



**Jefferson County Planning Commission
Hybrid Hearing Meeting
AGENDA**

May 8, 2024, 6:15 p.m.

**Hearing Room 1 / Virtual Hearing via WebEx Webinars
100 Jefferson County Pkwy
Golden, CO 80419**

Instructions for Public Comment/Public Testimony for Virtual Hearings via WebEx Webinars:

If a citizen wishes to make public comment or provide public testimony virtually during the hearing, they will be required to log into the meeting using a computer. (Note: Public Comment is not taken during the Pre-Meeting.)

When you log into the online event, please send a Chat message to the Host (staff), if you wish to provide general comments or comments related to a specific case on the agenda. Please provide your first and last name, address, and the topic of your comment or case number, and you will receive confirmation once you have been added to the list.

During the designated time for public comment or public testimony on a specific case, your name will be called in the order it was received. Your microphone will be unmuted once your name has been called. You will have three minutes to provide your testimony, or ten minutes if you represent a Registered Association.

If you plan on testifying at the hearing, please pre-register online or contact the case manager listed on the agenda so we can be sure your voice is heard. If you want to present documents, images or a presentation to the Planning Commission, please send the files to the case manager prior to the hearing (24 hours at the latest) so we can ensure these documents are able to be presented during the hearing.

Event links can be found below or here: <https://www.jeffco.us/meetings>

Planning Commission/Board of Adjustment Learning Session: "Subdivisions and Plat Process" - Faye Griffin

Room / Webex Webinars (4:15 p.m. – 5:15 p.m.)

Learning Session Connection Details (No Public Comment is taken):

Join the WebEx webinar from here:

<https://jeffco.webex.com/jeffco/j.php?MTID=m880ea6850ab08f917990c3153c56c1f9>

Access Information

Webinar Number: 2489 470 5658

Webinar Password: wX9nnqnYP34 (99966769 from phones)

Audio Connection: (720) 650-7664 Access Code: 2489 470 5658

Pre-Meeting: Faye Griffin Room / Webex Webinars (5:15 p.m. – 5:45 p.m.)

Pre-Meeting Connection Details (No Public Comment is taken):

Join the WebEx webinar from here:

<https://jeffco.webex.com/jeffco/j.php?MTID=mb9566833446f73fec98426707f63d84b>

Access Information

Webinar Number: 2481 748 1472

Webinar Password: iiMeT5Biz84 (44638524 from phones)

Audio Connection: (720) 650-7664 Access Code: 2481 748 1472

Agenda Items:

1. Director/Assistant Director of Planning and Zoning
2. Planning and/or Engineering Manager/Supervisor
3. Other Staff
4. Legal Counsel
5. Administrative Assistant
6. Case Review

Hearing: Hearing Room 1 / Webex Webinars (Approximately 6:15 p.m.)

Hearing Connection Details:

Join the WebEx webinar from here:

<https://jeffco.webex.com/jeffco/j.php?MTID=m8cf90fcba75e7cc8492f57ad36f502c3>

Access Information

Webinar Number: 2486 269 3490

Webinar Password: gpSV3nyvT56 (47783698 from phones)

Audio Connection: (720) 650-7664 Access Code: 2486 269 3490

Pages

1. Call to Order
2. Pledge of Allegiance
3. Discussion of Hybrid Meeting Procedures
4. Citizen Comments
A short period for members of the public to appear without being scheduled ahead of time to make comments on planning matters not before the Commission at this time.
5. Approval of Minutes

6. Consent Agenda

6.1 23-103849SU

4

Special Use

Case Name: Congregation of St. John Special Use Document

Owner/Applicant: Congregation of St. John Inc., a Colorado non-profit corporation

Location: 10537 S Deer Creek Road

Section 23, Township 6 South, Range 70 West

Approximate Area: 40 Acres

Purpose: A Special Use to allow for religious assemblies and related uses, along with camps, picnic grounds and lodging uses.

Case Manager: Allie McGahee

6.2 23-138785RZ

71

Rezoning

Case Name: The Enclave Ken Caryl Ranch the Valley ODP

Owner/Applicant: All Property Owners within the Enclave HOA (List Attached)

Location: Tracts A, B, and C, And Lots 1-53, Ken – Caryl Ranch The Valley Filing No. 3 Phase I Correction Plat

Tract C, and Lots 54-76, and Lots 163 – 176, Ken Caryl Ranch The Valley Filing No. 3 Phase II

Tracts G,H, and I, Ken Caryl Ranch The Valley Filing No. 3 Phase III

Approximate Area: 24.668 Acres

Purpose: To rezone from Planned Development (PD) to a new Planned Development to allow a zero foot rear setback

Case Manager: Alexander Fowlkes

7. Regular Agenda

No cases scheduled for the Regular Agenda.

8. Adjournment

Staff Report Summary

Summary of Process

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

Case Number:

23-103849SU

Case Summary

A Special Use to allow for religious assemblies and related uses, along with camps, picnic grounds and lodging uses.

Purpose

Congregation of St. John Special Use Document

Allie McGahee

06/06/2023

Case Name

Case Manager

Formal Submittal Date

10/20/2022

01/05/2023

05/08/2024

06/04/2024

Site Development Plan

Pre-Application → Community Meeting → PC Hearing → BCC Hearing → Next Process

Dan Muldoon

Congregation of St. John Inc, a Colorado non-profit corporation

Applicant/Representative, check if same as owner: ☐

Owner

10537 S Deer Creek Road

Littleton

80127

40 acres

23

6S

70W

Property Address

City

Zip

Area ≈

Section

Township

Range

300050010

Southwest of the intersection of S Deer Creek Canyon Road and S Deer Creek Road

Pin

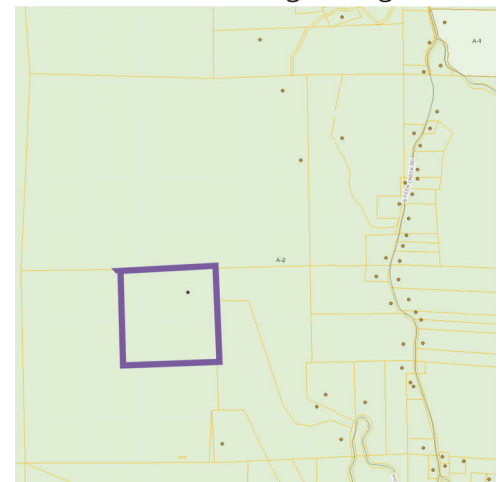
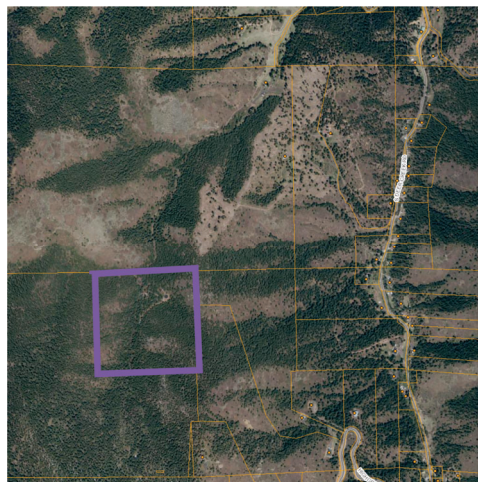
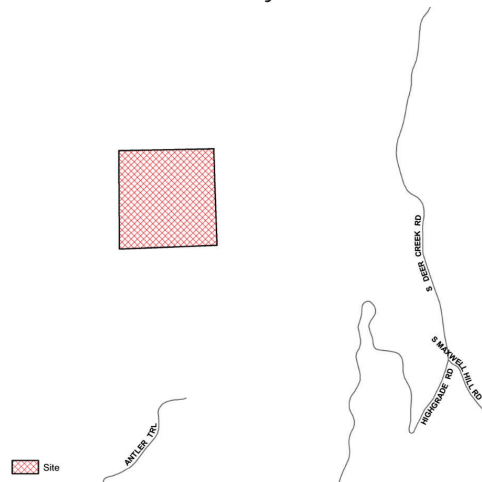
General Location

Land Use and Zoning

Vicinity

Detail

Surrounding Zoning



Existing Land Use:

Religious Hermitage

Existing Zoning:

Agricultural-Two (A-2)

CMP Recommended Land Use:

Residential - 1 dwelling unit / 10acres

Requested Zoning: Agricultural-Two Special Use

Plan Area: Conifer/285 Corridor Area

PC Recommendations:

Number of citizens at Community Meetings: 7

Level of Community Interest: Low

Key Issues: 99-013591CV - Erection of a building without any permit

Criteria for Rezoning:

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

✓	○	✗
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CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: May 8, 2024

BCC Hearing Date: June 4, 2024

23-103849SU

Special Use

Case Name: Congregation of St. John Special Use Document

Owner/Applicant: Congregation of St. John Inc. a Colorado non-profit corporation

Location: 10537 S Deer Creek Road
Littleton, Colorado 80127
Section 23, Township 6 South, Range 70 West

Approximate Area: 40 Acres

Purpose: **A Special Use to allow for religious assemblies and related uses, along with camps, picnic grounds and lodging uses.**

Case Manager: Allie McGahee

Applicant Team Presenters:

Dan Muldoon, fdmuldoon@comcast.net, 720-320-3297, Applicant Representative
Father Francis of the Child Jesus, fcj@communityofstjohn.com, 303-697-8163, Property Caretaker

Issues:

- 99-013591CV: Erection of a building without any permit

Recommendations:

- **Staff:** Recommends **APPROVAL**

Interested Parties:

- Neighbors

Level of Community Interest: Low

Representative for Applicant: Dan Muldoon

General Location: Southwest of the intersection of S Deer Creek Canyon Road and S Deer Creek Road

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

STAFF REPORT



1. SUBJECT REQUEST

The owner/applicant is requesting a Special Use to allow religious assemblage and related uses to include camps, picnic grounds, and lodges or similar facilities in an Agricultural Two (A-2) Zone District. This application was triggered by proposed additional structures on the property, however, the current religious use is not a conforming use. Therefore, an expansion of the non-conforming use would not be allowed under the current zoning, as proposed by the owner. Approval of this Special Use would allow the owner, the Congregation of Saint John, to submit a Site Development Plan (SDP), Building Permit applications, and conduct other site improvements relating to the Special Use.

A Special Use does not change the underlying zoning but can be used to add a use to the property or modify the extent of an existing permitted use on the property, if approved. To qualify for a Special Use, the subject property and existing structures must meet all lot and building standards of the zone district. Since the property meets the minimum lot size requirement and the structures meet all setback requirements of A-2, the property qualifies for a Special Use application and is not required to pursue a Rezoning for the subject request.

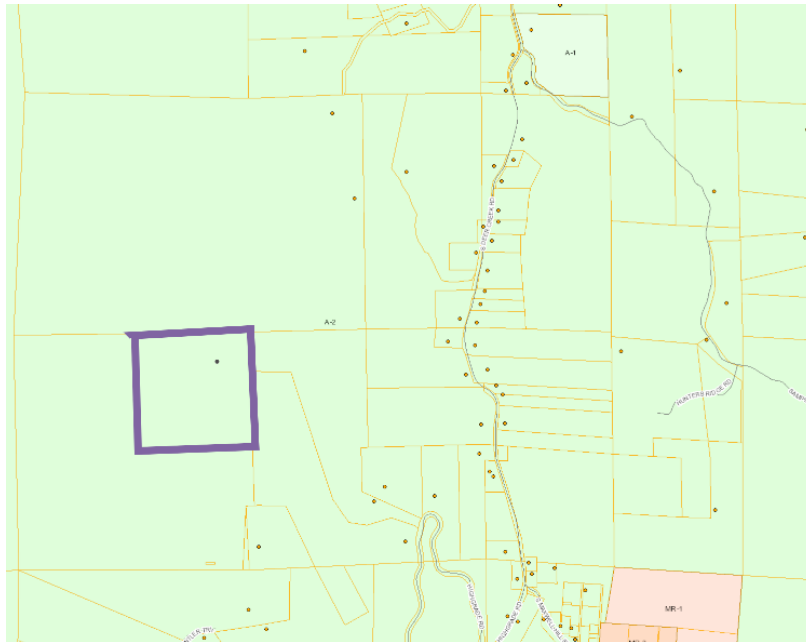
2. CONTEXT

The subject property is located off S Deer Creek Road and covers 40 acres according to the Assessor's Office. The structures that make up the retreat area are in the north-central portion of the property. The property consists of several structures, including one dormitory building (the Dome House), two visitor cabins, one director's cabin, an outdoor chapel, one admin office and restroom facility, one four-car maintenance garage, one tool shed, and one well house.

If this Special Use application is approved, the applicant plans to build two 400-square foot cabins, one 500-square foot office, one 1,500-square foot indoor chapel, and replace one existing cabin with a 400-square foot cabin. If renovation or additions requiring Building Permits do not occur, no further processes or permits would be required to implement the Special Use approval.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	A-2	Single-Family Residential
South:	A-2	Agricultural and Vacant Land
East:	A-2	Single-Family Residential
West:	A-2	Agricultural and Vacant Land



4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Special Use
Land Use	A-2	A-2 with Special Use to allow for religious assemblies and related uses, along with camps, picnic grounds and lodging uses.

If approved, the proposed Special Use would maintain all A-2 permitted uses and lot and building standards but would add religious assemblies and related uses, along with camps, picnic grounds, and lodging as primary uses on this property. The applicant would be required to follow the Zoning Resolution for all standards.

5. TRANSPORTATION

A transportation analysis was required with this Special Use application. The applicant provided a Trip Generation Letter, in which Transportation Engineering staff reviewed and found that the proposed uses were estimated to generate less than 1000 trips per day. Staff has no concerns about the traffic information provided by the applicant. The property is accessed through a private easement off S Deer Creek Canyon Road, referred to by the applicant representative as Blue Jay Gulch Road. Parking for the proposed additions will be evaluated at the time of the SDP.

6. CRITERIA FOR DECISIONS FOR SPECIAL USE APPLICATIONS

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

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

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

Staff finds that the proposed Special Use is compatible with existing and allowable single-family and agricultural land uses in the surrounding area. The use as proposed is situated in the middle of the 40-acre property, which is surrounded by large lots with the same A-2 zoning.

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

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

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

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

Land Use: The subject property is located within the Conifer/285 Corridor Area Plan. The CMP recommends single-family residential land uses at 1 dwelling unit (du) per 10 acres for the property; however, the proposal is to allow for and modify the religious retreat uses on the site. Religious assemblies and institutions are listed in the CMP definition for Community Use; therefore, the proposed use was evaluated against the Community Use policies of the CMP. Community Uses include art centers, cultural centers, community centers, fire stations, golf courses, government offices, libraries, community halls, post offices, private clubs, religious and non-religious assemblies and institutions, recreation centers, schools, and senior centers. They are typically operated by a not-for-profit or government organization and provide important community services. The proposed Special Use fits this description and continues the existing Community Use of religious assemblies.

The CMP states that the goal of a Community Use is to promote shared use, compatibility, and excellent site selection and design when planned. Community Uses may be located throughout the County, regardless of the land use recommendations of the CMP, and should not cause roads to exceed their capacity, and should mitigate impacts to the surrounding neighborhoods and have adequate infrastructure. Staff finds that the proposed Special Use will not cause the roads to exceed their capacity, has adequately proposed restrictions that would ensure mitigation of impacts to the surrounding property owners, and has adequate infrastructure, as described below. For these reasons, staff finds that the Special Use meets the land recommendation and Community Use policies of the CMP.

Physical Constraints: There are no geologic hazards or floodplains on the property. Much of the property has slopes that are greater than 30-50% and the property is identified as a high quality wildlife quality area by the CMP. Staff finds that this proposal addresses these physical constraints by prohibiting development on slopes greater than 30% and by requiring fencing to be limited to privacy and equipment screening only, with no other fence types that would limit wildlife movement outlined in the Special Use Document. The subject request is in general conformance with the policies and goals in the Physical Constraints section of the CMP.

Community Resources: There are no historic structures, no visibility concerns, existing Agricultural-Two (A-2) lot and building standards will be maintained and the property is not adjacent to Open Space, there are no concerns about community resources with the proposal. The subject request is in general conformance with the policies and goals in the Community Resources section of the CMP.

Infrastructure, Water and Services: The existing transportation infrastructure is adequate to serve the proposal. A traffic generation analysis was submitted. The analysis concluded that the proposal will not create negative impacts to traffic operations for the surrounding roadway network and site access.

The property is in the Mountain Ground Water Overlay District and is served by a well. The Colorado State Division of Water Resources submitted a letter to the applicant stating that the existing well would need to be re-permitted as a commercial exception well permit. If this Special Use is approved, as part of subsequent SDP and Building Permit approvals, the applicant must provide the County with the State well permit for commercial uses. A Water Availability Analysis (WAA) was completed by County staff after further information was provided by the applicant. The Special Use document proposes limitations that are based on the resulting permissible water use available determined in the WAA. These limitations include a maximum number of use days per year and a maximum number of occupants.

Sanitation services are supplied by an individual septic system. Jefferson County Public Health has reviewed the proposed upgrades to the septic system and stated support for the proposed Special Use of the property. At the time of SDP, the applicant will be required to submit an Onsite Waste Treatment System (OWTS) application permit to install the proposed OWTS.

The property receives fire protection from the Inter-Canyon Fire Protection District and the Jefferson County Sheriff's Office provides law enforcement to the area. Improvements as specified by the Inter-Canyon Fire Protection District will be required to be completed with the SDP process.

Infrastructure and services as proposed are adequate and available to serve the specifically defined and limited uses for the site.

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

No unmitigated negative impacts of this request on the surrounding area have been identified. This proposal modifies the existing use of the property. The proposed uses would generate fewer than 1000 vehicle trips per day, which is a minimal increase in traffic that does not require traffic mitigation.

The proposed Special Use would not result in impacts related to air, light, odor, or noise that are dissimilar from nearby properties. The Special Use document indicated sizes for both primary and accessory uses, these sizes and locations will create minimal impacts. The Special Use document restricts noise generated during general operation along with the requirement of lighting for safety purposes. In summary, no unmitigated negative impacts upon the surrounding area have been identified.

d. The availability of infrastructure and services.

Staff's analysis found that existing and proposed infrastructure and services are available and adequate to support the proposed Special Use application.

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

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

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

A Community Meeting was held on January 5, 2023. There were 7 members of the public in attendance. During the meeting, the applicant presented the proposed additions and modifications. Community comments were related to increased traffic, road access, business operations and financing, and clarifying questions about the Special Use process. The Community Meeting summary is available in the case packet.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Special Use application, staff received no written community comments.

10. AGENCY REFERRAL RESPONSES

This application was sent on five referrals and staff received comments from eight internal referral agencies and four external agencies. **There are no known outstanding issues with the referral agencies.**

11. NOTIFICATION

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

12. POST HEARING REVIEW

If the Special Use is approved, the post hearing review shall be in accordance with the following:

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

13. SUBSEQUENT PROCESSES

If the Special Use is approved, the Site Development Plan process would be required. If the applicants wish to construct additions or renovate the existing structures, then a Building Permit will be required in accordance with County regulations after the completion of the Site Development Plan.

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

Staff's analysis concludes that the proposed Special Use to allow religious retreat uses is in conformance with the land use recommendation and policies of the CMP and potential negative impacts have been addressed through the Special Use Document. Infrastructure and services that are proposed will be in place to support the proposed uses as limited by the Special Use Document. This application meets all Special Use criteria as required by the Zoning Resolution. Staff has no unresolved issues related to this Special Use application. Based upon this, and the findings below, staff recommends APPROVAL of the proposed Special Use.

FINDINGS:

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

- 1. The proposed Special Use for religious assembly and related uses along with camps, picnic grounds, and lodging uses is compatible with the existing and allowable agricultural and single-family residential land uses in the surrounding area. The subject property is surrounded by large lots, the majority of which are unoccupied, and the current appearance and functionality of the subject property will not be modified substantially.**
- 2. The proposal is in general conformance with the Comprehensive Master Plan (CMP). The proposed use meets the land use recommendation for the CMP because it is a defined Community Use under the CMP. All applicable sections of the CMP policies and goals are met.**
- 3. The ability to mitigate the negative impacts of the proposed use upon the surrounding area have been considered, and negative impacts to wildlife, slope subsidence, and historical structures have been mitigated through the requirements in the Special Use Document. Such requirements include prohibiting construction on slopes greater than 30%, preservation standards, and noise limitations.**
- 4. The subject property is served by the Inter-Canyon Fire Protection District for fire protection services and the Jefferson County Sheriff's Office for law enforcement. Water and sewer**

services are provided by individual well and septic systems. Proposed infrastructure is adequate to serve the proposed land use.

5. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

PLANNING COMMISSION ACTION:

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

COMMENTS PREPARED BY:

Allie McGahee

Allie McGahee
Planner III
April 16, 2024

MAPS



Case Number: 23-103849SU

Location: Section 23, T6S, R70W



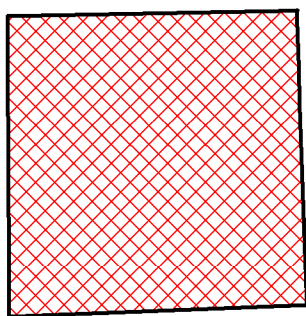
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Page 16 of 140

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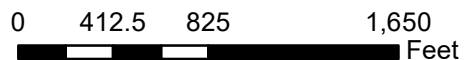
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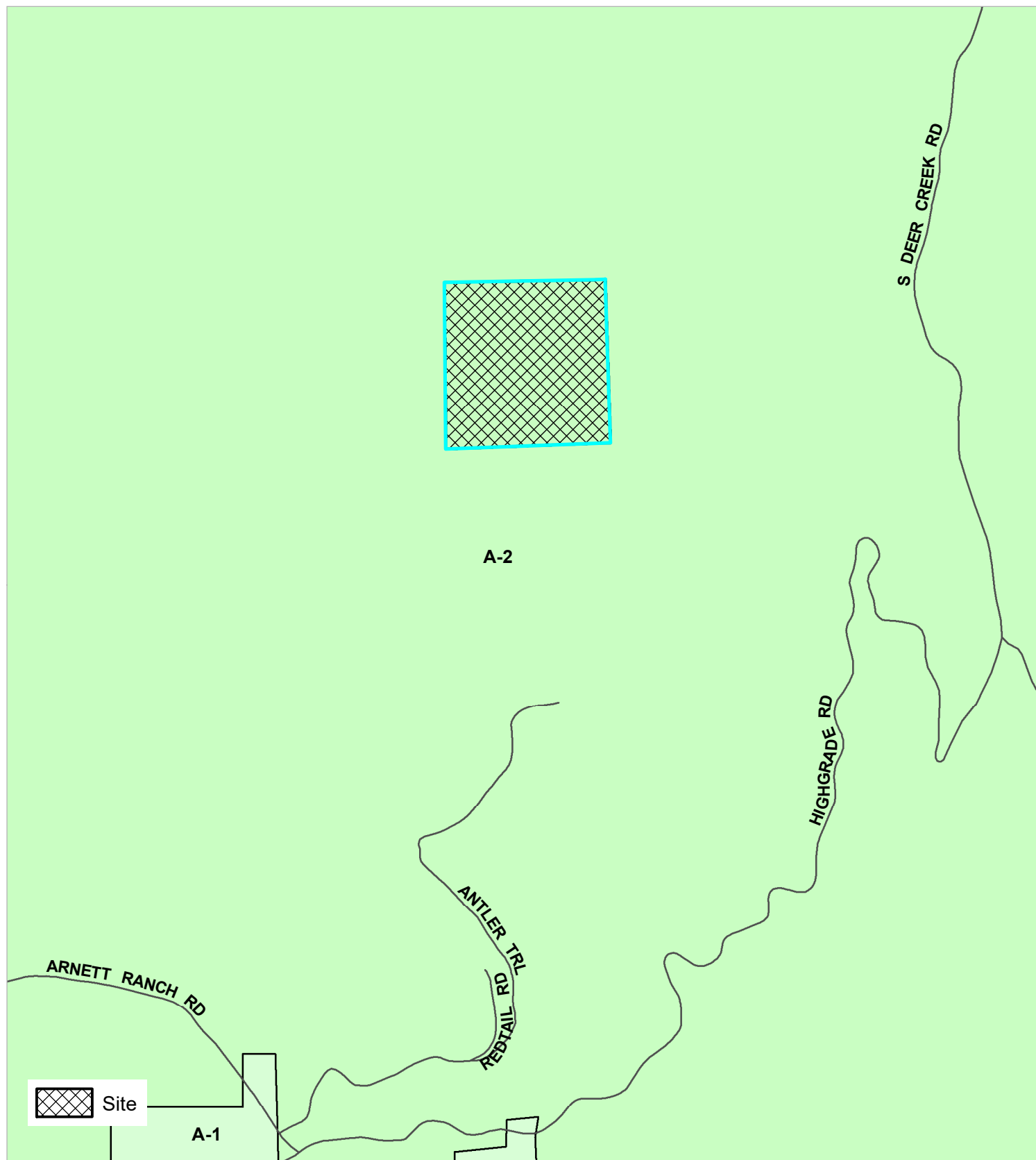
Case Number: 23-103849SU
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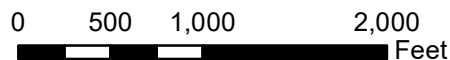


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CURRENT ZONING

Section 33 - Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

1. The Agricultural Zone Districts are intended to provide for limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects. (orig.3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific agricultural zone district. (orig.3-26-13)
3. The Agricultural Zone Districts are divided as follows: (orig.3-26-13)
 - a. Agricultural-One (A-1)
 - b. Agricultural-Two (A-2)
 - c. Agricultural-Thirty-Five (A-35)
4. A revision in March, 1972, increased the minimum land area for the Agricultural-One district to 5 acres. (orig.3-26-13)
5. A revision in March, 1972, increased the minimum land area for the Agricultural-Two district to 10 acres. (orig.3-26-13)

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

Uses	A-1	A-2	A-35
Single Family Dwelling, Barn, Stable, Silo, Corral, Pens, and Runs.	X	X	X
General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. See general requirements below.	X	X	X
Poultry hatcheries and farms, fish hatcheries and dairy farms.	X	X	X
Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.	X	X	X
Forestry farming, including the raising of trees for any purpose.	X	X	X
Fur farm and raising of rabbits, chinchillas and other similar animals.	X	X	X
Public Park, Class I public recreation facilities, Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.	X	X	X
Veterinary hospital	X	X	X
Cemetery, mausoleum, mortuary and related uses.	X	X	X
Beekeeping operations	X	X	X
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X
Water supply reservoir and irrigation canal	X	X	X

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

Uses	A-1	A-2	A-35
Accessory structures including private garage, and storage sheds	X	X	X
Roadside stand for operation during not more than 6 months in each year for the sale of farm products raised or produced on the premises, provided such stands are located no less than 30 feet distance from any street, highway, or right-of-way line.	X	X	X
Private building and kennels for housing dogs, cats or similar domestic pets. On legal non-conforming lots or parcels smaller than the minimum lot size, the maximum total number of dogs, cats and similar domesticated pets which may be kept shall be 3. Litters of puppies or kittens may be kept until weaned.	X	X	X
Temporary storage of defensible space equipment and debris associated fuel break and forest management thinning in accordance with defensible space, fuel break and forest management programs as specified in this Zoning Resolution and Land Development Regulation.	X	X	X
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X	X
Accessory uses per the Accessory Use Section of the Zoning Resolution.	X	X	X

D. Special Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Sewage treatment plant	X	X	X
Religious Assemblies and related uses, rectory, parish house and schools.	X	X	X
Radio, television and microwave transmission and relay towers and equipment; meteorological data collection towers and equipment; low power, micro-cell and repeater telecommunications facilities, including antenna and towers.	X	X	X
Cable television reception station	X	X	X
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X
State licensed daycare center or preschool or nursery.	X	X	X
Arborist or tree service	X	X	X
Natural resource transportation and conveyance systems	X	X	X
Public Kennel or cattery	X	X	X
Public riding academy or stable	X	X	X
Camps, campgrounds, picnic grounds, and lodges or other similar facilities. Specific conditions and limitations for use, including maximum periods of visitor occupancy and types or maximum numbers of occupied vehicles or sites, will be established as terms of the Special Use approval.	X	X	X
Oil and gas drilling and production, where located within a subdivision platted and recorded in the records of the Clerk and Recorder. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of the Zoning Resolution, except as modified in the resolution approving the Special Use.	X	X	X
Class I, II, III Commercial Recreational Facilities. Class II public recreational facilities on sites which do not meet the current minimum lot size requirement. Class III public recreational facilities.	X	X	X

Uses	A-1	A-2	A-35
Limited sawmill operation use in support of defensible space, associated, fuel break, forest insect and disease control, and forest management programs as required under the Zoning Resolution and Land Development Regulations.	X	X	X
Trap, skeet or rifle range		X	X
Recycling transfer station, Type I or Type II: the facility shall only accept trees and slash generated from local efforts associated with regulatory/ voluntary defensible space, fuel break and forest management plans, and Pine Beetle control programs.		X	X
Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution.		X	X

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

Districts	Front Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.
	Side Setback		
	Primary Structure/All Garages		All Other Accessory Structures
	Side	Side to Street	
A-1, A-2, A-35	30 ft.	50 ft.	Livestock – 75 ft. Pens/Runs/Structures ¹ – 100 ft. All Other Accessory Building – 50 ft.
	Rear Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		50 ft.

¹ Applied to all pens, runs, and structures utilized for fur farms, poultry farms, kennels and catteries.

Districts	Building Height	Lot Size (see a & b below)
A-1	35 ft.	5 Acre (217,800 s.f.)
A-2	35 ft.	10 Acre (435,600 s.f.)
A-35	35 ft.	35 Acre (1,524,600 s.f.)

