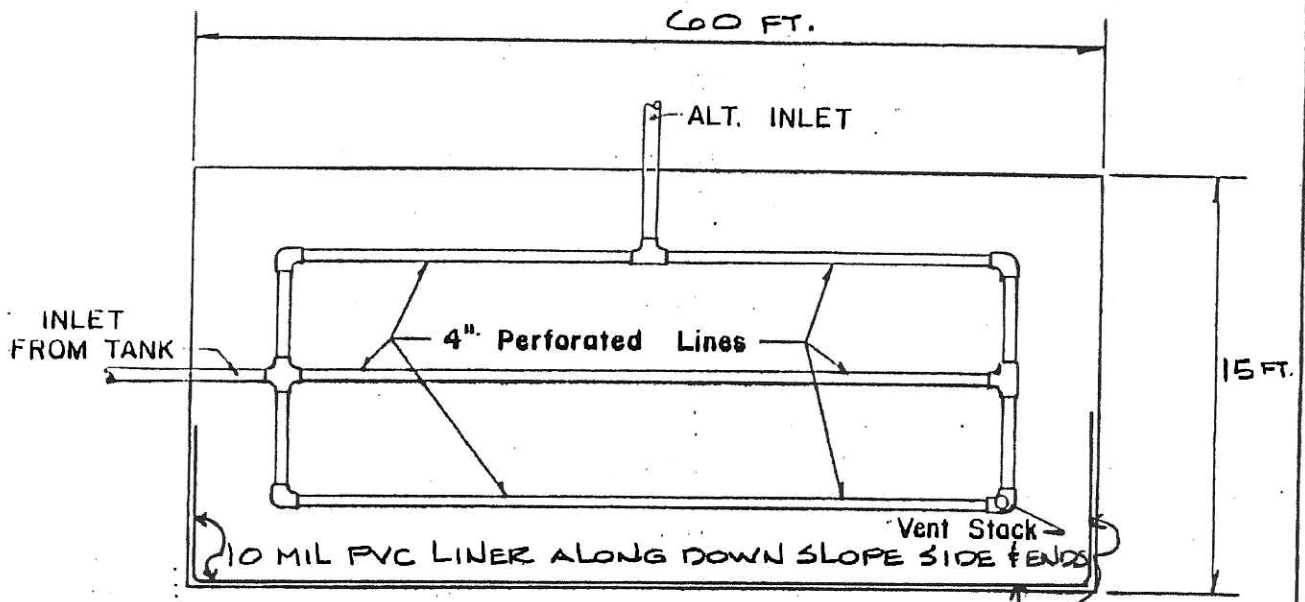
#3 ——— 900 SQ. FT. (15'x60') LINED, RIPPED & BLASTED BASE SEEPAGE BED W/ UPSLOPE EROSION CONTROL DITCH & BERM PER PLAN & NOTES ON SHEETS 3 & 4

