

## Lindsey Wire

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**From:** Gail Clark <gail@msccm.com>  
**Sent:** Thursday, December 16, 2021 4:03 PM  
**To:** Lindsey Wire  
**Subject:** --{EXTERNAL}-- Case Number: 21-121001PF

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Hi Linsey

I was hoping to hear back from you regarding the questions I had on the Ken Caryl Ranch North Plains Filing. I want to make sure I have time to send in comments on behalf of our community and will need some time to discuss with the other board members. I am sure you are busy as we all are particularly this time of year. Here the questions below to save you the time in searching my other email.

Has the previously proposed height request been approved which included 4-story buildings?

I also noted the site plan submitted had an error on buildings and units which under stated the total units by 35. Is a corrected site-plan going to be submitted?

How many feet from MGIII building foundation will the southern curb of Indore Street be?

How tall is the retainer wall from the West to East section?

Does the plan propose street parking on Indore Street extension and if say could you please say specifically where the parking will be allowed?

Thank you,

Gail Clark  
303-884-3634

Thank you,

*Gail Clark*

## Lindsey Wire

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**From:** Dennis Carruth <dennis@carruthproperties.com>  
**Sent:** Thursday, December 9, 2021 5:18 PM  
**To:** Kelly Dunne; Traci Wieland  
**Cc:** Lindsey Wire; Yelena Onnen; Melodie Clayton; Nathan Seymour; Ross Klopff; Victoria DeSair; Travis Frazier  
**Subject:** --{EXTERNAL}-- RE: New housing development in Ken Caryl area - traffic study/safety impact

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

Kelly, thank you for the detailed summary.

Thank you all for the dialogue and interest in addressing transportation questions important to the Ken-Caryl community.

*Dennis*

**Dennis Carruth**  
**Carruth Properties Company**  
**10106 West San Juan Way, Suite 205**  
**Littleton, Colorado 80127**  
**Tele 303-973-3344 x302**  
**Cell 303-263-2970**  
**Emai: [dennis@carruthproperties.com](mailto:dennis@carruthproperties.com)**

---

**From:** Kelly Dunne <kdunne@co.jefferson.co.us>  
**Sent:** Thursday, December 9, 2021 4:27 PM  
**To:** Traci Wieland <TraciW@kcranch.org>  
**Cc:** Lindsey Wire <lwire@co.jefferson.co.us>; Yelena Onnen <yonnen@co.jefferson.co.us>; Melodie Clayton <mclayton@co.jefferson.co.us>; Nathan Seymour <nseymour@co.jefferson.co.us>; Ross Klopff <rklopff@co.jefferson.co.us>; Dennis Carruth <dennis@carruthproperties.com>; Victoria DeSair <victoriad@kcranch.org>  
**Subject:** Re: New housing development in Ken Caryl area - traffic study/safety impact

**ATTENTION : External e-mail. Please treat this e-mail with caution and validate the sender.**

Traci,

Here is a summary of the information I shared about traffic signal operations at Ken Caryl & Simms/Chatfield. Let me know if you have any follow-up questions.

"Protected-only" left turns mean that vehicles will receive a green arrow that gives them the right-of-way to execute their left turn with no conflicts, but for the remainder of the cycle they have a red arrow and cannot make the turn, even if there is a gap in oncoming through traffic. "Protected-permissive" left turns mean that drivers first receive the green arrow, followed by a phase where they are permitted to make the left turn if there is a gap in approaching traffic. Protected-permissive allows for greater efficiency and less delay since vehicles have more time in the cycle when they can make a left turn. Protected-only provides a safety benefit.

The "permissive" phase of a protected-permissive left turn can be either a green (circle) light or a flashing yellow arrow. Both of these indications means that a left-turning driver must yield to oncoming traffic and wait for a gap to make the turn. One of the benefits of flashing yellow arrows is that they prevent driver confusion; some drivers receiving a green circle light may interpret this as them being given the right-of-way, and they may turn in front of oncoming traffic. Flashing yellow arrows differentiate from a green movement to enforce that turning drivers must yield.

Dual left turns are operated as protected-only. This allows for reduced potential for vehicle conflicts. The north and south legs of Ken Caryl & Simms/Chatfield operate as protected-only because of these dual left turn lanes.

A 2015 Countywide Crash Analysis looked at crash patterns throughout the County and identified mitigation measures. At Ken Caryl & Simms/Chatfield, it was recommended to install flashing yellow arrows for eastbound and westbound traffic, as well as install yellow retroreflective backplates to the signal heads to increase visibility. These installations were completed around August 2018.

In the fall of 2020, the County was asked to further evaluate safety at the intersection. A pattern of approach turn crashes (a collision between a left turning vehicle and an oncoming through vehicle) was identified on Ken Caryl Avenue. In December 2020, the County modified the signal to run protected-only left turns between 6:30am and 7:00pm as this was the time period where the crashes were predominantly occurring. Between 7:00pm and 6:30am, the signal operates with the flashing yellow arrow (protected-permissive), allowing left turning vehicles to make that movement at times when traffic volumes are lighter and gaps are longer and more frequent.

Based on the Ken Caryl Lands Traffic Impact Study, the County is directing the developer to convert the eastbound left turn lane to a dual left turn lane. This would increase the capacity for that movement, thereby reducing delay and congestion. This would also result in the conversion of the flashing yellow arrow to a protected-only left turn (since dual left turns must be protected-only). The volumes for the westbound left turn lane do not warrant a second left turn lane, but that flashing yellow arrow would also be converted to protected-only in order to maintain consistency with the opposing leg of the intersection.

The Capital Improvement Program (CIP) identifies and prioritizes capital improvements, such as intersection upgrades, roadway widening, culvert replacements, drainage improvements, sidewalk installation, etc. Projects are scored and ranked based on measures including traffic congestion, population served, economic development, and public health & safety. Upgrades to the intersection of Ken Caryl & Simms-Chatfield are not currently on the CIP list. In the *long*-term horizon, it is the intent that all traffic signal intersections will be upgraded (mast arms, signal equipment, islands, lane configuration, etc). The County maintains 80 signalized intersections; less than 10 have been upgraded. An intersection upgrade costs approximately \$400,000.

**Kelly Dunne, PE, PTOE**

Traffic Operations Engineer

**Jefferson County** Transportation and Engineering

100 Jefferson County Pkwy, Suite 3500 | Golden, CO 80419

(303) 271-8457 | [kdunne@jeffco.us](mailto:kdunne@jeffco.us)



## Lindsey Wire

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**From:** Kelly Dunne  
**Sent:** Thursday, December 9, 2021 4:27 PM  
**To:** Traci Wieland  
**Cc:** Lindsey Wire; Yelena Onnen; Melodie Clayton; Nathan Seymour; Ross Klopff; Dennis Carruth; Victoria DeSair  
**Subject:** Re: New housing development in Ken Caryl area - traffic study/safety impact

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Traci,

Here is a summary of the information I shared about traffic signal operations at Ken Caryl & Simms/Chatfield. Let me know if you have any follow-up questions.

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Dual left turns are operated as protected-only. This allows for reduced potential for vehicle conflicts. The north and south legs of Ken Caryl & Simms/Chatfield operate as protected-only because of these dual left turn lanes.

A 2015 Countywide Crash Analysis looked at crash patterns throughout the County and identified mitigation measures. At Ken Caryl & Simms/Chatfield, it was recommended to install flashing yellow arrows for eastbound and westbound traffic, as well as install yellow retroreflective backplates to the signal heads to increase visibility. These installations were completed around August 2018.

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**Kelly Dunne, PE, PTOE**

Traffic Operations Engineer

Jefferson County Transportation and Engineering

100 Jefferson County Pkwy, Suite 3500 | Golden, CO 80419

(303) 271-8457 | [kdunne@jeffco.us](mailto:kdunne@jeffco.us)



## Lindsey Wire

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**From:** Gail Clark <gail@msccm.com>  
**Sent:** Thursday, December 9, 2021 8:47 AM  
**To:** Lindsey Wire  
**Subject:** --{EXTERNAL}-- Case Number: 21-136112ASR  
**Attachments:** Copy Parcel C Site Plan\_2021-08-10.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Case Number: 21-136112ASR  
Case Name: Ken Caryl Ranch North Plains Filing No. 1, 80127  
Address: PIN: 59-293-00-001, 80127

Good morning Linsey,

Thank you again for speaking with me yesterday morning. I have attached the site-plan we discussed regarding the 4 story buildings. The site plan has "Big and Little 4-Story" buildings in East and West side of Parcel C. This was one of our major objections in the petition I sent on November 15<sup>th</sup>.

Also, the above site plan does not appear to be accurate in total units and buildings. On the East side it shows (2) 35 Units/EA – LITTLE 4-STORY 35 Units. This is 70 Units total not 35. Unless the number of buildings is incorrect, and it is only 1 Unit. Has this site plan been approved? If not, do you know when a decision will be considered?

I also have some comments on the recent developer requests pertaining to Indore Street extension which we discussed yesterday. Before I send them in, could you please reply to my questions below?

- 1 What is the height of the proposed retaining wall beginning on the west end and ending at Alkire Street?
- 2 Does the plan propose street parking on Indore Street extension and if so could you please expand on what section (s) on Indore Street extension?

Thank you,

*Gail Clark*

## Lindsey Wire

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**From:** Randall Phillips <ualcheckpilot@aol.com>  
**Sent:** Thursday, December 9, 2021 7:33 AM  
**To:** Lindsey Wire  
**Subject:** --{EXTERNAL}-- Re: 21-136112ASR - Notice of Application

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Lindsey . . . Trying to translate the "alternative standard request" I am not sure whether this means an application for an additional access street into this development or a code variance to allow a steeper grade for streets originally planned. The map option attached doesn't seem to clarify. Please explain. Thanks.  
Randy Phillips

In a message dated 12/8/2021 1:42:15 PM Mountain Standard Time, LWIRE@JEFFCO.US writes:



### ALTERNATIVE STANDARD REQUEST

This e-mail is to inform you that a ALTERNATIVE STANDARD REQUEST has been submitted to Jefferson County Planning and Zoning. Comments must be provided to the case manager (listed below) by 12/22/2021. Information related to this request may be found [here](#).

Case Number: 21-136112ASR

Case Name: Ken Caryl Ranch North Plains Filing No. 1, 80127

Address: PIN: 59-293-00-001, 80127

Case Type: ALTERNATIVE STANDARD REQUEST

Type of Application: Alternative Standard Request to allow an alternative street section for Indore Place and Alkire Street and a maximum grade of 8% on Alkire Street where 6% is allowed.

Case Manager: Lindsey Wire

Case Manager Contact Information: lwire@co.jefferson.co.us 303-271-8717

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



## Lindsey Wire

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**From:** KSCHILLI@JEFFCO.US  
**Sent:** Wednesday, December 8, 2021 1:42 PM  
**To:** Lindsey Wire  
**Cc:** Kimiko Schillinger; Mike Schuster  
**Subject:** 21 136112 ASR - Email Notification Complete

### Documents Available [here](#)

The Email Notification process for this case has completed.

Case Number: 21 136112 ASR

Case Name: Ken Caryl Ranch North Plains Filing No. 1

Description: Alternative Standard Request to allow an alternative street section for Indore Place and Alkire Street and a maximum grade of 8% on Alkire Street where 6% is allowed.

Case Manager: Lindsey Wire

## Lindsey Wire

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**From:** LWIRE@JEFFCO.US  
**Sent:** Wednesday, December 8, 2021 1:42 PM  
**To:** TINA@KCHOA.COM; DONJA\_DETTERICK@MAC.COM; RAY@COHOPEJEFFCO.COM; WRMOOREJR@MSN.COM; DIANE@COHOPEJEFFCO.COM; ALAN@HARDSAVELLC.COM; MPOOLET@GMAIL.COM; JKLITZ@COMCAST.NET; BMAGROGAN@ATT.NET; GAIL@MSCCM.COM; BARBMAC@COMCAST.NET; MGONRING@MSN.COM; DEBELLIS3@COMCAST.NET; RWHITE2@FARMERSAGENT.COM; JBHOLMES25@YAHOO.COM; JHNICHOLS50@MSN.COM; DDUCKMAN@MSN.COM; NEIKOMAX@MSN.COM; STEIGEN@MSIHOA.COM; FRANEVERS@CENTURYLINK.NET; ETOMANDJUDY@CENTURYLINK.NET; VICTORIAD@KCRANCH.ORG; WBURDAN119@AOL.COM; LSPIES@MSIHOA.COM; BTATE@MSIHOA.COM; KATHY@KCHOA.COM; SALLY@CARRUTHPROPERTIES.COM; DENNIS@CARRUTHPROPERTIES.COM; LGYDVOSB@MSN.COM; KEVIN.CHRISTENSEN@KCHOA.COM; JAYNA@ACMHOA.COM; DIANA@ACMHOA.COM; MMILLAGE@TMMCCARES.COM; MPECK@TMMCCARES.COM; UALCHECKPILOT@AOL.COM; SALLY@CARRUTHPROPERTIES.COM; DENNIS@CARRUTHPROPERTIES.COM; MELINDA@REALWORLDSOLUTIONS.US; CINOCO@SBCGLOBAL.NET; MARK@MARKSTHOMAS.COM  
**Cc:** Lindsey Wire; Kimiko Schillinger; P&Z Admin  
**Subject:** 21-136112ASR - Notice of Application



### **ALTERNATIVE STANDARD REQUEST**

This e-mail is to inform you that a ALTERNATIVE STANDARD REQUEST has been submitted to Jefferson County Planning and Zoning. Comments must be provided to the case manager (listed below) by 12/22/2021. Information related to this request may be found [here](#).