1. Lot Standards

- The minimum lot area for any use permitted in this district shall be the lot size stated above unless the lot falls within the provisions set forth in the Non-Conforming Lot Size provision below. (orig.3-26-13; am. 7-17-18)
- The minimum lot area for a lot developed through the rural cluster process shall be as set forth in the Land Development Regulation. (orig.3-26-13)

F. Fences

- Maximum Fence Height: 7 feet. (orig.3-26-13)
- Fences over 42 inches in height are allowed within the front setback. (orig. 7-17-18)

3. Electric fences are permitted provided the electrical fence device is in compliance with Colorado State Department of Agriculture specifications. No electric fence is allowed as boundary or perimeter fence on lot lines abutting residential zone districts. (orig.3-26-13)
4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig.3-26-13)

G. General Requirements

1. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)
2. No structure may be erected placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig.3-26-13)

H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and 50 feet of the side and rear lot lines. (orig.3-26-13)
2. Stallions shall be kept in a pen, corral or run area enclosed by a 6 foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig.3-26-13)
3. On legal non-conforming lots or parcels smaller than the minimum lot size, the following is the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, buffalo, and other large domesticated animals: (orig.3-26-13; am. 7-17-18)
 - a. The minimum square footage of open lot area, available to animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre. (orig.3-26-13; am. 7-17-18)
 - b. Offspring of animals on the property may be kept until weaned. (orig.3-26-13)

I. Non-conforming Lot Size

1. Planning and Zoning shall only permit the use of any unplatted Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned tract or parcel that is less than 5 acres, 10 acres, or 35 acres respectively, provided that all of the following provisions are met. (orig. 9-6-77; am. 11-6-79; am. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-3-15; reloc. & am. 7-17-18)
 - a. The parcel, tract or lot existed in its current configuration prior to March 6, 1972. (orig. 9-6-77; am. 6-16-80; reloc. & am. 7-17-18)
 - b. The property is 1 acre in size or greater. (orig. 6-16-80; reloc. 7-17-18)
 - c. Use of the property shall conform with current use regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. & am. 7-17-18)
 - d. Any new construction or structural alteration shall conform with current setback and height regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. 7-17-18)
 - e. Requirements of Public Health for water and sanitation shall be complied with prior to the Building Permit being issued. (orig. 9-6-77; am. 12-17-02; am. 4-20-10; reloc. 7-17-18)

2. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted without County approval provided that the provisions of paragraphs I.1.a through I.1.e above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
3. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted with County approval prior to time said lot was zoned, provided that the provisions of paragraphs I.1.b. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)
4. Planning and Zoning shall only permit the use of any zoned lot which was platted with County approval subsequent to the date it was zoned provided that the provisions of paragraphs I.1.c. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)

PROPOSED ZONING

Congregation of Saint John Special Use Document

Special Use Case 23-103849 SU

A. Intent

The purpose of this Special Use is to allow religious assemblies and related uses rectory, parish house, and schools located at 10537 S. Deer Creek Rd.

B. Written Restrictions

All of the standards of the Agricultural (A-2) zone district, or other applicable section of the Zoning Resolution shall apply to the property as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B with the following modifications:

1) Permitted Uses

- a) Religious assemblies and related uses.
- b) Camps, picnic grounds, and lodges or similar facilities.

2) Development Limitations

- a) Religious assemblies and related uses.
 - Office Building (500 sq. ft.)
 - Indoor Chapel building limited to 1,500 sq. ft. (50 person seating)
- b) Camps, picnic grounds and lodges or similar facilities limited to:
 - (4) visitor cabins (400 sq. ft. ea.) single occupancy
 - (1) Director's residence (330 sq.ft.) single occupancy
 - Dormitory/Assembly building (2,250 sq. ft.)
 - o (5) sleeping rooms (single occupancy)
 - Tent and RV sites are not permitted

3) Limitations for Intensity of Use

Guest Use	Maximum Use Intensity
Maximum # of Director's Cabin days per year:	350
Maximum # of overnight lodging days per year:	175
Maximum consecutive # of overnight stays:	7
Maximum # overnight guests per day: (excluding resident director):	9

4) Preservation Standards

- a) Demolition of existing structures shall not be prohibited by these guidelines.
- b) New Structures
 - i) Construction of new structures on the property shall be reviewed and approved in accordance with the standards of the Jefferson County Zoning Resolution and Building Department.
- c) All additions or substantial renovations shall maintain the character of existing building exterior facades.

5) General requirements

- a) Any noise generated on site from general operations shall be limited from 8am to 6pm.
- b) Fencing shall be limited to privacy and equipment screening only. No other types of fencing that would limit wildlife movement will be allowed.
- c) No buildings are to be constructed on slopes greater than 30%.

6) Signage requirements

- a) Sign materials will be consistent with the building materials.
- b) Signage shall be externally illuminated or Halo illuminated signs.
- c) Sign height shall be restricted to 6 ft. for ground mounted signs.
- d) Exterior lights after 10pm shall be for the purpose of illuminating paths, walks and stairs.

7) Water Use Monitoring

- a) At the time of Site Development Plan, a totalizing flow meter shall be installed to measure the total amount of water withdrawn from the well and installation verification shall be provided.
- b) The applicant shall record the readings from this meter, and submit annual reports of the total water withdrawn from the well to the Colorado Division of Water Resources and Jefferson County Planning and Zoning.

Approved for Recording:

The Special Use Document, titled Congregation of St. John, was approved the _____ day of _____ 2024, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

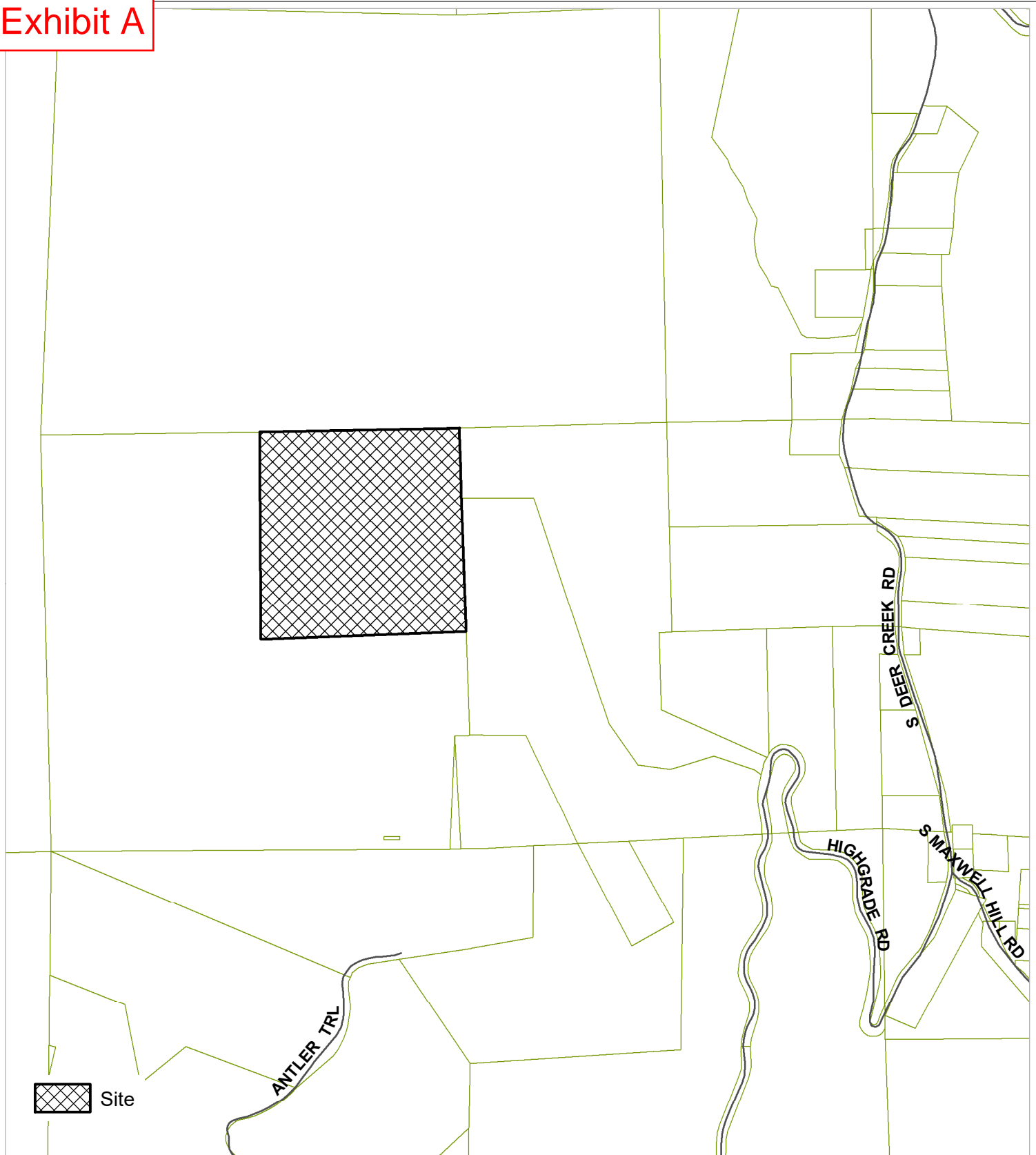
The owner of the property, at the time of approval was: Congregation of St. John Inc.

By: Jefferson County Planning and Zoning Director

Signature: _____

Date: _____

Exhibit A



Case Number: 23-103849SU

Location: Section 23, T6S, R70W



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 DescriptionStreet Location of Property 10537 South Deer Creek Road

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

The Northeast one-quarter of the Southwest one-quarter of Section 23, Township 6 South, Range 70 West of the 6th P.M., together with a nonexclusive easement for ingress and egress to the above tract over and across the following described property:

15 feet on each side of a line in Section 23, Township 6 South, Range 70 West of the 6th P.M., described as beginning at a point on the East-West center line of said Section 23, 1855 feet East of the West quarter corner of said Section 23;
thence North 41° 49' East a distance of 122 feet;
thence North 48° 56' East a distance of 92 feet;
thence North 2° 01' West a distance of 90.5 feet;
thence North 2° 29' East a distance of 114 feet;
thence North 12° 09' West a distance of 131 feet;
thence North 16° 07' East a distance of 229 feet;
thence North 47° 30' East a distance 72 feet;
thence North 36° 07' East a distance of 102 feet;
thence North 55° 47' East a distance of 153 feet;
thence North 37° 15' East a distance of 103 feet;
thence North 15° 35' East a distance of 116 feet;
thence North 27° 29' East a distance of 121 feet;
thence North 41 ° 51' East a distance of 55 feet;
thence North 29° 04' East a distance of 260 feet;
thence North 50° 38' East a distance of 194 feet;
thence North 71 ° 30' East a distance of 92 feet;
thence North 82° 20' East a distance of 247 feet;
thence North 57° 48' East a distance of 110 feet;
thence North 40° 58' East a distance of 136 feet;
thence North 59° 48' East a distance of 278 feet;
thence North 27° 25' East a distance of 325 feet;
thence North 46° 00' East a distance of 265 feet to North line of said Section 23 and gate in present road.

Section 23 Township 6 S. Range 70 W.Calculated Acreage 40 Acres Checked by: Kendell CourtAddress Assigned (or verified) 10537 South Deer Creek Road

ADDITIONAL CASE DOCUMENTS

Jefferson County - Planning and Zoning Division
Water Requirement Report Worksheet

Case Number	23-103849SU
Property Address	10537 S Deer Creek Road
ODP/Subdivision Name	Congregation of St John
Within MGWOD	Yes
Complies with MGWOD	

1) Calculate Water Withdrawal and Consumptive Water Use of Proposed Development

FIXED FIELDS					INPUT	CALCULATED FIELDS			INPUT
Type of Proposed Use	Description of Unit	Annual Withdrawal per Unit (ac-ft per year)	Daily Withdrawal Per Unit (gpd)	Percent Consumptive Use	Number of Units	Total Annual Withdrawal (ac-ft per year)	Total Annual Consumptive Use of Water (ac-ft per year)	Average Water Withdrawal (gpd)	Occupancy Factor Per Year (days)
Residential/director	Director Cabin	0.06	60	16%	1	0.06	0.01	60	350
Chapel	1000 ft2	0.02	20	16%	1.5	0.03	0.01	30	365
Overnight Guests (dome house)	People	0.03	50	16%	5	0.13	0.02	250	175
Overnight Guests (cabins)	People	0.03	50	16%	4	0.11	0.02	200	175
Total						0.34	0.05	540	

2) Calculate water requirement in terms of acre-feet per acre per year.

$$\frac{540 \text{ gallons}}{1} \times \frac{365 \text{ days}}{1 \text{ year}} \times \frac{1 \text{ acre foot}}{325851 \text{ gallons}} \times \frac{1 \text{ project}}{40.0 \text{ acres}} = 0.02 \text{ acre-feet per acre per year}$$

3) Based on water requirements and Section 21 of the LDR, is an Aquifer Test required?

- Since the water requirement does not exceed 0.28 af/a/y, an Aquifer Test is not required with the rezoning application
- Since the water requirement is less than 0.10 af/a/y, an Aquifer Test is not required with the plat or SDP application

4) Aquifer Test Data

WELL DATA		AQUIFER TEST DATA				RECOVERY DATA			
Well Permit Number	Total Depth of Well (ft)	Static Water Level (ft)	Production Rate (gpm)	Extrapolated Production Rate (gpd)	Total Hours Pumped	Water Level When Pumping Stopped (ft)	Recovery-Hours After Pumping (hr)	Recovery-Water Level (ft)	Percent Recovered
152928	305	40 (12/08/88)	2.5		4				
Total									

5) Comments

Well Permit 152928 - 0.3 af

JEFFERSON

COUNTY COLORADO

Planning & Zoning Division

Section 30-28-133(d) C.R.S. requires that the applicant submit to the county "Adequate evidence that a water supply, sufficient in terms of quantity, quality and dependability, will be available to ensure an adequate supply of water."

WATER SUPPLY SUMMARY

1 Name of Development as Proposed Congregation of St. John			
2 Land Use Action Special Use			
3 Location of Parcel NE <u>1/4</u> of SW <u>1/4</u> Section <u>23</u> Township <u>6S</u> <input type="checkbox"/> N <input type="checkbox"/> S Range <u>70</u> <input type="checkbox"/> E <input checked="" type="checkbox"/> W			Principal Meridian: <input checked="" type="checkbox"/> 6th <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> Costilla
Subdivision NA	Filing	Block	Lot
4 Total acreage 40		5 Number of lots proposed 1	
6 Parcel History Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the previous action			
7 Estimated Water Requirements (gallons/day or acre feet/year) Household use _____ gpd _____ af/y Commercial use <u>160</u> gpd <u>.18</u> af/y Irrigation <u>0</u> gpd _____ af/y Stock watering <u>0</u> gpd _____ af/y Other <u>0</u> gpd _____ af/y Total <u>160</u> gpd <u>.18</u> af/y		8 Private Water Supply Source <input checked="" type="checkbox"/> Existing well(s) <input type="checkbox"/> Developed spring(s) Well permit numbers/depth to water in feet: <u>152928</u> / <u> </u> f <u>265</u> / <u> </u> f <u> </u> / <u> </u> f <u> </u> / <u> </u> f <u> </u> / <u> </u> f <u> </u> / <u> </u> f Water court decree case numbers: <u> </u> <u> </u> <u> </u> <u> </u>	
9 Public Water Supply Source <input type="checkbox"/> Municipal <input type="checkbox"/> Association <input type="checkbox"/> Company <input type="checkbox"/> District Name: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>		<input type="checkbox"/> New wells Proposed aquifers (check one) <input type="checkbox"/> Fractured Rock <input type="checkbox"/> Alluvial <input type="checkbox"/> Upper Dawson <input type="checkbox"/> Lower Dawson <input type="checkbox"/> Denver <input type="checkbox"/> Upper Arapahoe <input type="checkbox"/> Lower Arapahoe <input type="checkbox"/> Laramie Fox Hills <input type="checkbox"/> Dakota <input checked="" type="checkbox"/> Other Granite	
10 Type of Sewage Disposal System Private System: <input checked="" type="checkbox"/> Engineered Tank and Field System <input type="checkbox"/> Vault location (sewage hauled to)			
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>		Public System: <div style="border: 1px solid black; padding: 2px;">district name</div>	
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>		Other System: (describe other system) <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	

Attachment checklist (attach the following)

- ☐ Plat Map: Show all proposed lots.
- ☒ Parcel History: Provide deeds plats or other evidence or documentation.
- ☒ Well Locations: Show all wells on surveyors plat or scaled sketch plan.
- ☐ Project Area: Show project area tied to a section corner.
- ☒ Water Supply (if required):
 1. Provide a copy of well permit(s).
 2. Provide a letter from public water provider stating the commitment for service.

- ☐ Engineer's Water Supply Report (if not available it may be required at a later stage)

- ☐ Sewage disposal: if engineered system, provide design

Contact the Colorado Department of Natural Resources, Division of Water Resources State Engineer's Office at 303-866-3587 for the following forms.

- ☐ Water Well Permit Application (GWS-44)
- ☒ Well Construction and Test Report (GWS-31)
- ☒ Pump Installation and Test Report (GWS-32)

JAN 24 1989

1313 Sherman Street - Room 818
Denver, Colorado 80203

WATER RESOURCES
STATE ENGINEER
D. D. COLD.

152928

NE ¼ of the **SW** ¼ of Sec. **23**

T. 6 S, R. 70 W, 6th P.M.

HOLE DIAMETER

8 in. from 0 to 20 ft.

6 in. from 10 to 305 ft.

_____ in. from _____ to _____ ft.

DRILLING METHOD air

CASING RECORD: Plain Casing

Size 6 5/8 & kind steel from +1 to 20 ft.

Size 4 1/2 & kind plastic from 10 to 100 ft.

Size _____ & kind _____ from _____ to _____ ft.

Perforated Casing

Size 4 1/2 & kind plastic from 100 to 305 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

GROUTING RECORD

Material cement 5 to 20

Intervals _____

Placement Method _____

GRAVEL PACK: Size _____

Interval _____

TEST DATA

Date Tested 12-8, 1988

Static Water Level Prior to Test 40 ft.

Type of Test Pump air

Length of Test 4 hours

Sustained Yield (~~14.5 gpm~~) 2 1/2 gpm

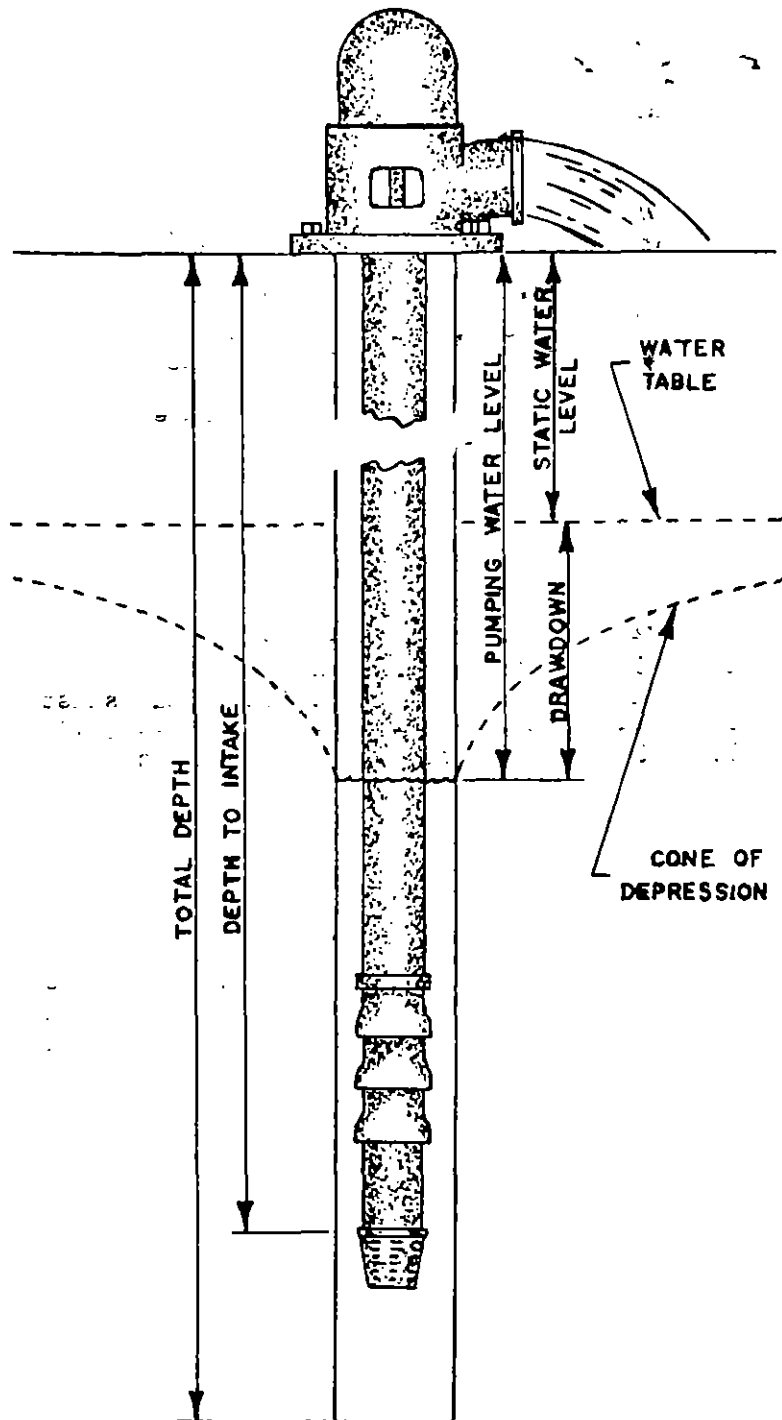
Final Pumping Water Level _____

PUMP INSTALLATION REPORT

Pump Make _____
 Type _____
 Powered by _____ HP _____
 Pump Serial No. _____
 Motor Serial No. _____
 Date Installed _____
 Pump Intake Depth _____
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____
 Static Water Level Prior to Test _____
 Length of Test _____ Hours
 Sustained yield (Metered) _____ GPM
 Pumping Water Level _____
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature L. M. Beery License No. 949

State of Colorado, County of Jefferson SS

Subscribed and sworn to before me this 8 day of Dec, 19 88.

My Commission expires: 1-30, 1992

Notary Public L. M. Beery
9054 So. Perry St. Morrison Co 80465

FORM TO BE MADE OUT IN QUADRUPPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

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

PERMIT APPLICATION FORM

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

RECEIVED

NOV - 7 1988

**WATER RESOURCES
 DIVISION
 DENVER, COLORADO**

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

() REPLACEMENT FOR NO. 032472
 () OTHER NWXRDR
 WATER COURT CASE NO. TTI

11-07-88 3:17 P
 60.00
 60.00

CHEQUE 60.00

(1) APPLICANT - mailing address

NAME Fr. Roger W. Morrison
 STREET 6673 W. Chatfield Ave.
 CITY Littleton, CO 80123
 (State) (Zip)
 TELEPHONE NO. 973-2716

(2) LOCATION OF PROPOSED WELL

County Jefferson
 NE 6 % of the SW 70 % Section 23
 Twp. 6 S Rng. 70 W 6th P.M.
 (N.S) (E.W)

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15
 Average annual amount of ground water to be appropriated (acre-feet): 1
 Number of acres to be irrigated: small lawn & garden less than 1/3
 Proposed total depth (feet): 300'
 Aquifer ground water is to be obtained from: granite

Owner's well designation _____

GROUND WATER TO BE USED FOR:

() HOUSEHOLD USE ONLY - no irrigation (0)
 (X) DOMESTIC (1) () INDUSTRIAL (5)
 () LIVESTOCK (2) () IRRIGATION (6)
 () COMMERCIAL (4) () MUNICIPAL (8)
 () OTHER (9) _____

DETAIL THE USE ON BACK IN (11)

(4) DRILLER

Name Aspen Drilling Co., inc.
 Street 9054 So. Hwy 285
 City Morrison, Colo. 80465
 (State) (Zip)
 Telephone No. 697-8335 Lic. No. 949

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 94046 CL-1 944046

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.

ISSUANCE OF THIS PERMIT DOES NOT CONFER A DECREED WATER RIGHT

1) APPROVED PURSUANT TO CRS 37-92-602(3)(b)(II) (A) AS THE ONLY WELL ON A TRACT OF LAND OF 40.65 ACRES DESCRIBED AS THE NE 1/4 OF THE SW 1/4 OF SECTION 23, T6S, R70W OF THE 6TH P.M., JEFFERSON COUNTY.

2) THE USE OF GROUND WATER FROM THIS WELL IS LIMITED TO FIRE PROTECTION, ORDINARY HOUSEHOLD PURPOSES INSIDE ONE SINGLE FAMILY DWELLING, THE IRRIGATION OF NOT MORE THAN ONE ACRE OF HOME GARDENS AND LAWNS, AND THE WATERING OF DOMESTIC ANIMALS.

3) THE RETURN FLOW FROM THE USE OF THE WELL MUST BE THROUGH AN INDIVIDUAL WASTEWATER DISPOSAL SYSTEM OF THE NON-EVAPORATIVE TYPE WHERE THE WATER IS RETURNED TO THE SAME STREAM SYSTEM IN WHICH THE WELL IS LOCATED. mwp 11-16-88

APPLICATION APPROVED

PERMIT NUMBER 152928

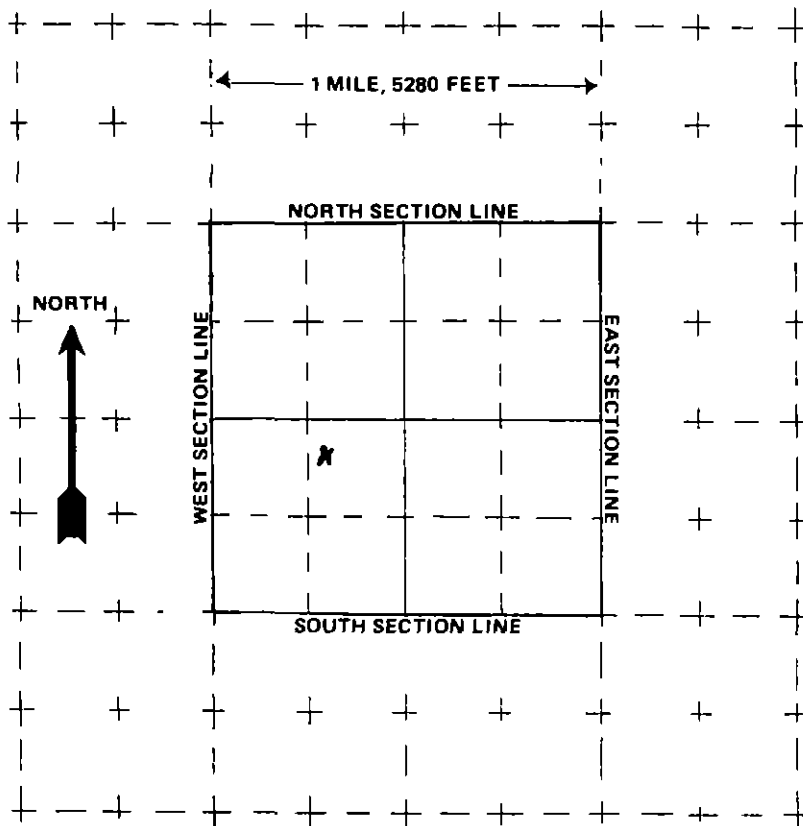
DATE ISSUED NOV 17 1988

EXPIRATION DATE NOV 17 1990

John A. Davidson
 (STATE ENGINEER)

BY [Signature]
 OF 140
 I.D. 1 8 COUNTY 30

(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.

1600 ft. from South sec. line (north or south)

1500 ft. from SECTION sec. line (east or west)

LOT 0000 - 000 BLOCK 1 FILING # 11111

SUBDIVISION SECTION 23, TWP. 6 S., R. 70 W.

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

No. of acres 40.650 Will this be the only well on this tract? yes

(8) **PROPOSED CASING PROGRAM**

Plain Casing

6 5/8 in. from 0 ft. to 20 ft.

4 1/2 in. from 10 ft. to 100 ft.

Perforated casing

4 1/2 in. from 100 ft. to 300 ft.

in. from ft. to ft.

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

N/A

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

Owner(s): FR. Roger W. Mollison No. of acres: 40.650

Legal description: NW 1/4 of the SW 1/4, Sec. 23, Twp. 6 So., Rng. 70 W @ 6th P.M.