ON-SITE SEWAGE DISPOSAL SYSTEM
FOR
FRANK GENG

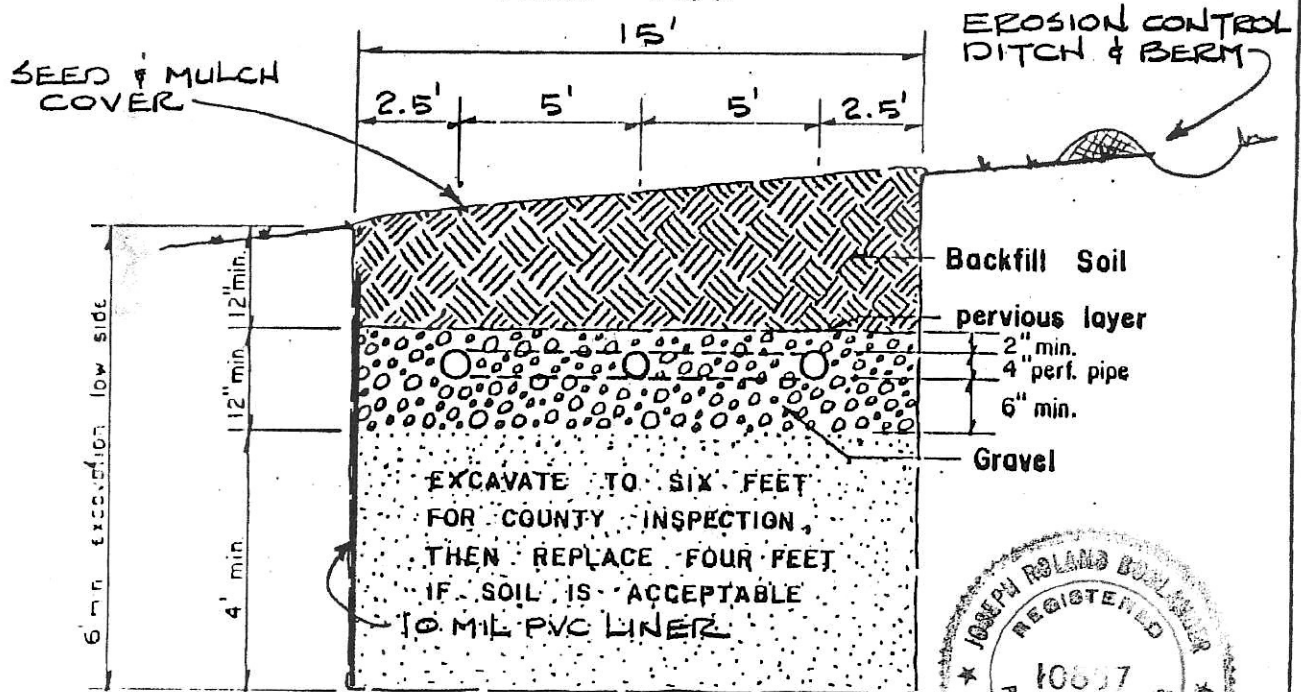
BOULANGER ENGINEERING, INC. 674-3223

DATE: 9.7.92 | JOB NO. 9202.583 | SHEET 2 OF 4





PLAN VIEW



SECTION VIEW

NOTE:
 BOTTOM OF 6 FT. EXCAVATION
 IS TO BE DRILLED & BLASTED
 6 FT. DEEPER THAN THE
 EXCAVATION TO FRACTURE
 THE BEDROCK
 BOULANGER ENGINEERING INC.



SEEPAGE BED SEPTIC SYSTEM
 for
FRANK GENG

JOB NO. 9202.583

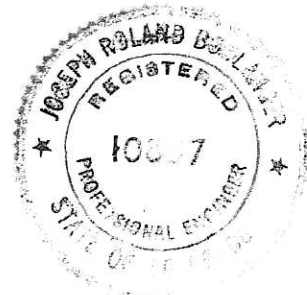
SHEET 3 OF 4

BOULANGER ENGINEERING, INC.

P. O. Box 1738 • EVERGREEN, COLORADO 80439 • 303 674-3223

GENERAL NOTES FOR SEEPAGE BEDS

1. To provide the minimum required gravel depth, earth cover and replaced material, the seepage bed should be at least 72 inches deep. There should be a minimum of 16 inches of backfill over the gravel fill in the bed.
2. The bottom of the bed and its distribution lines should be level.
3. All compacted and smeared surfaces should be raked to a depth of 1 inch and the loose material removed.
4. There should be a minimum of 10 feet of undisturbed earth between the tank and the seepage bed.
5. The perforated distribution pipe shall be surrounded by clean graded gravel or rock which may range in size from 1/2 inch to 2 1/2 inches. This material shall extend at least 2 inches above the top of the distribution line and 6 inches below its bottom.
6. The top of the gravel or stone should be covered with untreated building paper or some other pervious material to prevent clogging by the earth backfill.
7. The backfill material should be carefully hand-tamped and over filled approximately 4 inches to allow for settling.



INDIVIDUAL SEWER DISPOSAL SYSTEM WORKSHEET

LEGAL 21, 04, Pine Plk Ests.

TECHNICAL REVIEW

- MEETS MIN LOT SIZE 2ac ENGINEERING MEETS ISDS REGULATIONS
- ADJACENT DEVELOPMENT OK GEOLOGICAL REPORT ACCEPTABLE OR N/A
- PARCEL LEGALITY FORM OK SLOPE <30% OR () PROPERLY DESIGNED

FIELD REVIEW

- SOIL TESTS OK DISTANCES OK () SLOPE OK OR ENGINEERED

PERMIT CONDITIONS

- 3 BDRMS () _____ TANK SIZE (gal) 1000 ABS AREA (ft²) 15x60
900
- WELLS200 () WtrSwr () OLDTANK
- () REDUCTNS _____ PROPERTY () PRIVY
- _____ () LineWell () OTHER1 _____
- _____ () TankWell _____
- () ETWELLS () DRYGULCH () OTHER2 _____
- () ABANDWELL _____ () SURFACE _____
- PRELIM 6 FT () ALARM () OTHER3 _____
- SLOPECON () LIFTSTN _____
- ROADCUT () SUBMIN () ENGR _____
- () FRENCH () CONTAMIN () TEMPRPR _____

FIELD NOTES AND APPROVALS

NOTES 12' roadcut. "surrounded" 48" L.F. to R.C.
39% slope (33% slope) 203' to L.F. PROP.
NO WELLS NOTED w/in 200'

SITE INSPECTED BY <u>Nector Jensen</u>	DATE <u>8/19/93</u>	FINAL REVIEW BY <u>City Engineer</u>	DATE <u>8/20/93</u>
---	------------------------	---	------------------------

JEFFERSON COUNTY CERTIFICATE OF WATER AND SEWER SERVICE AVAILABILITY

NOTE TO APPLICANT: A building permit shall not be issued without this Certificate properly signed by the District or Agency involved. See reverse side for facilities requiring Health Department plan review.