Case Number: 21-136112ASR

Case Name: Ken Caryl Ranch North Plains Filing No. 1, 80127

Address: PIN: 59-293-00-001, 80127

Case Type: ALTERNATIVE STANDARD REQUEST

Type of Application: Alternative Standard Request to allow an alternative street section for Indore Place and Alkire Street and a maximum grade of 8% on Alkire Street where 6% is allowed.

Case Manager: Lindsey Wire

Case Manager Contact Information: lwire@co.jefferson.co.us 303-271-8717

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

## Lindsey Wire

---

**From:** KSCHILLI@JEFFCO.US  
**Sent:** Wednesday, December 8, 2021 1:41 PM  
**To:** Lindsey Wire  
**Cc:** Kimiko Schillinger  
**Subject:** 21 136112 ASR - Postcard Mailing Complete

### Documents Available [here](#)

The Postcard Mailing process for this case has completed.

Case Number: 21 136112 ASR

Case Name: Ken Caryl Ranch North Plains Filing No. 1

Description: Alternative Standard Request to allow an alternative street section for Indore Place and Alkire Street and a maximum grade of 8% on Alkire Street where 6% is allowed.

## Lindsey Wire

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**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Wednesday, December 8, 2021 12:52 PM  
**To:** RGREEN@NADG.COM; JEFF@CARRUTHPROPERTIES.COM; RGREEN@NADG.COM;  
TFRAZIER@REDLAND.COM  
**Cc:** Lindsey Wire; Nathan Seymour; Kim Miller; Mike Schuster  
**Subject:** 21-136112ASR - Referral Sent - Road Standards



This e-mail is to inform you that the application referenced below has been sent on 1st Referral. The list of the agencies that received the referral and the documents that were sent on referral can be found in the [Current Referral Documents](#) sub-folder. The scheduled end-date of the referral is 12/22/2021. Please allow 7 calendar days after this date for your Case Manager to compile the referral comments and prepare a response. All documents for this application can be found in the [Case Folder](#).

Case Number: 21-136112

Case Type: Alternative Standard Request to allow an alternative street section for Indore Place and Alkire Street and a maximum grade of 8% on Alkire Street where 6% is allowed.

Address: Ken Caryl Ranch North Plains Filing No. 1, 80127

Description: Alternative Standard Request to allow an alternative street section for Indore Place and Alkire Street and a maximum grade of 8% on Alkire Street where 6% is allowed.

Case Manager: Lindsey Wire

Case Manager Contact Information: lwire@co.jefferson.co.us 303-271-8717

If you have any questions related to the processing of this application, please contact the Case Manager.

## Lindsey Wire

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**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Wednesday, December 8, 2021 12:52 PM  
**To:** Lindsey Wire  
**Cc:** Mike Schuster; Kim Miller  
**Subject:** 21-136112ASR - REFERRAL AGENCY LIST

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

Case Number: 21 136112ASR

Case Name: Ken Caryl Ranch North Plains Filing No. 1

Address: Ken Caryl Ranch North Plains Filing No. 1

Description: ALTERNATIVE STANDARD REQUEST TO ALLOW AN ALTERNATIVE STREET SECTION FOR INDORE PLACE AND ALKIRE STREET AND A MAXIMUM GRADE OF 8% ON ALKIRE STREET WHERE 6% IS ALLOWED.

Case Manager: Lindsey Wire

### **Referral Agencies:**

Current Planning - FSELVOSK@jeffco.us; kmiller@jeffco.us;

Open Space - nyork@jeffco.us; kmiller@jeffco.us;

Planning Engineering - NSEYMOUR@jeffco.us; kmiller@jeffco.us;

Road & Bridge 2 - mharalds@jeffco.us; asarchul@jeffco.us; kmiller@jeffco.us;

Transportation and Engineering - mvanatta@jeffco.us; pkrmpoti@jeffco.us; ltownsen@jeffco.us; kmiller@jeffco.us;

## Lindsey Wire

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**From:** LWIRE@JEFFCO.US  
**Sent:** Wednesday, December 8, 2021 12:51 PM  
**To:** Nancy York; Kim Miller; Mike Vanatta; Patricia Krmpotich; Lindsay Townsend; Kim Miller; Lindsey Wire; LWIRE@JEFFCO.US; Andrew Archuleta; Kim Miller; Felicity Selvoski; Kim Miller; Kim Miller  
**Cc:** Holly Powers; Lindsey Wire; Kim Miller  
**Subject:** 21-136112ASR - ELECTRONIC REFERRAL - Alternative Standard Request



## ELECTRONIC REFERRAL

This e-mail is to inform you that the application referenced below is now beginning the 1st Referral. Please review and provide comments on the referral documents found in the [Current Referral Documents](#) sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 21-136112

Case Type: Alternative Standard Request

Address: Ken Caryl Ranch North Plains Filing No. 1, 80127

Description: Alternative Standard Request to allow an alternative street section for Indore Place and Alkire Street and a maximum grade of 8% on Alkire Street where 6% is allowed.

Case Manager: Lindsey Wire

Case Manager Contact Information: lwire@co.jefferson.co.us 303-271-8717

Comments Due: **12/22/2021**

If you have any questions related to the processing of this application, please contact the Case Manager.

## Lindsey Wire

---

**From:** LWIRE@JEFFCO.US  
**Sent:** Wednesday, December 8, 2021 12:51 PM  
**To:** Nancy York; Kim Miller; Mike Vanatta; Patricia Krmptich; Lindsay Townsend; Kim Miller; Lindsey Wire; LWIRE@JEFFCO.US; Andrew Archuleta; Kim Miller; Felicity Selvoski; Kim Miller; Kim Miller  
**Cc:** Holly Powers; Lindsey Wire; Kim Miller  
**Subject:** 21-136112 - Notice of Application



## **ALTERNATIVE STANDARD REQUEST**

This e-mail is to inform you that a ALTERNATIVE STANDARD REQUEST has been submitted to Jefferson County Planning and Zoning. Comments must be provided to the case manager (listed below) by 12/22/2021. Information related to this request may be found [here](#).

Case Number: 21-136112

Case Name: Ken Caryl Ranch North Plains Filing No. 1,

Address: Ken Caryl Ranch North Plains Filing No. 1, 80127

Case Type: ALTERNATIVE STANDARD REQUEST

Type of Application: Alternative Standard Request to allow an alternative street section for Indore Place and Alkire Street and a maximum grade of 8% on Alkire Street where 6% is allowed.

Comments Due: **12/22/2021**

Case Manager: Lindsey Wire

Case Manager Contact Information: lwire@co.jefferson.co.us 303-271-8717

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

## Lindsey Wire

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**From:** George, Donna L <Donna.L.George@xcelenergy.com>  
**Sent:** Tuesday, December 7, 2021 2:49 PM  
**To:** Lindsey Wire  
**Subject:** --{EXTERNAL}-- Ken Caryl Ranch North Plains Filing No. 1 - 2nd referral, Case # 21-121001PF  
**Attachments:** special letter.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Thanks, Lindsey!

**Donna George**  
**Xcel Energy**

Right of Way and Permits Referral Processor  
1123 West 3<sup>rd</sup> Avenue  
Denver, CO 80223

**O: 303-571-3306**

[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

Visit our website for more information about installing and connecting service with Xcel Energy - [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect)

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**XCELENERGY.COM**

Please consider the environment before printing this email.



## Lindsey Wire

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**From:** Gail Clark <gail@msccm.com>  
**Sent:** Tuesday, December 7, 2021 2:31 PM  
**To:** Lindsey Wire  
**Subject:** --{EXTERNAL}-- Case Number 21-136112ASF

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Hi Lindsey,

I left you a voicemail but wanted to follow up with this email. Would it be possible to have a short conversation regarding the development noted above? I want to better understand the process and the variance requests being submitted.

I can be reached at 303-884-3634.

Thank you so much and I look forward to your call,

*Gail Clark*

## Lindsey Wire

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**From:** Hanks Matthew <Matthew.Hanks@jeffco.k12.co.us>  
**Sent:** Monday, December 6, 2021 2:44 PM  
**To:** Lindsey Wire  
**Cc:** Huxley Bruce  
**Subject:** --{EXTERNAL}-- Ken Caryl Ranch North Plains Filing 1 - 2nd Referral  
**Attachments:** 20211206\_KenCarylRanchNorthPlainsFiling1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Hi Lindsey,

Comments from Jeffco Schools are attached for Ken Caryl Ranch North Plains Filing 1. If you have any questions, please let me know.

Thanks,  
Matt

Matthew Hanks, GISP  
GIS Manager  
Planning & Property  
Jeffco Public Schools  
303.982.2354

## Lindsey Wire

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**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Monday, December 6, 2021 10:29 AM  
**To:** XLWIRE@JEFFCO.US  
**Cc:** Lindsey Wire; Mike Haraldson  
**Subject:** 21 121001 PF - Agency Response

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**Case Number: 21 121001 PF**

Case Type: Preliminary - Final Plat

Case Name: Ken Caryl Ranch North Plains Filing No. 1

Review: Road & Bridge

**Results: No Response (no further review)**

**Review Comments:**

**Scheduled End Date: 11/16/2021**

**Reviewer: Lindsey Wire**

**Description: Preliminary and Final Plat process to subdivide the property into 249 single-family detached units.**

## Lindsey Wire

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**From:** Travis Frazier <tfrazier@redland.com>  
**Sent:** Thursday, December 2, 2021 10:26 AM  
**To:** 'Colin Insley'; Lindsey Wire  
**Cc:** Ron Hopp; Tom Woodard; John Kinney  
**Subject:** --{EXTERNAL}-- RE: [External] Foothills Referral Comments - Ken Caryl Ranch North Plains Filing No. 1  
**Attachments:** 20001\_002 - Pond Grading Plan-C5.41 DOWNSTREAM DRAINAGE.pdf; Response Letter #1 Hogback Metro District 2021-11-30.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Colin,

See attached response and plan. Let me know if you have questions.

Travis

Thank you.

**Travis Frazier, P.E.**  
Sr. Project Manager  
Associate Principal

**Redland**  
WHERE GREAT PLACES BEGIN

1500 West Canal Court  
Littleton, CO 80120  
Office: (720) 283-6783 x126  
Cell: (303) 875-7193  
[tfrazier@redland.com](mailto:tfrazier@redland.com)  
[www.redland.com](http://www.redland.com)

---

**From:** Colin Insley <insley@fhprd.org>  
**Sent:** Thursday, November 11, 2021 3:44 PM  
**To:** Lindsey Wire <lwire@co.jefferson.co.us>  
**Cc:** Ron Hopp <rhopp@fhprd.org>; Tom Woodard <tomw@fhprd.org>; John Kinney <johnk@fhprd.org>; Travis Frazier <tfrazier@redland.com>  
**Subject:** [External] Foothills Referral Comments - Ken Caryl Ranch North Plains Filing No. 1

Hi Lindsey,

Please see our comments enclosed.

Thanks,

Colin

Colin Insley  
Director of Parks Planning and Construction  
Foothills Park & Recreation District  
6612 S. Ward St.  
Littleton, CO 80127  
(303) 409-2304  
[insley@fhprd.org](mailto:insley@fhprd.org)

## Lindsey Wire

---

**From:** Travis Frazier <tfrazier@redland.com>  
**Sent:** Thursday, December 2, 2021 10:25 AM  
**To:** Lindsey Wire; tanderson@kcwater.org  
**Subject:** --{EXTERNAL}-- RE: [External] 21-121001PF Ken Caryl Ranch North Plains Filing 1

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Lindsey,

I will provide my understanding and answers your questions. Tim, feel free to weigh in. The plans are in review with the District, the District does not require surety or guarantees for the improvements.