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

Domestic

engineered leachfield

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

Type or right
none

Used for (purpose)

Description of land on which used

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

FR. Roger W. Mollison
SIGNATURE OF APPLICANT(S)

JEFFERSON

COUNTY COLORADO

Planning & Zoning Division

WELL WATER SUPPLY REPORT SUMMARY

Case Number

22-124564PA

ODP/Subdivision Name

NA

Complies with MGWOD? ☐ Yes ☐ No ☒ NA

Standards referenced below are based on Section 21 (Water Supply) of the Land Development Regulation

Potability Data: Bacteriological Test & Chemical Analyses (to be completed by Applicant)

Water Quality Parameter	Standard	Result	Exceeds	Water Quality Parameter	Standard	Result	Exceeds
Standard Bacteria <i>Total Coliform Present/Absent Test</i>	Absent			Lindane (g-BHC)	0.0002 mg/L		
2,4,5-TP (Silvex)	0.05 mg/L			Magnesium	100 mg/L		
2,4-D	0.07 mg/L			Manganese	0.05 mg/L		
Ammonia as N	1.5 mg/L			Mercury	0.002 mg/L		
Arsenic	0.05 mg/L			Methoxychlor	0.04 mg/L		
Barium	2.0 mg/L			Molybdenum	0.04 mg/L		
Boron	0.6-1.0 mg/L			Nitrate	10.0 mg/L		
Cadmium	0.005 mg/L			Phosphate as P	25-100 ug/L		
Calcium as CaCO ₃	75 mg/L			Radium 226	3 pCi/L		
Chloride	250 mg/L			Selenium	0.05 mg/L		
Chromium	0.1 mg/L			Silver	0.10 mg/L		
Color	15 Color Units			Sodium	20 mg/L		
Copper	1.3 mg/L			Specific Conductance	50-500 micromhos/cm		
Dissolved Solids	500 mg/L			Sulfate	250 mg/L		
Endrin	0.002 mg/L			Total hardness of CaCO ₃	80-100 mg/L		
Fluoride	4.0 mg/L			Toxaphene	0.003 mg/L		
Gross Alpha	15 pCi/L			Turbidity	0.5-5.0 NTU		
Iron	0.3 mg/L			Zinc	5.0 mg/L		
Lead	0.015 mg/L						

Representative Test Well Data (to be completed by Applicant)Depth of well(s): 305
(feet)

Well Permit Number: 152928

Location of well(s): SW

Quarter of Section 23, T 6 S, R 70 W of the 6th PM

Distances From Section Lines: 1,600 feet from the S section line and 1,500 feet from the W section line

Latitude: 39.510 Longitude: 105.190
use decimal format use decimal formatFormat must be UTM, Units must be Feet, Datum must be NAD83,
Unit must be set to true N, Zone 13Pumping rate(s): 2.50
gallons per min. (gpm)Duration of pump test(s): 4.0
(hours)

Date of test(s): 12-8-88

Statements Regarding Well Water Supply *(to be completed by Applicant)*

The expected water requirements of the subdivision at full build-out including the various water uses to be permitted:	330 gpd
The estimated consumptive use of water by the subdivision:	58,200 gal./yr.
The source of water for the subdivision and the dependability of this source:	source: well water well has been operational and in use since 1988
Evidence of ownership or right of acquisition of or use of existing and proposed water rights:	See well permit attached from previous owner
An evaluation of the potential for material injury to existing water rights as a result of the subdivision, including the cumulative effect of on-lot wells:	no other wells on 40 acre site. nearest adjacent property well is .4 mi. away
Historic use and estimated yield of claimed water rights:	unavailable
Amenability of existing water rights to a change in use:	current use is a hermitage. no change in use requested
Type of sewage disposal system proposed:	new septic tank and leech field

Aquifer Test Report (if required) *(to be completed by Applicant)*

Aquifer Test: Demonstrate the aquifer's ability to yield withdrawal rates that would satisfy the proposed uses.	water pump test performed at time of drilling. See well installation report attached.
All existing wells within 600 feet of test wells monitored during the aquifer test.	no other wells within 600 ft. of existing test well
Production well(s) and observation well(s), if any, monitored for at least 24-hours after pumping stops or until 90% recovery has occurred.	
An evaluation of the adequacy of the water supply for the proposed uses.	See attached existing and anticipated water usages for existing well

Report and Plan Preparation *(to be completed by Applicant)*

Name and date of either a professional Geologist or Colorado professional engineer, qualified in the field of water resource engineering, who prepared report:	
List of references and other supportive data:	<i>Please Attach List</i>

Comments *(to be completed by Jefferson County Staff)*

Waivers requested? If so, provide rationale and Case Number.	
Miscellaneous Comments	



F. Daniel Muldoon
4484 S. Routt St.
Littleton, CO 80127

720-320-3297
fdmuldoon@comcast.net

July 21, 2023

Colorado Div. of Water Resources
1313 Sherman St. Rm. 821
Denver, CO. 80203

Re: Congregation of St. John Special Use application
Case no. 23-103849SU

Attn: Ms. Sarah Brucker

Dear Ms. Brucker,

I am replying to your recent comments regarding the Special Use application for 10537 S. Deer Creek Rd. Thank you for your comments. Attached with this letter are the revised forms GWS-45 and GWS-57.

As a retreat center the number of people using the facilities varies widely from month to month depending on time of year. For this reason I have attached the 2022 guest list which itemizes the number of guest visits per month. I have used this list in calculating the projected no. of future guests on a daily basis and to estimate the projected yearly water usage.

Existing guest days/yr.: $937 \times 50 \text{ gpd} = 46,850 \text{ gal./yr.}$
Director days/yr.: $341 \times 80 \text{ gpd} = 27,280 \text{ gal./yr.}$
New guest days/yr.: $240 \times 50 \text{ gpd} = 12,000 \text{ gal./yr.}$ (20 guests/mo. \times 12 mo's./yr.)
Total yearly water usage: 86,130 gal./yr.

My calculations indicate that we are below the allowed yearly water usage of 108,000 gal./yr. for a Commercial exempt well permit.

Please notify Ms. Allie McGahee and myself with any additional comments or questions.

Thank you.

Dan Muldoon
Muldoon Architects

Cc: Mr. Javier Vargas-Johnson Javier.vargasjohnson@state.co.us
Cc: Fr. Francis RCH director fcj@communityofstjohn.com
Cc: Allie McGahee almcgahe@jeffco.us

COLORADO DIVISION OF WATER RESOURCES DEPARTMENT OF NATURAL RESOURCES 1313 SHERMAN ST, RM 821, DENVER, CO 80203 Main: (303) 866-3581 dwrpermitsonline@state.co.us		<div style="border: 1px solid black; padding: 2px;">Office Use Only</div> <div style="border: 1px solid black; padding: 2px; text-align: right;">Form GWS-45 (01/2020)</div>	
GENERAL PURPOSE Water Well Permit Application Review instructions on reverse side prior to completing form. The form must be computer generated, typed or in black or blue ink.		6. Use Of Well (check applicable boxes) Attach a detailed description of uses applied for. <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Industrial <input type="checkbox"/> Municipal <input type="checkbox"/> Irrigation <input checked="" type="checkbox"/> Commercial </div> <div> <input type="checkbox"/> Dewatering System <input type="checkbox"/> Geothermal (production or reinjection) <input type="checkbox"/> Other (describe): _____ </div> </div>	
1. Applicant Information Name of applicant Dan Muldoon (agent) for Congregation of St. John Inc. <hr/> Mailing address 10537 S. Deer Creek Rd. <div style="display: flex; justify-content: space-between;"> <div>City Littleton</div> <div>State CO</div> <div>Zip code 80127</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Telephone # (area code & number) 720-320-3297</div> <div>E-mail (online filing required) fdmuldoon@comcast.net</div> </div>		7. Well Data (proposed) <div style="display: flex; justify-content: space-between;"> <div>Maximum pumping rate 15 gpm</div> <div>Annual amount to be withdrawn 1/3 acre-feet</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Total depth 300 feet</div> <div>Aquifer Granite basin</div> </div>	
2. Type Of Application (check applicable boxes) <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Construct new well <input type="checkbox"/> Replace existing well <input type="checkbox"/> Change source (aquifer) <input type="checkbox"/> COGCC Well </div> <div> <input checked="" type="checkbox"/> Use existing well <input type="checkbox"/> Change or increase use <input type="checkbox"/> Reapplication (expired permit) <input type="checkbox"/> Other: _____ </div> </div>		8. Land On Which Ground Water Will Be Used Legal Description of Land (may be provided as an attachment): NE 1/4, SW 1/4, SEC 23, T6S, R70W Jefferson County, State of Colorado <hr/> (If used for crop irrigation, attach a scaled map that shows irrigated area.) <div style="display: flex; justify-content: space-between;"> <div>A. # Acres 40</div> <div>B. Owner Congregation of St. John Inc.</div> </div> <div>C. List any other wells or water rights used on this land:</div>	
3. Refer To (if applicable) <div style="display: flex; justify-content: space-between;"> <div>Well permit # 152928</div> <div>Water Court case #</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Designated Basin Determination # Granite basin</div> <div>Well name or #</div> </div>		9. Proposed Well Driller License # (optional): 10. Sign or Entered Name Of Applicant(s) Or Authorized Agent The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge. <div style="display: flex; justify-content: space-between;"> <div>Sign or enter name(s) of person(s) submitting application Dan Muldoon Muldoon Architects LLC</div> <div>Date (mm/dd/yyyy) 06/29/2023</div> </div> <div style="border: 1px solid black; padding: 5px;"> If signing print name and title <i>Dan Muldoon</i> </div>	
4. Location Of Proposed Well County Jefferson <div style="display: flex; justify-content: space-between;"> <div>Section 23</div> <div>Township 6</div> <div>Range 70</div> <div>Principal Meridian 6th</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Distance of well from section lines (section lines are typically not property lines) 1600 Ft. from <input type="checkbox"/> N <input checked="" type="checkbox"/> S</div> <div>1500 Ft. from <input type="checkbox"/> E <input checked="" type="checkbox"/> W</div> </div> <div style="display: flex; justify-content: space-between;"> <div>For replacement wells only – distance and direction from old well to new well feet</div> <div>direction</div> </div> <div>Well location address (Include City, State, Zip) <input checked="" type="checkbox"/> Check if well address is same as in Item 1.</div> <div style="border: 1px solid black; padding: 5px;"> Optional: GPS well location information in UTM format You must check GPS unit for required settings as follows: <div style="display: flex; justify-content: space-between;"> <div> Format must be UTM <input type="checkbox"/> Zone 12 or <input checked="" type="checkbox"/> Zone 13 Units must be Meters Datum must be NAD83 Unit must be set to true north Was GPS unit checked for above? <input type="checkbox"/> YES </div> <div> Easting _____ Northing _____ Remember to set Datum to NAD83 </div> </div> </div>		Office Use Only <div style="display: flex; justify-content: space-between;"> <div>USGS map name</div> <div>DWR map no.</div> <div>Surface elev.</div> </div> <div style="border: 1px solid black; height: 150px; margin-top: 10px;"> Receipt area only </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> AQUAMAP WE WR CWCB TOPO MYLAR SB5 </div> <div> DIV _____ WD _____ BA _____ MD _____ </div> </div>	
5. Parcel On Which Well Will Be Located (PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL) A. Legal Description (may be provided as an attachment): NE 1/4, SW 1/4, SEC 23, T6S, R70W <hr/> <div style="display: flex; justify-content: space-between;"> <div>B. # of acres in parcel 40</div> <div>C. Owner Congregation of St. John Inc.</div> </div> <div>D. Will this be the only well on this parcel? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no list other wells)</div> <div>E. State Parcel ID# (optional):</div>			

GENERAL PURPOSE WELL PERMIT APPLICATION INSTRUCTIONS

Applications must be computer generated on-line, typewritten or printed in BLACK or BLUE INK. ALL ITEMS in the application must be completed. Incomplete applications may be returned to the applicant for more information. Applications are evaluated in chronological order. Please allow approximately six weeks for processing. This form may be reproduced by photocopying or computer generation. Reproductions must retain margins and print quality of the original form. If filing online see online filing instructions! You may also save, print, scan and email the completed form to: dwrpermitsonline@state.co.us For further information please visit dwr.colorado.gov

FEES: This application requires a nonrefundable \$100.00 filing fee. Please visit [DWR's Online Form Submittal](#) web page for acceptable payment information or contact DWR at (303) 866-3581.

USES: This form (GWS-45) is to be used to apply for commercial, industrial, municipal, irrigation, feed lot, geothermal (see Geothermal Rules for fee requirements), recovery wells, and other uses not otherwise noted in the following list:

RESIDENTIAL use wells – Use of form GWS-44 is required
LIVESTOCK watering on a farm, ranch, range or pasture (not feedlots) – Use form GWS-44
MONITORING/OBSERVATION wells – Use form GWS-46
GRAVEL PITS – Use form GWS-27
REGISTRATION of an existing well – Use form GWS-12 (must have been in use prior to May 8, 1972)
GEOEXCHANGE SYSTEM LOOP FIELDS – Use form GWS-72
REPLACEMENTS OF WELLS FOR THE ABOVE USES

ITEM INSTRUCTIONS: (numbers correspond with those on the front of this form)

1. The applicant is the entity for whom the permit is to be issued. Provide the applicant name and the mailing address where all correspondence will be sent.
2. Check all boxes that apply.
3. Complete all boxes that apply. If the permit is to be issued pursuant to a water court decree or a Designated Basin determination of water right, the case number or determination number must be indicated. If applying to replace or change the use of an existing well, the permit number of the existing well must be indicated.
4. The county, ¼ of the ¼ section designation, section #, township, range, principal meridian, and distances from section lines for the proposed well must be provided. (An option to providing distances from section lines and the ¼ of the ¼ section designation is to provide an accurate GPS location in UTM format. The required GPS unit settings must be as indicated on this form.) Colorado contains two (2) UTM zones. Zone 13 covers most of Colorado. The boundary between Zone 12 and Zone 13 is the 108th Meridian (longitude). West of the 108th Meridian is UTM Zone 12 and east of the 108th Meridian is UTM Zone 13. The 108th Meridian is approximately 57 miles east of the Colorado-Utah state line. On most GPS units, the UTM zone is given as part of the Easting measurement, e.g. 12T0123456. Check the appropriate box for the zone. Provide the property address of the well location if one exists. If it is the same as the mailing address, check the box next to the well location address.
5. **Please attach a current deed for the subject parcel.** Complete all boxes and provide a complete legal description of the parcel of land on which the well will be located. **If filing online please see online filing instructions for how to submit deed and or legal description attachments.**
6. Check all boxes that apply and attach a detailed description of the uses applied for.
7. Complete all boxes.
8. Complete all boxes and provide a legal description of the land areas on which ground water from the proposed well will be used. If agricultural irrigation is a proposed use, provide a map of the land area with proposed irrigated areas accurately drawn, including section numbers and section lines. A list of all other wells or water rights used on the described land must be provided.
9. The well must be constructed by a Colorado licensed well driller, an authorized individual in accordance with the Water Well Construction Rules, 2 CCR 402-2, or under the "private driller" provision as defined in CRS 37-91-102(12). A listing of licensed well drillers/pump installers is available [here](#).
10. The individual signing the application or entering their name and title must be the applicant or an officer of the corporation/company/agency identified as the applicant or their attorney. An authorized agent may also sign the application, if a letter signed by the applicant or their attorney is submitted with the application authorizing that agent to sign or enter their name on the applicant's behalf. If you filled the form out on-line you may save or print, sign, scan and email the form to the Division of Water Resources. Payment must be received via phone, fax or mail prior to processing the application.

IF YOU HAVE ANY QUESTIONS regarding any item on the application form, please call the Division of Water Resources Ground Water Information Desk (303-866-3587), or the nearest Division of Water Resources Field Office located in Greeley (970-352-8712), Pueblo (719-542-3368), Alamosa (719-589-6683), Montrose (970-249-6622), Glenwood Springs (970-945-5665), Steamboat Springs (970-879-0272), or Durango (970-247-1845), or refer to our web site at dwr.colorado.gov for general information, additional forms, and access to state rules or statutes.

Application Receipt No. _____

Applicant's Name: _____

COMMERCIAL DRINKING AND SANITARY WELL WORKSHEET

Review instructions on reverse side prior to completing form. The form must be completed in black or blue ink or typed.

1. Name and Type of Business: Regina Caeli Hermitage - Religious Retreat Center

2. Is this application for a new well?

☐ Yes

☒ No

If no, is this application for a change of use for an existing well?

☒ Yes Permit Number of well (if applicable) 152928

☐ No For wells used for drinking and sanitary purposes prior to May 8, 1972, a field inspection of the well to verify historical uses may be required. See form [GWS-12 Registration of Existing Well](#) and form [GWS-12A Statement of Historical Use](#) for further information.

3. Is the parcel the well is located on (or will be located on) within the boundaries of a water service area (water district, municipality, water company, etc.) or is water available from another source (such as a well)?

☐ Yes If yes, indicate what this other source is _____

☒ No (name of water district/supplier, or well permit number)

4. Proposed type of disposal system to be used:

☒ Septic tank / absorption leach field

☐ Central System (district name:) _____

☐ Vault (location sewage hauled to:) _____

☐ Other (attach copy of engineering design)

5. Water Demand Calculations (for average factors for water demand see below)

Employees

Number of Employees	X	Number of Gallons per Employee per Day	X	Number of Days Employee Works per Year	=	Gallons per Year
1 director	X	80	X	341**	=	27,280

A

Customers

Number of Customers per Day	X	Number of Gallons per Customer	X	Number of Days Business is Open per Year	=	Gallons per Year
1177 guests/yr.*	X	50	X	guest list attached*	=	58,850

B

Other Uses (Note: No uses outside of the building would be permitted for this type of well.)

Type of Use	X	Gallons per Use per Day	X	Days per Year	=	Gallons per Year
NA	X		X		=	-0-

C

* 2022 existing guests: 937 guests/yr. (see 2022 guest list attached)
new guests (5) cabins: 240 guests/yr.
Total: 1177 guests/yr.

** guest list includes 341 director days

Total amount of water required:

=	Gallons per Year (A + B + C)
=	86,130

For wells used for commercial drinking and sanitary purposes on or after May 8, 1972, the total water demand cannot exceed 108,600 gallons (1/3 of an acre-foot) per year.

For wells used for commercial drinking and sanitary purposes prior to May 8, 1972, the total water demand cannot exceed 325,900 gallons (1 acre-foot) per year.

General Guidelines for Water Demand in Gallons per Day

Day Workers at Offices – 15 gallons/person/day

Food Service Establishments (with toilet and kitchen wastes) – 10 gallons/patron/day

Churches (does not include food service) – 5 gallons/seat/day

Overnight Lodging – 50 gallons/customer/day

On-Site Proprietor of Overnight Lodging (i.e. on-site owner of a Bed & Breakfast) – 80 gallons/person/day

Additional water demand figures may be obtained from a private water consultant or from a technical reference on this subject.

INSTRUCTIONS FOR COMMERCIAL DRINKING AND SANITARY WELLS OUTSIDE A DESIGNATED GROUNDWATER BASIN

For all commercial drinking and sanitary wells:

1. The use of the water diverted is limited to inside drinking and sanitary facilities in an individual commercial business. No uses outside of the building are permitted.
2. The pumping rate shall not exceed 15 gallons per minute.
3. The return flow from the use of the water must be discharged to the same stream system in a location so as to not injure any vested water right.

In addition:

For commercial wells put to beneficial use for drinking and sanitary purposes on or after May 8, 1972 (See State Engineer Policy dated April 9, 1985 for additional information):

4. The proposed well must be the only source of water for the property. No other water supply source or system can be available to serve the property. An affidavit or statement by the applicant affirming this situation must accompany the well permit application. In addition, for property located within the boundaries of a water service area (water district, municipality, water company, etc.), an affidavit or statement from the supplier affirming that the property cannot be or will not be supplied water by that entity, must also be submitted with the well permit application.
5. The well must be the only well on the parcel.
6. The parcel on which the well would be located, must be:
 - a) Thirty-five (35) acres or more in size. A legal description, in the form of a metes and bounds description or a surveyor's map of the parcel must accompany the well permit application.
 - b) If less than 35 acres, the parcel must have been established prior to June 1, 1972 or must be exempt from the definition of a subdivision pursuant to Section 30-28-101 (10)(c) and (d), C.R.S. A copy of a deed describing the parcel and dated before June 1, 1972, or a copy of the signed county resolution exempting the parcel, must accompany the well permit application.

For lots in subdivisions approved on and after June 1, 1972, the recommendations made by this office in the water supply review process will be honored.
7. **The amount of ground water diverted shall not exceed 1/3 acre-foot annually (108,600 gallons). The applicant must support the well permit application with evidence that the proposed use will not create a demand greater than 1/3 acre-foot/year.**
8. The consumptive use of the water shall not exceed 10% of the volume of ground water diverted. An approved septic tank and non-evaporative leach field is an acceptable discharge method. Other types of disposal systems must be evaluated to determine the amount and location of the return flow.
9. **A totalizing flow meter must be installed on the well.** Permanent annual diversion records must be maintained by the well owner and submitted to the Division of Water Resources annually or upon request.
10. Submit this form in conjunction with a general purpose application (form GWS-45).

For existing commercial wells put to beneficial use for drinking and sanitary purposes prior to May 8, 1972 (See State Engineer Policy 90-1, dated January 18, 1990 for additional information):

4. The well must be the only commercial well serving the business.
5. The amount of ground water diverted shall not exceed one (1) acre-foot annually (325,900 gallons). The applicant must support the well permit application with evidence that the proposed use will not create a demand greater than one (1) acre-foot/year.
6. A written field inspection report prepared by personnel from the Division of Water Resources may be required to support the claimed date of first use and type of use. See form GWS-12, *Registration of Existing Well*, and form GWS-12A, *Statement of Historical Use*, for further information.
7. A totalizing flow meter must be installed on the well. Permanent annual diversion records must be maintained by the well owner and submitted to the Division of Water Resources annually or upon request.
8. Submit this form in conjunction with a registration of existing well (form GWS-12 [may also require GWS-12A]).

CONDITIONS VARY STATEWIDE

MEETING THE ABOVE CONDITIONS DOES NOT GUARANTEE THE ISSUANCE OF A PERMIT



November 10, 2023

Fr. Francis of the child Jesus
Regina Caeli Hermitage
10537 S Deer Creek Road
Littleton, Colorado 80127

**RE: Regina Caeli Hermitage / Traffic Generation Analysis
Jefferson County, Colorado**

Dear Fr. Francis,

SM ROCHA, LLC is pleased to provide traffic generation information for the development entitled Regina Caeli Hermitage. This development is located at 10537 S Deer Creek Road in Jefferson County, Colorado

The intent of this analysis is to present traffic volumes likely generated by the proposed development addition and consider potential impacts to the adjacent roadway network.

The following is a summary of analysis results.

Site Description and Access

Land for the development is currently occupied by Regina Caeli Hermitage, a Catholic hermitage and retreat center, and surrounded by a mix of residential and vacant land uses. The proposed development is understood to entail the reconstruction of one existing cabin and the new construction of three 400 square foot cabins, a 50-seat indoor chapel, and an approximate 300 square foot administrator office.

Existing access to the development is provided at the following location: one full-movement access onto Blue Jay Gulch Road (referred to as Site Access).

General site and access locations are shown on Figure 1.

A site plan, as prepared by Muldoon Architects, LLC, is shown on Figure 2. This plan is provided for illustrative purposes only.

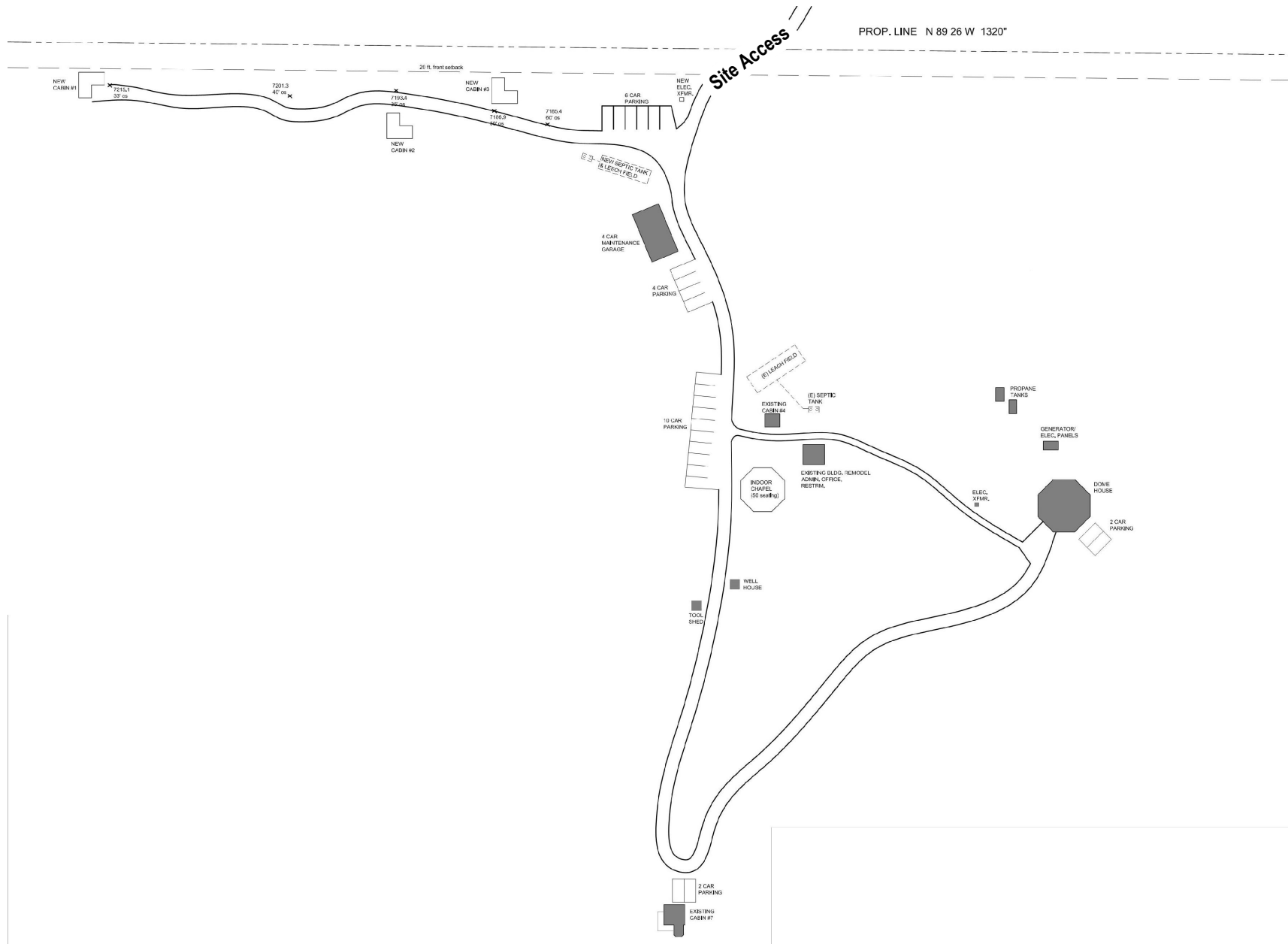


REGINA CAELI HERMITAGE
Traffic Generation Analysis

SM ROCHA, LLC
Traffic and Transportation Consultants



Not to Scale



REGINA CAELI HERMITAGE
Traffic Generation Analysis

SM ROCHA, LLC
Traffic and Transportation Consultants

Figure 2
SITE PLAN

Vehicle Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, were applied to the proposed land use in order to estimate the average daily traffic (ADT) and peak hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination.

Application of ITE's trip generation rates for land use codes 416 (Campground/Recreational Vehicle Park) and 560 (Church) were considered for the proposed development. However, proposed facility operations, as described by the developer, were instead evaluated to estimate average daily and weekday peak hour trip information for the proposed land use.

Summarized facility operation information is as follows:

- Regina Caeli Hermitage
 - Staff – The site will always host one full time resident retreat director.
 - Volunteers – Four volunteer workdays per year with a potential maximum of 30 volunteers to assist with maintenance of the property.
 - Guests – Of the maximum 30 volunteers, 10 overnight guests at any given
 - Church – time. 50-seat maximum indoor chapel for guests and occasional
 - Office – visitors. 300 square foot administrator office.

Using the above information, the number of daily and peak hour trips likely generated by the proposed development were then calculated. It is important to note that this type of development is likely to have a single-occupant vehicle (SOV) rate greater than one. However, information for ride sharing or carpooling was not provided. In order to provide a conservative analysis, an SOV rate was not considered. It is also emphasized that the church and the office are intended to serve as ancillary uses to the development and are not expected to generate any additional trips.

Table 1 summarizes the projected ADT and peak hour traffic volumes likely generated by the additional land use area proposed.

Table 1 – Trip Generation Summary

ITE CODELAND USESIZE			TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
-	Maintenance Volunteers / Overnight Guests	30 ATT	60	3	3	6	4	3	7
-	Resident Retreat Director	1 EMP	2	1	0	1	0	1	1
Total:			62	4	3	7	4	4	8

Key: ATT = Attendees, EMP = Employees.

Note: All data and calculations above are subject to being rounded to nearest value.

As Table 1 shows, the development area has the potential to generate approximately 62 daily trips with 7 of those occurring during the morning peak hour and 8 during the afternoon peak hour.

Adjustments to Trip Generation Rates

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction was taken in this analysis.

Development Impacts

In reference to estimated site trips shown in Table 1, the increase in peak hour traffic volumes anticipated for the proposed development are considered to be minor. These minor volumes are not likely to negatively impact operations of Blue Jay Gulch Road nor other adjacent roadways or intersections.

Conclusion

This analysis assessed traffic generation for the Regina Caeli Hermitage development addition and potential impacts to the adjacent roadway network.

It is our professional opinion that the proposed site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network and existing site access. Analysis of site-generated traffic concludes that proposed development traffic volumes are minor.

We trust that our findings will assist in the planning and approval of the Regina Caeli Hermitage development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC

Traffic and Transportation Consultants



Zac Trotter, EIT
Traffic Engineer



Fred Lantz, PE
Traffic Engineer

REFERRAL COMMENTS



INTER-CANYON FIRE PROTECTION DISTRICT

January 25, 2023

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

**RE: SPECIAL USE PERMIT APPLICATION – REGINA CAELI HERMITAGE – 10537
S. DEER CREEK RD.**

To Whom It May Concern:

F. Daniel Muldoon, with Muldoon Architects, LLC requested a fire protection letter to apply for a special use permit for the above-mentioned property. The scope for the proposed Special Use is to allow the construction of four new prayer cabins (225 sq. ft. ea.) and a 50-seat indoor chapel.

The Inter-Canyon Fire Protection District has reviewed the proposed development information for the above-mentioned project. Below are my comments based on the preliminary information submitted:

1. The property is within the boundaries of the Inter-Canyon Fire Protection District. The Inter-Canyon Fire Protection District will provide emergency services to this property to the best of their ability.
2. Off-site fire apparatus access to the property needs to meet County Standards for the intended use.
3. On-site fire apparatus access roads would be required in accordance with County Standards and the International Fire Code, Section 503.
4. All bridge or culverted crossings need to be designed and built to handle the weight of fire apparatus.
5. The on-site parking lot for the proposed chapel and cabins need to be designed and built to handle fire and EMS apparatus in all weather conditions.
6. Permanent buildings such as the proposed chapel and cabins would need to meet the minimum fire code requirements:
 - a. An approved fire protection water supply capable of providing the required fire flow for fire protection would be required in accordance with the International Fire Code, Section 507.
 - b. Fire sprinkler systems may be required.
 - c. Fire alarm systems may be required.

303-697-4413 Office - 303-697-6770 Fax www.intercanyonfire.org
7939 South Turkey Creek Rd., Morrison, CO 80465



INTER-CANYON FIRE PROTECTION DISTRICT

These comments are based on currently available information. If plans or conditions change in the future, there may be additional requirements. A more detailed plan review would be conducted as more details become available.

Please contact me by email at rparker@elkcreekfire.org if I can be of further assistance.

