

REFERRAL RESPONSE
FOR REVIEW OF A LAND USE REQUEST

TO: Adjacent Property Owners within 300' of the Subject Property and Referral Agencies

FROM: Adam Springer, Senior Planner

DATE: June 27, 2023

COMMENT DEADLINE: July 19, 2023

CASE: Minor Subdivision Exemption Case # BX2021-0001

**OWNER/
APPLICANT:** Westfork Clear Creek LLC/Larry and Laura Romine, William and Ann Sparks

LOCATION: A portion of the Coupon Placer, MS No 1298 and the Charles B. Kountze's Mill Site and Water Power M.S. No. 243, within Section 28, Township 3S, Range 74W, 6th PM, Clear Creek County, Colorado.

REQUEST: To reconfigure and subdivide 2 parcels totaling 29.8 acres into 3 separate parcels.

**PARCEL
NUMBER:** Both Parcels are under #183728400010

PARCEL SIZE: Proposed Parcels: Lot 1= 10.67 acres
Lot 2= 12.21 acres
Lot 3= 6.92 acres

ZONING DESIGNATION

The subject parcels are mainly zoned Mountain Residential – Single Family Units (MR-1), with the exception of that portion of the Coupon Placer and proposed Lot 1 that is non-contiguous and north of HWY 40 that is zoned Buffer and is proposed to be excluded from development through building envelopes.

EXISTING STRUCTURES

The subject property is vacant

WASTEWATER TREATMENT

All proposed lots will require an OWTS for residential development. A stamped letter from an engineer has been provided with the application stating that an OWTS can be sited on each proposed lot.

ACCESS

Access for Lot 1 is proposed through the Town of Empire through East Mountain Avenue, while Access for Lot 2 and 3 will be served off of Bard Creek Rd from an existing driveway. Engineering has been provided for the new and existing access from Bard Creek as part of the application package. It should be noted that the applicant is proposing to combine 2 other lots (not part of this proposed division) along the driveway access to proposed Lot 2 and 3 in order to reduce potential improvements to this access that would otherwise be needed as required by the CCC Roadway Design and Construction Manual. The approval of this Combination of Lots will be a condition of approval of this subdivision process.

BUILDING ENVELOPES

Building envelopes have been created for each lot and are sited on the attached plat in order to avoid the 100-year floodplain, steep slopes, and to retain development in desired areas.

TRAFFIC GENERATION

The site is expected to generate 10 average daily trips (ADT) per lot for a total of 30 ADT.

PUBLIC HEARING DATES

At this time, public hearings before the Planning Commission (PC) and Board of County Commissioners (BOCC) have not been scheduled. The Planning Department is currently reviewing the application and requests your specific expertise and comments regarding the proposed project. Upon receipt, we will attempt to address comments as best as possible and will forward them to the PC and BOCC prior to any future public hearings. Please contact the Planning Department if you desire the specific time, date, and location of the future public hearings.

Please complete and return the attached referral comment sheet. Be advised, written comments must be received by **July 19, 2023** in order to include them in the staff report supplied to the Planning Commission prior to the public hearing. Comments received thereafter will be submitted to the Planning Commission the day of the public hearing and/or included in the Board of County Commissioners' staff report.

Please mail comments to the following address: Adam Springer, Clear Creek County Planning Department, P.O. Box 2000, Georgetown, CO 80444. Responses may also be faxed to 303.569.1103 or emailed to aspringer@clearcreekcounty.us. Additional information concerning this case is available in the Planning Department which is located at the County Annex Building, 1111 Rose Street, Georgetown, CO 80444. If you have questions, please feel free to contact the Planning Department at 303.679.2361.

Comment Deadline: July 19, 2023.