All of the easements will be dedicated by separate document. The water easements will need Denver Water review and approval. Can we show them on the plat with blank reception number and add the reception number in prior to recording?

Once we have a good idea of our public hearing schedule we can work to coordinate the easements.

Thank you.

**Travis Frazier, P.E.**  
Sr. Project Manager  
Associate Principal

**Redland**  
WHERE GREAT PLACES BEGIN

1500 West Canal Court  
Littleton, CO 80120  
Office: (720) 283-6783 x126  
Cell: (303) 875-7193  
[tfrazier@redland.com](mailto:tfrazier@redland.com)  
[www.redland.com](http://www.redland.com)

---

**From:** Lindsey Wire <lwire@co.jefferson.co.us>  
**Sent:** Tuesday, November 23, 2021 10:48 AM  
**To:** Travis Frazier <tfrazier@redland.com>; tanderson@kcwater.org  
**Subject:** [External] 21-121001PF Ken Caryl Ranch North Plains Filing 1

Hi Travis and Tom,

I am following up on the 2<sup>nd</sup> Referral for the Ken Caryl Ranch North Plains Filing 1. For the County's review, can you please let me know the status of the review of the water and sewer plans? These plans are required to be approved prior to recordation of the plat. In addition, we need to know if the improvements will be guaranteed by the District or if they will need to be listed on the Exhibit A.

In addition to the above, can you please let me know the status of the Water and Sewer Easements? These easements are required to be recorded alongside the plat and shown on the plat document. The County will need to review these easements to verify that they are labeled correctly on the plat document.

Thank you,

**Lindsey Wire, P.E.**  
Civil Planning Engineer

**Jefferson County**  
100 Jefferson County Parkway  
Golden, CO 80419  
o 303.271.8717  
[lwire@jeffco.us](mailto:lwire@jeffco.us)

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## Lindsey Wire

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Tuesday, November 23, 2021 3:32 PM  
**To:** Lindsey Wire  
**Cc:** Pat OConnell  
**Subject:** 21 121001 PF - Agency Response

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

---

**Case Number: 21 121001 PF**

Case Type: Preliminary - Final Plat

Case Name: Ken Caryl Ranch North Plains Filing No. 1

Review: County Geologist

**Results: Comments Sent (request re-review)**

**Review Comments:**

**Scheduled End Date: 11/16/2021**

**Reviewer: Pat O Connell**

**Description: Preliminary and Final Plat process to subdivide the property into 249 single-family detached units.**



## Lindsey Wire

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Friday, November 19, 2021 2:07 PM  
**To:** Lindsey Wire  
**Cc:** Nathan Seymour  
**Subject:** 21 121001 PF - Agency Response

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

---

**Case Number: 21 121001 PF**

Case Type: Preliminary - Final Plat

Case Name: Ken Caryl Ranch North Plains Filing No. 1

Review: Engineer (Development Review)

**Results: Comments Sent (request re-review)**

**Review Comments:**

**Scheduled End Date: 11/16/2021**

**Reviewer: Nathan Seymour**

**Description: Preliminary and Final Plat process to subdivide the property into 249 single-family detached units.**

## Lindsey Wire

---

**From:** Nathan Seymour  
**Sent:** Friday, November 19, 2021 1:36 PM  
**To:** Lindsey Wire  
**Subject:** Ken Caryl Ranch NPF1

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Melodie had provided this comments. I agree with the highlighted but as we discussed as a group a week or so ago I do agree with the second sentence as long as the foliage is removed from 42" to 8'. I will not be including the second sentence in my comments.

VCTs must be shown on the landscape plans in addition to the sight distances. Trees with a mature height over 42" must be removed from within these clearances.

### Nathan Seymour

Jefferson County Planning and Zoning  
Civil Planning Engineer  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419  
303.271.8751  
[nseymour@jeffco.us](mailto:nseymour@jeffco.us) | [planning.jeffco.us](http://planning.jeffco.us)

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## Lindsey Wire

---

**From:** Travis Frazier <tfrazier@redland.com>  
**Sent:** Thursday, November 18, 2021 12:22 PM  
**To:** Lindsey Wire; Susan Wade; Nathan Seymour  
**Cc:** 'Dennis Carruth'; 'Steve Bishop'; 'David Abers'  
**Subject:** --{EXTERNAL}-- RE: [External] RE: Ken Caryl Ranch North Plains Filing 1 (Parcel A) Sufficiency Review Comments  
**Attachments:** Ken Caryl Lands TIS\_Response to Comments\_1st Submittal\_111821.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Lindsey,

Here are the requested response to comments to accompany the revised report.

Travis

Thank you.

**Travis Frazier, P.E.**  
Sr. Project Manager  
Associate Principal

**Redland**  
WHERE GREAT PLACES BEGIN

1500 West Canal Court  
Littleton, CO 80120  
Office: (720) 283-6783 x126  
Cell: (303) 875-7193  
[tfrazier@redland.com](mailto:tfrazier@redland.com)  
[www.redland.com](http://www.redland.com)

---

**From:** Travis Frazier  
**Sent:** Tuesday, November 9, 2021 5:01 PM  
**To:** 'Lindsey Wire' <lwire@co.jefferson.co.us>; Susan Wade <swade@redland.com>; Nathan Seymour <nseymour@co.jefferson.co.us>  
**Cc:** 'Dennis Carruth' <dennis@carruthproperties.com>; 'Steve Bishop' <sbishop@nadg.com>; David Abers <dabers@nadg.com>  
**Subject:** RE: [External] RE: Ken Caryl Ranch North Plains Filing 1 (Parcel A) Sufficiency Review Comments

Lindsey,

Here is the revise study (the same one was submitted with B). I will work with our consultant to provide the requested responses and send them shortly.

Travis

Thank you.

**Travis Frazier, P.E.**  
Sr. Project Manager  
Associate Principal



1500 West Canal Court  
Littleton, CO 80120  
Office: (720) 283-6783 x126  
Cell: (303) 875-7193  
[tfrazier@redland.com](mailto:tfrazier@redland.com)  
[www.redland.com](http://www.redland.com)

---

**From:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>  
**Sent:** Tuesday, November 9, 2021 4:53 PM  
**To:** Susan Wade <[swade@redland.com](mailto:swade@redland.com)>; Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>  
**Cc:** 'Dennis Carruth' <[dennis@carruthproperties.com](mailto:dennis@carruthproperties.com)>; 'Steve Bishop' <[sbishop@nadg.com](mailto:sbishop@nadg.com)>; David Abers <[dabers@nadg.com](mailto:dabers@nadg.com)>; Travis Frazier <[tfrazier@redland.com](mailto:tfrazier@redland.com)>  
**Subject:** [External] RE: Ken Caryl Ranch North Plains Filing 1 (Parcel A) Sufficiency Review Comments

Hi Susan,

A member of our review team is requesting the updated Transportation Study. I apologize as I missed that this was not included in the 2<sup>nd</sup> referral submittal. Can you please provide a response to these comments and the updated study?

Thank you,

**Lindsey Wire, P.E.**  
Civil Planning Engineer

**Jefferson County**  
100 Jefferson County Parkway  
Golden, CO 80419  
o 303.271.8717  
[lwire@jeffco.us](mailto:lwire@jeffco.us)

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---

**From:** Susan Wade <[swade@redland.com](mailto:swade@redland.com)>  
**Sent:** Monday, October 25, 2021 5:13 PM  
**To:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>; Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>  
**Cc:** 'Dennis Carruth' <[dennis@carruthproperties.com](mailto:dennis@carruthproperties.com)>; 'Steve Bishop' <[sbishop@nadg.com](mailto:sbishop@nadg.com)>; David Abers <[dabers@nadg.com](mailto:dabers@nadg.com)>; Travis Frazier <[tfrazier@redland.com](mailto:tfrazier@redland.com)>  
**Subject:** --{EXTERNAL}-- Ken Caryl Ranch North Plains Filing 1 (Parcel A) Sufficiency Review Comments

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Lindsey and Nathan,

Please see the link below in response to the Sufficiency Review Comments received on Oct 7<sup>th</sup>. Please refer to the cover letter for an outline of each item and the corresponding response.

<https://redland.box.com/s/x9ov28gitvy55xormlxsve1udtqaf1fu>

Please let us know if you have any additional questions or comments.

Thanks, Susan

**SUSAN WADE, PLA**  
Sr. Planner  
Associate Principal



1500 West Canal Court  
Littleton, CO 80120  
Office: (720) 283-6783 x139  
Cell: (720) 771-2986  
[swade@redland.com](mailto:swade@redland.com)  
[www.redland.com](http://www.redland.com)

---

**From:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>  
**Sent:** Thursday, October 7, 2021 5:15 PM  
**To:** Susan Wade <[swade@redland.com](mailto:swade@redland.com)>  
**Cc:** 'Dennis Carruth' <[dennis@carruthproperties.com](mailto:dennis@carruthproperties.com)>; 'Steve Bishop' <[sbishop@nadg.com](mailto:sbishop@nadg.com)>; David Abers <[dabers@nadg.com](mailto:dabers@nadg.com)>; Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>  
**Subject:** RE: Ken Caryl Ranch North Plains Filing 1 (Parcel A) Re-Submittal

Hello,

Please see attached for Sufficiency Review Comments for the 2<sup>nd</sup> Referral for the above referenced subdivision. Please review the attached and let me know if there are any questions. Once these items are addressed, the 2<sup>nd</sup> referral for this case may begin.

Thank you,

**Lindsey Wire, P.E.**

Civil Planning Engineer

**Jefferson County**

100 Jefferson County Parkway

Golden, CO 80419

o 303.271.8717

[lwire@jeffco.us](mailto:lwire@jeffco.us)

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---

**From:** Susan Wade <[swade@redland.com](mailto:swade@redland.com)>

**Sent:** Monday, October 4, 2021 1:11 PM

**To:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>

**Cc:** 'Dennis Carruth' <[dennis@carruthproperties.com](mailto:dennis@carruthproperties.com)>; 'Steve Bishop' <[sbishop@nadg.com](mailto:sbishop@nadg.com)>; David Abers <[dabers@nadg.com](mailto:dabers@nadg.com)>

**Subject:** --{EXTERNAL}-- Ken Caryl Ranch North Plains Filing 1 (Parcel A) Re-Submittal

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

Hi Lindsey,

Please see the link below to the resubmittal items for Ken Caryl Ranch North Plains Filing 1 (Parcel A). Please see the attached cover letter outlining the key resubmittal items and a few outstanding items still in progress.

<https://redland.box.com/s/obauist94dnpqrkxh6s7nmle57p7p44i>

Please review and let us know if you have any questions or comments.

We appreciate your time and commitment to this project.

Thanks, Susan

**SUSAN WADE, PLA**

Sr. Planner

Associate Principal

**Redland**

WHERE GREAT PLACES BEGIN

1500 West Canal Court

Littleton, CO 80120

Office: (720) 283-6783 x139

Cell: (720) 771-2986

[swade@redland.com](mailto:swade@redland.com)  
[www.redland.com](http://www.redland.com)

## Lindsey Wire

---

**From:** Brik Zivkovich <bzivkovich@mhfd.org>  
**Sent:** Thursday, November 18, 2021 11:23 AM  
**To:** Lindsey Wire  
**Cc:** Bryan Kohlenberg  
**Subject:** --{EXTERNAL}-- RE: 21-121001PF- Electronic 2nd Referral  
**Attachments:** 20211118 MHFD Comments - 21-121001PF (2nd referral).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Hi Lindsey,

Attached is MHFD's review comment letter requested on the referenced project. We appreciate the opportunity to provide our review and thank you for the extended deadline.

Please let us know if you have any questions.

Regards,  
Brik Zivkovich

**Brik Zivkovich, EI, CFM** (He, Him, His)  
Staff Engineer  
**MILE HIGH FLOOD DISTRICT**  
**Office:** 303-455-6277 | **Direct:** 8148231807 | [www.mhfd.org](http://www.mhfd.org)

---

**From:** Lindsey Wire <lwire@co.jefferson.co.us>  
**Sent:** Wednesday, November 17, 2021 1:12 PM  
**To:** Brik Zivkovich <bzivkovich@mhfd.org>  
**Cc:** Bryan Kohlenberg <bkohlenberg@mhfd.org>  
**Subject:** RE: 21-121001PF- Electronic 2nd Referral

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Hi Brik,

Thank you for letting me know. The 19<sup>th</sup> will be fine.