Sincerely,

Roger Parker
Fire Marshal
Elk Creek Fire Protection District
Under Contract with Inter-Canyon Fire Protection District

MEMO

TO: Allie McGahee
Jefferson County Planning and Zoning Division

FROM: Mary Sloan
Jefferson County Environmental Health Services Division

DATE: June 15, 2023

SUBJECT: Case #23-103849 SU
Dan Muldoon
10537 S Deer Creek Rd

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

PROPOSAL SUMMARY

Special Use to allow religious assembly retreat area including a chapel, cabins, office, and related uses.

COMMENTS

Jefferson County Public Health (JCPH) has reviewed the documents submitted by the applicant for this special use process and has the following comments:

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

SPECIAL USE (Private Well & OWTS)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	06/15/2023	Submit an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22. B.2	Wastewater
✓	06/15/2023	Submit a detailed plan view map drawn to scale with the location of all the onsite wastewater treatment system components for the existing OWTS , all structures, roads, driveways, significant features, and any existing wells , along with the proposed lot lines to verify that the existing onsite wastewater treatment system is located on one lot and meets minimum setback requirements from all proposed property lines.	Wastewater

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	06/15/2023	Obtain a letter or email from Mitchell Brown at mlbrown@jeffco.us or at 303.271.5767 that the proposed additional buildings will or will not meet Policy 6.	Wastewater
✓	06/15/2023	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment

WATER SUPPLY (LDR 21)

Proof of Water

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

LDR Section 21 B.2.a.(1)(a)(a-2) states if a subsequent Plat, Site Development Plan, Minor Adjustment or Exemption process is required after the Rezoning or Special Use process, a letter shall be submitted describing the plan for obtaining legal rights to the water supply in lieu of the above requirement. (orig. 4-30-13; am. 7-17-18)

Non-Community Water Supply

If the well(s) will serve as a drinking water supply for at least 25 of the same people for at least six months per year and is not a community water system then the water supply would meet the definition of a non-transient, non-community water system as defined in the Colorado Primary Drinking Water Regulations. If the onsite well will be used in this manner, please contact the Water Quality Control Division, CDPHE at 303.692.3500.

If the well(s) will serve as a drinking water supply that serves a population of at least 25 people per day for at least 60 days per year and is not a non-transient, non-community water system or a community water system then the water supply would meet the definition of a transient, non-community water system as defined in the Colorado Primary Drinking Water Regulations. If the onsite well will be used in this manner, please contact the Water Quality Control Division, CDPHE at 303.692.3500.

Water Dependability

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

WASTEWATER (LDR 22)

Jefferson County Public reviewed the completed Form 6001 dated April 17, 2023. The completed form does meet the requirements. Mitch Brown did confirm on April 5th through email that the proposal does meet the regulatory requirements in regard to Policy 6.

OWTS Records

10537 S Deer Creek Road

Jefferson County Public Health has records of the existing onsite wastewater treatment system that was installed in 1989 to serve a 4-bedroom single family dwelling at 10537 South Deer Creek Road (Permit #04-101309 OW).

An engineer report dated April 15, 2023 provided by 285 Engineering stating that an additional septic system needs to be installed to serve the proposed uses. The current system is designed to serve 900 gallons per day. The engineer provided a table that demonstrates the daily flows for the existing system

Structure Type	Existing Usage	Regulatory Flows
Dome House	5 Bedrooms	600 GPD
Cabin #7 (Tiny Home)	1 Bedroom x 1 Person	75 GPD
Administration Building	1 Office Employee	15 GPD
		Total = 690 GPD

The engineer also provided a table that demonstrates the daily flow for the additional uses.

Structure Type	Existing Usage	Regulatory Flows
Indoor Chapel	50 Seats x 5 GPD per Person	250 GPD
Cabin #1	1 Bedroom x 1 Person	75 GPD
Cabin #2	1 Bedroom x 1 Person	75 GPD
Cabin #3	1 Bedroom x 1 Person	75 GPD
Cabin #4	1 Bedroom x 1 Person	75 GPD
Cabin #5	1 Bedroom x 1 Person	75 GPD
Cabin #6	1 Bedroom x 1 Person	75 GPD
Maintenance Garage	1 Lavatory x 1 Person	8.4 GPD
		Total = 708.4 GPD

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

ENVIRONMENTAL ASSESSMENT (LDR 31)

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

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.



COLORADO
Division of Water Resources
Department of Natural Resources

July 26, 2023

Allie McGahee
Jefferson County Planning and Zoning
Transmission via email: almcgahe@jeffco.us

Re: Congregation of St. John Special Use Update
Case No. 23-103849SU
NE ¼ of the SW ¼, Section 23, Township 6 South, Range 70 West, 6th P.M.
Water Division 1, Water District 8

Dear Ms. McGahee,

This office previously provided comments regarding the above-referenced application for Special Use to allow use of a 40-acre property for a religious assembly retreat area in a letter dated June 22, 2023. The applicant provided additional information to this office in a letter dated July 21, 2023, and requested that our office provide updated comments based on the additional information. The subject referral does not qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments regarding the proposed water supply. The comments do not state an opinion on the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements, and cannot be used to guarantee the physical availability of water or the issuance of a well permit.

The subject property is 40 acres in size and is currently used for a hermitage and retreat center. Existing buildings on the property include a five-bedroom retreat center, an administrator’s cabin, two prayer cabins, a bath house which is proposed to be remodeled into an admin. office, a well house, tool shed and maintenance garage. The applicant is seeking to further develop the property by constructing four (4) additional overnight prayer cabins and a 50-seat indoor chapel.

The source of water supply is an existing well located on the property, constructed under well permit no. 152928. The use of groundwater from the well under well permit no. 152928 is limited to fire protection, ordinary household purposes inside one single-family dwelling, the irrigation of not more than one acre of home gardens and lawns, and the watering of domestic animals. As currently permitted, the well may not be used to supply water for use by any customers or guests associated with the commercial operations on the property, which include religious operations.

The applicant has submitted an application to re-permit the existing well for commercial exempt use. The use of groundwater from the well under a commercial exempt permit would be limited to indoor use in commercial drinking and sanitary facilities inside a commercial business, with a maximum annual withdrawal of ½ acre-foot (approximately 108,600 gallons). The well would



be required to be equipped with a totalizing flow meter, with readings recorded by the well owner at least annually. Based on a tally of guests during 2022 and the anticipated increase in guests as a result of the proposed improvements, the applicant has estimated that total annual water requirements after development will be approximately 86,130 gallons, which is less than the 108,600 gallons allowed under a commercial exempt well permit. It is therefore anticipated that the existing well will be able to legally supply a sufficient amount of water to meet the water requirements for the planned use of the property after it has been re-permitted as a commercial exempt well. Please note that the commercial exempt well permit will not be issued until after the applicant has received final approval of the proposed rezoning, pursuant to the applicant's request.

The Well Completion and Pump Installation Report by Aspen Drilling Company indicates that the well produced an average of 2.5 gallons per minute over a 4-hour period on December 8, 1988.

Should you or the applicant have any questions regarding this matter, please contact Javier Vargas-Johnson of this office at 303-866-3581 ext. 8227 or javier.vargasjohnson@state.co.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sarah Brucker".

Sarah Brucker, P.E.
Water Resources Engineer

Cc: Owner (Congregation of St. John, fcj@communityofstjohn.com)
Agent (Muldoon Architects LLC, fdmuldoon@comcast.net)
Referral file no. 30801
Well permit file no. 152928

ADDRESSING

MEMO

To: Allie McGahee
FROM: Christine Derby
SUBJECT: 23-103849SU 10537 South Deer Creek Road
DATE: June 8, 2023

Addressing offers the following comments on this proposal:

1. The purpose of this Special Use request is to allow religious assembly retreat area including a chapel, cabins, office, and related uses.
2. Access is from South Deer Creek Road.
3. There is a valid existing address, 10537 South Deer Creek Road in the addressing database. The address will not change with this Special Use request.

Please let me know if you have any questions.

Allie McGahee

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Friday, June 16, 2023 1:37 PM
To: Allie McGahee
Subject: --{EXTERNAL}-- RE: 23-103849SU FIRST ELECTRONIC REFERRAL FOR SPECIAL USE

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Dear Ms. McGahee

CORE Electric Cooperative approves the Special Use.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop [core.coop].



The Energy to Thrive™

[core.coop]



[\[core.coop\]](http://core.coop) [\[twitter.com\]](https://twitter.com) [\[facebook.com\]](https://facebook.com) [\[instagram.com\]](https://instagram.com) [\[linkedin.com\]](https://linkedin.com)

From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Wednesday, June 7, 2023 2:24 PM
Subject: 23-103849SU FIRST ELECTRONIC REFERRAL FOR SPECIAL USE

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, June 6, 2023 3:55 PM
To: Allie McGahee
Cc: Elizabeth Stoner
Subject: 23 103849 SU - Agency Response

Case Number: 23 103849 SU

Case Type: Special Use

Case Name: 10537 S Deer Creek Road

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 06/27/2023

Reviewer: Elizabeth Stoner

Description: Request to allow for replacement of existing cabins, additional cabins and church buildings



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

June 27, 2023

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

Attn: Allie McGahee

Re: Congregation of St. John, Case # 23-103849SU

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the special use for **Congregation of St. John** and has **no apparent conflict**.

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

Allie McGahee

From: Vargas-Johnson - DNR, Javier <javier.vargasjohnson@state.co.us>
Sent: Friday, August 18, 2023 1:03 PM
To: Allie McGahee
Subject: --{EXTERNAL}-- 23-103849SU SECOND ELECTRONIC REFERRAL FOR SPECIAL USE

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Report Suspicious

Ms. McGahee,

The Colorado Division of Water Resources has reviewed the documents for the 2nd referral of the Special Use application for a religious assembly retreat. Our office has no new comments, please refer to our revised letter dated July 26, 2023.

Please let me know if you have any questions.

Javier Vargas-Johnson
Water Resources Engineer



P 303.866.3581x8227

1313 Sherman St., Suite 821 Denver CO 80203

javier.vargasjohnson@state.co.us | www.colorado.gov/water [colorado.gov]

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Monday, November 27, 2023 3:59 PM
To: Allie McGahee
Cc: Lindsay Townsend
Subject: 23 103849 SU - Agency Response

Case Number: 23 103849 SU

Case Type: Special Use

Case Name: 10537 S Deer Creek Road

Review: Transportation and Engineering

Results: Comments Sent (no further review)

Review Comments:

Scheduled End Date: 29-NOV-23

Reviewer: Lindsay Townsend

Description: Special Use to allow religious assembly retreat area including a chapel, cabins, office, and related uses.

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Friday, December 15, 2023 8:53 AM
To: Allie McGahee
Cc: Heather Gutherless
Subject: 23 103849 SU - Agency Response

Case Number: 23 103849 SU

Case Type: Special Use

Case Name: 10537 S Deer Creek Road

Review: Long Range

Results: Comments Sent (no further review)

Review Comments: All previous comments have been addressed.

Scheduled End Date: 12-DEC-23

Reviewer: Heather Gutherless

Description: Special Use to allow religious assembly retreat area including a chapel, cabins, office, and related uses.

COMMUNITY MEETING SUMMARY

COMMUNITY MEETING SUMMARY

Case Number

22-131949 CMT

Meeting Date

1/5/2023

Approx. # of Citizens

7

Signed in

10

Meeting Location

Virtual CMT - Zoom

Subject Property

10537 S Deer Creek Road

Property Owner

Congregation of Saint John

Applicant/Representative

Dan Muldoon, Dave Lowrey, Deacon Hoffman

Summary of the Applicant's Presentation

Community Meeting to discuss Rezoning to add cabins and modify dome house and chapel space.

New leech field to be installed. They would like to enclose the existing outdoor chapel and add an small office building.

Deacon has lived on the property for last 4 years as a steward of the land, a decision was made to open the site to other churches to use the property to be able to sustain the site and have income to support the site post COVID.

The cabins will be rebuilt due to disrepair and safety, the 3 new cabins will replace what was already there when previous father lived there.

Information Presented/Format of the Meeting

General plan/outline of the background of the property uses and the intent to modify existing structures and the addition of new cabin structures.

Overall Impression/Tone of Meeting

Curious, one neighbor seemed very concerned and had opposition.

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

Neighbor 1 - concerned about increased traffic/visitors on Blue Jay and to the site, water use, and sewer impacts. Lives down hill. Expressed worry that they are asking for too many cabins and will continue to add on cabins in subsequent phases. Deacon explained that in the winter guests will be very limited and most traffic is in summer and weekends, he anticipates only an addition of 3 people a day on the weekend. He stated that it will only be 5 total cabins and he thinks its needs to be done all at one time rather than update one cabin at a time.

Neighbor 2 - concerned about traffic/speeding drivers/peace tranquility of the nature being disturbed, asked about the capacity difference.

Deacon expressed that currently 2 cabins are functional, that 1 will be removed and 3 added, and that the cabins are single occ w a total of 4 single people. Dome can hold 20 people but has only had 14-15 max of people staying to date, indicating that the most has been when addtl staff is included and events occasionally. Last summer they had guests every weekend, and all were members of the church or off-set people related to the catholic church. He stated that they are willing to make improvements at the intersection that is dangerous if necessary.

Neighbor 1 - expressed concerned about site sustain-ability and the basis of a donation based organization if it is a non-profit. She thought that the cabins were a hermitage and not a money-generator.

Deacon stated that he is determined to keep the site a natural, peaceful site to share with members of the church and interested related organizations.

Neighbor 1 and the applicant team discussed the road/access easement currently used to the south, there was expressed concern about the traffic and discussion around the owner giving a legal easement to the church for access.

PUBLIC / HOA COMMENTS

Case Number 23-103849SU

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

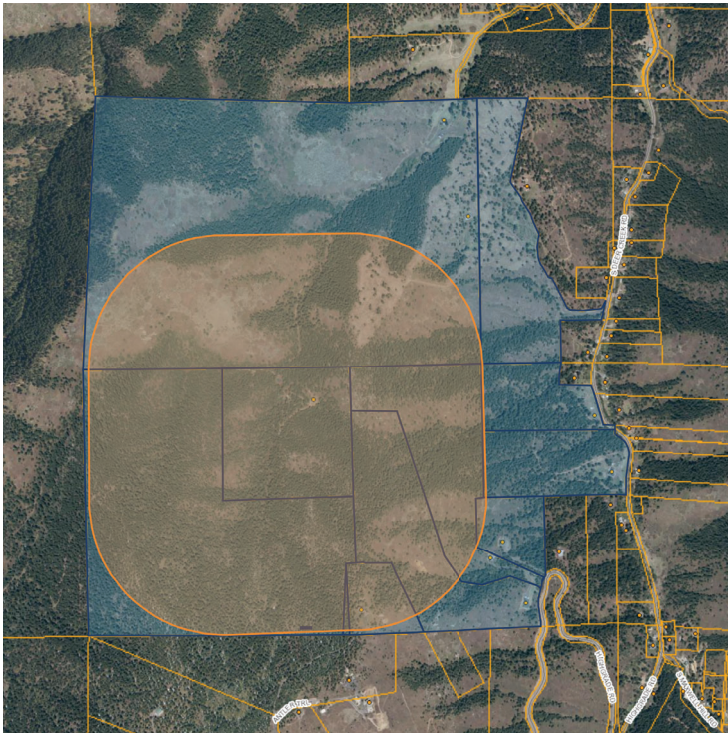
1. Notification of this proposed development was mailed to property owners within a 1/4 mile radius of the site and Registered Associations located within a two mile radius of the site.

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

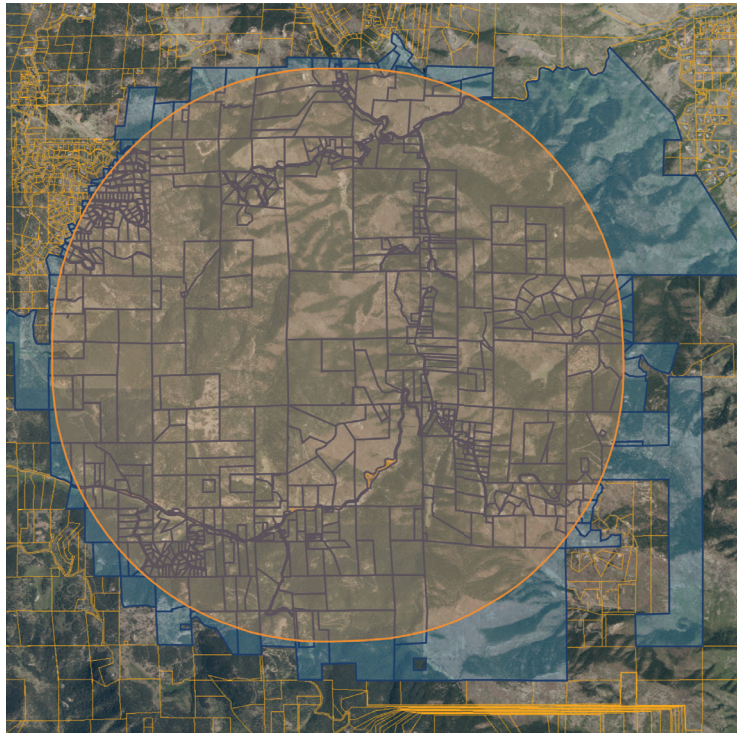
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission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



No public comments were received as of May 1, 2024.

Staff Report Summary

Case Number:
23-138785RZ

Summary of Process

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

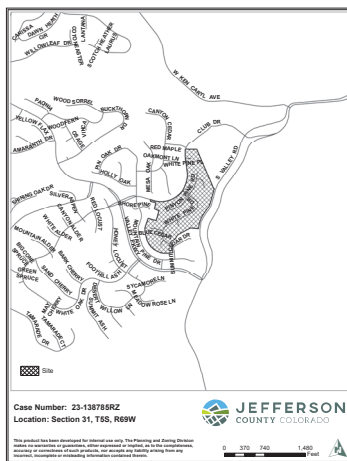
Case Summary

To rezone from Planned Development (PD) to a new Planned Development to allow a zero foot rear setback

Purpose The Enclave Ken Caryl Ranch the Valley ODP		Alexander Fowlkes		January 23rd, 2024	
Case Name		Case Manager		Formal Submittal Date	
N/A	December 18th 2023	May 8th, 2024	June 11th, 2024	Building Permit	
Pre-Application Date	Community Meeting Date	PC Hearing Date	BCC Hearing Date	Next Process	
Arnold Ray	See Owner List				
Applicant/Representative, check if same as owner: <input checked="" type="checkbox"/>		Owner			
See Owner/Property List	Littleton	80127	TBD	31	5 69
Property Address	City	Zip	Area ≈	Section	Township Range
West of Intersection of Ken Caryl Ave & C-470					
Pin	General Location				

Land Use and Zoning

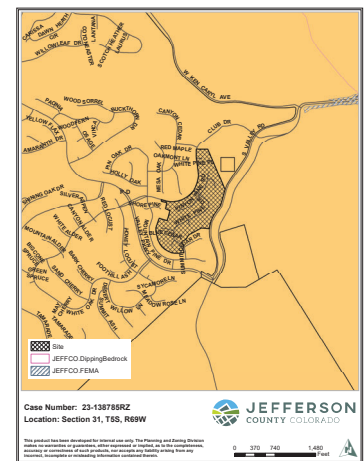
Vicinity



Detail



Surrounding Zoning



Existing Land Use: Residential	Existing Zoning: PD	CMP Recommended Land Use: Ken Caryl Subarea	Requested Zoning: PD
------------------------------------------	-------------------------------	-------------------------------------------------------	--------------------------------

Plan Area: South Plains **Number of citizens at Community Meetings:** 30

PC Recommendations: **Level of Community Interest:** Low

Key Issues: None

Criteria for Rezoning:

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

✓	○	✗
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STAFF REPORT

1. SUBJECT REQUEST

The applicants are requesting to Rezone from the existing PD governed by Ken Caryl Ranch The Valley Official Development Plan (ODP) to a new Planned Development (PD) to modify the rear setbacks for properties represented by the Enclave HOA (the "Enclave"). This request encompasses 90 residential properties and 7 HOA owned common area parcels within the Ken Caryl Ranch The Valley Filing No.3 Phase I & II. This proposal would reduce the required rear setback to zero feet for the properties included in this Rezoning. The Property is currently zoned PD and falls within a Mixed Use (MU) area of the Ken Caryl Ranch The Valley ODP. If this case should be approved, all other uses and standards of the Ken Caryl Ranch The Valley ODP will remain the same and continue to apply to the subject properties.



Figure 1 Subject Property Boundaries (Approximate)

2. CONTEXT

The subject properties are located in the Ken Caryl Ranch Valley area, southwest of the intersection of State Hwy C-470 and West Ken Caryl Ave. The subject properties have been developed with Two-Family Dwelling Units. The Jefferson County Zoning Resolution defines a Two-Family Dwelling Unit as “A single-family attached unit constructed as a pair of attached units in which each unit is located on a separate parcel, lot, or tract of land, and each unit is designed for occupancy by not more than 1 family from month to month or for a term longer than 1 month.”

The subject properties were Rezoned in 1982 to allow for a mix of uses across the Ken Caryl Ranch Valley Area, such as Single Family, Duplexes, Commercial, and Open Space (as defined in the ODP, not County Open Space). The reason for this proposal to eliminate the required rear setback is that there are numerous properties within the Enclave boundaries that have since been developed with decks or other accessory structures that do not conform to the 5 ft required rear setback. This has become an issue for certain properties with outdoor decks attached to the home that extend into the required rear setback. Based on the current zoning, this results in a non-conforming use and restricts the issuance of other permits without the applicant first receiving a Variance or some other form of relief under the County’s regulations. Should this Rezoning be approved, the majority of properties within the Enclave boundaries will conform with the zoning setback requirements. There may be some instances of structures extending beyond property lines, which would still be found out of conformance with the setback requirements. In those instances, a Minor Adjustment would be required to modify the property lines.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Planned Development (PD)	Community Amenities & Open Space
South:	Planned Development (PD)	Single-Family Residential
East:	Planned Development (PD)	Open Space & ROW
West:	Planned Development (PD)	Single-Family Residential

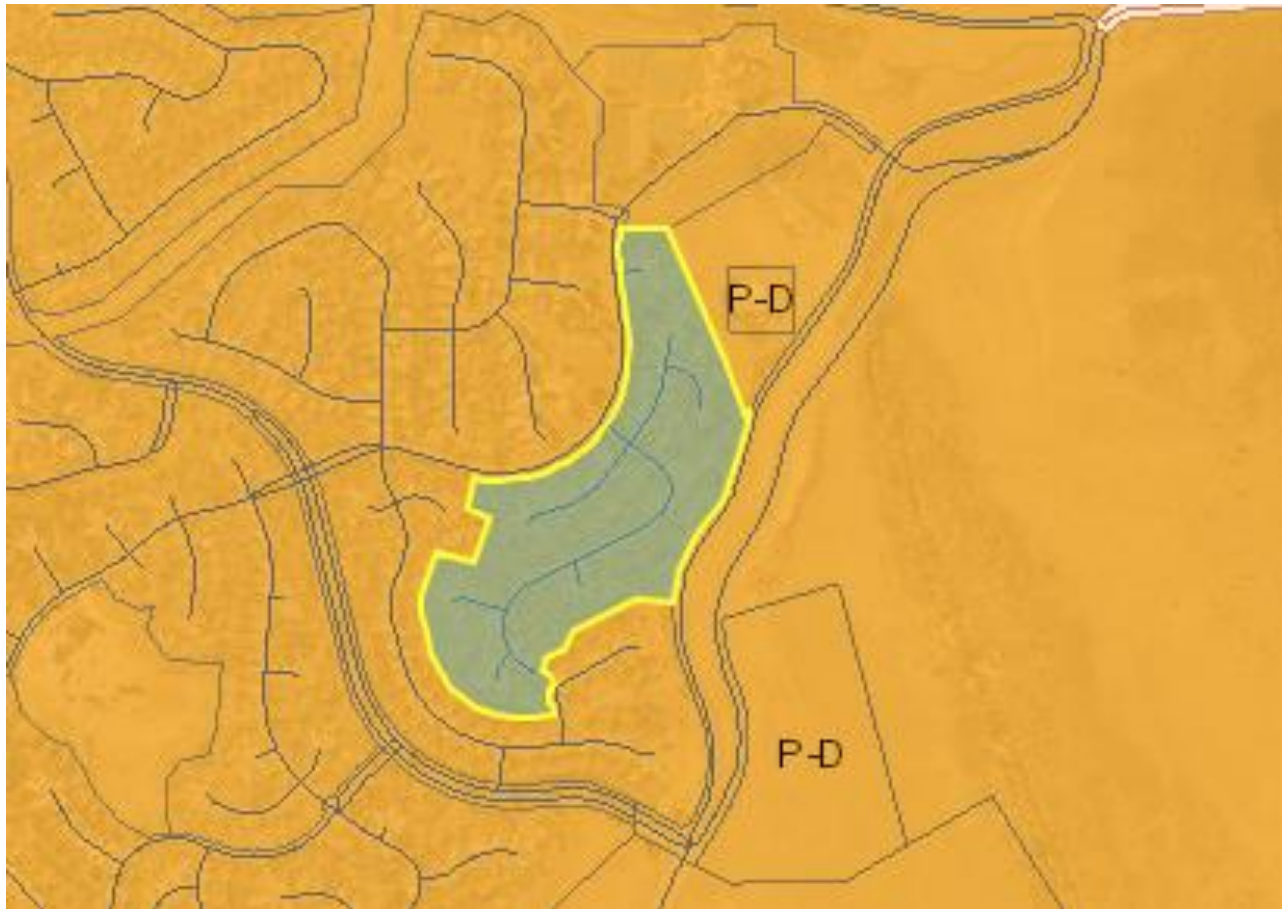


Figure 2 Surrounding Zonings

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning
Zone District	Planned Development (Ken Caryl Ranch The Valley ODP)	Planned Development
Rear Setback	5 Ft	0 Ft

5. TRANSPORTATION

A transportation analysis was not required with this Rezoning application as it will not result in an increase in traffic. The threshold for a transportation analysis is an increase of at least 50 average daily trips. This proposal would not allow any additional development as it is not changing the residential density of the development.

6. CRITERIA FOR DECISIONS FOR REZONING APPLICATIONS

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

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


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

Staff finds that the proposed Rezoning to eliminate the required rear setback of the existing residential land uses is compatible with the existing and allowable residential, open space and community land uses in the surrounding area. The land use for the subject properties is not changing as a result of this request, and the reduced setbacks will not result in any significant impacts to other properties in the surrounding area.

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

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

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

Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	
------------------------------------------	--------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

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

Land Use: This property is located in the South Plains Area, specifically the Ken Caryl Sub area of the Comprehensive Master Plan. The recommended land use is a residential, with a suggestion to maintain or decrease the densities and land uses in effect at the time of Plan adoption. However, the CMP doesn't address the setbacks and this proposal does not increase density, therefore, the proposal fits with the Plan's policies and land use recommendations.

Physical Constraints: There are no concerns over physical restraints as the subject properties do not fall into any geologic hazard districts, there are no floodplains present on the property, and the proposal will not have any added impacts on wildlife or wildfire as this would not allow any further residential development. The subject properties are not within the Wildland Urban Interface Overlay District.

Community Resources: The proposal will not have major impacts to air, light, odor, or noise, and no trails or open space will be impacted by the proposal. Additionally, there are no historic resources identified in the project area.

Infrastructure, Water and Services: Existing infrastructure and services are adequate and available to support the proposed Rezoning. The subject property receives fire protection from West Metro Fire Protection District. Water and sanitation services are provided by Ken Caryl Water and Sanitation District. The Jefferson County Sheriff's Office provides law enforcement to the area.

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

Staff has not identified any unmitigated negative impacts that this request could have on the surrounding area. The approval of this Rezoning would not diminish the character or negatively affect the surrounding area as all of the subject parcels rear property boundaries abut HOA common area. Were these properties to back onto residential uses, this may have effects on those parcels, but the common area will not be affected as a result of this request. Additionally, the HOA has voiced their approval of this proposal, and representatives of the HOA are serving as the Authorized Representatives processing this case on behalf of the homeowners.

d. The availability of infrastructure and services.

As discussed above, the land use will not change as a result of this request. Therefore, infrastructure and services are available and adequate to support this proposal. The property is served by West Metro Fire Protection District, Ken Caryl Water and Sanitation District, and Jefferson County Sheriff's Office.

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

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

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

A Community Meeting was held on December 18th, 2023, and there were approximately 30 people in attendance. There were no concerns raised by the public as the majority of attendants were individuals within the Enclave HOA and therefore involved in the Rezoning.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff received no citizen comments. Several individuals reached out with questions about the Rezoning and were satisfied with the proposal.

10. AGENCY REFERRAL RESPONSES

This application was sent on one referral to 10 Jefferson County Departments & Divisions and 8 external agencies. No Referral agencies expressed concerns about this proposal, and **there are no known outstanding issues with the referral agencies.**

11. NOTIFICATION

Notification of the proposed development was provided in accordance with the Zoning Resolution. Postcards were mailed to all property owners within 500 ft of the subject properties and all registered associations within 1 mile of the subject properties were sent e-mail notifications.

12. POST HEARING REVIEW

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

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

13. SUBSEQUENT PROCESSES

If the Rezoning is approved, prior to construction or alteration of any buildings on the property within the ODP boundary, the applicant will need to apply for a Building Permit. At which time, Planning Staff will review the proposal for conformance with the approved ODP and other applicable sections of the Zoning Resolution.

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

Staff's analysis concludes that the proposed Rezoning will be compatible with the existing and allowable uses in the area, is in in general conformance with the CMP, will not create negative impacts to the surrounding area, will not negatively impact the health, safety, and welfare of residents or landowners in the surrounding area, and infrastructure and services are in place to support the proposed use. This application meets all Rezoning criteria specified in the Zoning Resolution. Staff has no unresolved issues related to this Rezoning application. Based upon this and the findings below, staff recommends APPROVAL of the proposed Rezoning.