Job Address High Dr Date 8/20/93

Legal description Lot 1 Unit 4 Pine Park Estates

Use of Building 3 Bedroom Single Family Dwelling

Owner Robert Kerr Address PO Box 3192 Evergreen, CO 80439

SEWER	
<input type="checkbox"/> SEWER SERVICE AVAILABLE	<input checked="" type="checkbox"/> SEWER SERVICE NOT AVAILABLE
Name of Sanitation District _____	Individual sewage permit <u>15003</u>
COMMENTS OR CONDITIONS <u>3 Bedroom Single Family Dwelling</u>	
I hereby certify the availability of service listed above:	
Agent for Sanitation District _____	Date _____
<u>Johnnie Hartl</u>	<u>8-20-93</u>
Reviewed by Jeffco Health or Zoning _____	Date _____

WATER	
<input type="checkbox"/> WATER SERVICE AVAILABLE	<input checked="" type="checkbox"/> WATER SERVICE NOT AVAILABLE
Name of Water District _____	Colorado well permit _____
COMMENTS AND CONDITIONS _____	
I hereby certify the availability of service listed above:	
Agent for Water District _____	Date _____
Reviewed by Jeffco Health or Zoning _____	Date _____

JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
Environmental Health Division
260 South Kipling Street
Lakewood, Colorado

Phone 303 239-7075
Fax 303 239-7076

Colorado Defensible Space Specialists, LLC

Paul Amundson

Firefighter

Fire and Forestry Consultant.

Fax Transmittal Form

This Fax is one page including the cover page.

Date: 6/19/24

TO: Jefferson County Planning and Zoning.

From: Paul Amundson

Subject: Wildfire Hazard Mitigation, Defensible Space Inspection

Final Approval.

- Trees have been **cut and removed** as designed to reduce wildfire hazards around the home site and has meet Jefferson County Defensible Space Standard. This property has my **Final Approval** for the following property.
- **Address: 6197 High Drive Morrison CO**

Reference/Permit #: 24-111023 DS

Contact: Shawn Marach

Contact has been informed that all required work for the Defensible Space Plan has been completed.

Any questions regarding the process on this property, please call my cell at 303-589-4782.