-Lindsey



**Lindsey Wire, P.E.**  
Civil Planning Engineer

**Jefferson County**  
100 Jefferson County Parkway  
Golden, CO 80419  
o 303.271.8717  
[lwire@jeffco.us](mailto:lwire@jeffco.us)

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---

**From:** Brik Zivkovich <[bzivkovich@mhfd.org](mailto:bzivkovich@mhfd.org)>  
**Sent:** Wednesday, November 17, 2021 12:38 PM  
**To:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>  
**Cc:** Bryan Kohlenberg <[bkohlenberg@mhfd.org](mailto:bkohlenberg@mhfd.org)>  
**Subject:** --[EXTERNAL]-- RE: 21-121001PF- Electronic 2nd Referral

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Hi Lindsey,

I am reaching out to let you know that MHFD staff are still reviewing the attached documents associated with the referenced referral; however, we will have comments on the development referral related to stormwater drainage elements.

We will send our review comments letter to you by the end of the week (11/19). Please let us know if that revised deadline doesn't work.

Regards,  
Brik Zivkovich

**Brik Zivkovich, EI, CFM** (He, Him, His)  
Staff Engineer  
**MILE HIGH FLOOD DISTRICT**  
2480 W. 26th Ave. Suite 156-B | Denver, CO 80211  
**Office:** 303-455-6277 | **Direct:** 8148231807 | [www.mhfd.org](http://www.mhfd.org)

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MILE HIGH FLOOD DISTRICT



**From:** P&Z Admin <[PZAdmin@co.jefferson.co.us](mailto:PZAdmin@co.jefferson.co.us)>  
**Sent:** Tuesday, November 2, 2021 3:23 PM  
**Subject:** 21-121001PF- Electronic 2nd Referral

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ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Preliminary and Final Plat have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 2nd Referral part of the process. Please review the specific electronic documents related to the 2nd Referral found [here](#). **Comments on the Preliminary and Final Plat should be submitted electronically to the Case Manager by the due date below.**

Case Type: Preliminary and Final Plat  
Case Number: 21-121001PF  
Case Name: Ken Caryl Ranch North Plains Filing No. 1  
Address: AIN/PIN: 59-293,00-001, 59-294-00-002, 59-294-00-003  
General Location: Northwest of the intersection of South Alkire Street and West Ken Caryl Avenue  
Purpose: To subdivide the property into 249 lots for single family detached units.  
**Comments Due: Tuesday, November 16, 2021**  
Case Manager: Lindsey Wire  
Case Manager Contact Information: [lwire@jeffco.us](mailto:lwire@jeffco.us) 303-271-8717

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

**Referrals:**

**Internal Agencies:**

Addressing  
Cartography  
County Geologist  
Jeffco Public Health  
Planning/Zoning Administration  
Planning Engineering  
Open Space  
Transportation and Engineering  
Road & Bridge District 2

**External Agencies:**

West Metro Fire Protection District  
Ken Caryl Water and Sanitation District  
Foothills Park and Recreation District  
Plains Metro District  
Ken Caryl Ranch Metro District  
Jefferson County Public Schools (R-1 School District)  
Colorado Geological Survey  
Soils Conservation District  
Colorado Department of Public Health and Environment  
Colorado Historical Society  
LUMEN  
Comcast  
Xcel Energy  
Colorado Parks and Wildlife  
Mile High Flood District  
Colorado Department of Transportation (CDOT)

## Lindsey Wire

---

**From:** Brik Zivkovich <bzivkovich@mhfd.org>  
**Sent:** Wednesday, November 17, 2021 12:38 PM  
**To:** Lindsey Wire  
**Cc:** Bryan Kohlenberg  
**Subject:** --{EXTERNAL}-- RE: 21-121001PF- Electronic 2nd Referral

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Hi Lindsey,

I am reaching out to let you know that MHFD staff are still reviewing the attached documents associated with the referenced referral; however, we will have comments on the development referral related to stormwater drainage elements.

We will send our review comments letter to you by the end of the week (11/19). Please let us know if that revised deadline doesn't work.

Regards,  
Brik Zivkovich

**Brik Zivkovich, EI, CFM** (He, Him, His)  
Staff Engineer  
**MILE HIGH FLOOD DISTRICT**  
2480 W. 26th Ave. Suite 156-B | Denver, CO 80211  
**Office:** 303-455-6277 | **Direct:** 8148231807 | [www.mhfd.org](http://www.mhfd.org)

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---

**From:** P&Z Admin <[PZAdmin@co.jefferson.co.us](mailto:PZAdmin@co.jefferson.co.us)>  
**Sent:** Tuesday, November 2, 2021 3:23 PM  
**Subject:** 21-121001PF- Electronic 2nd Referral

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ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Preliminary and Final Plat have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 2nd Referral part of the process. Please review the specific electronic documents related to the 2nd Referral found [here](#). **Comments on the Preliminary and Final Plat should be submitted electronically to the Case Manager by the due date below.**

Case Type: Preliminary and Final Plat  
Case Number: 21-121001PF  
Case Name: Ken Caryl Ranch North Plains Filing No. 1  
Address: AIN/PIN: 59-293,00-001, 59-294-00-002, 59-294-00-003  
General Location: Northwest of the intersection of South Alkire Street and West Ken Caryl Avenue  
Purpose: To subdivide the property into 249 lots for single family detached units.  
**Comments Due: Tuesday, November 16, 2021**  
Case Manager: Lindsey Wire  
Case Manager Contact Information: [lwire@jeffco.us](mailto:lwire@jeffco.us) 303-271-8717

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

**Referrals:**

**Internal Agencies:**

Addressing  
Cartography  
County Geologist  
Jeffco Public Health  
Planning/Zoning Administration  
Planning Engineering  
Open Space  
Transportation and Engineering  
Road & Bridge District 2

**External Agencies:**

West Metro Fire Protection District  
Ken Caryl Water and Sanitation District  
Foothills Park and Recreation District  
Plains Metro District  
Ken Caryl Ranch Metro District  
Jefferson County Public Schools (R-1 School District)  
Colorado Geological Survey  
Soils Conservation District  
Colorado Department of Public Health and Environment  
Colorado Historical Society  
LUMEN  
Comcast  
Xcel Energy  
Colorado Parks and Wildlife  
Mile High Flood District  
Colorado Department of Transportation (CDOT)

## Lindsey Wire

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Wednesday, November 17, 2021 10:14 AM  
**To:** Lindsey Wire  
**Cc:** Ben Hasten  
**Subject:** 21 121001 PF - Agency Response

---

**Case Number: 21 121001 PF**

Case Type: Preliminary - Final Plat

Case Name: Ken Caryl Ranch North Plains Filing No. 1

Review: Cartographic

**Results: Comments Sent (no further review)**

**Review Comments:**

**Red lines are on the M: drive, with minor corrections, Carto has no further concerns**

**Scheduled End Date: 11/16/2021**

**Reviewer: Ben Hasten**

**Description: Preliminary and Final Plat process to subdivide the property into 249 single-family detached units.**

## Lindsey Wire

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Wednesday, November 17, 2021 8:48 AM  
**To:** Lindsey Wire  
**Subject:** 21 121001 PF - Agency Response

---

**Case Number: 21 121001 PF**

Case Type: Preliminary - Final Plat

Case Name: Ken Caryl Ranch North Plains Filing No. 1

Review: Transportation and Engineering

**Results: Comments Sent (request re-review)**

**Review Comments:**

**Scheduled End Date: 11/09/2021**

**Reviewer: Patricia Krmpotich**

**Description: Preliminary and Final Plat process to subdivide the property into 249 single-family detached units.**



## Lindsey Wire

---

**From:** Patricia Krmpotich  
**Sent:** Wednesday, November 17, 2021 8:48 AM  
**To:** Lindsey Wire  
**Cc:** Carlos Atencio  
**Subject:** Referral Response for 21-121001 PF  
**Attachments:** 11-16-21 21-121001PF Ken Caryl Ranch North Plains Filing No. 1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning Lindsey,

Attached are T&E's comments for Case No. 21-121001 PF. Please let me know if you have any questions or concerns.

Thanks,

---

**Patricia Krmpotich**  
Administrative Assistant Lead, Transportation and Engineering

**Jefferson County**  
100 Jefferson County Parkway, Suite 3500  
Golden, CO 80419  
303-271-8480  
[pkrmpoti@jeffco.us](mailto:pkrmpoti@jeffco.us)



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## Lindsey Wire

---

**From:** Martinez - DNR, Matt <matt.martinez@state.co.us>  
**Sent:** Tuesday, November 16, 2021 6:25 PM  
**To:** Lindsey Wire  
**Cc:** Margo Federico - DNR; Shannon Schwab - DNR; Jerrie McKee  
**Subject:** --{EXTERNAL}-- CPW Comment: Case No. 21-121001PF- Ken Caryl Ranch North Plains Filing No. 1  
**Attachments:** 546\_KenCarylLU21121001.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

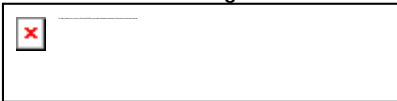
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Hi Lindsey,

Please see Colorado Parks and Wildlife comment related to the Ken Caryl Ranch North Plains Filing No. 1 (Case No. 21-121001PF).

Thanks,  
Matt

Matt Martinez  
Area Wildlife Manager - Area 5



P 303.291.7122 | C 303.325.4185 |  
6060 Broadway, Denver, CO 80216  
[matt.martinez@state.co.us](mailto:matt.martinez@state.co.us) | [cpw.state.co.us](http://cpw.state.co.us)

## Lindsey Wire

---

**From:** Amy Crandall <acrandall@mines.edu>  
**Sent:** Tuesday, November 16, 2021 3:15 PM  
**To:** Lindsey Wire  
**Subject:** --{EXTERNAL}-- CGS Review - Ken Caryl Ranch North Plains Filing No. 1 21-121001PF  
**Attachments:** JR-22-0001\_2 Ken Caryl Ranch North Plains Filing No. 1 21-121001PF.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Hi Lindsey!

Colorado Geological Survey's review of the resubmittal documents for the Ken Caryl Ranch North Plains Filing No. 1 preliminary and final plat is attached. Redland has addressed our concerns which we present in the attached letter. Provided design-level geotechnical studies are performed and the additional items indicated in our letter addressed, CGS has no objection to approval.

Feel free to contact me with any questions or concerns.

Thanks!

Amy Crandall, P.E.  
Engineering Geologist  
Land Use Review Program  
**Colorado Geological Survey**  
1801 Moly Road, Golden, CO 80401  
303-384-2632 |acrandall@mines.edu

## Lindsey Wire

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Tuesday, November 16, 2021 2:46 PM  
**To:** Lindsey Wire  
**Cc:** Elizabeth O'Brien  
**Subject:** 21 121001 PF - Agency Response

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

---

**Case Number: 21 121001 PF**

Case Type: Preliminary - Final Plat

Case Name: Ken Caryl Ranch North Plains Filing No. 1

Review: Open Space

**Results: No Comment (no further review)**

**Review Comments:**

**Scheduled End Date: 11/16/2021**

**Reviewer: Elizabeth OBrien**

**Description: Preliminary and Final Plat process to subdivide the property into 249 single-family detached units.**

## Lindsey Wire

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Tuesday, November 16, 2021 1:30 PM  
**To:** Lindsey Wire  
**Cc:** Christine Derby  
**Subject:** 21 121001 PF - Agency Response

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

---

**Case Number: 21 121001 PF**

Case Type: Preliminary - Final Plat

Case Name: Ken Caryl Ranch North Plains Filing No. 1

Review: Addressing

**Results: Comments Sent (no further review)**

**Review Comments:**

**Scheduled End Date: 11/16/2021**

**Reviewer: Christine Derby**

**Description: Preliminary and Final Plat process to subdivide the property into 249 single-family detached units.**

## Lindsey Wire

---

**From:** Traci Wieland <TraciW@kcranch.org>  
**Sent:** Tuesday, November 16, 2021 8:17 AM  
**To:** Lindsey Wire  
**Cc:** Nathan Seymour; Victoria DeSair  
**Subject:** RE: --{EXTERNAL}-- Re: New housing development in Ken Caryl area - traffic study/safety impact

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Lindsey,

I know today is the final day for comment regarding the KC Ranch North Plains Filing No 1, so I just wanted to reach out and check on the status of the meeting we had discussed a while back regarding traffic? If you could let me know, I would greatly appreciate it. Thanks!

---

**From:** Lindsey Wire <lwire@co.jefferson.co.us>  
**Sent:** Tuesday, September 7, 2021 8:47 AM  
**To:** Traci Wieland <TraciW@kcranch.org>  
**Cc:** Nathan Seymour <nseymour@co.jefferson.co.us>; Victoria DeSair <victoriad@kcranch.org>; Dennis Carruth <dennis@carruthproperties.com>  
**Subject:** RE: --{EXTERNAL}-- Re: New housing development in Ken Caryl area - traffic study/safety impact

Hi Traci,

I do not have a timeframe for the second referral at this time. The applicant has 180 days to resubmit back to us after first referral comments were sent and my understanding is that they are currently working to address those comments.