FINDINGS:

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

1. The proposed Rezoning to eliminate the rear setback for the existing and allowed residential land uses, is compatible with the existing and allowable residential land, open space and community uses in the surrounding area.
2. The proposal is in general conformance with the Comprehensive Master Plan (CMP). The subject property is within the Suth Plains Area, and Ken Caryl Subarea of the CMP, for which residential land uses are recommended, and setbacks are not addressed by the CMP. All other applicable goals and policies of the CMP have been met.
3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered and no negative impacts were identified.
4. The subject property is served by the West Metro Protection District and the Jefferson County Sheriff's Office for emergency services, and water and sanitation services are provided by Ken Caryl Water and Sanitation District. Existing infrastructure and services are adequate and available to serve the proposed land use.
5. The proposed Rezoning will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

PLANNING COMMISSION ACTION:

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

COMMENTS PREPARED BY:

Alexander Fowlkes

Alexander Fowlkes

Planner

April 18, 2024

PROPOSED ZONING

**The Enclave Ken Caryl Ranch The Valley ODP
Rezoning Case # 24-138785RZ**

A. Intent

The purpose of this Rezoning is to amend the Ken Caryl Ranch Valley ODP to allow for zero-foot setbacks.

B. Written Restrictions

All the uses and standards of the Ken Caryl Ranch the Valley ODP and other applicable sections of the Zoning Resolution shall apply to the properties as shown on the graphic attached hereto as Exhibit A with the following Modification:

Rear-Setback: The minimum rear setback is zero.

APPROVED FOR RECORDING:

This Official Development Plan, titled **The Enclave Ken Caryl Ranch The Valley ODP**, was approved the _____ day of _____ 2024, 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: _____

By: Jefferson County Planning and Zoning Director

Signature: _____

Date: _____

MAPS



Case Number: 23-138785RZ

Location: Section 31, T5S, R69W

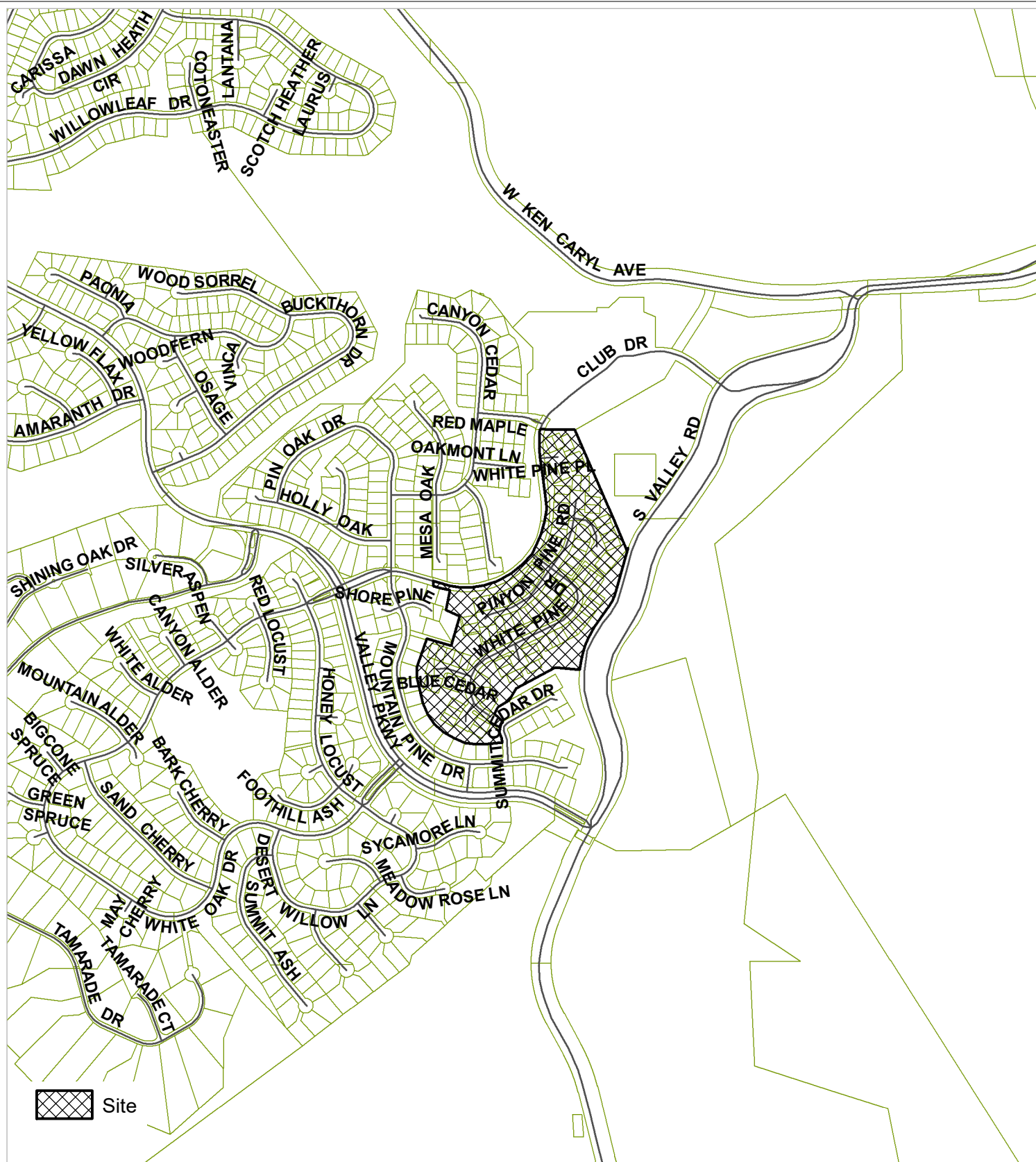


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Feet



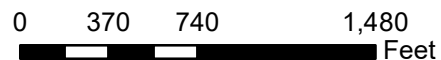


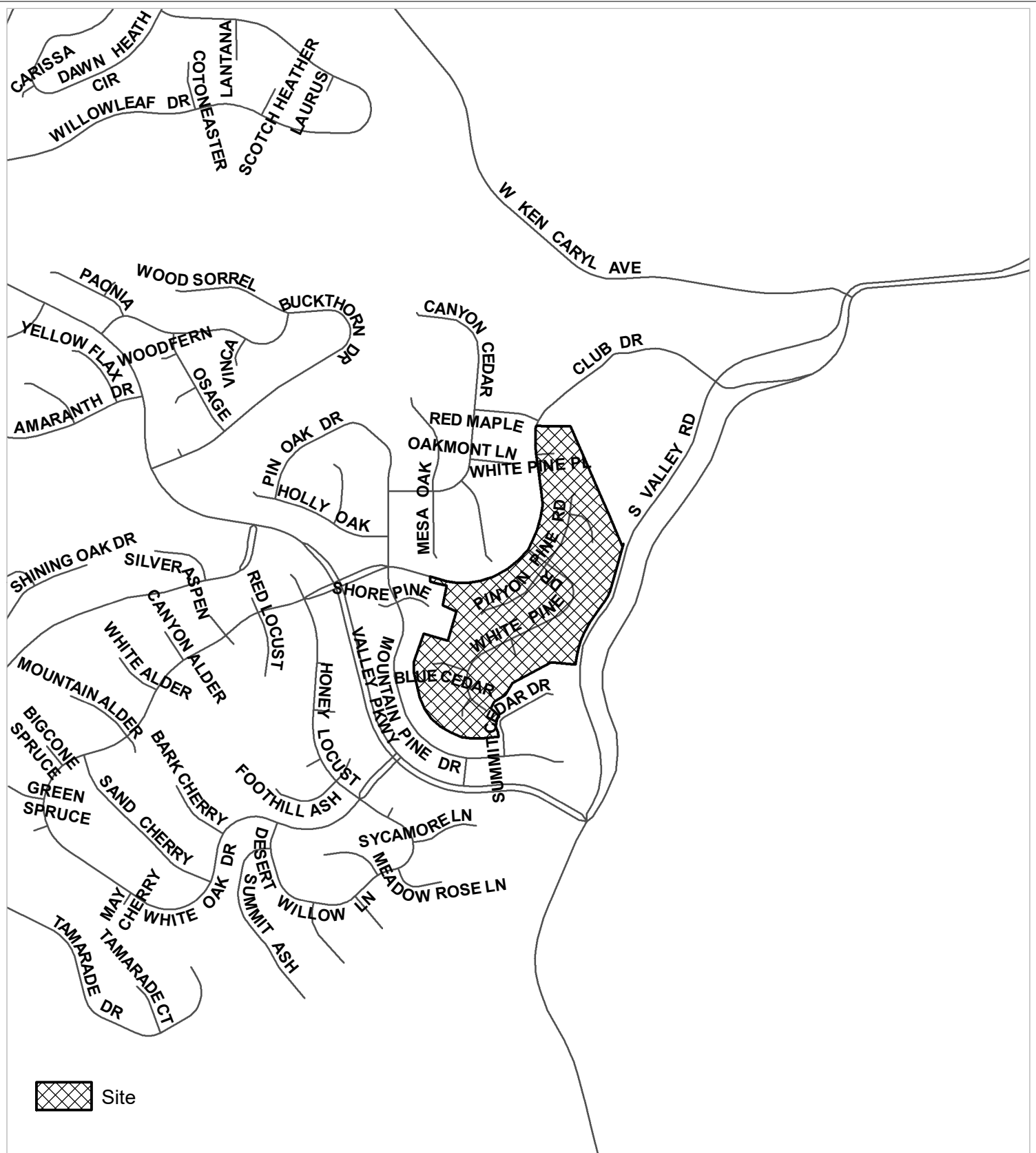
Case Number: 23-138785RZ
Location: Section 31, T5S, R69W



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Case Number: 23-138785RZ

Location: Section 31, T5S, R69W



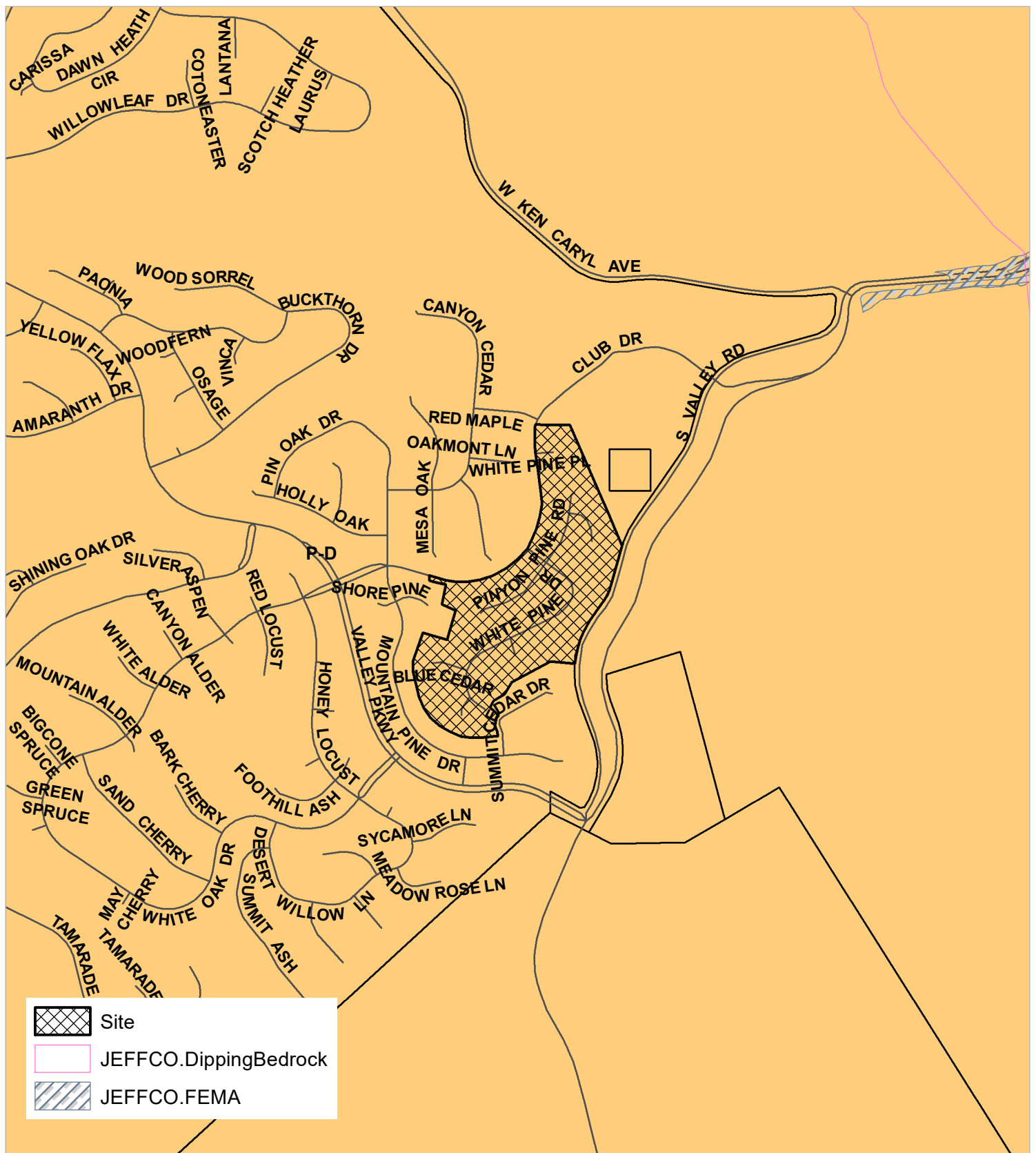
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Page 85 of 140

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Feet



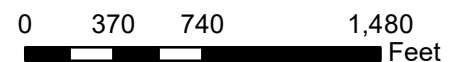


Case Number: 23-138785RZ
Location: Section 31, T5S, R69W



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Case No. 23-1387857RZ

Legal Description

Street Location of Property Multiple addresses

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

TRACTS A, B, AND C, AND LOTS 1 – 53, KEN-CARYL RANCH THE VALLEY FILING NO. 3 PHASE I
CORRECTION PLAT,
TRACT C, AND LOTS 54 – 76, AND LOTS 163 – 176, KEN-CARYL RANCH THE VALLEY FILING NO.
3 PHASE II,
TRACTS G, H, AND I, KEN-CARYL RANCH THE VALLEY FILING NO. 3 PHASE III,
COUNTY OF JEFFERSON, STATE OF COLORADO

Section 31 Township 5 S. Range 69 W.

Calculated Acreage Acres Checked by: Becky Daleske

Address Assigned (or verified) Multiple addresses

COMMUNITY MEETING SUMMARY

COMMUNITY MEETING SUMMARY

Case Number

23-138785RZ

Meeting Date

12/18/25

Approx. # of Citizens

30

Signed in

Meeting Location

Virtual

Subject Property

Enclave RZ

Property Owner

90 property owners in HOA

Applicant/Representative

Arnie Ray

Summary of the Applicant's Presentation

Described the situation with the decks

showed the ODP Proposal for zero setbacks

Information Presented/Format of the Meeting

History of the situation

How the HOA has gotten here

Greater Ken Caryl HOA Approves

Overall Impression/Tone of Meeting

Very respectful, mostly citizens who are a part of the rezoning

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

No concerns raised

REFERRAL COMMENTS

ADDRESSING

MEMO

To: Alexander Fowlkes
FROM: Christine Derby
SUBJECT: 23-138785RZ 28 Pinyon Pine Road
DATE: February 8, 2024

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Amend the Ken Caryl Ranch Valley ODP to modify setbacks for properties within the Enclave HOA.
2. Access is off Pinyon Pine Road.
3. There is a valid existing address, 28 Pinyon Pine Road, in the addressing database. This address will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.

Enclave Residential Parcels - 90 Lots

Owner Signatures (on file) in Participation with / Support of the Enclave Zoning Amendment

28-Dec-23

Arne Ray

Address	Parcel Number	Owner	Signature
1 Blue Cedar	59-314-01-091	Timoth & Jeanne Scherr Trust	yes
2 Blue Cedar	59-314-01-095	Clara Wang	yes
3 Blue Cedar	59-314-01-090	Marv & Helen Brian	yes
4 Blue Cedar	59-314-01-094	Laura & Neil Andrews	yes
5 Blue Cedar	59-314-01-089	Sotak Family Revocable Trust	yes
6 Blue Cedar	59-314-01-093	Gary & Susan Tice	yes
7 Blue Cedar	59-314-01-088	Daniel & Lesia Hatlestad	yes
8 Blue Cedar	59-313-18-008	Kevin & Nadine Beacom	yes
9 Blue Cedar	59-313-18-004	Hamilton Trust	yes
2 Pinyon Pine Lane	59-314-01-054	Lisa Perry	yes
4 Pinyon Pine Lane	59-314-01-053	Julie & Jeffrey Nelson	yes
6 Pinyon Pine Lane	59-314-01-052	Carol Farber	yes
8 Pinyon Pine Lane	59-314-01-051	Elena & Anthony Fortunato	yes
10 Pinyon Pine Lane	59-314-01-050	Larry & Carol Heupel	yes
12 Pinyon Pine Lane	59-314-01-049	Lowell & Beverly Fortune	yes
1 Pinyon Pine Road	59-311-01-032	Carl Goodwin	yes
2 Pinyon Pine Road	59-311-01-033	Larry and Barbara DeBauge a)	yes
3 Pinyon Pine Road	59-311-01-031	David & Lyn Morgan	yes
4 Pinyon Pine Road	59-311-01-034	Paul & Connie Motzkus	yes
5 Pinyon Pine Road	59-311-01-030	Wahl Revocable Trust	yes
6 Pinyon Pine Road	59-311-01-035	Judith Dalton	yes
7 Pinyon Pine Road	59-311-01-029	James & Karen Fodor	yes
8 Pinyon Pine Road	59-314-01-055	Margo O Rourke	yes
9 Pinyon Pine Road	59-311-01-028	Miceli Family Trust	yes
10 Pinyon Pine Road	59-314-01-056	Lisa Bemmiou-Osur	yes
11 Pinyon Pine Road	59-314-02-001	John Kroshus	yes
12 Pinyon Pine Road	59-314-01-057	Reihman Revocable Living Trust	yes
13 Pinyon Pine Road	59-314-02-002	Ohana Trust	yes
14 Pinyon Pine Road	59-314-01-058	David & Tracy Fitzgerald	yes
15 Pinyon Pine Road	59-314-02-003	MaryAnn McGeady	yes
16 Pinyon Pine Road	59-314-01-059	Dorothy Myklebust	yes
17 Pinyon Pine Road	59-314-02-004	Mark & Diane Jenkins	yes
18 Pinyon Pine Road	59-314-01-062	Devin & Lindsay Muniz	yes
19 Pinyon Pine Road	59-314-02-005	Tami Beckham	yes
20 Pinyon Pine Road	59-314-01-063	Mose & Carol Smith	yes
21 Pinyon Pine Road	59-314-01-083	Judith Kowalsky Declaration of Trust	yes
22 Pinyon Pine Road	59-314-01-064	Janet Wise	yes
23 Pinyon Pine Road	59-314-01-082	Fowler Trust	yes
24 Pinyon Pine Road	59-314-01-065	McGirr Family Trust	yes
25 Pinyon Pine Road	59-314-01-081	Donald & Elaine Stathis	yes
26 Pinyon Pine Road	59-314-01-066	SKP Irrevocable Trust	yes
27 Pinyon Pine Road	59-314-01-080	Denise & Peter McGuire	yes
28 Pinyon Pine Road	59-314-01-067	Arnold Ray	yes
29 Pinyon Pine Road	59-314-01-079	Doris McFeeters	yes
30 Pinyon Pine Road	59-314-01-068	Linda Nielsen Trust	yes
31 Pinyon Pine Road	59-314-01-078	Ezell Family Trust	yes
32 Pinyon Pine Road	59-314-01-069	Helen Santilli	yes
33 Pinyon Pine Road	59-314-01-077	Marian Anderson	yes
34 Pinyon Pine Road	59-314-01-070	Ellen & Natch Molina	yes
35 Pinyon Pine Road	59-314-01-076	Ronda Rasnick	yes
36 Pinyon Pine Road	59-314-01-071	John and Melanie Putnam a)	yes
37 Pinyon Pine Road	59-314-01-075	Thomas Pritekel	yes
38 Pinyon Pine Road	59-314-01-072	John & Barbaa McNitt	yes

39	Pinyon Pine Road	59-314-01-074	Barbara Wilberding Trust	yes
40	Pinyon Pine Road	59-314-01-073	Susan Immi	yes
1	Red Cedar	59-314-01-075-096	Jason Harting & Deborah	yes
2	Red Cedar	59-314-01-100	Patty Cavey	
3	Red Cedar	59-314-01-097	Vera stafford Trust	yes
4	Red Cedar	59-314-01-099	Connie Dix	yes
5	Red Cedar	59-314-01-098	Rebecca McKeown	yes
1	Scotch Pine	59-314-01-028	Michael & Margaret Lamb	yes
2	Scotch Pine	59-314-01-033	Gary & Alice Warner	yes
3	Scotch Pine	59-314-01-029	Harold & Sally McCubben	yes
4	Scotch Pine	59-314-01-032	Joshua Holmberg	yes
5	Scotch Pine	59-314-01-030	Victoria & Russell Kuster	yes
6	Scotch Pine	59-314-01-031	Priscilla Webb	yes
2	White Pine Drive	59-314-01-047	Lisa & Robert Call	yes
4	White Pine Drive	59-314-01-046	Ruby and Jim Meredith a)	yes
6	White Pine Drive	59-314-01-045	Dean & Mary Armstrong	yes
8	White Pine Drive	59-314-01-043	Newsom Revocable Living Trust	yes
10	White Pine Drive	59-314-01-042	Judith McMenamin	yes
11	White Pine Drive	59-314-01-060	Verna Young, Anne Hoy	yes
12	White Pine Drive	59-314-01-041	Judy Donahue	yes
13	White Pine Drive	59-314-01-061	Huennekens Family Trust	yes
14	White Pine Drive	59-314-01-040	Barbara Penning	yes
16	White Pine Drive	59-314-01-039	David & Nancy Dudley	yes
18	White Pine Drive	59-314-01-038	Gary & Nancy Ratay	yes
20	White Pine Drive	59-314-01-037	John & Jean Welch	yes
22	White Pine Drive	59-314-01-036	Kenneth & Patricia Espenak	yes
24	White Pine Drive	59-314-01-035	Dorothy & Gregory Seal Trust	yes
26	White Pine Drive	59-314-01-027	Skeffington Trust	yes
28	White Pine Drive	59-314-01-026	Rupp Trust	yes
30	White Pine Drive	59-314-01-025	Karen & Robert Ottesen	yes
1	White Pine Place	59-311-01-023	James Pierce	yes
2	White Pine Place	59-311-01-024	Sara Jensen	yes
3	White Pine Place	59-311-01-022	William & Judy Hobstetter	yes
4	White Pine Place	59-311-01-025	Sylvia & Tomas Trujillo	yes
5	White Pine Place	59-311-01-021	Carol & Charles Dolby	yes
6	White Pine Place	59-311-01-026	Halbrook Revocable Living Trust	yes
8	White Pine Place	59-311-01-027	Daly Family Trust	yes
a) Recent ownership change. County records still list the previous owner.				

Memorandum

To: Alex Fowlkes
Planner

From: Patrick O'Connell
Engineering Geologist

Date: February 12, 2024

Re: 28 Pinyon Pine Rd, Case No. 23-138785RZ

The intent of the application is to amend the ODP. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.

MEMO

TO: Alexander Fowlkes
Jefferson County Planning and Zoning Division

FROM: Urszula Tyl
Jefferson County Environmental Health Services Division

DATE: February 13, 2024

SUBJECT: Case #23-138785 RZ
28 Pinyon Pine Road
Arnold Ray

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

PROPOSAL SUMMARY

Amendment to the Ken Caryl Ranch Valley ODP to modify setbacks for properties within the Enclave HOA.

COMMENTS

Jefferson County Public Health (JCPH) has reviewed the documents submitted by the applicant for this rezoning process and has the following comments:

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

REZONING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	2/13/2024	Submit a proof of services letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	Water/Wastewater
✓	2/13/2024	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment

WATER/WASTEWATER

The Ken Caryl Ranch Water District has provided a letter dated August 2, 2023, stating that public water and sewer services are currently provided to the existing development.

ENVIRONMENTAL SITE ASSESSMENT

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

NOISE

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

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

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



West Metro Fire Protection District

433 S. Allison Parkway
Lakewood, CO 80226
Bus: (303) 989-4307
Fax: (303) 989-6725
www.westmetrofire.org

February 8, 2024

Alexander Fowlkes
Jefferson County Planning and Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550
afowlkes@co.jefferson.co.us
303-271-8719

RE: 23-138785 RZ

Alexander Fowlkes,

This property is within the West Metro Fire Protection District (WMFPD). Fire service will be provided as long as provisions of the currently adopted edition of the International Fire Code, including Jefferson County amendments are met in development.

- West Metro Fire Protection District has no comments or concerns to modify setbacks for properties within The Enclave HOA.

Permits are required from the West Metro Fire Protection District for new and core/shell buildings, tenant improvement projects, all work on underground fire lines, all work on automatic fire protection systems, all work on automatic fire detection systems, solar photovoltaic systems, radio amplification, controlled access and for the storage of hazardous materials.

WMFPD reserves the right to provide additional comments/requirements if there are any changes to the application or at the time plans are submitted and reviewed per applicable codes and amendments.

If you have any questions contact me at 303-989-4307 extension 558 or e-mail: jbrennan@westmetrofire.org.

Respectfully,

Captain John Brennan
*Deputy Fire Marshall
Life Safety Division
West Metro Fire Protection District*

"Whatever It Takes"...To Serve

NOTIFICATION SUMMARY

+

PUBLIC / HOA COMMENTS

Case Number 23-138785RZ

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

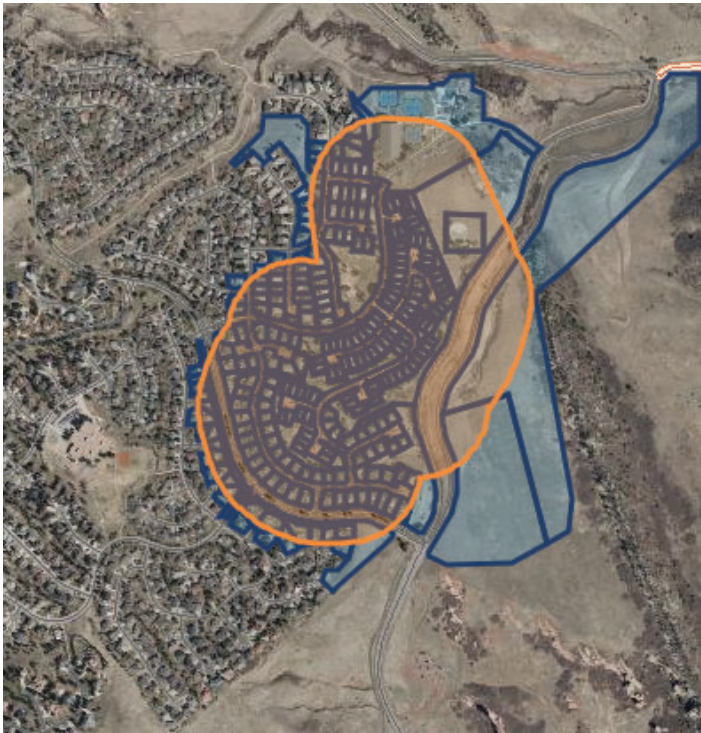
1. Notification of this proposed development was mailed to property owners within a 500 ft radius of the site and Registered Associations located within a one mile radius of the site.

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.