Minor Subdivision Case # BX2021-0001

NAME(s): _____

ADDRESS: _____

_____ I (we) have reviewed this proposal and have no conflicts.
Initials

_____ See Comments below.
Initials

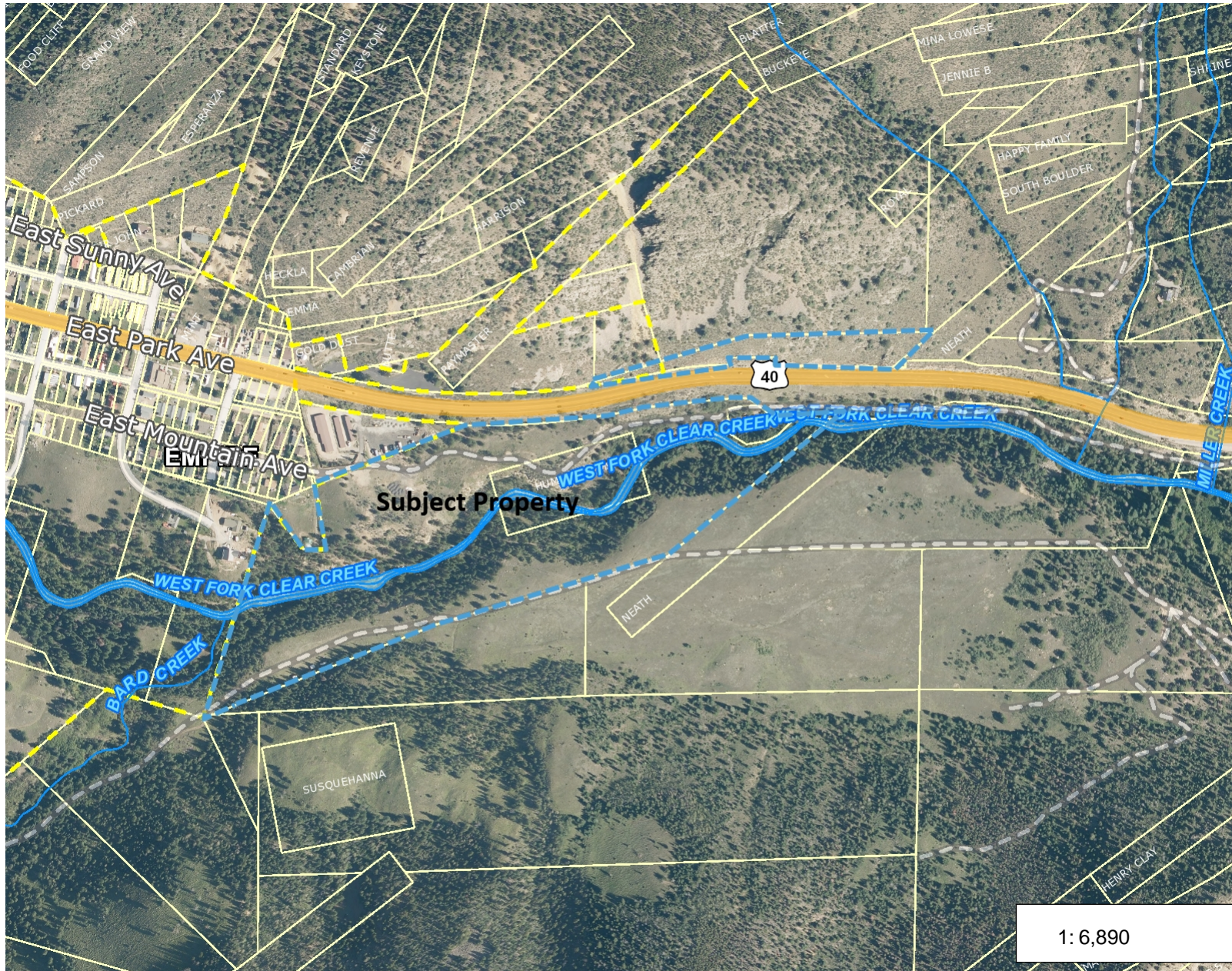
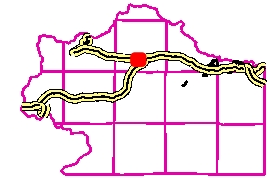
_____ See Attached letter.
Initials

Signature Date

Please provide comments as necessary:

Please send responses by mail to Clear Creek County Planning Department, Attn: Adam Springer, P.O. Box 2000, Georgetown, CO 80444, or by fax to 303.569.1103. Responses may also be e-mailed to aspringer@clearcreekcounty.us. If you have any questions, please feel free to contact the Planning Department at 303.679.2361.

Location Map



Legend

Roads (1 inch = 400 feet)

- HIGHWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL
- SERVICE
- 4WD

Streams

- Streams

Lakes

- Lakes

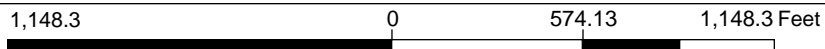
Towns (zoomed in)

- Towns (zoomed in)

Parcels

- Parcels

1: 6,890



This map is a visual representation generated from an Internet Mapping site. Do not use for legal, construction, survey or real estate transaction purposes. This map is not survey accurate and may not comply with National Mapping Accuracy Standards. This map may or may not be accurate, current or otherwise reliable. The presence of a road feature on the map does not imply the existence of public access or ownership.

Notes

ROMINE-SPARKS DIVISION OF LAND

Minor Subdivision Case No. BX2021-0001

LAND SURVEY PLAT

Portion of the Coupon Placer, M.S. No. 1298 and the Charles B. Kountze's Mill Site & Water Power

M.S. No. 243

Within Section 28, T3S, R74W, 6th P.M.

CLEAR CREEK COUNTY
STATE OF COLORADO
Sheet 1 of 2

LEGAL DESCRIPTION
from Old Republic National Title Insurance Company's Commitment to Insure Order No. K70591384