Thanks!

**Lindsey Wire, P.E.**  
Civil Planning Engineer

**Jefferson County**  
100 Jefferson County Parkway  
Golden, CO 80419  
o 303.271.8717  
[lwire@jeffco.us](mailto:lwire@jeffco.us)

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---

**From:** Traci Wieland <[TraciW@kcranch.org](mailto:TraciW@kcranch.org)>  
**Sent:** Tuesday, September 7, 2021 8:44 AM

**To:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>

**Cc:** Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>; Victoria DeSair <[victoriad@kcranch.org](mailto:victoriad@kcranch.org)>; Dennis Carruth <[dennis@carruthproperties.com](mailto:dennis@carruthproperties.com)>

**Subject:** RE: --{EXTERNAL}-- Re: New housing development in Ken Caryl area - traffic study/safety impact

Hi Lindsey,

Great, thanks for being amenable to a meeting! The people to include would be me, Victoria, and Dennis Carruth. Dennis can determine if anyone else is in town and available from NADG. Do you know an approximately time frame that the second referral may occur? Thanks again for the help!

---

**From:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>

**Sent:** Tuesday, September 7, 2021 7:37 AM

**To:** Traci Wieland <[TraciW@kcranch.org](mailto:TraciW@kcranch.org)>

**Cc:** Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>; Victoria DeSair <[victoriad@kcranch.org](mailto:victoriad@kcranch.org)>

**Subject:** RE: --{EXTERNAL}-- Re: New housing development in Ken Caryl area - traffic study/safety impact

Hi Traci,

I can definitely set up a meeting between the County, the Metro District, the Master Association and the developer if you can provide me with the correct people on your end. In speaking with our transportation group, we would like to wait to have this meeting until after we have received the updated transportation study from the developer during the 2<sup>nd</sup> referral.

Thank you,

**Lindsey Wire, P.E.**

Civil Planning Engineer

**Jefferson County**

100 Jefferson County Parkway

Golden, CO 80419

o 303.271.8717

[lwire@jeffco.us](mailto:lwire@jeffco.us)

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**From:** Traci Wieland <[TraciW@kcranch.org](mailto:TraciW@kcranch.org)>

**Sent:** Tuesday, August 31, 2021 9:10 AM

**To:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>

**Cc:** Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>; Victoria DeSair <[victoriad@kcranch.org](mailto:victoriad@kcranch.org)>

**Subject:** RE: --{EXTERNAL}-- Re: New housing development in Ken Caryl area - traffic study/safety impact

Hi Lindsey,

Thanks for the follow up with Joel. Your email prompted a few things from our perspective. One of the main issues we heard when we held our community outreach was concern over traffic, especially the intersection of KC Ave and Simms/Chatfield where a local boy was killed on his bike a while back. The community is still reeling from that tragedy

and is concerned about traffic getting worse with the development. Our thought was to meet with Jefferson County in some capacity as a unified front, Metropolitan District, Master Association, and North American Development Group. We aren't quite sure about how to approach this meeting. Is it something with you or is it better served with Yelena (or someone from her group)? Or, maybe both of you? Specifically, we'd like to know about any short-term or long-term plans to do anything with that intersection. Also, we are intrigued by the required safety analysis that will be done by North American. Can you provide a bit more information about what that entails?

We appreciate any advice or perspective you can provide, and thanks again for your work on this project and keeping the KC Ranch community informed!

---

**From:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>

**Sent:** Tuesday, August 31, 2021 8:49 AM

**To:** [joel.pankow@gmail.com](mailto:joel.pankow@gmail.com)

**Cc:** Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>; Victoria DeSair <[victoriad@kcranch.org](mailto:victoriad@kcranch.org)>; Traci Wieland <[TraciW@kcranch.org](mailto:TraciW@kcranch.org)>

**Subject:** RE: --{EXTERNAL}-- Re: New housing development in Ken Caryl area - traffic study/safety impact

Hi Joel,

Thank you for your email. Your comments have been included in the case file for this development.

When a Transportation Study is submit to Staff for review with a development application, we look at the trips generated during the peak AM and PM hours. The applicant calculates those Peak Hour totals and provides projected trip distribution from and two the site. During the peak hours, the majority of trips are expected to head to C-470 (65%) with the remaining trips headed east (30%) and about 5% headed south.

We discussed your concerns with the Development and Transportation team, and while we agree that there will be some residents that will take advantage of the amenities in the valley, these trips will likely not occur during the peak hours and would not warrant any additional study. In addition, South Valley Road is currently constructed with the capacity to serve more vehicles than it currently receives.

While I understand that citizens may request to attend the Bradford Schools, there is limited capacity at these locations. The Jefferson County R-1 School District did provide comments that include the assigned schools for the residents of this development. Please see attached. The schools are as follows:

**Ute Meadows Elementary School (PK-5)** – 11050 W Meadows Dr, Littleton, CO 80127

**Deer Creek Middle School (6-8)** – 9201 W Columbine Dr, Littleton, CO 80123

**Chatfield High School (9-12)** – 7227 S Simms St, Littleton, CO 80127

The County will be requiring the applicant to complete a safety analysis to be included in their transportation study. This analysis would evaluate the intersections already identified in the transportation study that will experience increased traffic during the peak hour.

If you would like, I can include you as an interested citizen so that when the 2<sup>nd</sup> referral documents for this development are submit you will receive notification. Please let me know if you would like me to add you to the system.

Thank you,

**Lindsey Wire, P.E.**  
Civil Planning Engineer



Jefferson County  
100 Jefferson County Parkway  
Golden, CO 80419  
o 303.271.8717  
[lwire@jeffco.us](mailto:lwire@jeffco.us)

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**From:** Joel Pankow <[joel.pankow@gmail.com](mailto:joel.pankow@gmail.com)>  
**Sent:** Tuesday, August 24, 2021 8:21 AM  
**To:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>  
**Cc:** Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>; Victoria DeSair <[victoriad@kcranch.org](mailto:victoriad@kcranch.org)>; Traci Wieland <[TraciW@kcranch.org](mailto:TraciW@kcranch.org)>  
**Subject:** Re: --{EXTERNAL}-- Re: New housing development in Ken Caryl area - traffic study/safety impact

Thank you Lindsey. I will review their study and the county's comments.

However, if you review my initial email to you forwarded by Ken Caryl Ranch staff, my concerns also include the impact of these developments on traffic in Ken Caryl Valley - specifically Valley Parkway, Valley Road, Ken Caryl Avenue, North Ranch Road, and surrounding side streets. These residents will have access to many of our amenities including pools and trails - many or all of which reside in the Valley area. Some residents may also elect to send their children to one or both of our Bradford schools. New residents will undoubtedly be driving to take advantage of these amenities just like current Plains residents are now doing as they also live outside the Valley but are still Ken Caryl Ranch residents with these same privileges. As you may know, Transportation and Engineering is doing a study to determine a proper redesign of Valley Parkway and other roads and streets here initiated by numerous resident concerns about traffic such as speeding, lack of crosswalks, stop signs, bike lanes, noise associated with traffic, etc. The new developments will most certainly negatively impact traffic and safety in Ken Caryl Valley and I would like to know if the county has required or will require the

developers to submit such a study. If not, I would like to urge the county to require these studies before final approval is granted or know what avenues exist for residents such as myself to formally request for this to be done.

I look forward to further clarification.

Kind regards,  
Joel

On Tue, Aug 24, 2021 at 7:54 AM Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)> wrote:

Hi Joel,

Thank you for reaching out. I apologize for the delay in response.

For this development, the applicant was required to provide a Transportation Study to evaluate the impact of the development on the surrounding intersections. The way we evaluate that impact is by looking at the Level of Service (LOS), or amount of time a vehicle has to wait at an intersection to make its chosen movement. LOS uses a letter scale such that A is the best and F is the worst. The County allows a LOS of D or better. If the LOS is shown to go below D, the applicant is required to provide improvements to that intersection to improve the LOS. We look to the applicant to recommend an option for the County to evaluate.

The County has reviewed the applicant's Transportation Study for this development and provided comments (please see attached). At the intersection of Ken Caryl Avenue and Chatfield Blvd., the Northbound left and the Southbound left turning movements are both shown to currently act at a LOS of E. The recommendations for this development are shown on page 23. We are currently waiting on a revised transportation study per comments from Staff that will be available for review during the second referral.

In addition to the above analysis, the applicant is required to provide the following information for the development:

*Transportation Safety:* The initial review of existing conditions within the TS area should include analysis of crash data from the 3 most recent years. Any intersection experiencing a crash rate of over 1 per million entering vehicles will need additional analysis. The proposed site plan should ensure that the internal

circulation system and external access points improve pedestrian and bicyclists safety and minimize vehicle/pedestrian and bicyclists conflict points.

This is not yet provided, however it should be included with the next referral.

Thank you,

**Lindsey Wire**

Civil Planning Engineer

**Jefferson County**

100 Jefferson County Parkway

Golden, CO 80419

o 303.271.8717

[lwire@jeffco.us](mailto:lwire@jeffco.us)

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---

**From:** Joel Pankow <[joel.pankow@gmail.com](mailto:joel.pankow@gmail.com)>

**Sent:** Thursday, August 19, 2021 7:07 PM

**To:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>

**Subject:** --{EXTERNAL}-- Re: New housing development in Ken Caryl area - traffic study/safety impact

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Hi Lindsey. I was wondering if you havev had a chance to review my email. Thank you.

On Thu, Aug 12, 2021 at 1:28 PM Victoria DeSair <[victoriad@kcranch.org](mailto:victoriad@kcranch.org)> wrote:

The wrong Lindsey was copied on the email so I'm copied Lindsey Wire on this message.

*Victoria DeSair*

Executive Director

Ken-Caryl Ranch Master Association

7676 S. Continental Divide Road

Littleton, CO 80127

303-979-1876, ext. 122

[victoriad@kcranch.org](mailto:victoriad@kcranch.org)

[www.ken-carylranh.org](http://www.ken-carylranh.org)

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**From:** Traci Wieland <[TraciW@kcranch.org](mailto:TraciW@kcranch.org)>

**Sent:** Thursday, August 12, 2021 12:08 PM

**To:** [joel.pankow@gmail.com](mailto:joel.pankow@gmail.com)

**Cc:** Lindsay Smith <[LSmith@wlpplaw.com](mailto:LSmith@wlpplaw.com)>; Victoria DeSair <[victoriad@kcranch.org](mailto:victoriad@kcranch.org)>

**Subject:** FW: New housing development in Ken Caryl area - traffic study/safety impact

Hi Joel,

I just wanted to let you know that I am forwarding your email to Lindsay Wire with Jefferson County. She is the contact for the Preliminary - Final Plat for Parcel A and can be a resource with regard to your traffic concerns. Thanks for attending last night and let me or Victoria know if you have any additional questions.

---

**From:** Joel Pankow <[joel.pankow@gmail.com](mailto:joel.pankow@gmail.com)>  
**Sent:** Thursday, August 12, 2021 11:27 AM  
**To:** Christina Lane <[clane@co.jefferson.co.us](mailto:clane@co.jefferson.co.us)>; Yelena Onnen <[yonnen@co.jefferson.co.us](mailto:yonnen@co.jefferson.co.us)>  
**Cc:** Victoria DeSair <[victoriad@kcranch.org](mailto:victoriad@kcranch.org)>; Traci Wieland <[TraciW@kcranch.org](mailto:TraciW@kcranch.org)>; Greg Gompert <[ggompert@co.jefferson.co.us](mailto:ggompert@co.jefferson.co.us)>; Michael Daly <[mdaly@co.jefferson.co.us](mailto:mdaly@co.jefferson.co.us)>; Ian Thompson <[irthomps@co.jefferson.co.us](mailto:irthomps@co.jefferson.co.us)>  
**Subject:** New housing development in Ken Caryl area - traffic study/safety impact

Hello Christina and Yelena,

You are likely aware that there is a new housing development planned for the Ken Caryl area that if it materializes (which appears likely to happen), will bring upwards of 1906 new residents to our community (20% increase). At a very informative community meeting last night hosted by our MA executive director, Victoria DeSair, and our MD district manager, Traci Wieland, the concern of increased traffic and associated safety outside of Ken Caryl Valley where this development will be built, was raised by one of our residents - for example, the very busy and dangerous Ken Caryl Ave/Chatfield intersection, C470 traffic, and more. It occurred to me after this resident spoke, and I then also spoke to this, that these homes and apartments will inevitably bring increased traffic to Ken Caryl Valley - specifically Valley Parkway, as this is Ken Caryl's main thoroughfare. This will occur for several reasons. For one, two of our most popular private trails, Cougar and Massey Draw are accessed right off of Valley Parkway. The latter has a private parking lot along Valley Parkway where residents already living in our Plains neighborhood outside the valley park to either hike or offload bikes to bike the trail. In addition, if a new school is not built, we will certainly see an increase in traffic associated with parents bringing children to and from both Bradford schools. Of course, we have other unique amenities in Ken Caryl Valley such as tennis courts,

swimming pools, and our equestrian center. All of these will increase traffic and associated speeding, noise/visual nuisance, and safety issues. Homeowners, such as myself, backing to Valley Parkway will be particularly impacted by the speeding noise/visual impact.