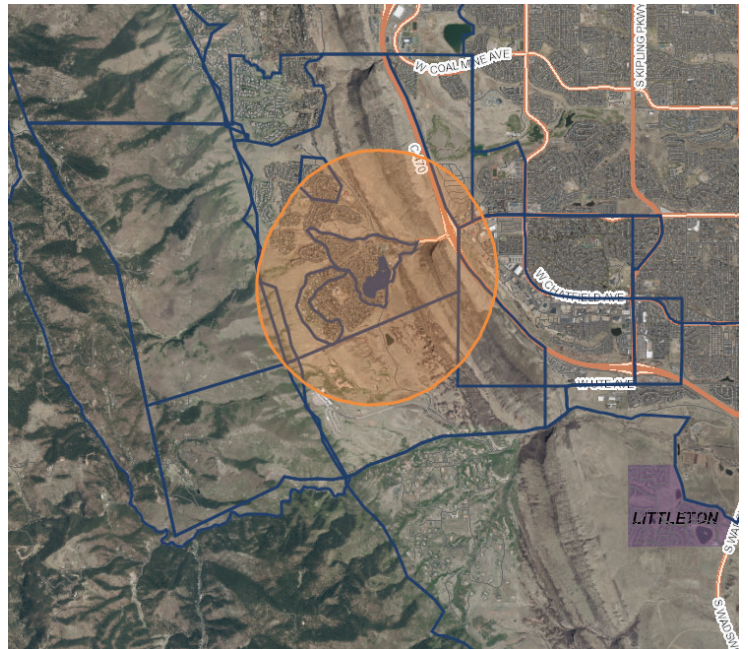
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission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



Owner	Mail Addre	Mail Loc	Mail Zip	Property A	Property Lc	Property Zi	AIN/Parcel PIN/Schedu	X_COORD
RAY ARNO	L28	PINYON	LITTLETON, 80127	00028	PIN'	LITTLETON, 80127	59-314-01-	300165788 3097321
ENCLAVE H	15	PINYON	LITTLETON, 80127	00099	VAL	LITTLETON, 80127	59-311-01-	300167665 3097665
KEN CARYL	7676 S	CON	LITTLETON, 80127	VACANT	LA ,	CO	59-311-05-	300189981 3097263
LAY JARED	3	SHORE P	LITTLETON, 80127	00003	SHC	LITTLETON, 80127	59-313-17-	300408038 3096761
KEN CARYL	7676 S	CON	LITTLETON, 80127	VACANT	LA ,	CO	59-313-18-	300408058 3096746
KEN CARYL	7676 S	CON	LITTLETON, 80127	VACANT	LA ,	CO	59-314-01-	300408056 3097592
YOUNG AD	1	SUMMIT	LITTLETON, 80127	00001	SUN	LITTLETON, 80127	59-314-01-	300407999 3097492
SAVCI FAM	3	SUMMIT	LITTLETON, 80127	00003	SUN	LITTLETON, 80127	59-314-01-	300407998 3097423
MCNAMEE	5	SUMMIT	LITTLETON, 80127	00005	SUN	LITTLETON, 80127	59-314-01-	300407997 3097354
CAMILLI M	7	SUMMIT	LITTLETON, 80127	00007	SUN	LITTLETON, 80127	59-314-01-	300407996 3097284
SHEEN KEV	9	SUMMIT	LITTLETON, 80127	00009	SUN	LITTLETON, 80127	59-314-01-	300407995 3097204
OTTESEN R	30	WHITE	LITTLETON, 80127	00030	WH	LITTLETON, 80127	59-314-01-	300175687 3097110
ROBERT J	R28	WHITE	LITTLETON, 80127	00028	WH	LITTLETON, 80127	59-314-01-	300175686 3097068
SKEFFINGT	26	WHITE	LITTLETON, 80127	00026	WH	LITTLETON, 80127	59-314-01-	300175685 3097061
MICHAEL R	1	SCOTCH	LITTLETON, 80127	00001	SCOL	LITTLETON, 80127	59-314-01-	300175684 3097190
MCCUBBIN	3	SCOTCH	LITTLETON, 80127	00003	SCOL	LITTLETON, 80127	59-314-01-	300175683 3097212
KUSTER RU	5	SCOTCH	LITTLETON, 80127	00005	SCOL	LITTLETON, 80127	59-314-01-	300175682 3097262
RYDER ROB	6	SCOTCH	LITTLETON, 80127	00006	SCOL	LITTLETON, 80127	59-314-01-	300175681 3097372
HOLMBERG	38	LARK B	LITTLETON, 80127	00004	SCOL	LITTLETON, 80127	59-314-01-	300175680 3097378
WARNER G	2	SCOTCH	LITTLETON, 80127	00002	SCOL	LITTLETON, 80127	59-314-01-	300175679 3097357
ENCLAVE H	15	PINYON	LITTLETON, 80127	VACANT	LA ,	CO	59-314-01-	300408062 3097491
DOROTHY I	24	WHITE	LITTLETON, 80127	00024	WH	LITTLETON, 80127	59-314-01-	300175678 3097448
ESPENAK K	553	BARNERIDGE	WOC 07450	00022	WH	LITTLETON, 80127	59-314-01-	300175677 3097493
WELCH JO	20	WHITE	LITTLETON, 80127	00020	WH	LITTLETON, 80127	59-314-01-	300175676 3097540
RATAY GAR	18	WHITE	LITTLETON, 80127	00018	WH	LITTLETON, 80127	59-314-01-	300175675 3097589
DUDLEY DA	16	WHITE	LITTLETON, 80127	00016	WH	LITTLETON, 80127	59-314-01-	300175674 3097633
PENNING B	14	WHITE	LITTLETON, 80127	00014	WH	LITTLETON, 80127	59-314-01-	300175673 3097668
DONAHUE	12	WHITE	LITTLETON, 80127	00012	WH	LITTLETON, 80127	59-314-01-	300175672 3097697
MCMENAM	10	WHITE	LITTLETON, 80127	00010	WH	LITTLETON, 80127	59-314-01-	300175671 3097725
CAROL E	NIPO BOX 20	BAKERSFIE	93390	00008	WH	LITTLETON, 80127	59-314-01-	300175670 3097754
ENCLAVE H	15	PINYON	LITTLETON, 80127	VACANT	LA ,	CO	59-314-01-	300175788 3097677
ARMSTRON	6	WHITE P	LITTLETON, 80127	00006	WH	LITTLETON, 80127	59-314-01-	300131439 3097753
MEREDITH	4	WHITE P	LITTLETON, 80127	00004	WH	LITTLETON, 80127	59-314-01-	300175669 3097713
CALL ROBE	2	WHITE P	LITTLETON, 80127	00002	WH	LITTLETON, 80127	59-314-01-	300175668 3097673
ENCLAVE H	15	PINYON	LITTLETON, 80127	VACANT	LAL	LITTLETON, 80123	59-314-01-	300199029 3097695
FORTUNE L	12	PINYON	LITTLETON, 80127	00012	PIN'	LITTLETON, 80127	59-314-01-	300165799 3097791
BENHAMM	10	PINYON	LITTLETON, 80127	00010	PIN'	LITTLETON, 80127	59-314-01-	300165797 3097658
REIHMAN F	12	PINYON	LITTLETON, 80127	00012	PIN'	LITTLETON, 80127	59-314-01-	300165796 3097638
FITZGERAL	14	PINYON	LITTLETON, 80127	00014	PIN'	LITTLETON, 80127	59-314-01-	300165795 3097609
MYKLEBUS	16	PINYON	LITTLETON, 80127	00016	PIN'	LITTLETON, 80127	59-314-01-	300165794 3097578
YOUNG VEI	11	WHITE	LITTLETON, 80127	00011	WH	LITTLETON, 80127	59-314-01-	300175667 3097569
CHARLES &	13	WHITE	LITTLETON, 80127	00013	WH	LITTLETON, 80127	59-314-01-	300175666 3097539
MUNIZ DE	18	PINYON	LITTLETON, 80127	00018	PIN'	LITTLETON, 80127	59-314-01-	300165793 3097501
SMITH MO	20	PINYON	LITTLETON, 80127	00020	PIN'	LITTLETON, 80127	59-314-01-	300165792 3097472
WISE JANE	22	PINYON	LITTLETON, 80127	00022	PIN'	LITTLETON, 80127	59-314-01-	300165791 3097442
MCGIRR FA	24	PINYON	LITTLETON, 80127	00024	PIN'	LITTLETON, 80127	59-314-01-	300165790 3097406

From the Jefferson County Assessor's Office
Home Owners Associations within 1 miles of 59-314-01-067

Subject Properties

Owner AIN/Parcel PIN/Sched Mail Address Property Address

RAY ARNO 59-314-01-30016578; 28 PINYON PINE RD , LITTLETON, CO 80127

16 HOA within 1 miles of subject properties

HOA Name	AIN/Parcel PIN	Sched Mail Address	Contact	Address Line 1	Address Line 2	Phone 1	Phone 2	Email Address	License	Comments
COHOPE	757299		C/O WILLIAM	7294 W H	LITTLETON	30397811	30397100	ray@coho		Last Update
COLUMBINE	757301		ROBERT B	6417 W N	LITTLETON	30388842	30390699	columbine AOI		Last Update
COLUMBINE	757303		MATT HAL	P O BOX 6	LITTLETON		87773742	info@ckha AOI		Last Update
COLUMBINE	757305		c/o Tom M	PO Box 62	LITTLETON	30353449	30394131	cksehoa@ AOI		Last Update
COLUMBINE	757309		c/o Gary M	PO Box 62	LITTLETON	30390482		cwcatalk@ AOI		Last Update
JEFFERSON	757445		C/O ALAN	10901 W T	LITTLETON	30391783	30390470	alan@harc AOI		Last Update
JEFFERSON	757337					30381748		franevers@ AOI		Last Update
KEN CARYL	757446		CARRUTH	10106 W.	LITTLETON	30397333	30397333	sally@carr AOI		Last Update
KEN CARYL	757338		VICTORIA	17676 S CO	LITTLETON	30397918		victoriad@ AOI		Last Update
KEN CARYL	757339		MELISSA D	7676 S CO	LITTLETON	30397918		melissad@ SD		Last Update
NORMAN	757351		c/o Kristin	PO Box 62	LITTLETON	30354982		neia.presic AOI		Last Update
PLAN JEFF	984263		C/O MICHI	24396 CO	GOLDEN, C	30352613	72083943	mpoolet@		Last Update
POLO RES	809484		JON WHIT	10106 W S	LITTLETON	30393362	30393362	jon@kcho; AOI		Last Update
PRECEDEN	757358		c/o Tina M	9145 E KE	DENVER C	30374522	30390496	tinamarie@ AOI		Last Update
THE MANC	819459		LITHA SPIE	11002 BEN	WESTMIN	30342044		lspies@ms AOI		Last Update
WILLOWBI	757461		C/O MELIN	6541 CRES	MORRISON	30352272	70750182	melinda@ AOI		Last Update

HOA	Hearing De	Board 1	Board 2	Board 3	Board 4	Board 5	Website	Area
Y	DIANE SUC		Diane Suc	William R I	Cheryl Paa		www.cohc	S JEFFCO
Y		Jennifer G	Robert Bru					S JEFFCO
Y	MATT HAL	Matt Hale	Bryan Sle	Natalie Mc	Steve Hen	Lee Wood	ckha.org	S JEFFCO
Y	Tom Majc	Tom Majc	Gary Engle	Gary Engle	Rebecca Ei		www.ckse	S JEFFCO
Y	GARY MCC	Gary McC	John Basil	Stacey Hal	Kelly Fiedl	Kent Swee	www.neigl	S JEFFCO
Y	ALAN FISH	Alan Fish	Declarent	Declarent	Declarent	Land Secu		S JEFFCO
N	ANY BOAR	Don McDo	Barb Sugg	Andrea Ra	Andrea Ra	Terry Liek	jeffcohors	ALL AREAS
Y	PAUL D. M	Paul D. Mc	Steve Lang	Rick Watrc	Rick Whip	Joe Pickarc		S JEFFCO
Y	VICTORIA I	Seth Murp	Dan Mullir	Enlinda St	Chris Figge	Andrew Rc	victoriad@	S JEFFCO
N		Scott Miln	Stuart Mac	Dennis Syk	Greg Milar		ken-caryl	S JEFFCO
Y	John Scher	Angel Tast	Angela Tol	Kristine Fa	Kevin Gree	Angel Tast	normandy	S JEFFCO
N	MICHELLE	John Litz	Peter Mor	Michelle P	Peter Mor	John Litz, E	www.planj	
Y		Tom Woot	Greg Fantl	Glenn Lee	Sharon Ste	Karen Nip	poloreserv	Arapahoe County
Y	Tina Marie	John Musc	John Musc	Acting Pre			precedent	S JEFFCO
Y								
Y	Melinda W	Stephen Ci	Gregg Ree	Stephen Ci	Greg Rees	Kimberly B	www.willo	S JEFFCO

S K P IRREV AVENUE N ST PETERSE 33703	00026 PIN'LITTLETON, 80127	59-314-01-300165789 3097366
LINDA MAF30 PINYONLITTLETON, 80127	00030 PIN'LITTLETON, 80127	59-314-01-300165787 3097273
SANTILLI HI32 PINYONLITTLETON, 80127	00032 PIN'LITTLETON, 80127	59-314-01-300165786 3097224
MOLINA EL34 PINYONLITTLETON, 80127	00034 PIN'LITTLETON, 80127	59-314-01-300165785 3097173
PUTNAM JC36 PINYONLITTLETON, 80127	00036 PIN'LITTLETON, 80127	59-314-01-300165784 3097133
MCNITT JO 38 PINYONLITTLETON, 80127	00038 PIN'LITTLETON, 80127	59-314-01-300165783 3097083
SUSAN K IM40 PINYONLITTLETON, 80127	00040 PIN'LITTLETON, 80127	59-314-01-300165782 3097002
BARBARA A39 PINYONLITTLETON, 80127	00039 PIN'LITTLETON, 80127	59-314-01-300165781 3096991
THOMAS V37 PINYONLITTLETON, 80127	00037 PIN'LITTLETON, 80127	59-314-01-300165780 3097042
BROVARON35 PINYONLITTLETON, 80127	00035 PIN'LITTLETON, 80127	59-314-01-300165779 3097091
ANDERSON33 PINYONLITTLETON, 80127	00033 PIN'LITTLETON, 80127	59-314-01-300165778 3097140
EZELL FAM131 PINON ILITTLETON, 80127	00031 PIN'LITTLETON, 80127	59-314-01-300165777 3097191
MCFEETER29 PINYONLITTLETON, 80127	00029 PIN'LITTLETON, 80127	59-314-01-300165776 3097241
PETER AND27 PINYONLITTLETON, 80127	00027 PIN'LITTLETON, 80127	59-314-01-300165775 3097287
STATHIS DC25 PINYONLITTLETON, 80127	00025 PIN'LITTLETON, 80127	59-314-01-300165774 3097326
FOWLER TF23 PINYONLITTLETON, 80127	00023 PIN'LITTLETON, 80127	59-314-01-300165773 3097357
JUDITH F KI21 PINYONLITTLETON, 80127	00021 PIN'LITTLETON, 80127	59-314-01-300165772 3097386
ENCLAVE H15 PINYONLITTLETON, 80127	VACANT LALITTLETON, 80123	59-314-01-300199028 3097209
LIPSTEUER 1 SHORE P LITTLETON, 80127	00001 SHCLITTLETON, 80127	59-314-01-300408039 3096830
PETRINI NI2 SHORE P LITTLETON, 80127	00002 SHCLITTLETON, 80127	59-314-01-300408040 3096868
WRIGHT BF4 SHORE P LITTLETON, 80127	00004 SHCLITTLETON, 80127	59-314-01-300408041 3096785
HATLESTAC7 BLUE CEILITTLETON, 80127	00007 BLULITTLETON, 80127	59-314-01-300175784 3096818
SOTAK FAM5 BLUE CEILITTLETON, 80127	00005 BLULITTLETON, 80127	59-314-01-300175785 3096866
BRIAN MAF3 BLUE CEILITTLETON, 80127	00003 BLULITTLETON, 80127	59-314-01-300175786 3096914
TIMOTHY A1 BLUE CEILITTLETON, 80127	00001 BLULITTLETON, 80127	59-314-01-300175787 3096961
ENCLAVE H15 PINYONLITTLETON, 80127	VACANT LA , CO	59-314-01-300408063 3096909
WANG CLA2 BLUE CEILITTLETON, 80127	00002 BLULITTLETON, 80127	59-314-01-300175779 3096917
OHANA TRI13 PINYONLITTLETON, 80127	00013 PIN'LITTLETON, 80127	59-314-02-300165768 3097528
MCGEADY I15 PINYONLITTLETON, 80127	00015 PIN'LITTLETON, 80127	59-314-02-300165769 3097514
JENKINS M.17 PINYONLITTLETON, 80127	00017 PIN'LITTLETON, 80127	59-314-02-300165770 3097492
BECKHAM T19 PINYONLITTLETON, 80127	00019 PIN'LITTLETON, 80127	59-314-02-300165771 3097462
KEN CARYL 7676 S CONLITTLETON, 80127	VACANT LA , CO	59-314-03-300189982 3097141
JOSH SCHU17 MOUNTLITTLETON, 80127	00017 MO LITTLETON, 80127	59-314-03-300175484 3097040
BOWAR JO15 MOUNTLITTLETON, 80127	00015 MO LITTLETON, 80127	59-314-03-300175483 3097032
ROGERS PF13 MOUNTLITTLETON, 80127	00013 MO LITTLETON, 80127	59-314-03-300175482 3097023
CASH ROBE11 MOUNTLITTLETON, 80127	00011 MO LITTLETON, 80127	59-314-03-300175481 3097011
SCHMITZ EI9 MOUNTLITTLETON, 80127	00009 MO LITTLETON, 80127	59-314-03-300175480 3096999
BIRKHAUSE30 MESA CLITTLETON, 80127	00030 ME LITTLETON, 80127	59-314-03-300175472 3096886
LA BONVILI32 MESA CLITTLETON, 80127	00032 ME LITTLETON, 80127	59-314-03-300175471 3096913
DIANE E CA34 MESA CLITTLETON, 80127	00034 ME LITTLETON, 80127	59-314-03-300175470 3096919
KEN CARYL 7676 S CONLITTLETON, 80127	VACANT LALITTLETON, 80123	59-314-03-300199058 3096814

CURRENT ZONING

KEN-CARYL RANCH THE VALLEY
OFFICIAL DEVELOPMENT PLAN

AMENDMENT NO. 2

BOOK _____ PAGE _____
MAP NO. _____
CASE NO. Z 82-30

THIS SHEET, KNOWN AS KEN-CARYL RANCH THE VALLEY OFFICIAL DEVELOPMENT PLAN, AMENDMENT NO. 2, SUPERSEDES THOSE PORTIONS OF SHEETS 4, 5, 6, 7, 8, 9 AND 10 (AS AMENDED) WHICH ARE RECORDED IN O.D.P. BOOK 3 AT PAGES 1 THROUGH 10, KNOWN AS KEN-CARYL RANCH OFFICIAL DEVELOPMENT PLAN AND KEN-CARYL RANCH THE VALLEY AMENDED OFFICIAL DEVELOPMENT PLAN RECORDED NOVEMBER 4, 1981.

THE KEN-CARYL RANCH THE VALLEY OFFICIAL DEVELOPMENT PLAN AMENDMENT NO. 2 IS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS THIS 9th DAY OF August A.D., 1982.

BOARD OF COUNTY COMMISSIONERS

James E. Martin
CHAIRMAN

Norman C. Allen
CLERK
by: Alyce Artemis, Deputy

REVIEWED BY JEFFERSON COUNTY PLANNING COMMISSION THIS 4th DAY OF August A.D., 1982.

David E. Peterson
CHAIRMAN

Polly Kearn
SECRETARY

STANDARD FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS OFFICIAL DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS OF THIS OFFICIAL DEVELOPMENT PLAN. IN GRANTING PLAT APPROVAL, THE BOARD OF COUNTY COMMISSIONERS MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

- A. FINAL ROAD ALIGNMENTS
- B. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES
- C. FINAL BUILDING ENVELOPES
- D. FINAL ACCESS AND PARKING LOCATIONS
- E. LANDSCAPING ADJUSTMENTS

PUBLIC WORKS SIGN-OFF

REVIEWED BY PUBLIC WORKS DEPARTMENT

DATE: 8/9/82

BY: Theresa Zhan



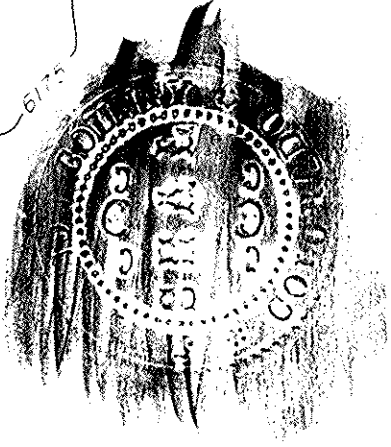
- SINGLE FAMILY [SF]
MIXED USE [MU]
OPEN SPACE [OS]
COMMERCIAL [C]
SCHOOL [ES] [Jr. HS]

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 9th DAY OF August A.D., 1982

RECEPTION NO. 82054931

Norman C. Allen
CLERK AND RECORDER

by: Alyce Artemis, Deputy



KEN-CARYL RANCH
THE VALLEY

JEFFERSON COUNTY, COLORADO

OFFICIAL DEVELOPMENT PLAN
AMENDMENT NO. 2

SHEET 1 of 4

OVERALL LEGAL DESCRIPTION

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 5 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF SECTIONS 25 AND 36 OF TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALL BEING WITHIN THE COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WEST KEN-CARYL AVENUE FROM WHENCE THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N75°41'27"W A DISTANCE OF 5099.34 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT WHOSE CENTER BEARS S04°27'12"E, HAVING A DELTA OF 132°44'56", A RADIUS OF 126.85 FEET, A DISTANCE OF 293.90 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S38°17'34"W A DISTANCE OF 89.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 34°27'57", A RADIUS OF 300.00 FEET, A DISTANCE OF 180.46 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S72°45'31"W A DISTANCE OF 273.45 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 51°25'45", A RADIUS OF 500.00 FEET, A DISTANCE OF 448.80 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S21°19'46"W A DISTANCE OF 102.67 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 19°13'23", A RADIUS OF 1300.00 FEET, A DISTANCE OF 436.16 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S40°33'09"W A DISTANCE OF 355.70 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH VALLEY ROAD, AS RECORDED IN THE JEFFERSON COUNTY RECORDS; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF SOUTH VALLEY ROAD, THE FOLLOWING 8 COURSES:

- 1) ALONG A CURVE TO THE LEFT WHOSE CENTER BEARS S69°01'17"E, HAVING A DELTA OF 05°58'43", A RADIUS OF 650.00 FEET, A DISTANCE OF 67.83 FEET TO A POINT OF TANGENT.
- 2) S15°00'00"W A DISTANCE OF 200.00 FEET TO A POINT OF CURVE.
- 3) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 20°00'00", A RADIUS OF 350.00 FEET, A DISTANCE OF 122.17 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 4) S35°00'00"W A DISTANCE OF 123.50 FEET TO A POINT OF CURVE.
- 5) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 58°00'00", A RADIUS OF 550.00 FEET, A DISTANCE OF 527.96 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 6) S20°00'00"E A DISTANCE OF 232.72 FEET TO A POINT OF CURVE.
- 7) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 50°00'00", A RADIUS OF 450.00 FEET, A DISTANCE OF 392.70 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 8) S30°00'00"W A DISTANCE OF 35.00 FEET TO A POINT OF CURVE, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VALLEY LOOP ROAD, AS RECORDED IN JEFFERSON COUNTY RECORDS;

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VALLEY LOOP ROAD THE FOLLOWING 2 COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 90°00'00", A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 2) N60°00'00"W A DISTANCE OF 216.20 FEET;

THENCE S00°31'15"E A DISTANCE OF 132.77 FEET; THENCE S47°31'31"W A DISTANCE OF 3450.50 FEET; THENCE S86°35'50"W A DISTANCE OF 2233.78 FEET; THENCE N17°12'17"W A DISTANCE OF 6310.00 FEET; THENCE N01°07'17"E A DISTANCE OF 3575.30 FEET; THENCE N57°39'53"E A DISTANCE OF 664.30 FEET; THENCE N09°43'11"E A DISTANCE OF 1356.40 FEET; THENCE N65°05'43"E A DISTANCE OF 1417.52 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WEST KEN-CARYL AVENUE; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF WEST KEN-CARYL AVENUE THE FOLLOWING 19 COURSES:

- 1) ALONG A CURVE TO THE RIGHT WHOSE CENTER BEARS S76°03'45"W HAVING A DELTA OF 04°43'09", A RADIUS OF 458.35 FEET, A DISTANCE OF 37.75 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 2) S09°13'06"E A DISTANCE OF 302.18 FEET TO A POINT OF CURVE.
- 3) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 26°10'30", A RADIUS OF 1045.00 FEET, A DISTANCE OF 477.40 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 4) S35°23'36"E A DISTANCE OF 1165.35 FEET TO A POINT OF CURVE.
- 5) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 12°38'44", A RADIUS OF 1045.00 FEET, A DISTANCE OF 230.64 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 6) S48°02'20"E A DISTANCE OF 984.54 FEET TO A POINT OF CURVE.
- 7) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 16°16'58", A RADIUS OF 955.00 FEET, A DISTANCE OF 271.40 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 8) S31°45'22"E A DISTANCE OF 643.99 FEET TO A POINT OF CURVE.
- 9) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 07°22'00", A RADIUS OF 1045.00 FEET, A DISTANCE OF 134.36 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 10) S39°07'22"E A DISTANCE OF 587.85 FEET TO A POINT OF CURVE.
- 11) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 32°58'33", A RADIUS OF 555.00 FEET, A DISTANCE OF 319.42 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 12) S06°08'14"E A DISTANCE OF 89.71 FEET TO A POINT OF CURVE.
- 13) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 42°54'33", A RADIUS OF 645.00 FEET, A DISTANCE OF 483.05 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 14) S49°03'22"E A DISTANCE OF 528.71 FEET TO A POINT OF CURVE.
- 15) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 46°45'00", A RADIUS OF 445.00 FEET, A DISTANCE OF 363.09 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 16) N84°11'38"E A DISTANCE OF 60.79 FEET TO A POINT OF CURVE.
- 17) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 15°45'00", A RADIUS OF 955.00 FEET, A DISTANCE OF 262.52 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 18) S80°03'22"E A DISTANCE OF 326.02 FEET TO A POINT OF CURVE.
- 19) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 14°24'00", A RADIUS OF 2045.00 FEET, A DISTANCE OF 513.97 FEET MEASURED ALONG THE ARC TO THE POINT OF BEGINNING, CONTAINING 1234.573 ACRES.

AND

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH VALLEY ROAD, AS RECORDED IN THE JEFFERSON COUNTY RECORDS, FROM WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 31 BEARS N40°57'15"E A DISTANCE OF 2554.32 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTHERLY AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH VALLEY ROAD THE FOLLOWING 4 COURSES:

- 1) N30°00'00"E A DISTANCE OF 245.00 FEET TO A POINT OF CURVE.
- 2) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 50°00'00", A RADIUS OF 550.00 FEET, A DISTANCE OF 479.97 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 3) N20°00'00"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVE.
- 4) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 25°00'00", A RADIUS OF 450.00 FEET, A DISTANCE OF 196.35 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE;

THENCE N75°00'00"E A DISTANCE OF 462.64 FEET; THENCE S15°00'00"E A DISTANCE OF 1047.53 FEET; THENCE S60°00'00"W A DISTANCE OF 244.03 FEET; THENCE DUE WEST A DISTANCE OF 520.46 FEET; THENCE N60°00'00"W A DISTANCE OF 103.45 FEET TO THE POINT OF BEGINNING, CONTAINING 14.000 ACRES;

FOR A TOTAL OF 1248.573 ACRES,

EXCEPT THE FOLLOWING PARCELS:

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 31 BEARS N56°26'24"W, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 250.00 FEET; THENCE EAST 250.00 FEET; THENCE SOUTH 250.00 FEET; THENCE WEST 250.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.435 ACRES, .

AND

A PORTION OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF KEN-CARYL AVENUE AS DEEDED TO JEFFERSON COUNTY FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 30 BEARS S36°46'48"W A DISTANCE OF 2209.80 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE S48°02'20"E AND ALONG THE WESTERLY RIGHT-OF-WAY OF KEN-CARYL AVENUE A DISTANCE OF 50.00 FEET; THENCE S10°57'40"W A DISTANCE OF 77.48 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 24°58'13", A RADIUS OF 61.80 FEET, A DISTANCE OF 26.93 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE; THENCE S68°22'09"E A DISTANCE OF 77.90 FEET; THENCE S58°06'19"E A DISTANCE OF 437.65 FEET; THENCE S30°30'00"E A DISTANCE OF 391.31 FEET; THENCE S26°05'47"W A DISTANCE OF 171.71 FEET; THENCE S61°00'00"E A DISTANCE OF 62.82 FEET; THENCE S12°00'00"E A DISTANCE OF 100.00 FEET; THENCE S33°00'00"W A DISTANCE OF 100.00 FEET; THENCE N80°00'00"W A DISTANCE OF 117.00 FEET; THENCE S50°18'03"W A DISTANCE OF 130.66 FEET; THENCE N42°11'00"W A DISTANCE OF 571.30 FEET; THENCE N27°17'59"W A DISTANCE OF 174.43 FEET; THENCE N64°17'24"W A DISTANCE OF 122.14 FEET; THENCE N25°42'36"E A DISTANCE OF 207.56 FEET; THENCE N16°59'27"E A DISTANCE OF 238.75 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 24°58'13", A RADIUS OF 111.80 FEET, A DISTANCE OF 48.72 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N41°57'40"E A DISTANCE OF 77.48 FEET TO THE POINT OF BEGINNING, CONTAINING 11.320 ACRES, RESULTING IN A NET ACREAGE OF 1235.818 ACRES.

LEGAL DESCRIPTION C – A

A PORTION OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE N13°36'59"W A DISTANCE OF 3208.87 FEET TO THE POINT OF BEGINNING; THENCE S68°41'39"W A DISTANCE OF 308.53 FEET; THENCE S54°12'24"W A DISTANCE OF 463.28 FEET; THENCE N21°18'20"W A DISTANCE OF 360.98 FEET; THENCE N21°18'20"W A DISTANCE OF 170.82 FEET; THENCE N83°10'58"E A DISTANCE OF 463.28 FEET; THENCE N68°41'39"E A DISTANCE OF 539.77 FEET; THENCE S21°18'21"E A DISTANCE OF 300.00 FEET; THENCE S68°41'39"W A DISTANCE OF 231.24 FEET TO THE POINT OF BEGINNING, CONTAINING 8.000 ACRES.

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25 BEING N88°56'29"E.

I, DONALD D. HANSEN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT I HAVE PREPARED THE ABOVE LEGAL DESCRIPTION



LEGAL DESCRIPTION C – B

A PORTION OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N40°55'05"E A DISTANCE OF 1650.67 FEET TO THE POINT OF BEGINNING; THENCE N64°17'24"W A DISTANCE OF 57.66 FEET; THENCE N75°20'28"W A DISTANCE OF 458.27 FEET; THENCE N17°44'45"E A DISTANCE OF 538.29 FEET; THENCE S67°36'09"E A DISTANCE OF 190.67 FEET; THENCE S57°02'44"E A DISTANCE OF 172.80 FEET; THENCE S68°22'09"E A DISTANCE OF 183.98 FEET TO A POINT ON CURVE; THENCE ALONG A CURVE TO THE LEFT WHOSE CENTER BEARS S70°55'56"E HAVING A DELTA OF 02°04'37", A RADIUS OF 111.80 FEET, A DISTANCE OF 4.05 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S16°59'27"W A DISTANCE OF 238.75 FEET; THENCE S25°42'36"W A DISTANCE OF 207.56 FEET TO THE POINT OF BEGINNING, CONTAINING 6.004 ACRES.

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 30 BEING S89°09'10"W.

LEGAL DESCRIPTION C – C

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH VALLEY ROAD, AS RECORDED IN THE JEFFERSON COUNTY RECORDS, FROM WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 31 BEARS N40°37'53"E A DISTANCE OF 2554.32 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTHERLY AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH VALLEY ROAD THE FOLLOWING 4 COURSES:

- 1) N30°00'00"E A DISTANCE OF 245.00 FEET TO A POINT OF CURVE.
- 2) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 50°00'00", A RADIUS OF 550.00 FEET, A DISTANCE OF 479.97 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 3) N20°00'00"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVE.
- 4) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 25°00'00", A RADIUS OF 450.00 FEET, A DISTANCE OF 196.35 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE;

THENCE N75°00'00"E A DISTANCE OF 462.64 FEET; THENCE S15°00'00"E A DISTANCE OF 1047.53 FEET; THENCE S60°00'00"W A DISTANCE OF 244.03 FEET; THENCE DUE WEST A DISTANCE OF 520.46 FEET; THENCE N60°00'00"W A DISTANCE OF 103.45 FEET TO THE POINT OF BEGINNING, CONTAINING 14.000 ACRES.