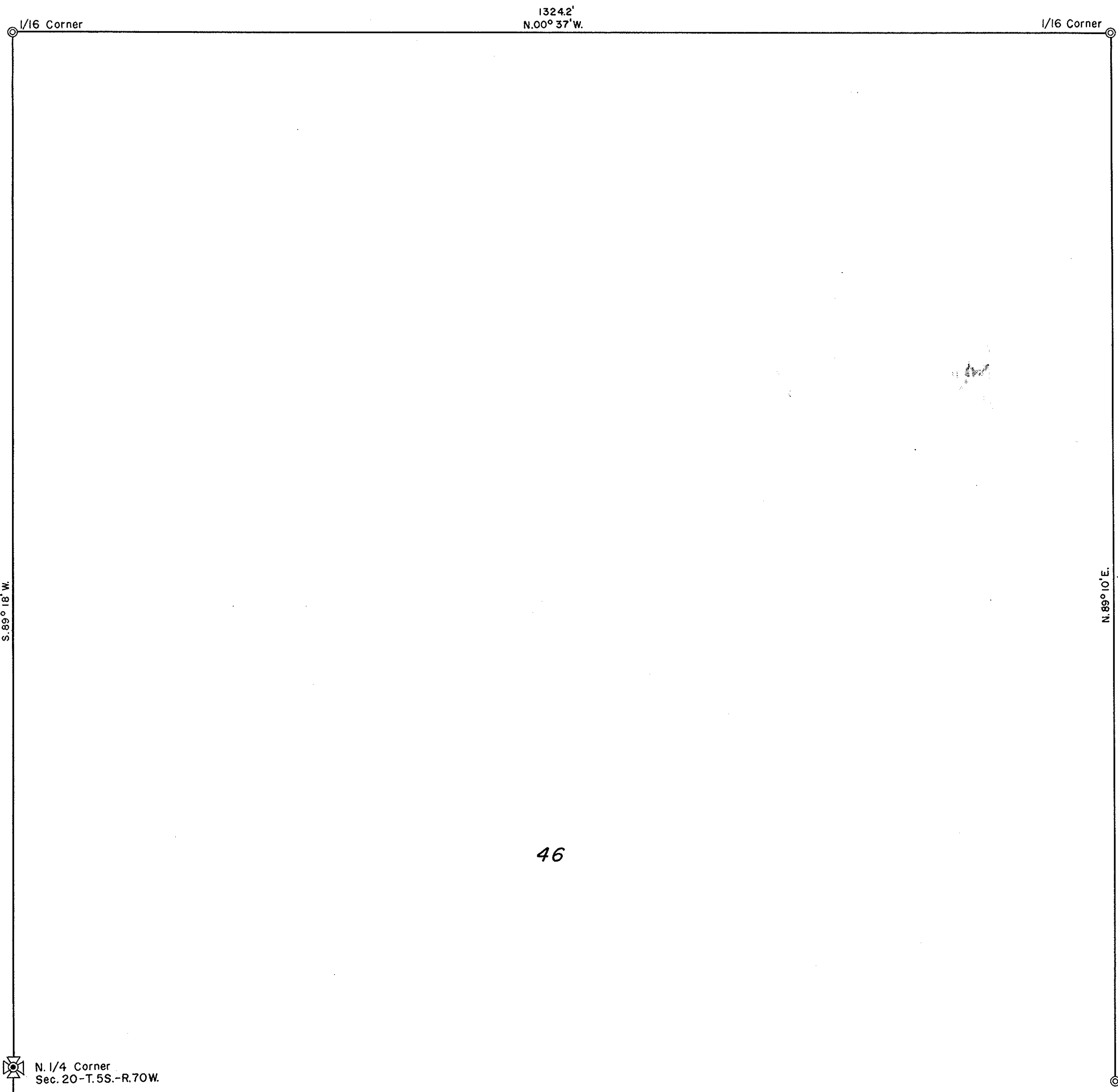
Sincerely, Paul Amundson

CDSS 5764 Herzman Dr. Evergreen CO 80439 Phone: 303-589-4782

Email: pamundso@aol.com

PINE PARK ESTATES UNIT 4

SHEET 1 OF 3



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF SECTIONS 18, 19 & 20, TWP. 5 SOUTH, RANGE 70 WEST OF THE 6TH P.M., JEFFERSON CO., COLORADO, DESCRIBED AS FOLLOWS:

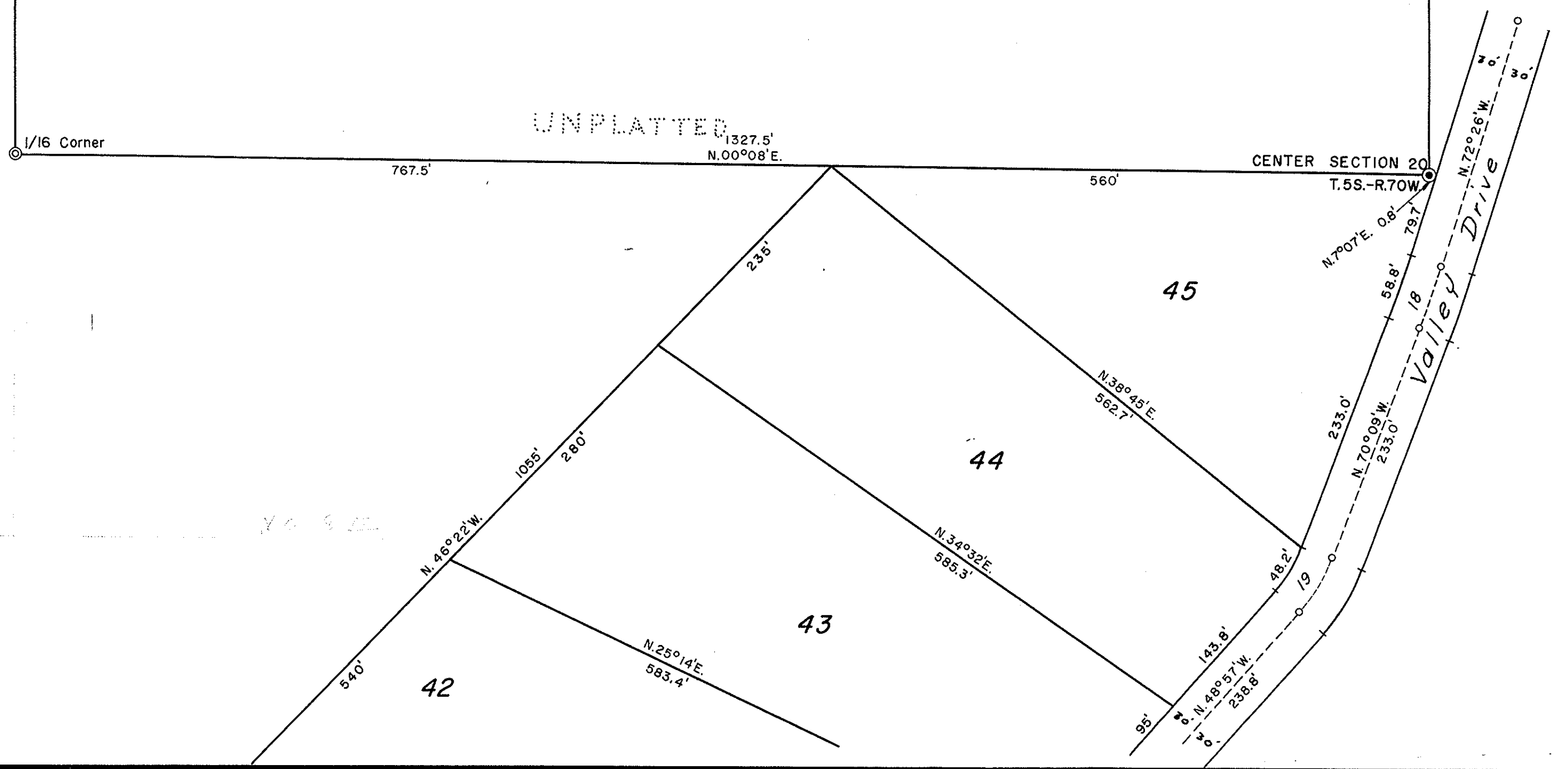
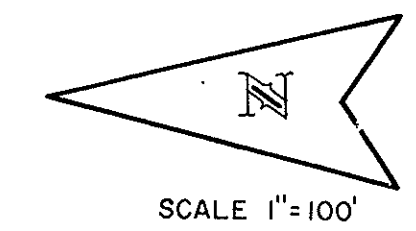
Beginning at a point on the west line of said Sec. 20 from which the W/4 corner of said Sec. 20 bears S.3°26'W. a distance of 480.0 ft. thence from the P.O.B. N.3°26'E. along the west line of said Sec. 20 857.4 ft. to the 1/16 cor. thence N.89°12'W. along the south line of the NW/4 of said Sec. 19 1297.0 ft. to the 1/16th cor. thence N.2°25'E. along the W. line of said NW/4 of NW/4 of Sec. 19, 1332 ft. to the 1/16 cor. thence N. 65°04'E. 364.1 ft. to the P.C. of a curve to the right with a radius of 131.55 ft. and a I.A. of 32°55' for an arc dist. of 75.6 ft. thence N.9°41'E. 28.8 ft. thence on a curve to the right with a radius of 85.69 for an arc dist. of 141.0 ft. thence S.76°03'E. 10.0 ft. thence on a curve to the left with a radius of 20.66 for an arc dist. of 22.1 ft. thence N.42°41'E. 116.5 ft. thence on a curve to the right with a radius of 100.68 for an arc dist. of 80.8 ft. thence N.88°41'E. 21.5 ft. thence on a curve to the left with a radius of 298.59 for an arc dist. of 34.4 ft. thence N.78°15'E. 23.8 ft. thence on a curve to the right with a radius of 110.78 for an arc dist. of 78.8 ft. thence S.61°00'E. 73.5 ft. thence on a curve to the right with a radius of 74.26 for an arc dist. of 159.6 ft. to the P.T. thence S.58°11'E. 554.1 ft. to the SE cor. of said Sec. 18, being also the NW cor. of said Sec. 20, thence N.89°18'E. along the N. line of said Sec. 20, 3759.6 ft. to the 1/16 cor. thence S.00°37'E. along the E. line of the NW/4 of the SE/4 of Sec. 20, 1324.2 ft. to 1/16 cor. thence S.89°10'W. along the S. line of the NW/4 of the NE/4 of Sec. 20, 1270.2 ft. to the 1/16 cor. thence S.00°08'W. along the N-S center line of Sec. 20, 1327.5 ft. to the center of Sec. 20, thence S.7°07'W. 0.8 ft. thence N.72°26'W. 79.7 ft. thence on a curve to the right with a radius of 475.2 ft. for an arc dist. of 58.8 ft. thence N.10°09'W. 233.0 ft. thence on a curve to the right with a radius of 130.3 ft. for an arc dist. of 48.2 ft. thence N.48°57'W. 238.8 ft. thence on a curve to the right with a radius of 102.22 ft. for an arc distance of 45.6 ft. thence N.23°23'W. 53.3 ft. thence on a curve to the left with a radius of 229.33 ft. for an arc dist. of 194.5 ft. thence N.71°59'W. 266.0 ft. thence on a curve to the left with a radius of 171.54 ft. for an arc distance of 71.7 ft. thence S.84°05'W. 133.7 ft. thence on a curve to the left with a radius of 153.22 ft. for an arc dist. of 73.2 ft. thence S.58°43'W. 205.6 ft. to a point on a 45 ft. radius turn-around, thence along the arc of said turn-around 75.7 ft. thence N.89°42'W. 391.2 ft. thence N.86°47'W. 410.9 ft. thence S.82°55'W. 60 ft. thence S.89°45'W. 258.0 ft. to the Point of Beginning.

Have laid out, subdivided and platted the same into lots and roads under the name and style of PINE PARK ESTATES, UNIT 4, and do hereby Dedicate and convey to Jefferson County, in fee simple, for Public Use, the aforesaid roads, Drives & Lane

SODERBERG INVESTMENT CO.

Carroll Köpfer
Carroll Köpfer, President

Clifford A. Soderberg
Clifford A. Soderberg, Secy. Treas.



Unofficial

Release of Covenants on Restrictions - Sub 46 - Unit 4 Pine Park Estates - Apr. 11, 1961 - Book 1422 - Page 528

PINE PARK ESTATES UNIT 3

PINE PARK ESTATES UNIT 4

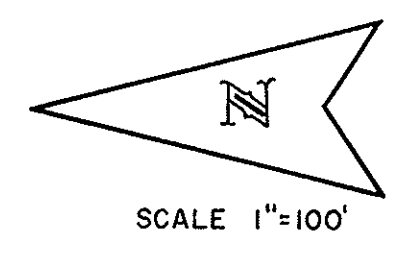
SHEET 2 OF 3

UNPLATTED

2506.4'
S.89°18'W.