I wanted to express these new concerns about traffic and safety impacts associated with this proposed development since you are both working on the Valley Parkway improvement/redesign plan including traffic calming features, pedestrian/school crosswalks, bike lanes and more. I also wanted to express I am fairly certain residents here did not consider the potential traffic load, speeding and safety impacts of this proposed development when they submitted input either directly to you, or via your interactive map.

I have also copied several Jeffco Sheriff representatives I have communicated with in the past on traffic and safety concerns in our area. I know from conversations with Jeffco Sheriff's Dept, their resources in terms of patrols and enforcement are already stretched thin as it is.

Finally, I think Victoria and Traci will be placing their slide presentation on the website soon but in the meantime, here is a link with extensive information on this new proposed development. Note the developer included a contracted traffic study but it did not include the ancillary impact on Ken Caryl Valley, an important factor to now be explored. There is another meeting scheduled for tonight if you would like to attend.

<https://ken-carylranh.org/community-news/new-housing-development-updates/>

Thanks again for your efforts on our behalf now and in the past.

Kind regards,

Joel Pankow

## Lindsey Wire

---

**From:** Gail Clark <gail@msccm.com>  
**Sent:** Monday, November 15, 2021 5:14 PM  
**To:** Lindsey Wire  
**Subject:** --{EXTERNAL}-- Case #21-121001 PF  
**Attachments:** Petition combined signatues 175.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Case Type: Preliminary and Final Plat  
Case Number: 21-121001PF  
Case Name: Ken Caryl Ranch North Plains Filing No. 1  
Address: AIN/PIN: 59-293,00-001, 59-294-00-002, 59-294-00-003  
General Location: Northwest of the intersection of South Alkire Street and West Ken Caryl Avenue  
Purpose: To subdivide the property into 249 lots for single family detached units.  
**Comments Due: Tuesday, November 16, 2021**  
Case Manager: Lindsey Wire  
Case Manager Contact Information: [lwire@jeffco.us](mailto:lwire@jeffco.us) 303-271-8717

Hello Lindsey,

Thank you for providing us the opportunity to bring forth our concerns regarding this development project. Attached is a PDF file containing a petition and signatures which the board members of Mountain Gate III collected. There are a total of 175 signatures. One group of 117 signatures were from our posting on Nextdoor website for the benefit of our communities affected by this development. Those who signed on the website were able to insert a comment. I included the posted HTML page as documentation that it is the same petition as presented and signed by individuals in the form of print copy.

Our petition purpose is NOT to stop the land from being developed, but a request that it be developed responsibly with safety and appropriate density for the land and other neighboring communities. All of which are adversely impacted by the proposed plan. As the petition states, the proposed plan is too dense and comes with extreme adverse consequences for our existing communities.

We would welcome the opportunity to appear in person for all hearings or filings being considered by the Jefferson County Planning and Zoning and the development of Ken Caryl Ranch North Plains Filing No. 1.

Please keep my email, [gail.clark@comcast.net](mailto:gail.clark@comcast.net), on you contact list for all future developments and filings.

Thank you,

Gail Clark  
Mountain Gate III, President





## Lindsey Wire

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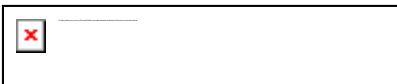
**From:** Solomon - CDOT, Richard <richard.solomon@state.co.us>  
**Sent:** Monday, November 15, 2021 12:46 PM  
**To:** Lindsey Wire  
**Subject:** --{EXTERNAL}-- Referral remarks - Ken Caryl plains Filing no 1  
**Attachments:** CDOT remarks 11-15-21.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Please see attached.

We didn't have much to say about this the first time, not much to add.



***Rick Solomon***

CDOT Region One Permit Unit Supervisor  
P [303.757.9356](tel:303.757.9356) | C [720.670.7068](tel:720.670.7068) | F 303.757.9886  
2829 W. Howard Place #255f Denver, CO 80204  
[richard.solomon@state.co.us](mailto:richard.solomon@state.co.us)

## Lindsey Wire

---

**From:** Nathan Seymour  
**Sent:** Monday, November 15, 2021 11:28 AM  
**To:** Travis Frazier  
**Cc:** Lindsey Wire; Rob Oglesby  
**Subject:** RE: [External] Ken Cary North Plains Filing 2 ASR

Thanks for refreshing my memory Travis. If I have any more questions I'll let you know.

**Nathan Seymour**  
Civil Planning Engineer  
303.271.8751

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**From:** Travis Frazier <tfrazier@redland.com>  
**Sent:** Monday, November 15, 2021 11:22 AM  
**To:** Nathan Seymour <nseymour@co.jefferson.co.us>  
**Cc:** Lindsey Wire <lwire@co.jefferson.co.us>; Rob Oglesby <roglesby@redland.com>  
**Subject:** --[EXTERNAL]-- RE: [External] Ken Cary North Plains Filing 2 ASR

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Nathan,

Thanks for reaching out. Depending on the location in the development different curb is being utilized. If we have driveways accessing the road we are using the mountable curb. Every where else we are using the vertical curb. The driveways are only on one side hence the hybrid section of mountable and vertical curb. Since the mountable section is wider than the vertical we had to widen the ROW to keep the curb in the ROW section. We ran into the same situation on Filing 1 and the direction from staff including yourself was to widen the ROW 1' where mountable curb was being used. To be consistent we applied the same additional 1' to Filing 2. I have attached your email from March providing this direction.

Let me know if this answer your questions.

Travis

Thank you.

**Travis Frazier, P.E.**  
Sr. Project Manager  
Associate Principal

# Redland

WHERE GREAT PLACES BEGIN

1500 West Canal Court  
Littleton, CO 80120  
Office: (720) 283-6783 x126  
Cell: (303) 875-7193  
[tfrazier@redland.com](mailto:tfrazier@redland.com)  
[www.redland.com](http://www.redland.com)

---

**From:** Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>

**Sent:** Monday, November 15, 2021 11:16 AM

**To:** Travis Frazier <[tfrazier@redland.com](mailto:tfrazier@redland.com)>

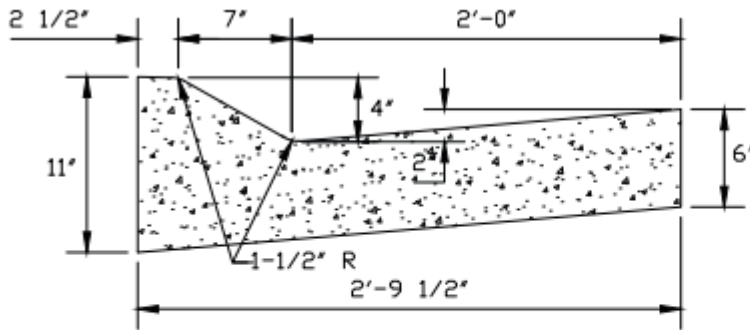
**Cc:** Lindsey Wire <[wire@co.jefferson.co.us](mailto:wire@co.jefferson.co.us)>

**Subject:** [External] Ken Cary North Plains Filing 2 ASR

Hi Travis,

A few quick questions on this ASR request to allow a modified template. What is the reason for proposing mountable on one side and vertical curb on the other? To reduce the amount of ROW needed? Also, according to the details below the FL-TBC dimension ranches from 6" for the Vertical to 9.5" for the Mountable. That's only a difference of 3.5" rather than 1'.

Please explain.

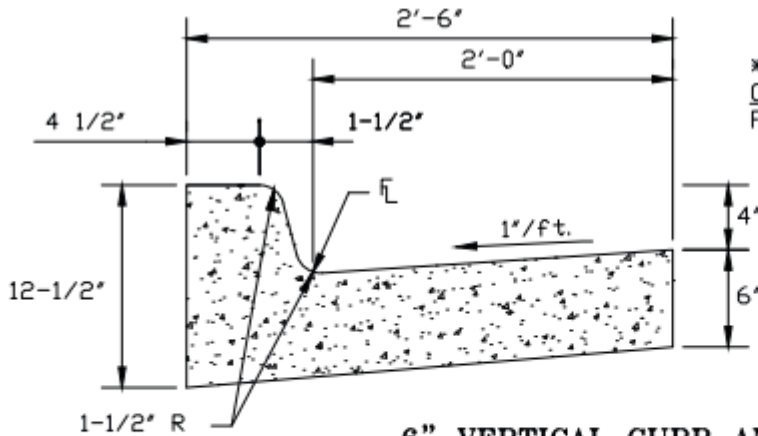


**MOUNTABLE CURB & GUTTER**

\* SEE STANDARD NO. 10 FOR CONCRETE JOINT DETAILS

\* ANY CURB TRANSITION FROM COMBINATION CURB, GUTTER AND SIDEWALK TO 6" VERTICAL CURB AND GUTTER SHALL TAKE PLACE IN A MINIMUM OF 12 FEET.

\* COMBINATION CURB, GUTTER, AND SIDEWALK IS REQUIRED FOR LOCAL STREETS.



**6" VERTICAL CURB AND GUTTER**

\* SEE STANDARD NO. 10 FOR CONCRETE JOINT DETAILS FOR ALL CURB AND GUTTER.

*File: Stand-1*  
**Curb and Gutter**

Thanks,

**Nathan Seymour**

Jefferson County Planning and Zoning  
Civil Planning Engineer  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419  
303.271.8751

[nseymour@jeffco.us](mailto:nseymour@jeffco.us) | [planning.jeffco.us](http://planning.jeffco.us)

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## Lindsey Wire

---

**From:** Travis Frazier <tfrazier@redland.com>  
**Sent:** Monday, November 15, 2021 11:22 AM  
**To:** Nathan Seymour  
**Cc:** Lindsey Wire; Rob Oglesby  
**Subject:** --{EXTERNAL}-- RE: [External] Ken Cary North Plains Filing 2 ASR  
**Attachments:** RE: Street Section Question

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

Nathan,

Thanks for reaching out. Depending on the location in the development different curb is being utilized. If we have driveways accessing the road we are using the mountable curb. Every where else we are using the vertical curb. The driveways are only on one side hence the hybrid section of mountable and vertical curb. Since the mountable section is wider than the vertical we had to widen the ROW to keep the curb in the ROW section. We ran into the same situation on Filing 1 and the direction from staff including yourself was to widen the ROW 1' where mountable curb was being used. To be consistent we applied the same additional 1' to Filing 2. I have attached your email from March providing this direction.

Let me know if this answer your questions.

Travis

Thank you.

**Travis Frazier, P.E.**  
Sr. Project Manager  
Associate Principal

**Redland**  
WHERE GREAT PLACES BEGIN

1500 West Canal Court  
Littleton, CO 80120  
Office: (720) 283-6783 x126  
Cell: (303) 875-7193  
[tfrazier@redland.com](mailto:tfrazier@redland.com)  
[www.redland.com](http://www.redland.com)

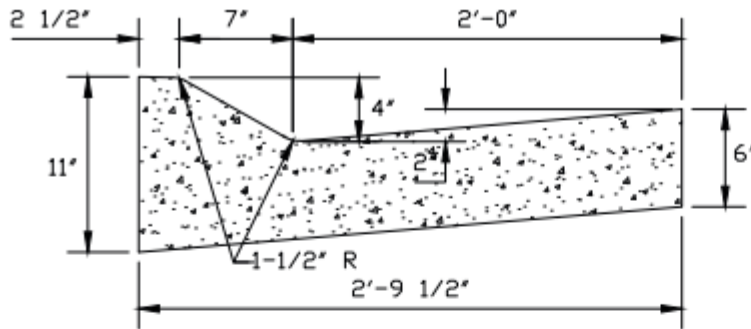
---

**From:** Nathan Seymour <nseymour@co.jefferson.co.us>  
**Sent:** Monday, November 15, 2021 11:16 AM  
**To:** Travis Frazier <tfrazier@redland.com>  
**Cc:** Lindsey Wire <lwire@co.jefferson.co.us>  
**Subject:** [External] Ken Cary North Plains Filing 2 ASR

Hi Travis,

A few quick questions on this ASR request to allow a modified template. What is the reason for proposing mountable on one side and vertical curb on the other? To reduce the amount of ROW needed? Also, according to the details below the FL-TBC dimension ranches from 6" for the Vertical to 9.5" for the Mountable. That's only a difference of 3.5" rather than 1'.