LEGAL DESCRIPTION C – D

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 31; THENCE N74°03'30"W A DISTANCE OF 1854.71 FEET TO THE NORTHEAST ONE-QUARTER CORNER OF THE VALLEY FILING NO. 3 PHASE 1; SAID POINT BEING THE POINT OF BEGINNING; THENCE WEST A DISTANCE OF 181.48 FEET ALONG THE NORTHERLY LINE OF THE VALLEY FILING NO. 3 PHASE 1 TO A POINT ON CURVE, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF CLUB DRIVE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CLUB DRIVE ALONG A CURVE TO THE RIGHT WHOSE CENTER BEARS S71°25'23"E HAVING A DELTA OF 18°21'21", A RADIUS OF 225.00 FEET, A DISTANCE OF 72.08 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE; THENCE N53°04'02"W A DISTANCE OF 50.00 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF CLUB DRIVE, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MANCHESTER TERRACE, AS PLATTED IN KEN-CARYL RANCH THE VALLEY FILING NO. 2 PHASE 1; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MANCHESTER TERRACE, AS PLATTED IN KEN-CARYL RANCH THE VALLEY FILING NO. 2 PHASE 1, THE FOLLOWING 3 COURSES:

- 1) ALONG A CURVE TO THE RIGHT WHOSE CENTER BEARS N53°04'02"W HAVING A DELTA OF 79°04'02", A RADIUS OF 15.00 FEET, A DISTANCE OF 20.70 FEET MEASURED ALONG THE ARC TO A POINT OF REVERSE CURVE.
- 2) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 21°00'00", A RADIUS OF 82.86 FEET, A DISTANCE OF 30.37 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT.
- 3) N85°00'00"W A DISTANCE OF 49.11 FEET; THENCE NORTH A DISTANCE OF 233.55 FEET; THENCE N45°00'00"E A DISTANCE OF 50.00 FEET; THENCE NORTH A DISTANCE OF 130.00 FEET; THENCE N45°00'00"W A DISTANCE OF 170.00 FEET; THENCE N45°00'00"E A DISTANCE OF 125.00 FEET; THENCE EAST A DISTANCE OF 457.38 FEET; THENCE N45°00'00"E A DISTANCE OF 127.47 FEET; THENCE EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH A DISTANCE OF 307.00 FEET TO A POINT ON CURVE; THENCE ALONG THE ARC OF A CURVE RIGHT WHOSE CENTER BEARS S13°00'00"E HAVING A DELTA OF 50°30'00", A RADIUS OF 380.00 FEET, A DISTANCE OF 334.93 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S52°30'00"E A DISTANCE OF 162.67 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE LEFT HAVE A DELTA OF 83°53'35", A RADIUS OF 20.00 FEET, A DISTANCE OF 29.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH VALLEY ROAD; THENCE SOUTHWESTERLY ALONG THE WEST RIGHT-OF-WAY OF SOUTH VALLEY ROAD ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S46°23'35"E HAVING A DELTA OF 12°12'50", A RADIUS OF 450.00 FEET, A DISTANCE OF 95.93 FEET MEASURED ALONG THE ARC TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE LEFT WHOSE CENTER BEARS N58°36'25"W HAVING A DELTA OF 83°53'35", A RADIUS OF 20.00 FEET, A DISTANCE OF 29.28 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N52°30'00"W A DISTANCE OF 162.67 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE LEFT HAVING A DELTA OF 17°11'33", A RADIUS OF 320.00 FEET, A DISTANCE OF 96.02 FEET TO A POINT ON CURVE; THENCE S33°00'00"W A DISTANCE OF 129.77 FEET; THENCE S60°00'00"W A DISTANCE OF 626.20 FEET TO THE POINT OF BEGINNING, CONTAINING 11.698 ACRES.

BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST ONE-QUARTER BEING N00°50'44"W.



KEN-CARYL RANCH
THE VALLEY

JEFFERSON COUNTY, COLORADO

OFFICIAL DEVELOPMENT PLAN
AMENDMENT NO.2

KEN-CARYL RANCH - THE VALLEY
LAND USE CLASSIFICATIONS & RESTRICTIONS

All of the provisions of The Ken-Caryl Ranch Official Development Plan recorded March 13, 1973, in ODP Book 3, pages 1 through 10 (as amended) of the records of Jefferson County, Colorado, shall continue in full force and effect, except as amended by The Valley ODP Amendment No. 2. The Valley ODP Amendment No. 2 supercedes those portions of Sheets 4, 5, 6, 7, 8, 9, and 10 of 10 (as amended) of original ODP and The Valley amended ODP as follows:

A. SF - One-Family Areas

1. Permitted Uses

- a. One-family dwelling, detached, and accessory outbuildings, including detached garages, guest houses and stables.
- b. Church or parish house.
- c. Public, parochial and private schools (but not including private vocational, trade or professional schools or schools for sub-normal or mentally disturbed adults or children), preschools and day nurseries for infants and children.
- d. Public and private libraries; public and private museums; community facilities.
- e. Public parks, playgrounds, and other public or private recreational uses.
- f. Governmental buildings; fire stations; but not including warehouses or storage or repair facilities.
- g. Telephone exchanges, electric substations, including electric transmission and distribution lines, and gas regulator stations where no repair or storage facilities are maintained.
- h. Water supply reservoirs, wells, water towers, filter beds and irrigation canals.
- i. Special Uses. The following uses shall be permitted only upon approval of the Architectural Committee:
 - 1. Home occupations; In accordance with section 21 of Jefferson County Zoning resolution as of this date subject to approval of Architectural Committee.
 - 2. Temporary buildings and uses of land for any purpose or use which is incidental to the development of the property;
 - 3. Temporary sales or rental offices necessary for the sale or rental of real property during the period of initial sales within this development.
- j. Livestock: One horse may be kept on each lot of a minimum size of one acre.

2. Area Regulations

- a. Lot Area For each one-family dwelling there shall be provided a minimum lot area of not less than 5000 square feet.
- b. Front Setback The minimum depth of front setback for each one-family dwelling when the front property line is adjacent to a public collector road shall be twenty (20) feet. The minimum depth of front setback for each one-family dwelling shall be ten (10) feet when the front property line is adjacent to a public local, minor, or private road. The minimum depth of front setback for each one-family dwelling that fronts exclusively on the turn around of a cul-de-sac shall be ten (10) feet.
- c. Side Setback The minimum width of side setback for one-family dwellings shall be zero (0) feet on one side. The combined minimum width of side setback for each one-family dwelling shall be eight (8) feet. The minimum width of a side setback shall be ten (10) feet when that side is adjacent to a street.
- d. Rear Setback The minimum depth of rear setback shall be ten (10) feet for each one-family dwelling.
- e. All setbacks shall be measured from the foundation or wall, however, eaves, roof overhangs, fireplaces and architectural features (i.e. pot shelves, pop outs) may protrude twenty four (24) inches into the setback.

3. Height Regulation

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

4. Total Allowable Dwelling Units

- a. The total number of dwelling units allowed for the entire SF area shall not exceed 700. NOTE: The combined number of SF & MU units may not exceed 1,668 dwelling units.

5. Parking Requirements

- a. A minimum of two (2) parking spaces shall be provided for each one-family dwelling unit.

LAND USE CLASSIFICATION AND RESTRICTIONS
SUMMARY

A. SF - One-Family Areas

Area Regulations

<u>Lot Area</u> (Min. SF)	5,000
<u>Front Setback</u> (Min. Ft.)	
Public Collector	20
Public, Local, Minor, Private, Cul-de-Sac	10
<u>Side Setback</u> (Min. Ft.)	
Minimum Width	0
Combined Width	8
Adjacent to Street	10
<u>Rear Setback</u> (Min. Ft.)	10
<u>Height Regulation</u> (Max. Ft.)	35
<u>Total Allowable Dwelling Units</u>	700
<u>Parking Requirements</u> (Min. Per Unit)	2

B. MU - Mixed Use Areas

1. Permitted Uses

- a. Any use permitted in the SF one-family areas.
- b. Duplex.
- c. Multiple-family dwellings.

2. Area Regulations

- a. Lot Area For each one-family dwelling there shall be provided a minimum lot area of not less than 2,000 square feet. For each two-family dwelling there shall be provided for each lot a minimum lot area of not less than 1,500 square feet. For each multiple-family dwelling unit there shall be provided a minimum site area of not less than 1,400 square feet. Two family and multiple-family lots may be initially platted or later subdivided for separate ownership.
- b. Front Setback The minimum depth of front setback for each residential building shall be ten (10) feet where the front property line is adjacent to a public collector road. The minimum depth of front setback for each residential building shall be five (5) feet when the front property line is adjacent to a public local, minor or private road or turn around of a cul-de-sac. The minimum depth of front setback for each residential building shall be zero (0) feet where the front property line is adjacent to open space.
- c. Side Setback The minimum width of side setback for each one-family dwelling unit shall be zero (0) feet on one side. The combined minimum width of side setback for each one-family dwelling shall be eight (8) feet. For two attached single family dwellings, the minimum width of the common side setback shall be zero (0) feet, with the minimum width of the noncommon side yard to be five (5) feet. The minimum distance between unattached structures shall be ten (10) feet which may be either on the same lot or on two adjacent lots. No minimum side setback for multiple-family dwellings shall be required when one of the following conditions prevails:
 - 1. Structures which abut upon a plaza, park, mall or other permanent open space may abut the common property line and have openings onto such appurtenances.
 - 2. Where there are no openings on a given side of a structure, that side may be placed on the property line and may abut a structure on an adjoining lot where the latter structure also has no openings on its abutting side.
 - 3. An attached or detached garage or carport may abut a side property line or another structure provided no openings are located on the abutting surfaces.If one of the above conditions does not prevail, a minimum side setback of five (5) feet shall be required and the minimum distance between unattached structures shall be ten (10) feet which may be either on one lot or combined on two adjacent lots. The minimum width of side setback for one, two or multiple-family units shall be ten (10) feet when that side is adjacent to a street.
- d. Rear Setback The minimum depth of rear setback for each one-family dwelling unit shall be ten (10) feet. The minimum depth of rear setback for two-family dwellings shall be five (5) feet. No minimum rear setback for multiple-family dwellings shall be required when one of the following conditions prevails:
 - 1. Structures which abut upon a plaza, park, mall or other permanent open space may abut the common property line and have openings onto such appurtenances.
 - 2. Where there are no openings on a given side of a structure, that side may be placed on the property line and may abut a structure on an adjoining lot where the latter structure also has no openings on its abutting side.
 - 3. An attached or detached garage or carport may abut a side property line or another structure provided no openings are located on the abutting surfaces.If one of the above conditions does not prevail, a minimum setback of five (5) feet shall be required and the minimum distance between unattached structures shall be ten (10) feet which may be either on one lot or combined on two adjacent lots.
- e. All setbacks shall be measured from the foundation or wall, however, eaves, roof overhangs, fireplaces and architectural features (i.e. pot shelves, pop outs) may protrude twenty four (24) inches into the setback.

3. Height Regulation

- a. No structure shall exceed fifty (50) feet in height.

4. Multiple Structures

- a. Multiple structures/buildings shall be permitted on a single lot.

5. Total Allowable Dwelling Units

- a. The total number of dwelling units for the entire MU area shall not exceed 1,400. NOTE: The combined number of SF & MU units may not exceed 1,668 dwelling units.

6. Parking Requirements

- a. A minimum of two (2) parking spaces shall be provided for each dwelling unit.

LAND USE CLASSIFICATION AND RESTRICTIONS
SUMMARY

B. MU - Mixed Use Areas

ONE-FAMILY TWO-FAMILY MULTI-FAMILY

Area Regulations

<u>Lot Area</u> (Min. SF) *Site Area	2000	1500	1400*
<u>Front Setback</u> (Min. SF)			
Public Collector	10	10	10
Public Local, Minor, Private, Cul-de-Sac	5	5	5
Open Space	0	0	0
<u>Side Setback</u> (Min. Ft.)			
Minimum Width	0	0	0
Combined Width	8	5	
Adjacent to Street	10	10	10
<u>Rear Setback</u> (Min. Ft.)	10	5	0
<u>Height Regulations</u> (Max. Ft.)	50	50	50
<u>Total Allowable Dwelling Units</u>	Combined total 1,400		
<u>Parking Requirements</u> (Min. per Unit)	2	2	2

C. OS - Open Space Areas

1. Permitted Uses

- a. Agricultural uses limited to the grazing and keeping of livestock, growing of hay, grains, grasses, trees, shrubs, and truck gardens, and accessory uses thereof such as barns, sheds, corrals, etc.
- b. Public parks, playgrounds and other public or private recreational uses.
- c. Buildings and structures customarily accessory to the permitted uses.
- d. Governmental buildings or uses such as police stations, fire stations, post offices; and electric substations, gas regulator stations, telephone exchanges, water reservoirs and utility pumping stations, water wells and cable television antennas and other private and public utility uses.
- e. Cemetery.
- f. Recreation uses of all types, including but not limited to golf courses, (including miniature golf or putting ranges and driving ranges) tennis courts, swimming pools, ball fields, camping, hiking, horseback riding, equestrian facilities and bicycle trails, trap-shooting, rifle, pistol and archery ranges, and picnic areas.
- g. Private schools (including private, vocations, trade or professional schools) pre-schools and day nurseries (including those uses commonly accepted as accessory thereto when located on the same premises).
- h. Stores for retail trade customarily accessory to permitted uses within this use area, restaurants, delicatessens, catering establishments, cafes, and private clubs, including the sale for consumption on the premises of liquor and three point two (3.2%) fermented malt beverage shall be limited to a total of 5,000 square feet GLA within this ODP. The location of such uses shall be approved by the Zoning Administrator prior to the issuance of a building permit.
- i. Special uses. The following uses shall be permitted only upon the approval of the Architectural Committee:
 - 1. Temporary buildings and uses of land for any purpose or use which is incidental to the development of the property.
 - 2. Temporary buildings and uses incidental or necessary for the sale or rental of real property.

- 2. Conditional Uses The following uses are permitted subject to such conditions established by the Jefferson County Planning Commission and Board of County Commissioners to preserve the general intent and purpose of this zone.

- a. Campground for mounted camper units, camp trailers and motor homes. This provision shall apply only for campground areas for tourists, campers, hunters, fishermen, mountain climbers and other such individuals involved in similar temporary transient activity. Plans of such areas must be registered with and approved by both the Jefferson County Health Department and the Jefferson County Planning Department and be subject to all sanitary requirements of the Health Department on a continuing basis. This provision shall not be construed to permit mobile homes or trailers.



KEN-CARYL RANCH
THE VALLEY

JEFFERSON COUNTY, COLORADO

OFFICIAL DEVELOPMENT PLAN
AMENDMENT NO.2

SHEET 3 of 4

D. C - Commercial Areas
1. Permitted Uses

- a. Business and professional offices, medical and dental clinics and enclosed small-animal veterinary hospitals.
- b. Post offices and banks.
- c. Laboratories, except those which involve any hazardous process or emit noxious noise, dust and odor.
- d. Service establishments, such as cleaning and pressing shops, blueprinting establishments, tailor shops, dressmaking shops, barber shops, beauty parlors, watch and jewelry repairing, pharmacies, and pick-up stations for laundry and/or dry cleaning.
- e. Public, parochial and private schools, colleges and universities, pre-schools and day nurseries (including those uses commonly accepted as accessory thereto when located on the same premises). the same premises).
- f. Community buildings, Y.M.C.A.s, Y.W.C.A.s, churches, libraries, parks, museums, aquariums and art galleries.
- g. Mortuaries.
- h. Art, photographic, dance, music, radio and television studios.
- i. Parking of automobiles of clients, patients, patrons or customers of the occupants of adjacent commercial districts.
- j. Living quarters in a building other than a dwelling.
- k. Package liquor stores and outlets and package three point two percent (3.2%) fermented malt beverage stores and outlets; taverns, night clubs, private clubs and bars.
- l. Restaurants, delicatessens, catering establishments, cafes, private clubs and drive-in restaurants, including the sale for consumption on the premises of liquor and three point two percent (3.2%) fermented malt beverage.
- m. Signs (illuminated or otherwise) identifying the use or uses on the premises where the sign is located.
- n. Newspaper offices and blue printing establishments.
- o. Rental agencies, except those for automobiles, campers, trailers, or heavy equipment, provided such agencies are fully enclosed.
- p. Car wash, garage and/or motor fuel filling station.
- q. Stores for retail trade.
- r. Heliports, subject to the provisions of Section IV.D.
- s. Research and development facilities.
- t. Management/Seminar complexes.
- u. Hospitals.
- v. Special trades contractors, including plumbers, carpenters and electricians.
- w. Governmental buildings; police stations; fire stations; but not including warehouses or storage or repair facilities.
- x. Telephone exchanges, electric substations, utility pumping stations, including electric transmission and distribution lines, and gas regulator stations where no repair or storage facilities are maintained.
- y. Water supply reservoirs, wells, water towers, filter beds.
- z. Recreation uses of all types, including but not limited to golf, courses, (including miniature golf or putting ranges and driving ranges) tennis courts, swimming pools, ball fields, camping, hiking, horseback riding, equestrian facilities and bicycle trails, trap-shooting, rifle, pistol and archery ranges, and picnic areas.

2. Area Regulations

- a. Lot Area No minimum lot area will be required other than the building site coverage and parking requirements set out below.
- b. Front Setback The minimum depth of front setback for a building shall be ten (10) feet.
- c. Side Setback If a building constructed of masonry or fireproof material, no side yard shall be required except when located on a corner lot. If a building is constructed of nonmasonry or nonfireproof materials, there shall be a side yard of not less than five (5) feet on each side. On a corner lot there shall be a side yard of not less than ten (10) feet on the side adjoining the street. On corner lots, motor fuel pumps may be erected not less than eighteen (18) feet from the side lot line on the side adjacent to the street.
- d. Rear Setback The minimum depth of rear setback for a building shall be five (5) feet.

- e. All setbacks shall be measured from the foundation or wall, however, eaves, roof overhangs, fireplaces and architectural features (i.e. pot shelves, pop outs) may protrude twenty-four (24) inches into the setback.
- f. Building Setbacks No outdoor storage of any products will be allowed in the areas reserved for building setbacks. Additionally, the applicable Jefferson County Zoning Resolutions regarding site distance must be followed on all building setbacks.
- g. Height Regulation No building shall exceed fifty (50) feet in height. However, the height limits established herein may be relaxed by the Architectural Committee for chimneys, water towers, radio and television antennas, monuments, spires and flag-poles.
- h. Site Coverage Maximum building coverage of fifty (50) percent is allowed. Parking spaces and/or parking structures shall not be calculated as building area and shall be allowed in the fifty (50) percent open space. Landscape area required minimum ten (10) percent of site area. The total maximum allowable GLA for retail and office space are 95,000 and 100,000 square feet respectively within this ODP.
- i. Multiple Structures Multiple structures/buildings shall be permitted on a single lot.
- j. Parking Requirements
 - 1. Retail/Service uses - 5.5 spaces for each 1,000 square feet of gross leaseable floor area (GLA).
 - 2. Office uses - 3.3 spaces for each 1,000 square feet of gross leaseable floor area (GLA).
 - 3. Restaurants and Lounges - 10 spaces for each 1,000 square feet of gross leaseable floor area (GLA).

D. C - Commercial

Area Regulations

<u>Lot Area</u> (Min. SF)	None
<u>Front Setback</u> (Min. Ft.)	10
<u>Side Setback</u> (Min. Ft.)	0
Fireproof construction	5
Nonfireproof construction	10
Corner lot (adjacent to street)	
<u>Rear Setback</u> (Min. Ft.)	5
<u>Height Regulation</u> (Max. Ft.)	50
<u>Site Coverage</u> (Max. Bldg. %)	50
<u>Parking Requirements</u> (Min. spaces per 1000 sq. ft. GLA)	
Retail/Service	5.5
Office	3.3
Restaurant/Lounge	10

E. S - School Areas

The number of useable acres included within the school sites designated on The Valley Amended ODP are as follows:

Elementary School	10 Acres
Junior High School	20 Acres

F. Signs


No signs of any kind shall be displayed to the public view without the approval of the Architectural Committee and in accordance with the Jefferson County Zoning Resolution in effect at the time of sign permit application.

G. Roads and Access

- 1. Road ROW and construction standards and responsibility will be determined at the time of final platting.
- 2. Secondary access in the form of an easement over the existing ranch road from the intersection of the South Valley Road and the Valley Loop Road to Deer Creek Canyon Road will be provided the time of approval of the first final plat.
- 3. The developer shall arrange for dedication of ROW and bonding for construction of a 24' asphalt section from the intersection of the South Valley Road and the Valley Loop Road to the Johns-Manville World Headquarters Road when the number of units final platting reaches 500.
- 4. The developer shall arrange for construction of the additional 2 lanes of Ken-Caryl Avenue from the South Valley Road east to Chatfield Avenue at the time the South Valley Road is constructed from the Valley Loop Road to the Johns-Manville World Headquarters Road or at such time the traffic volume on Ken-Caryl Avenue at a point 100' east of the South Valley Road exceeds 6,000 ADT.

Ken-Caryl Ranch The Valley Amended ODP			
Land Use Data			
SF	One-Family Areas	Acres 413.9	DU 700*
MU	Mixed Use Areas	284.0	1400*
OS	Open Space Area	468.2	
C	Commercial	39.7	
S	School Areas	30	
		1235.8	2100*

*The total combined number of SF & MU dwelling units shall not exceed 1668.



KEN-CARYL RANCH
THE VALLEY

JEFFERSON COUNTY, COLORADO

OFFICIAL DEVELOPMENT PLAN
AMENDMENT NO.2

SHEET 4 of 4

ADDITIONAL CASE DOCUMENTS

Case No. 23-138785RZ
03/14/24

To the Owner of 2 Red Cedar,

You are receiving this letter to inform you that the Enclave Home Owner's Association (HOA) is pursuing a rezoning (Case No. 23-138785RZ) on behalf of the property owners with property governed by the HOA (see enclosed graphic) and the Ken Caryl Ranch Valley ODP. 89 of the 90 property owners have approved of the subject application (See attached affidavit).

The purpose of this rezoning is to modify the required rear setbacks for all properties to zero feet. Please find below a link to the active case files. You can also access these files by typing the case number (23-138785RZ) in Jefferson County Planning and Zoning's Active Case Search

https://jeffcogov.sharepoint.com/sites/AmandaDocLib_Public/AmandaDocs/Forms/AllItems.aspx?id=%2Fsites%2FAmandaDocLib%5FPublic%2FAmandaDocs%2FRZ%2F2023%2F2023%20138785%20000%2000%20RZ%2028%20Pinyon%20Pine%20Road&p=true&ga=1

Please contact me, the Case Manager, if you object to having your property be part of the proposed rezoning. Otherwise, the 2 Red Cedar property will be considered a part of this application.

Alexander Fowlkes, Case Manager



Jefferson County Planning and Zoning

afowlkes@jeffco.us

303-271-8719

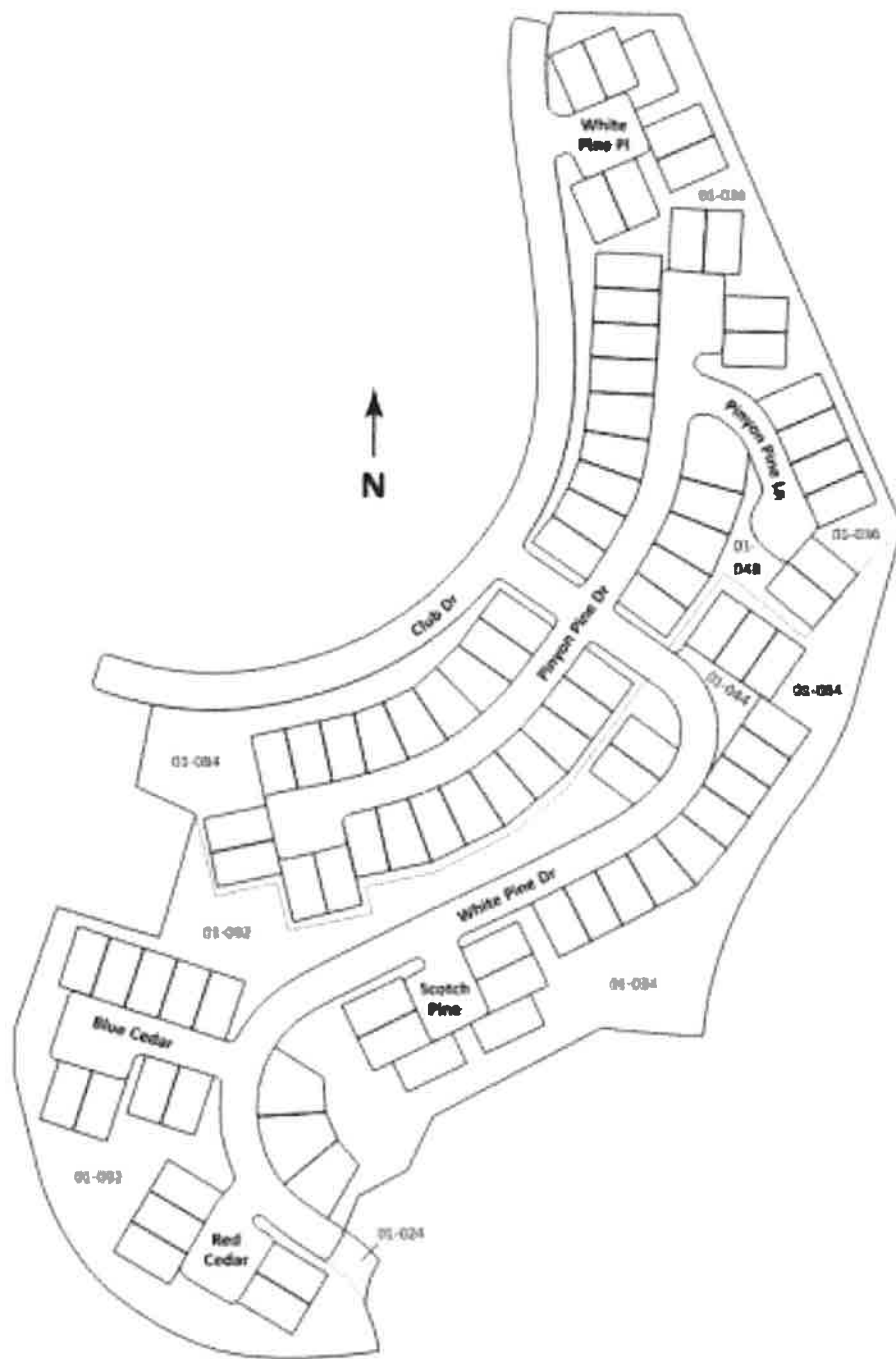
Certified Article Number

9414 7266 9904 2181 5964 21

SENDER'S RECORD



9590 9266 9904 2181 5964 24



Graphic provided by applicant to demonstrate properties within The Enclave HOA

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9414 7266 9904 2181 5964 21	
Certified Mail Fee	\$ 4.40
Return Receipt (Hardcopy)	\$ 3.65
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$ 6.84
Total Postage and Fees	\$ 8.69
Sent to: Owner of 2 Red Cedar P.O. Box 270747 Littleton, CO 80127	
Reference Information Alex Fowlkes - PLANNING & ZONING Case Number 23-138785RZ	
PS Form 3800, Facsimile, July 2015	

Return Receipt (Form 3811) Barcode  9590 9266 9904 2181 5964 24	1. Article Addressed to: Owner of 2 Red Cedar P.O. Box 270747 Littleton, CO 80127
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2181 5964 21	3. Service Type: <input checked="" type="checkbox"/> Certified Mail

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <i>Alex Fowlkes</i>	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name) ALEX FOWLKES	C. Date of Delivery MAR 27 2024
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:	
Reference Information 23-138785RZ Alex Fowlkes - PLANNING & ZONING	
PS Form 3811, Facsimile, July 2015	

The Enclave HOA
The Valley at Ken Caryl Ranch

Arnold Ray, arnoldray@me.com, 303-929-8591

March 19th, 2024

RE: AFFIDAVIT OF OWNER APPROVAL -- Application for Ken Caryl Ranch Enclave ODP (Case No.23-138785RZ)

The Enclave Home Owner's Association, a Colorado nonprofit corporation (Enclave HOA), includes the following 90 residential properties, governed by the Ken Caryl Ranch The Valley ODP:

1, 2, 3, 4, 5, 6, 8 White Pine Place (7 properties)
2, 4, 6, 8, 10, 12 Pinyon Pine Lane (6 properties)
1, 2, 3, 4, 5, 6, 7, 8, 9 Blue Cedar (9 properties)
1, 2, 3, 4, 5 Red Cedar (5 properties)
1, 2, 3, 4, 5, 6 Scotch Pine (6 properties)
2, 4, 6, 8, 10, 11, 12, 13, 14, 16, 18, 20, 22, 24, 26, 28, 30 White Pine Drive (17 properties)
1 through 40 Pinyon Pine Road (40 properties)

And the following 7 Enclave Common Area Parcels:

Paracel Number	Acres
59-311-01-036	1.629
59-314-01-084	1.160
59-314-01-048	0.258
59-314-01-034	2.830
59-314-01-092	3.203
59-314-01-024	0.079
59-314-01-044	0.156
Total area	9.315

For purposes of the rezoning application, this affidavit confirms that the Enclave HOA received signatures of support from 89 Enclave HOA residential property owners (see attached Exhibit A) for the proposed rezoning to amend the current PD zoning (Ken-Caryl Ranch The Valley ODP) to a new PD zoning (Ken Caryl Ranch Enclave ODP) . These signatures indicate approval of the

rezoning application and the property owner's consent to have elected HOA Officers serve as the authorized representatives for this case (23-138785RZ).