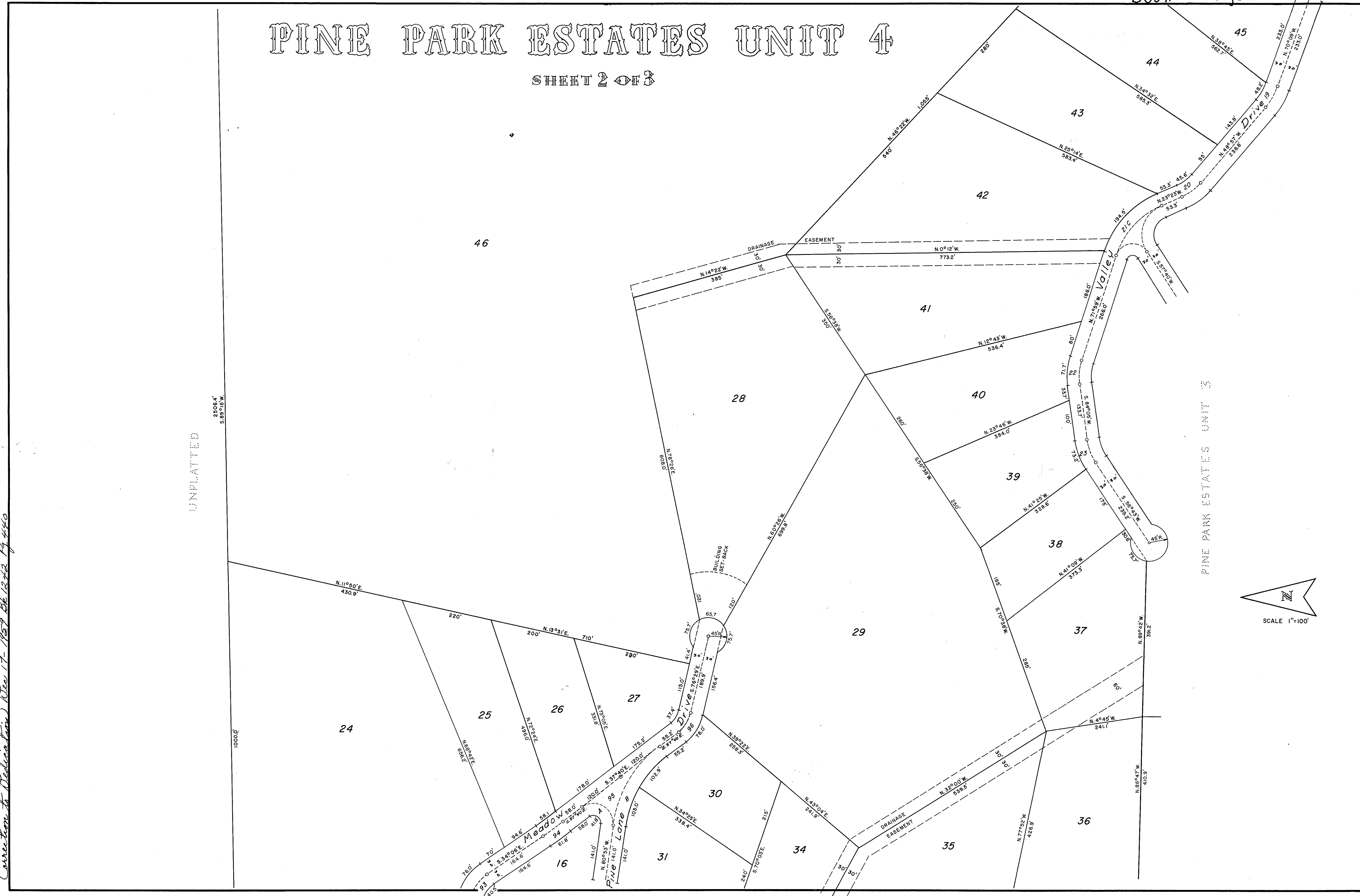
1000.0'