Please explain.

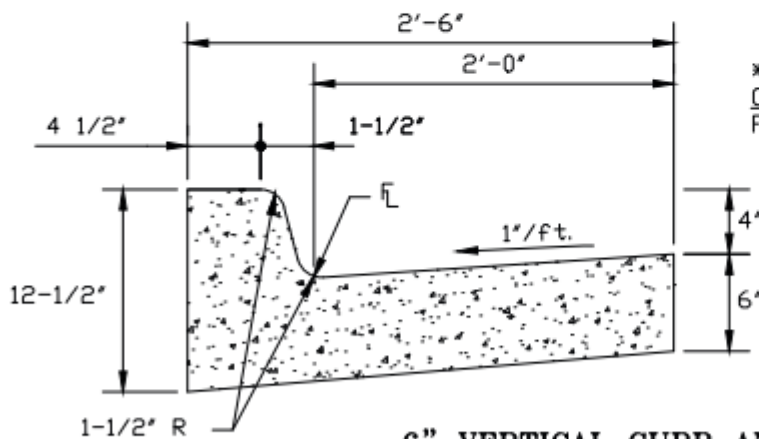


**MOUNTABLE CURB & GUTTER**

\* SEE STANDARD NO. 10 FOR  
CONCRETE JOINT DETAILS

\* ANY CURB TRANSITION  
FROM COMBINATION CURB,  
GUTTER AND SIDEWALK TO  
6" VERTICAL CURB AND  
GUTTER SHALL TAKE PLACE  
IN A MINIMUM OF 12 FEET.

\* COMBINATION CURB, GUTTER,  
AND SIDEWALK IS REQUIRED  
FOR LOCAL STREETS.



**6" VERTICAL CURB AND GUTTER**

\* SEE STANDARD NO. 10 FOR  
CONCRETE JOINT DETAILS  
FOR ALL CURB AND GUTTER.

*File: Stand-1*

**Curb and Gutter**

Thanks,

**Nathan Seymour**

Jefferson County Planning and Zoning  
Civil Planning Engineer  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419  
303.271.8751

[nseymour@jeffco.us](mailto:nseymour@jeffco.us) | [planning.jeffco.us](http://planning.jeffco.us)

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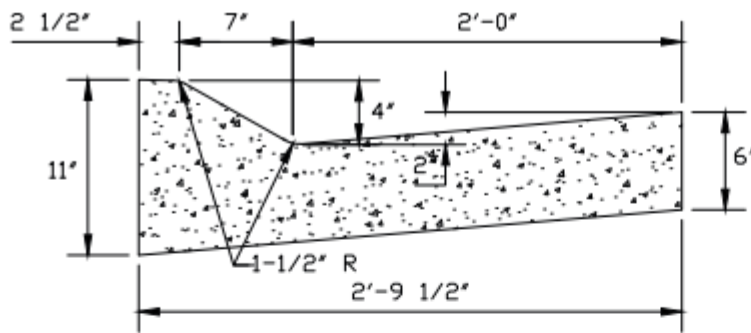
# Lindsey Wire

**From:** Nathan Seymour  
**Sent:** Monday, November 15, 2021 11:16 AM  
**To:** Travis Frazier  
**Cc:** Lindsey Wire  
**Subject:** Ken Cary North Plains Filing 2 ASR  
**Attachments:** 20001\_KCR Filing 2\_Alternative Standards Letter.pdf

Hi Travis,

A few quick questions on this ASR request to allow a modified template. What is the reason for proposing mountable on one side and vertical curb on the other? To reduce the amount of ROW needed? Also, according to the details below the FL-TBC dimension ranches from 6" for the Vertical to 9.5" for the Mountable. That's only a difference of 3.5" rather than 1'.

Please explain.

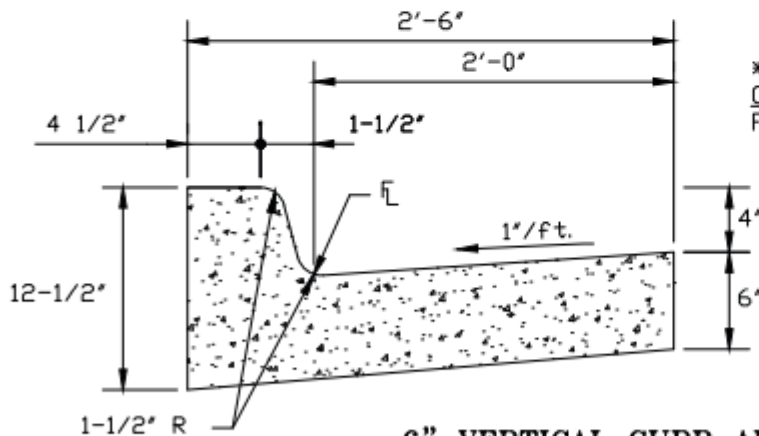


**MOUNTABLE CURB & GUTTER**

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**6" VERTICAL CURB AND GUTTER**

\* SEE STANDARD NO. 10 FOR CONCRETE JOINT DETAILS FOR ALL CURB AND GUTTER.

File: Stand-1  
**Curb and Gutter**

Thanks,

**Nathan Seymour**  
Jefferson County Planning and Zoning



Civil Planning Engineer  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419  
303.271.8751  
[nseymour@jeffco.us](mailto:nseymour@jeffco.us) | [planning.jeffco.us](http://planning.jeffco.us)

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## Lindsey Wire

---

**From:** Nathan Seymour  
**Sent:** Monday, November 15, 2021 10:44 AM  
**To:** Russell Clark  
**Cc:** Nick Nelson; Lindsey Wire  
**Subject:** Ken Caryl Ranch North Plains Filing 2 - MVR and Planner assignment  
**Attachments:** Minor Variation Request Garage SF 21-10-28.pdf; 1. Cover Letter\_Ken Caryl Ranch North Plains Filing 2.pdf; 35. Parking Exhibit.pdf; Ken Caryl Ranch North Plains Segment ODP 1978 Rec 78093741.pdf; Ken Caryl Ranch North Plains Segment ODP 1979 Rec 79062009.pdf; Ken Caryl Ranch ODP - Amended 1977 Rec. 916578.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Russ/Nick,

With the Plat submittal for Ken Cary Ranch North Plains Filing 2 located at W. Ken Caryl Ave and W. Chatfield Ave we received a MVR to allow a reduced garage spacing sf (see attached). Is this something you believe we can process with the Plat? Have you have any previous conversations with Redmond or Dennis Carruth on this request? I just want to make sure this is the proper place for this request. I will be sending them sufficiency review comments momentarily and at this point will be telling them we will evaluate the request during the 1<sup>st</sup> referral. If that is not the case please let me know. Please also let me know what planner can be assigned to the Plat/MVR.

Thanks,

**Nathan Seymour**

Jefferson County Planning and Zoning  
Civil Planning Engineer  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419  
303.271.8751  
[nseymour@jeffco.us](mailto:nseymour@jeffco.us) | [planning.jeffco.us](http://planning.jeffco.us)

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## Lindsey Wire

---

**From:** Colin Insley <insley@fhprd.org>  
**Sent:** Thursday, November 11, 2021 3:44 PM  
**To:** Lindsey Wire  
**Cc:** Ron Hopp; Tom Woodard; John Kinney; Travis Frazier  
**Subject:** --{EXTERNAL}-- Foothills Referral Comments - Ken Caryl Ranch North Plains Filing No. 1  
**Attachments:** Foothills Comments Ken Caryl Ranch North Plains Filing 1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Hi Lindsey,

Please see our comments enclosed.

Thanks,

Colin

Colin Insley  
Director of Parks Planning and Construction  
Foothills Park & Recreation District  
6612 S. Ward St.  
Littleton, CO 80127  
(303) 409-2304  
[insley@fhprd.org](mailto:insley@fhprd.org)

## Lindsey Wire

---

**From:** Travis Frazier <tfrazier@redland.com>  
**Sent:** Tuesday, November 9, 2021 5:01 PM  
**To:** Lindsey Wire; Susan Wade; Nathan Seymour  
**Cc:** 'Dennis Carruth'; 'Steve Bishop'; David Abers  
**Subject:** --{EXTERNAL}-- RE: [External] RE: Ken Caryl Ranch North Plains Filing 1 (Parcel A) Sufficiency Review Comments  
**Attachments:** 15. Ken Caryl Lands Traffic Impact Study Updated Oct 2021.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Lindsey,

Here is the revise study (the same one was submitted with B). I will work with our consultant to provide the requested responses and send them shortly.

Travis

Thank you.

**Travis Frazier, P.E.**  
Sr. Project Manager  
Associate Principal

**Redland**  
WHERE GREAT PLACES BEGIN

1500 West Canal Court  
Littleton, CO 80120  
Office: (720) 283-6783 x126  
Cell: (303) 875-7193  
[tfrazier@redland.com](mailto:tfrazier@redland.com)  
[www.redland.com](http://www.redland.com)

---

**From:** Lindsey Wire <lwire@co.jefferson.co.us>  
**Sent:** Tuesday, November 9, 2021 4:53 PM  
**To:** Susan Wade <swade@redland.com>; Nathan Seymour <nseymour@co.jefferson.co.us>  
**Cc:** 'Dennis Carruth' <dennis@carruthproperties.com>; 'Steve Bishop' <sbishop@nadg.com>; David Abers <dabers@nadg.com>; Travis Frazier <tfrazier@redland.com>  
**Subject:** [External] RE: Ken Caryl Ranch North Plains Filing 1 (Parcel A) Sufficiency Review Comments

Hi Susan,

A member of our review team is requesting the updated Transportation Study. I apologize as I missed that this was not included in the 2<sup>nd</sup> referral submittal. Can you please provide a response to these comments and the updated study?

Thank you,

**Lindsey Wire, P.E.**

Civil Planning Engineer

**Jefferson County**

100 Jefferson County Parkway

Golden, CO 80419

o 303.271.8717

[lwire@jeffco.us](mailto:lwire@jeffco.us)

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---

**From:** Susan Wade <[swade@redland.com](mailto:swade@redland.com)>

**Sent:** Monday, October 25, 2021 5:13 PM

**To:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>; Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>

**Cc:** 'Dennis Carruth' <[dennis@carruthproperties.com](mailto:dennis@carruthproperties.com)>; 'Steve Bishop' <[sbishop@nadg.com](mailto:sbishop@nadg.com)>; David Abers <[dabers@nadg.com](mailto:dabers@nadg.com)>; Travis Frazier <[tfrazier@redland.com](mailto:tfrazier@redland.com)>

**Subject:** --{EXTERNAL}-- Ken Caryl Ranch North Plains Filing 1 (Parcel A) Sufficiency Review Comments

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Lindsey and Nathan,

Please see the link below in response to the Sufficiency Review Comments received on Oct 7<sup>th</sup>. Please refer to the cover letter for an outline of each item and the corresponding response.

<https://redland.box.com/s/x9ov28gitvy55xormlxsve1udtqaf1fu>

Please let us know if you have any additional questions or comments.

Thanks, Susan

**SUSAN WADE, PLA**

Sr. Planner

Associate Principal



1500 West Canal Court  
Littleton, CO 80120  
Office: (720) 283-6783 x139  
Cell: (720) 771-2986  
[swade@redland.com](mailto:swade@redland.com)  
[www.redland.com](http://www.redland.com)

---

**From:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>  
**Sent:** Thursday, October 7, 2021 5:15 PM  
**To:** Susan Wade <[swade@redland.com](mailto:swade@redland.com)>  
**Cc:** 'Dennis Carruth' <[dennis@carruthproperties.com](mailto:dennis@carruthproperties.com)>; 'Steve Bishop' <[sbishop@nadg.com](mailto:sbishop@nadg.com)>; David Abers <[dabers@nadg.com](mailto:dabers@nadg.com)>; Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>  
**Subject:** RE: Ken Caryl Ranch North Plains Filing 1 (Parcel A) Re-Submittal

Hello,

Please see attached for Sufficiency Review Comments for the 2<sup>nd</sup> Referral for the above referenced subdivision. Please review the attached and let me know if there are any questions. Once these items are addressed, the 2<sup>nd</sup> referral for this case may begin.