We have diligently attempted to reach the owner of the 2 Red Cedar regarding this rezoning application without success.

We acknowledge that the above statement is true and accurate.

The Enclave Homeowner's Association

President:

By: Gary Tice
Gary Tice

Secretary:

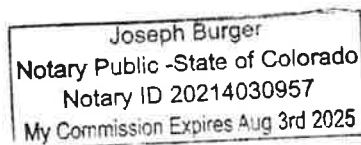
Laura Andrews
Laura Andrews

County of Jefferson
State of Colorado

Subscribed and sworn to before me this 19 day of March, 2024 by Gary Tice AGT
as President of the Enclave Homeowner's Association.

Witness my hand and official seal.

[Signature]
Notary Public

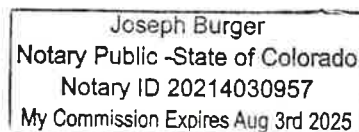


County of Jefferson
State of Colorado

Subscribed and sworn to before me this 19 day of March, 2024
by Laura Andrews, as Secretary of the Enclave Homeowner's Association.

Witness my hand and official seal.

[Signature]
Notary Public



Development Permit Application

JEFFERSON COUNTY COLORADO Planning and Zoning

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

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- ☒ **Rezoning from** Ken-Caryl Ranch The Valley ODP **to** Ken Caryl Ranch, The Enclave ODP
- ☐ **Special Use Item No.** _____ **of the** _____ **Zone District**
to permit _____
- | | | |
|----------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Exemption from Platting | <input type="checkbox"/> Legalization of Property Division | <input type="checkbox"/> Minor Division of Land |
| <input type="checkbox"/> Minor Modification or Revision | <input type="checkbox"/> Rezoning/Special Use | <input type="checkbox"/> Rural Cluster |
| <input type="checkbox"/> Location and Extent | <input type="checkbox"/> Site Development Plan Approval | <input type="checkbox"/> Subdivision Platting |
| <input type="checkbox"/> Superlot | <input type="checkbox"/> Superlot Process | <input type="checkbox"/> Vested Rights |

Explanation of Application Request

The current single-family zoning for the Valley of Ken-Caryl is not appropriate for the Enclave townhome community. Neither the definition of boundaries for the Private Use / Maintenance Areas behind the homes nor the single-family lot setback requirements are appropriate. The Ken Caryl Ranch Master Association (KCRMA) and the Enclave HOA are in agreement on these points. This Application addresses both issues and will bring the Enclave zoning in line with the 1983 Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for the Enclave and with The Enclave Policies, Procedures and Guidelines.

Documents Submitted

- | | | | |
|------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> Architectural Elevations | <input type="checkbox"/> Historical, Archaeological & Paleontological Report | <input type="checkbox"/> Proof of Ownership | <input type="checkbox"/> Wastewater Report |
| <input type="checkbox"/> Drainage Report | <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Radiation Report | <input checked="" type="checkbox"/> Water Supply Report |
| <input type="checkbox"/> Exemption Survey | <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Reduction of the Plat | <input type="checkbox"/> Wildlife, Vegetation & Landscaping Report |
| <input checked="" type="checkbox"/> Fire Protection Report | <input type="checkbox"/> Parking Plan | <input type="checkbox"/> Sensory Impact Report | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Proof of Access | <input type="checkbox"/> Soils Report | |
| | | <input type="checkbox"/> Utility Report | |

Instructions for Submittal

1. Rezoning and Site Development Plan applications and supporting documents must be submitted electronically to our [online portal](https://www.jeffco.us/4445) [https://www.jeffco.us/4445]. All other applications and documents on this form should be emailed to pzpermits@jeffco.us.
2. Incomplete applications will not be accepted and will delay processing.
3. A [Pre-Application](#) is encouraged prior to the formal submittal of a Development Permit Application.

Special Districts

Water	Post Office	Electricity
Sewage	Parks & Rec	Fire

Jefferson County Staff Use Only

Case Number	Date Filed	Current Zoning	Proposed Zoning/SU
Planner	Street Address	Acres	Map Sheet
Previous Cases	Community Plan		

Development Permit Application

Case Number: _____

Project Team Contact Information

The Enclave HOA c/o Arnold Ray	arnoldray@earthlink.net	303-929-8591
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
28 Pinyon Pine Road, Littleton, CO 80127		
<i>Address</i>	<i>City</i>	<i>Zip</i>
Property Owner 2	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
Developer / Subdivider	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
Engineer	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>

Property Description

59-311-01-036, 59-314-01-084, 59-314-01-048, 59-314-01-034, 59-314-01-092, 59-314-01-024...	Littleton	80127
<i>Address of Subject Property and/or Parcel ID Number</i>	<i>City</i>	<i>Zip</i>
Club Drive	9.315 in 6 Enclave HOA Common Area Parcels +	
<i>Access Via</i>	<i>Acreage</i>	<i>Map Sheet</i>

Legal Description:

The Enclave consists of six Common Area parcels owned by the Enclave Homeowners Association (Enclave HOA), one paved parcel owned by the Enclave HOA and 90 platted residential lots. The outer perimeter of The Enclave is defined by the following six Enclave HOA Common Area Parcels: 59-311-01-036, 59-314-01-084, 59-314-01-048, 59-314-01-034, 59-314-01-092, 59-314-01-024

Additional Information (to support or clarify this application):

The current Ken-Caryl Ranch Valley ODP is oriented to conventional single family residential parcels rather than the Enclave townhome community. The proposed Enclave ODP is based on, and is consistent with the recorded 1983, "Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for The Enclave on the Ken-Caryl Ranch" (CC&Rs) – ("83050493" January 6, 1983) and with the Enclave Policies, Procedures and Guidelines.

The Private Use/ Maintenance Areas behind each home are based on the original builder constructed privacy walls rather than property lines. Since the original privacy walls / boundaries often did not coincide with property lines, the CC&Rs incorporate cross easements for these areas if they extend beyond property lines.

Because of the relatively shallow Private Areas backing onto Enclave Common Area, there are no setback requirements for improvements in the Private Use / Maintenance Areas.

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

- ☐ Owner is an individual. Indicate name exactly as it appears on the deed.
- ☒ Owner is a corporation, partnership, limited partnership, or other business entity. Name principals and/or managers on a separate page. Include the articles of organization, partnership agreement, resolution of managers, etc., as applicable to establish legal signatures.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Owner Affidavit

I/We Enclave Homeowners Association, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize County staff to visit the site as necessary for proper review of this application.

If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.

Gary Tice, President, Enclave Homeowners Association

Name

6 Blue Cedar, Littleton, CO 80127

Address

303-944-3844

GRTiceTravel@gmail.com

Phone

Email

Signature

Name

Address

Phone

Email

Signature

County of Jefferson]
State of Colorado] SS

Sworn to and subscribed before me this 25 day of September, 2023.
(day) (month) (year)

By Gary Tice
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires

8/3/25
(date)

Joseph Burger
Notary Public -State of Colorado
Notary ID 20214030957
My Commission Expires Aug 3rd 2025

Development Permit Application

Case Number: _____

Authorized Representative _____

Authorized Representative _____

I/We further permit Arnold Ray to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Arnold Ray

Representative Name _____

28 Pinyon Pine Road, Littleton, CO 80127

Address _____

303-929-8591 arnoldray@earthlink.net

arnoldray@earthlink.net

Phone

Email

Email _____

Owner's Signature _____

Date _____

Enclave Rezoning Application – Residential Owner Signatures

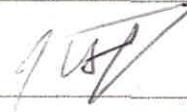

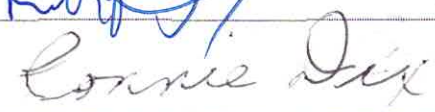

We are the owner(s) of the properties described herein which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

Address	Parcel Number	Owner	Signature & Date
1 Blue Cedar	59-314-01-091	Timothy & Jeanne Scherr Trust	Jeanne Scherr 9-24-23
2 BC	59-314-01-095	Clara Wang	Clara Wang 9-25-23
3 BC	59-314-01-090	Mary & Helen Brian	Mary Helen Brian 9/27/23
4 BC	59-314-01-094	Laura & Neil Andrews	Laura J. Andrews 9-25-23
5 BC	59-314-01-089	Sotak Family Revocable Trust	Michele Sotak 9-25-23
6 BC	59-314-01-093	Gary & Susan Tice	Gary Tice 9-24-23
7 BC	59-314-01-088	Daniel & Lesia Hatlestad	Lesia A. Hatlestad 10.2.23 4.2
8 BC	59-313-18-008	Kevin & Nadine Beacom	Kevin Beacom 9-24-23
9 BC	59-313-18-004	Hamilton Trust	Donnie Hamilton 9-24-23

Enclave Rezoning Application – Residential Owner Signatures

We are the owner(s) of the properties described herein which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

RC = Red Cedar

Address	Parcel Number	Owner	Signature & Date
1 RC	59-314-01-075	Jason Harting & Deborah	 9-24-23
2 RC	59-314-01-100	Patty Cavey	
3 RC	59-314-01-097	Vera Stafford Trust	 (TRUSTEE) 10/4/23
4 RC	59-314-01-099	59-314-01-099	 9-24-23
5 RC	59-314-01-098	Rebecca McKeown	 9-24-23

Enclave Rezoning Application – Residential Owner Signatures

We are the owner(s) of the properties described herein which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

SP = Scotch Pine

Address	Parcel Number	Owner	Signature & Date
1 SP	59-314-01-028	Michael & Margaret Lamb	Margaret A Lamb 9/28/23
2 SP	59-314-01-033	Gary & Alice Warner	Gary Warner Alice Warner 9/28/23
3 SP	59-314-01-029	Harold & Sally McCubben	Sally McCubben 9/30/23
4 SP	59-314-01-032	Joshua Holmberg	Josh Holmberg 9/27/23
5 SP	59-314-01-030	Victoria & Russell Kuster	Russell Kuster 9/30/23
6 SP	59-314-01-031	Priscilla Webb	

Enclave Rezoning Application – Residential Owner Signatures

We are the owner(s) of the properties described herein which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

PPR = Pinyon Pine Road

Address	Parcel Number	Owner	Signature & Date
1 PPR	59-311-01-032	Carl Goodwin	Carl Goodwin 09/25/2023
2 PPR	59-311-01-033	Larry and Barbara DeBauge	Barbara DeBauge 9/25/2023 Larry DeBauge 9/25/2023
3 PPR	59-311-01-031	David & Lyn Morgan	David Morgan 9/25/2023
4 PPR	59-311-01-034	Paul & Connie Motzkus	Paul Motzkus Sept 25, 2023
5 PPR	59-311-01-030	Wahl Revocable Trust	Richard Wahl 9/25/23
6 PPR	59-311-01-035	Judith Dalton	Judith A. Dalton 9/25/23
7 PPR	59-311-01-029	James & Karen Fodor	James Fodor 9/25/2023
8 PPR	59-314-01-055	Margo O Rourke	Margo O'Rourke 9/25/23
9 PPR	59-311-01-028	Miceli Family Trust	VIA EMAIL
10 PPR	59-314-01-056	Lisa Bemmiou-Osur Benhamou-Osur	Lisa Benhamou-Osur 9/25/2023

Re: Enclave Rezoning Effort

From: Kris Miceli <kmiceli303@gmail.com>
To: Arne Ray <arnoldray@earthlink.net>, Kevin Beacom <kevin@ekbres.com>
Subject: Re: Enclave Rezoning Effort
Date: Oct 1, 2023 11:40 AM

Enclave Rezoning Application

I am the owner of the property at **9 Pinyon Pine Road** in the Enclave which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

Kristina Miceli
9 Pinyon Pine Rd, Littleton, CO 80127
303-521-1622

On Sun, Oct 1, 2023 at 8:49 AM Arne Ray <arnoldray@earthlink.net> wrote:
Kris,

As you may know, our current zoning is oriented to single-family units rather than the unique circumstances in the Enclave. While some homeowners have not yet encountered problems, all Enclave homes are subject to rules that do not apply to the boundaries and setbacks for our Private Use / Maintenance Areas. Difficulties in permitting are increasingly complex and costly for individual homeowners to overcome via the County's Variance Process.

In cooperation with the Ken Caryl Ranch Master Association and Jefferson County, we are attempting to secure more appropriate zoning for The Enclave. The goal is to have the current boundaries of our private areas recognized without requiring costly surveys and realignment as well as to eliminate the current 10-foot setbacks for decks and other improvements.

Part of this process requires submitting supporting signatures from our residential owners and we are in the process this week of gathering signatures for our application.

If you are available, I would like to have you sign our exhibit to the application. If you are not in the area, I am asking that you send a return email with your name and address below the following text as your "signature".

Thank you, Arne Ray
arnoldray@earthlink.net
303-929-8591

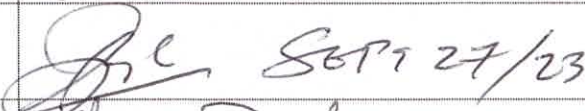
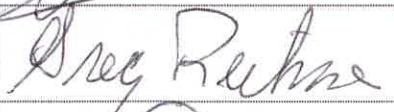
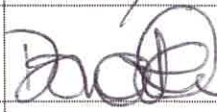
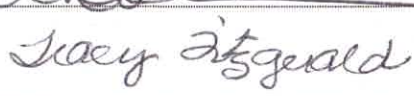
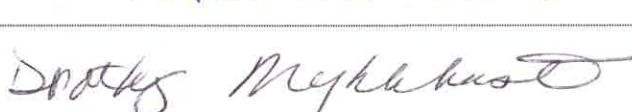




Enclave Rezoning Application

I am the owner of the property at **9 Pinyon Pine Road** in the Enclave which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

Enclave Rezoning Application – Residential Owner Signatures

We are the owner(s) of the properties described herein which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

PPR = Pinyon Pine Road

Address	Parcel Number	Owner	Signature & Date
11 PPR	59-314-02-001	John Kroshus	 8/27/23
12 PPR	59-314-01-057	Reihman Revocable Living Trust	 9-25-23
13 PPR	59-314-02-002	Ohana Trust	 9/25/23
14 PPR	59-314-01-058	David & Tracy Fitzgerald	 9/25/23
15 PPR	59-314-02-003	MaryAnn McGeady	ON SEPARATE PAGE
16 PPR	59-314-01-059	Dorothy Myklebust	 9/25/23
17 PPR	59-314-02-004	Mark & Diane Jenkins	 9/25/2023
18 PPR	59-314-01-062	Devin & Lindsay Muniz	 9/26/23
19 PPR	59-314-02-005	Tami Beckham	 9/28/23
20 PPR	59-314-01-063	Mose & Carol Smith	 9/29/2023

Enclave Rezoning Application – Residential Owner Signatures

We are the owner(s) of the properties described herein which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

PPR = Pinyon Pine Road

Address	Parcel Number	Owner	Signature & Date
11 PPR	59-314-02-001	John Kroshus	
12 PPR	59-314-01-057	Reihman Revocable Living Trust	
13 PPR	59-314-02-002	Ohana Trust	
14 PPR	59-314-01-058	David & Tracy Fitzgerald	
15 PPR	59-314-02-003	MaryAnn McGeady	Maryann M. McGeady 9/25/2023
16 PPR	59-314-01-059	Dorothy Myklebust	
17 PPR	59-314-02-004	Mark & Diane Jenkins	
18 PPR	59-314-01-062	Devin & Lindsay Muniz	
19 PPR	59-314-02-005	Tami Beckham	
20 PPR	59-314-01-063	Mose & Carol Smith	

Enclave Rezoning Application – Residential Owner Signatures

We are the owner(s) of the properties described herein which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

PPR = Pinyon Pine Road

Address	Parcel Number	Owner	Signature & Date
21 PPR	59-314-01-083	Judith Kowalsky Declaration of Trust	Judy Kowalsky 9.26.23
22 PPR	59-314-01-064	Janet Wise	Janet Wise 9-26-23
23 PPR	59-314-01-082	Fowler Trust	Rod Fowler 9/26/23
24 PPR	59-314-01-065	McGirr Family Trust	McGirr 9/26/23
25 PPR	59-314-01-081	Donald & Elaine Stathis	Donald & Elaine Stathis 9/27/23
26 PPR	59-314-01-066	SKP Irrevocable Trust	SKP Irrev. Trust 9-26-23
27 PPR	59-314-01-080	Denise & Peter McGuire	Denise & Peter McGuire 9/26/2023
28 PPR	59-314-01-067	Arnold Ray	Arnold Ray 9-26-23
29 PPR	59-314-01-079	Doris McFeeters	Doris McFeeters 9-26-23
30 PPR	59-314-01-068	Linda Nielsen Trust	Linda M. Nielsen 9/26/23

Enclave Rezoning Application – Residential Owner Signatures

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PPR = Pinyon Pine Road

Address	Parcel Number	Owner	Signature & Date
31 PPR	59-314-01-078	Ezell Family Trust	Linda R. Gell 9-26-23
32 PPR	59-314-01-069	Helen Santilli	Helen Santilli 9-26-23
33 PPR	59-314-01-077	Marian Anderson	Marian Anderson 9-26-23
34 PPR	59-314-01-070	Ellen & Natch Molina Parents live in Nebraska	VIA EMAIL
35 PPR	59-314-01-076	Ronda Rasnick	Ronda Rasnick 9/26/23
36 PPR	59-314-01-071	John and Melanie Putnam	Melanie J. Putnam 9-27/23
37 PPR	59-314-01-075	Thomas Pritekel	Thomas Pritekel 9.26.23
38 PPR	59-314-01-072	John & Barbaa McNitt	John & Barbaa McNitt 9/26/23
39 PPR	59-314-01-074	Barbara Wilberding Trust	VIA EMAIL
40 PPR	59-314-01-073	Susan Imming	Susan K. Imming 9/26/23

Fwd: Enclave - Zoning Manedment

From: ARNOLD RAY <arnoldray1@mac.com>
To: Arnold Ray <arnoldray@earthlink.net>
Subject: Fwd: Enclave - Zoning Manedment
Date: Sep 29, 2023 3:20 PM

Begin forwarded message:

From: arnoldray@earthlink.net
Subject: FWD: Re: Enclave - Zoning Manedment
Date: September 28, 2023 at 11:49:18 AM MDT
To: Arnold Ray <arnoldray1@mac.com>

Sent from EarthLink Mobile mail

On 9/28/23, 8:31AM, Ellen Molina <elliemayhay@msn.com> wrote:

Ellen,

Thanks for getting back to me... Yes, it is ridiculous! But we we are trying to jump through their hoops...

I am trying to simplify your response... If you would cut and past the statement below into an email and send it back to me I will see if that will work.

Thanks, Arne
arnoldray@earthlink.net
303-929-8591

Enclave Rezoning Application

I am the owner(sof the property at **34 Pinyon Pine Road** in the Enclave which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

Ellen Hay Molina 303-204-8610

Sent: Thursday, September 28, 2023 5:57 AM
To: bwilberding@comcast.net; tom.wilberding@outlook.com
Subject: Enclave - Zoning Amendment

Barb & Tom,

Hope you are enjoying your travels...

As you may know, our current zoning is oriented to single-family units rather than the unique circumstances in the Enclave. While some homeowners have not yet encountered problems, all Enclave homes are subject to rules that do not apply to the boundaries and setbacks for our Private Use / Maintenance Areas.

Difficulties in permitting are increasingly complex and costly for individual homeowners to overcome via the County's Variance Process.

In cooperation with the Ken Caryl Ranch Master Association and Jefferson County, we are attempting to secure more appropriate zoning for The Enclave. The goal is to have the current boundaries of our private areas recognized without requiring costly surveys and realignment as well as to eliminate the current 10-foot setbacks for decks and other improvements.

Part of this process requires submitting supporting signatures from our residential owners and we are in the process this week of gathering signatures for our application.

I am asking that you send a return email with the following text and attach your name.

Thank you, Arne Ray
arnoldray@earthlink.net
[303-929-8591](tel:303-929-8591)

Enclave Rezoning Application

I am / we are the owner(s) of the property at **39 Pinyon Pine Road** in the Enclave which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

Thomas W. Wilberding
Barbara A. Wilberding

Enclave Rezoning Application – Residential Owner Signatures

We are the owner(s) of the properties described herein which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.


WPD = White Pine Drive

Address	Parcel Number	Owner	Signature & Date
2 WPD	59-314-01-047	Lisa & Robert Call	ON SEPARATE PAGE
4 WPD	59-314-01-046	Ruby and Jim Meredith	Jim Meredith 9/27/23
6 WPD	59-314-01-045	Dean & Mary Armstrong	Dean Armstrong 9/26/23
8 WPD	59-314-01-043	Newsom Revocable Living Trust	Derek Newsom Trustee 10/2/23
10 WPD	59-314-01-042	Judith McMenamin	Judith McMenamin 9-26-23
11 WPD	59-314-01-060	Verna Young, Anne Hoy	Anne Hoy 9-26-23
12 WPD	59-314-01-041	Judy Donahue	Judy R. Donahue 10/7/23
13 WPD	59-314-01-061	Huennekens Family Trust	Linda D. Huennekens, Trustee 9/26/23
14 WPD	59-314-01-040	Barbara Penning	Barbara Penning 9/26/23
16 WPD	59-314-01-039	David & Nancy Dudley	David A. Dudley 9/26/23

Enclave Rezoning Application – Residential Owner Signatures

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WPD = White Pine Drive

Address	Parcel Number	Owner	Signature & Date
2 WPD	59-314-01-047	Lisa & Robert Call	 10/3/23
4 WPD	59-314-01-046	Ruby and Jim Meredith	
6 WPD	59-314-01-045	Dean & Mary Armstrong	
8 WPD	59-314-01-043	Newsom Revocable Living Trust	
10 WPD	59-314-01-042	Judith McMenamin	
11 WPD	59-314-01-060	Verna Young, Anne Hoy	
12 WPD	59-314-01-041	Judy Donahue	
13 WPD	59-314-01-061	Huennekens Family Trust	
14 WPD	59-314-01-040	Barbara Penning	
16 WPD	59-314-01-039	David & Nancy Dudley	

Enclave Rezoning Application – Residential Owner Signatures

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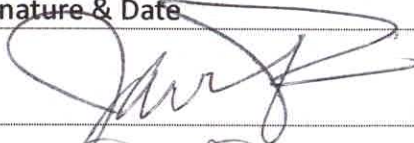
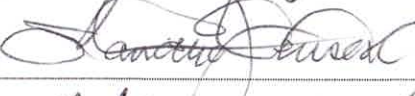
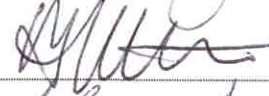



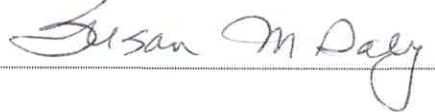
WPD = White Pine Drive

Address	Parcel Number	Owner	Signature & Date
18 WPD	59-314-01-038	Gary & Nancy Ratay	Nancy Ratay 9/28/2023
20 WPD	59-314-01-037	John & Jean Welch	John Welch 10/5/2023
22 WPD	59-314-01-036	Kenneth & Patricia Espenak	Kenneth Espenak 9/28/23
24 WPD	59-314-01-035	Dorothy & Gregory Seal Trust	Gregory Seal Trustee 10/6/23
26 WPD	59-314-01-027	Skeffington Trust	Michael Skeffington Trustee 9/27/23
28 WPD	59-314-01-026	Rupp Trust	Robert J. Rupp Trustee 9/25/2023
30 WPD	59-314-01-025	Karen & Robert Ottesen	Karen Ottesen 9/29/2023

Enclave Rezoning Application – Residential Owner Signatures

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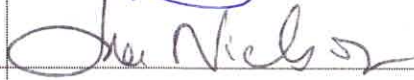

WPP = White Pine Place

Address	Parcel Number	Owner	Signature & Date
1 WPP	59-311-01-023	James Pierce	 12/26/2023
2 WPP	59-311-01-024	Sandra Sara Jensen	 9/24/22
3 WPP	59-311-01-022	William & Judy Hobstetter	 9/26/23
4 WPP	59-311-01-025	Sylvia & Tomas Trujillo	 9-26-23
5 WPP	59-311-01-021	Carol & Charles Dolby	 9/24/2023
6 WPP	59-311-01-026	Halbrook Revocable Living Trust	 9/24/2023
8 WPP	59-311-01-027	Daly Family Trust	 9/24/2023

Enclave Rezoning Application – Residential Owner Signatures

We are the owner(s) of the properties described herein which is the subject of the application and proposed hearings. I/We authorize County staff to visit the site as necessary for proper review of this application.

PPL = Pinyon Pine Lane

Address	Parcel Number	Owner	Signature & Date
2 PPL	59-314-01-054	Lisa Perry	 9/25/2023
4 PPL	59-314-01-053	Julie & Jeffrey Nielson	 9/29/23
6 PPL	59-314-01-052	Carol Faber	Carol Faber 9/29/23
8 PPL	59-314-01-051	Elena & Anthony Fortunato	ON SEPARATE PAGE
10 PPL	59-314-01-050	Larry & Carol Heupel	ON SEPARATE PAGE
12 PPL	59-314-01-049	Lowell & Beverly Fortune	 9/25/23

Enclave Rezoning Application – Residential Owner Signatures

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PPL = Pinyon Pine Lane

Address	Parcel Number	Owner	Signature & Date
2 PPL	59-314-01-054	Lisa Perry	
4 PPL	59-314-01-053	Julie & Jeffrey Nelson	
6 PPL	59-314-01-052	Carol Farber	
8 PPL	59-314-01-051	Elena & Anthony Fortunato	<i>Anthony Fortunato</i> 9/28/2023 <i>E. Fortunato</i> 9/28/2023
10 PPL	59-314-01-050	Larry & Carol Heupel	
12 PPL	59-314-01-049	Lowell & Beverly Fortune	

Enclave Rezoning Application – Residential Owner Signatures

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PPL = Pinyon Pine Lane

Address	Parcel Number	Owner	Signature & Date
2 PPL	59-314-01-054	Lisa Perry	
4 PPL	59-314-01-053	Julie & Jeffrey Nelson	
6 PPL	59-314-01-052	Carol Farber	
8 PPL	59-314-01-051	Elena & Anthony Fortunato	
10 PPL	59-314-01-050	Larry & Carol Heupel	<i>Carla Heupel 10-1-2023</i>
12 PPL	59-314-01-049	Lowell & Beverly Fortune	

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page
1 of 5
FORM 6000

NAME OF PROJECT: ENCLAVE 20124 AMENDMENT

CONTACT PERSON: ARNOLD RAY PH 303-929-8591

PROPERTY LOCATION: CLUB DRIVE IN THE VALLEY OF RED CANYON RANCH

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

TO THE BEST OF OUR KNOWLEDGE - BASED ON CONVERSATION WITH TRACY VOLKHA

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: Bary Tice

DATE: 9/27/23

State of Colorado)
County of Jefferson) ss.

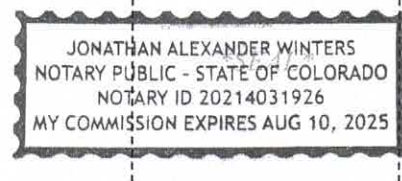
The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged

before me this 27th day of September, 2023, by Bary Tice

WITNESS my hand and official seal.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 10th, 2025



PART I - NOTICES, COMPLAINTS AND REPORTS

Page
2 of 5
FORM 6000

- **Attach** copies of all written governmental environmental reports, citations or complaints regarding this property that are in your possession or control.
- **Attach** copies of all non-governmental environmental reports regarding this property in your possession or control, except to the extent limited by confidentiality restrictions. For each such report so labeled confidential, state the name of the person or entity who rendered such report and the date thereof.

PART II - CURRENT/FORMER USES OF THE PROPERTY FOR THE PREVIOUS 60 YEARS

Name of current and former owner(s) – attach additional pages if necessary:

1949 to 1971 - McDannald Ranch, 1971 to 1983/85 - Johns Manville & Village Homes

1983/85 to Present - 90 Residential Units & Enclave HOA Common Area

Description of current use(s) of the Property (provide name(s) of current occupant(s) and date(s) of occupancy) – attach additional pages if necessary:

90 Townhome residential units + 9.2 acres of Enclave HOA Common Area

Date of completion of original construction and any substantial renovations (including tenant improvements) – attach additional pages if necessary:

90 Residential units completed & occupied between 1983 & 1985

Description of previous use(s) of the Property– attach additional pages if necessary:

Ranch grazing land & open space until the 1983/85 residential development

Description of uses of adjacent properties – attach additional pages if necessary:

Single family residential neighborhoods

and South Hogback Open Space

**CONTINUE ONLY IF YOU ANSWERED “YES” TO ANY QUESTION IN THE TABLE
ON Pg 1**



West Metro Fire Protection District

433 S. Allison Parkway
Lakewood, CO 80226
Bus: (303) 989-4307
Fax: (303) 989-6725
www.westmetrofire.org

August 9, 2023

Brian Yowell
briany@kcranch.org
303-979-1876

RE: Ken Caryl Ranch – Enclave Community
Littleton, CO 80127

This property is within the West Metro Fire Protection District (WMFPD). Fire service will be provided as long as provisions of the currently adopted edition of the International Fire Code, including Jefferson County amendments, are met in development.

WMFPD reserves the right to provide additional comments/requirements if there are any changes to the application or at the time plans are submitted and reviewed per applicable codes and amendments.

If you have any questions contact me at 303-989-4307 extension 558 or e-mail: jbrennan@westmetrofire.org.

Respectfully,

Captain John Brennan
Deputy Fire Marshall
Life Safety Division
West Metro Fire Protection District



**10698 W. Centennial Road
Littleton, Colorado 80127**

August 2, 2023

The Enclave HOA
23 Inverness Way East
Suite 200
Englewood, CO 80112

To Whom It May Concern:

The Ken-Caryl Ranch Water and Sanitation District provides water and sanitary services for the Enclave community.

If you have any questions, please let me know. My phone number is 303-979-7424 and my email is customerservice@kcwater.org.

Thank you.

Regards,

A handwritten signature in blue ink that reads "Kim Stano". The signature is fluid and cursive, with the first name "Kim" and last name "Stano" clearly distinguishable.

Kim Stano
Office Manager