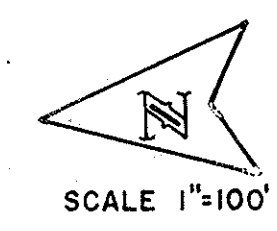
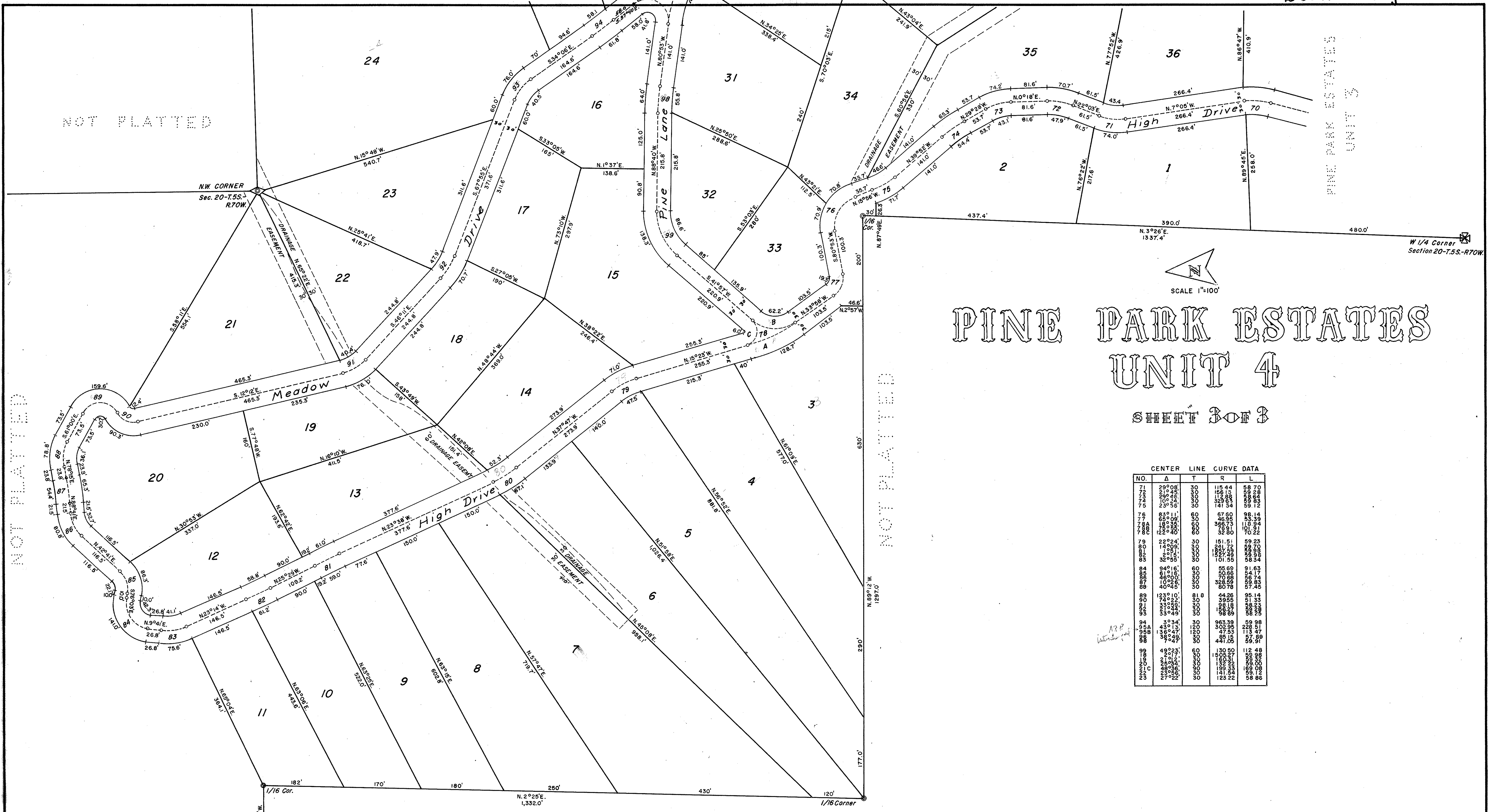
PINE PARK ESTATES UNIT 3



Correction to Dedication Dec 17-1957 Bl. 1242 A 440

Unofficial





PINE PARK ESTATES UNIT 4

SHEET 3 OF 3

CENTER LINE CURVE DATA			
NO.	Δ	T	L
71	29°08'	30	115.44
72	21°04'	30	156.13
73	10°35'	30	326.63
74	23°56'	30	141.34
75	23°56'	30	141.34
76	88°11'	60	57.60
77	65°00'	60	48.99
78	12°00'	60	366.73
79	12°00'	60	366.73
80	22°24'	30	151.51
81	14°00'	30	241.72
82	10°00'	30	395.95
83	3°00'	30	101.55
84	94°16'	60	56.69
85	40°10'	60	30.00
86	10°00'	60	366.73
87	10°00'	60	366.73
88	12°00'	60	366.73
89	12°00'	60	366.73
90	74°00'	30	395.95
91	32°00'	30	101.55
92	32°00'	30	101.55
93	32°00'	30	101.55
94	32°00'	30	101.55
95	32°00'	30	101.55
96	32°00'	30	101.55
97	32°00'	30	101.55
98	32°00'	30	101.55
99	49°22'	60	110.00
100	49°22'	60	110.00
101	49°22'	60	110.00
102	49°22'	60	110.00
103	49°22'	60	110.00
104	49°22'	60	110.00
105	49°22'	60	110.00
106	49°22'	60	110.00
107	49°22'	60	110.00
108	49°22'	60	110.00
109	49°22'	60	110.00
110	49°22'	60	110.00

NOTARY'S ACKNOWLEDGEMENT
 State of Colorado
 County of Denver
 The above and foregoing plat and dedication of PINE PARK ESTATES, UNIT 4, was acknowledged before me this 1st day of October, 1959, by Soderberg Investment Co., Carroll Kopfer as President, Clifford A. Soderberg as Sect. & Treas.
 My commission expires July 16, 1963.
 Thomas J. Vahl, Notary Public.