Thank you,

**Lindsey Wire, P.E.**  
Civil Planning Engineer

**Jefferson County**  
100 Jefferson County Parkway  
Golden, CO 80419  
o 303.271.8717  
[lwire@jeffco.us](mailto:lwire@jeffco.us)

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---

**From:** Susan Wade <[swade@redland.com](mailto:swade@redland.com)>  
**Sent:** Monday, October 4, 2021 1:11 PM  
**To:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>  
**Cc:** 'Dennis Carruth' <[dennis@carruthproperties.com](mailto:dennis@carruthproperties.com)>; 'Steve Bishop' <[sbishop@nadg.com](mailto:sbishop@nadg.com)>; David Abers <[dabers@nadg.com](mailto:dabers@nadg.com)>  
**Subject:** --[EXTERNAL]-- Ken Caryl Ranch North Plains Filing 1 (Parcel A) Re-Submittal

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Hi Lindsey,

Please see the link below to the resubmittal items for Ken Caryl Ranch North Plains Filing 1 (Parcel A). Please see the attached cover letter outlining the key resubmittal items and a few outstanding items still in progress.

<https://redland.box.com/s/obauist94dnpqrkx6s7nmle57p7p44i>

Please review and let us know if you have any questions or comments.  
We appreciate your time and commitment to this project.  
Thanks, Susan

**SUSAN WADE, PLA**

Sr. Planner

Associate Principal

**Redland**

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1500 West Canal Court  
Littleton, CO 80120  
Office: (720) 283-6783 x139  
Cell: (720) 771-2986  
[swade@redland.com](mailto:swade@redland.com)  
[www.redland.com](http://www.redland.com)

## Lindsey Wire

---

**From:** Yelena Onnen  
**Sent:** Monday, November 8, 2021 8:13 AM  
**To:** Lindsey Wire  
**Subject:** Fw: Petition  
**Attachments:** 20211107\_072554.jpg; 20211107\_072613.jpg; 20211107\_072627.jpg; 20211107\_072642.jpg

Good morning.

Lindsay lives in the area, and found this taped to her door.

**Yelena Onnen, AICP, PTP** (she/her)  
Transportation Operations & Planning Supervisor  
Jefferson County, CO | [Transportation and Engineering](#)

**p** 303.271.8497 **e** [yonnen@jeffco.us](mailto:yonnen@jeffco.us)

Find us on the web: [www.jeffco.us/788/Transportation-Engineering](http://www.jeffco.us/788/Transportation-Engineering)

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---

**From:** Lindsay Townsend <[ltownsen@co.jefferson.co.us](mailto:ltownsen@co.jefferson.co.us)>  
**Sent:** Sunday, November 7, 2021 7:33 AM  
**To:** Yelena Onnen <[yonnen@co.jefferson.co.us](mailto:yonnen@co.jefferson.co.us)>  
**Subject:** Petition

Good morning Yelena,

I found this petition posted on my door Sunday morning. I thought you might find it interesting.

**Lindsay Townsend**  
Administrative Coordinator

**Jefferson County**  
100 Jefferson County Parkway, Suite 3500  
Golden, CO 80419  
**o** 303.271.8461  
[ltownsend@jeffco.us](mailto:ltownsend@jeffco.us)



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## Lindsey Wire

---

**From:** Passmore, Joe <JPassmore@westmetrofire.org>  
**Sent:** Thursday, November 4, 2021 11:09 AM  
**To:** Lindsey Wire  
**Subject:** --{EXTERNAL}-- 21-121001PF  
**Attachments:** 21-121001PF.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Hi Lindsey

Here is the response from WMFPD.

Thanks, Joe  
Captain Joe Passmore  
Deputy Fire Marshal - Plan Review  
West Metro Fire Rescue  
433 South Allison Parkway  
Lakewood, CO 80226  
303.539.9558  
jpassmore@westmetrofire.org

## Lindsey Wire

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Thursday, November 4, 2021 9:00 AM  
**To:** Lindsey Wire  
**Cc:** Public Health EH Land Use; Tracy R. Volkman  
**Subject:** 21 121001 PF - Agency Response

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

---

Case Number: 21 121001 PF

Case Type: Preliminary - Final Plat

Case Name: Ken Caryl Ranch North Plains Filing No. 1

Review: Public Health

Results: Comments Sent (request re-review)

Review Comments:

Scheduled End Date: 11/16/2021

Reviewer: Tracy Volkman

Description: Preliminary and Final Plat process to subdivide the property into 249 single-family detached units.

## Lindsey Wire

---

**From:** Tracy R. Volkman  
**Sent:** Thursday, November 4, 2021 8:58 AM  
**To:** Lindsey Wire  
**Subject:** 21-121001 PF  
**Attachments:** 1447041\_691832\_04083542.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Lindsey,

Please see the attached document for our comments as it relates to this planning case. It can also be found as a document in the AMANDA folder. Thanks

Tracy

**Tracy R. Volkman, BS, REHS**  
Senior Environmental Health Specialist

**Jefferson County Public Health**  
645 Parfet St.  
Lakewood, CO 80215  
o 303-271-5763  
[tvolkman@jeffco.us](mailto:tvolkman@jeffco.us)

I am out of the office on Fridays. My working hours are Monday-Thursday 6:00 AM-4:30 PM. Thank you.



Find us on the web: <http://jeffco.us/public-health/>  
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Stay hopeful. Stay safe.  
**Stay the course.**



## Lindsey Wire

---

**From:** Marisela Salas  
**Sent:** Thursday, November 4, 2021 8:15 AM  
**To:** Lindsey Wire  
**Subject:** Mail 11.04.21  
**Attachments:** Mail 11.4.21-110421.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Lindsey,

Attached is mail from today. 😊

Marisela

---

**From:** DoNotReply@jeffco.us <DoNotReply@jeffco.us>  
**Sent:** Thursday, November 4, 2021 8:11 AM  
**To:** Marisela Salas <msalas@co.jefferson.co.us>  
**Subject:** Your Scanned Document

## Lindsey Wire

---

**From:** Holly Powers  
**Sent:** Wednesday, November 3, 2021 4:19 PM  
**To:** Lindsey Wire  
**Cc:** Nathan Seymour  
**Subject:** RE: Ken Caryl Ranch North Plains Filing 2 FINAL PLAT Submittal

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Here you go 21-136270PF  
Please review the info tab, as I wasn't 100% sure about the total residential lot #.  
FYI- I did need to rename a few files so they would transfer over.

Thanks,

### Holly Powers

Jefferson County Planning and Zoning  
Administrative Assistant  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419  
303-271-8748  
[hpowers@jeffco.us](mailto:hpowers@jeffco.us) | [planning.jeffco.us](http://planning.jeffco.us)

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---

**From:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>  
**Sent:** Wednesday, November 3, 2021 1:07 PM  
**To:** Holly Powers <[hpowers@co.jefferson.co.us](mailto:hpowers@co.jefferson.co.us)>  
**Cc:** Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>  
**Subject:** FW: Ken Caryl Ranch North Plains Filing 2 FINAL PLAT Submittal

Hi Holly,

Can you please enter this Preliminary and Final Plat case into Amanda? You can assign me to start.

Thank you!

### Lindsey Wire, P.E.

Civil Planning Engineer

Jefferson County  
100 Jefferson County Parkway

Golden, CO 80419

o 303.271.8717

[lwire@jeffco.us](mailto:lwire@jeffco.us)

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---

**From:** Susan Wade <[swade@redland.com](mailto:swade@redland.com)>

**Sent:** Wednesday, November 3, 2021 12:15 PM

**To:** Lindsey Wire <[lwire@co.jefferson.co.us](mailto:lwire@co.jefferson.co.us)>; Nathan Seymour <[nseymour@co.jefferson.co.us](mailto:nseymour@co.jefferson.co.us)>

**Cc:** 'Steve Bishop' <[sbishop@nadg.com](mailto:sbishop@nadg.com)>; 'Dennis Carruth' <[dennis@carruthproperties.com](mailto:dennis@carruthproperties.com)>; David Abers <[dabers@nadg.com](mailto:dabers@nadg.com)>; Travis Frazier <[tfrazier@redland.com](mailto:tfrazier@redland.com)>; Rob Oglesby <[roglesby@redland.com](mailto:roglesby@redland.com)>

**Subject:** --[EXTERNAL]-- Ken Caryl Ranch North Plains Filing 2 FINAL PLAT Submittal

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

Lindsey and Nathan,

We are very pleased to submit the Ken Caryl Ranch North Plains Filing 2 Final Plat, see link below.

<https://redland.box.com/s/xqqtbttri97b7mlsmnmatzo2tx7dlkfob>

Please review and let us know if you have any questions or comments.

Thanks, Susan

**SUSAN WADE, PLA**

Sr. Planner

Associate Principal

**Redland**

WHERE GREAT PLACES BEGIN

1500 West Canal Court

Littleton, CO 80120

Office: (720) 283-6783 x139

Cell: (720) 771-2986

[swade@redland.com](mailto:swade@redland.com)

[www.redland.com](http://www.redland.com)

## Lindsey Wire

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**From:** Susan Wade <swade@redland.com>  
**Sent:** Wednesday, November 3, 2021 12:15 PM  
**To:** Lindsey Wire; Nathan Seymour  
**Cc:** 'Steve Bishop'; 'Dennis Carruth'; David Abers; Travis Frazier; Rob Oglesby  
**Subject:** --{EXTERNAL}-- Ken Caryl Ranch North Plains Filing 2 FINAL PLAT Submittal

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Lindsey and Nathan,

We are very pleased to submit the Ken Caryl Ranch North Plains Filing 2 Final Plat, see link below.

<https://redland.box.com/s/xqqtbttri97b7mlsmnmatzo2tx7dlkfob>

Please review and let us know if you have any questions or comments.

Thanks, Susan

**SUSAN WADE, PLA**  
Sr. Planner  
Associate Principal

**Redland**  
WHERE GREAT PLACES BEGIN

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Littleton, CO 80120  
Office: (720) 283-6783 x139  
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[swade@redland.com](mailto:swade@redland.com)  
[www.redland.com](http://www.redland.com)



## Lindsey Wire

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**From:** Holly Powers  
**Sent:** Tuesday, November 2, 2021 3:26 PM  
**To:** Lindsey Wire  
**Cc:** Kimiko Schillinger  
**Subject:** \*\*FOR YOUR FILE\*\* 21-121001PF  
**Attachments:** 21-121001PF- Electronic 2nd Referral .pdf

eReferral sent (interested citizens included) see attached.

### Holly Powers

Jefferson County Planning and Zoning  
Administrative Assistant  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419  
303-271-8748  
[hpowers@jeffco.us](mailto:hpowers@jeffco.us) | [planning.jeffco.us](http://planning.jeffco.us)

Planning and Zoning is open to the public and we are offering both virtual and in-person appointments. For the convenience and safety of the public and our staff, virtual appointments are encouraged. Many staff are still working remotely to provide online and virtual services Monday through Thursday. County offices are closed on Fridays. Please schedule [appointments](#) and submit [applications](#) online. Go to [planning.jeffco.us](http://planning.jeffco.us) for more information.



## Lindsey Wire

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**From:** Tom Woodard <tomw@fhprd.org>  
**Sent:** Tuesday, November 2, 2021 10:17 AM  
**To:** Colin Insley; Lindsey Wire  
**Cc:** Travis Frazier; Ron Hopp; John Kinney  
**Subject:** --{EXTERNAL}-- RE: Hogback Metro District - Letter for Grading Permission

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

Thanks Colin! Looks good to me.

---

**From:** Colin Insley  
**Sent:** Monday, November 1, 2021 2:35 PM  
**To:** Lindsey Wire <lwire@co.jefferson.co.us>  
**Cc:** Travis Frazier <tfrazier@redland.com>; Ron Hopp <rhopp@fhprd.org>; Tom Woodard <tomw@fhprd.org>; John Kinney <johnk@fhprd.org>  
**Subject:** Hogback Metro District - Letter for Grading Permission

Hi Lindsey,

Please see letter enclosed and let me know if you have any questions.

Thanks,

Colin

Colin Insley  
Director of Parks Planning and Construction  
Foothills Park & Recreation District  
6612 S. Ward St.  
Littleton, CO 80127  
(303) 409-2304  
[insley@fhprd.org](mailto:insley@fhprd.org)

## Lindsey Wire

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**From:** Colin Insley <insley@fhprd.org>  
**Sent:** Monday, November 1, 2021 2:35 PM  
**To:** Lindsey Wire  
**Cc:** Travis Frazier; Ron Hopp; Tom Woodard; John Kinney  
**Subject:** --{EXTERNAL}-- Hogback Metro District - Letter for Grading Permission  
**Attachments:** Hogback Metro District Foothills Grading Permission.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Hi Lindsey,

Please see letter enclosed and let me know if you have any questions.

Thanks,

Colin

Colin Insley  
Director of Parks Planning and Construction  
Foothills Park & Recreation District  
6612 S. Ward St.  
Littleton, CO 80127  
(303) 409-2304  
[insley@fhprd.org](mailto:insley@fhprd.org)