SURVEYOR'S AFFIDAVIT
 I, HENRY U. LANG, licensed in the State of Colorado, do hereby certify that the survey and Plat of PINE PARK ESTATES, UNIT 4, were made by me and under my supervision and instructions, and that both are accurate to the best of my knowledge and belief.
 Henry U. Lang
 Registered Surveyor, Colorado No. 2622

ATTORNEY'S CERTIFICATE
 I, PHILIP A. ROUSE, an Attorney at Law, licensed to practice before courts of record in the State of Colorado, do hereby certify that I have examined the title of all lands herein above dedicated and shown on the within Plat as Public Way and that Title to such Lands is in the Dedicators free and clear of all Liens and Incumbrances. Dated this 1st day of October, 1959.
 Philip A. Rouse

APPROVALS
 Approved by the Jefferson County Planning Commission this 14th day of October, 1959.
 APPROVED: [Signature] Chairman
 [Signature] Secretary
 PLANNING & ZONING DEPT.
 COUNTY HEALTH DEPT.
 JEFFCO ENGINEERING DEPT.
 The foregoing Plat is accepted for filing, and conveyance of the Roads herein is approved by the Jefferson County Comm. this 26th day of October, 1959: Subject to the provision that the County shall not undertake the maintenance of said roads until satisfactory construction thereof by the subdividers.
 Robert E. Johnston, Clerk & Recorder
 Accepted for filing in the office of the Jefferson County Clerk & Recorder this 28th day of Oct., 1959, at 2:40 P.M.
 779049
 RECEPTION NO. 779049

COLORADO SURVEY SERVICE
 2436 S. MILPIN DENVER, COLO. PE-3-7088

Unofficial

NOT PLATTED

NOT PLATTED

PINE PARK ESTATES UNIT 4

House Photos



Kitchen and Living Room.



Bedroom 1, 2, and 3



Bathroom 1, 2, and 3



Lower Level Living Space and Wellness Room

















From: Alfredo Saracho <asaracho@gmail.com>
Sent: Sunday, November 10, 2024 7:23 AM
To: Jamie Hartig
Subject: --{EXTERNAL}-- 6197 High Drive - Setback Variance Request

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From a New Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Address: 6197 High Drive
Permit Number: 24 123012 000 00 VC
Description: Special Exception request to allow for a Short-Term Rental and Variance request to legalize an existing front setback.

Hi Jamie,

I live directly next to the subject property requesting this variance. I read through all of the documents online that are related to the case. The new neighbors have not made any efforts to reach out and discuss their plans with us. It is unfortunate that I have to find out through a postcard.

It is my understanding that the owners of 6197 High Drive are requesting a setback variance in order to obtain a permit to turn the home into a short term rental. They cannot obtain the permit as the current structure of their home does not meet current setback requirements. In other words, the structure was built too close to property boundary lines per the current code. Setbacks are there in order to protect our privacy and safety, as well as the character of our neighborhood and properties.

If this variance were to be approved, it would set the precedent that a *business* can move into our neighborhood and work around setback requirements for the purposes of running a business. For what it's worth, I don't care if a neighbor wants to build a shed and it is deemed to be too close to a property boundary line. I also don't care that the house, as it sits, is too close to boundary lines. We, as neighbors, have to keep in mind that this is a business actively trying to get around setback requirements. This will impact all of us if approved. If not now, it will in the future.

I am against this and hope that the board can understand why. I plan to attend the hearing, and if there are other means that I should leverage to make my voice heard, please let me know.

Thanks,
Alfredo Saracho

720-285-5048
6247 High Drive

From: DENNIS SCHROEDER <schroederd100@msn.com>
Sent: Tuesday, November 12, 2024 3:49 PM
To: Jamie Hartig
Subject: --{EXTERNAL}-- Case # 24-123012VC; Permit # 24 123012 000 00 VC

This Message Is From a New Sender

You have not previously corresponded with this sender.

Report Suspicious

Jamie Hartig, Case Mgr

jhartig@jeffco.us

303-271-8767

Case # 24-123012VC; Permit # 24 123012 000 00 VC

Dear Ms Hartig

I would like to state my concern and objection to the Special Exception request (Case # 24-123012VC; Permit # 24 123012 000 00 VC) to allow short term rental and variance for an existing front setback and operation of a short term rental at 6197 High Drive in Jefferson County.

Short term rentals bring dangerous traffic and strangers, unaware of wildlife, bicycle and foot traffic in the area as well as fire danger risk. I previously had a neighbor (a real estate agent who had bought the home as an investment) illegally renting the home as an Airbnb, I had to call Evergreen Fire Department twice, once for short-time renters setting off fireworks and once to put out a 15 foot bonfire during a red flag warning. The renters would often party until 2 am in the morning in the outdoor hot tub, playing loud music and carrying on very loud. After numerous complaints, the realtor sold the property and we now have a great family living there respectful of the neighborhood and environment.

Please do not allow our neighborhood to be changed into an Airbnb wasteland by profit motivated, individuals.

Sincerely, Concerned Homeowner

Dennis Schroeder
5633 Burro Lane
Evergreen, CO 80439
303-679-0702

schroederd100@msn.com