THAT PORTION OF THE COUPON PLACER MINING CLAIM, U.S. MINERAL SURVEY NO. 1298, BOUNDED BY STRAIGHT LINES CONNECTING POINTS NO. 1, 2, 8, 9, 10 AND 11 OF SAID COUPON PLACER MINING CLAIM, AND THAT PORTION OF THE SAID COUPON PLACER MINING CLAIM THAT LIES WEST OF THE NETH LODGE MINING CLAIM, U.S. MINERAL SURVEY NO. 1077, AND THE KOUNTZE MILL SITE CLAIM (SOMETIMES REFERRED TO AS THE HUMBOLDT MILL SITE) U.S. MINERAL SURVEY NO. 243, AS DESCRIBED IN U.S. PATENT RECORDED JANUARY 25, 1876 IN BOOK 36 AT PAGE 353, COUNTY OF CLEAR CREEK, STATE OF COLORADO,
EXCEPT THOSE PORTIONS CONVEYED BY THE INSTRUMENTS RECORDED MAY 3, 1957 IN BOOK 256 AT PAGE 477 AND JANUARY 24, 1956 IN BOOK 250 AT PAGE 380 AND DECEMBER 23, 1946 IN BOOK 143 AT PAGE 516 AND SEPTEMBER 23, 1965 IN BOOK 290 AT PAGE 461 AND OCTOBER 4, 1972 IN BOOK 335 AT PAGE 101 AND MARCH 2, 1987 IN BOOK 452 AT PAGE 309.

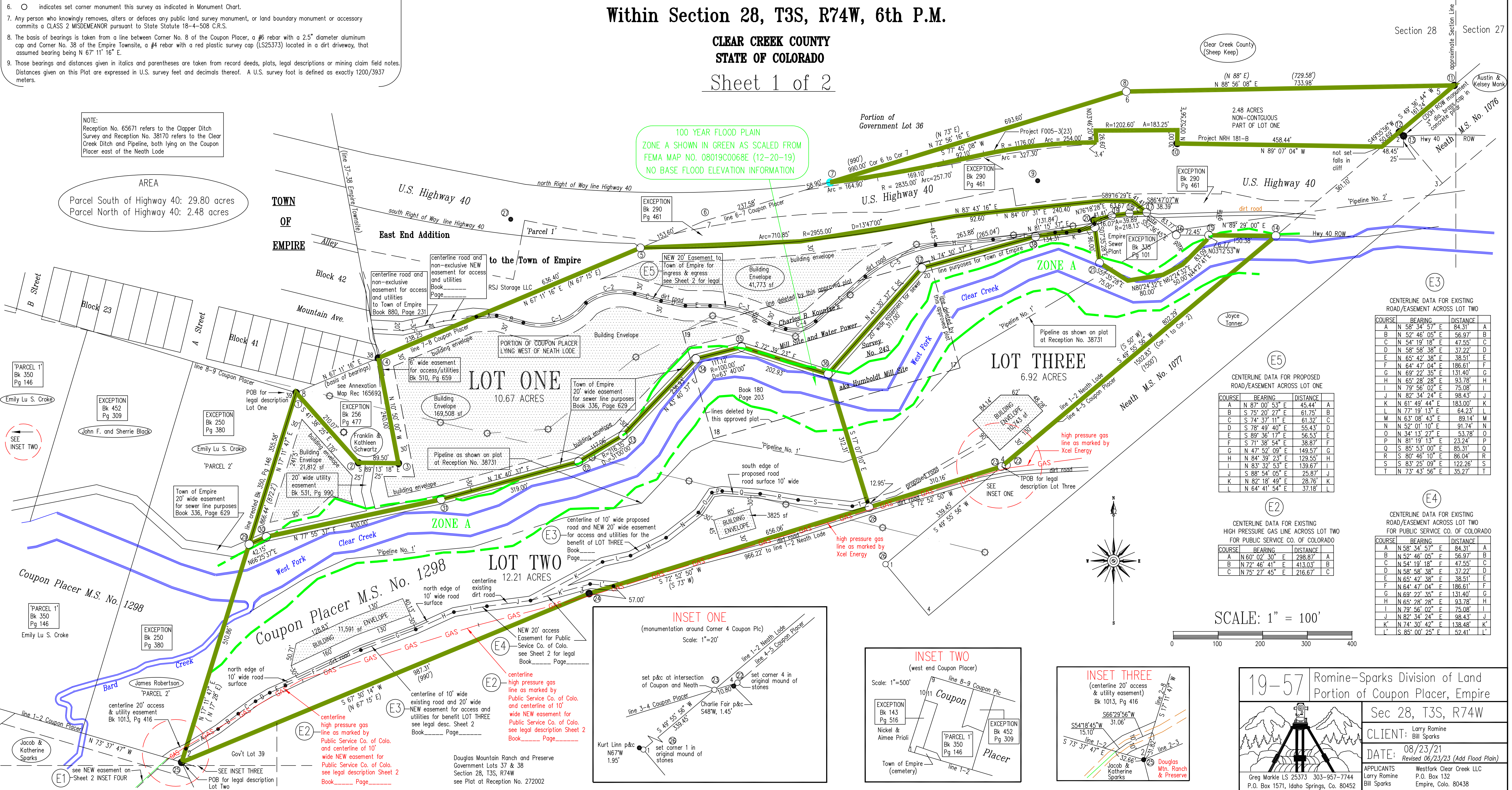
NOTES

- This plat is in compliance with CRS Title 38, Article 51 and all other applicable statutes.
- No guarantee as to the accuracy of the information contained on this plat is either stated or implied unless this copy bears the original signature of the registered land surveyor hereon named.
- 51-106 and the Rules of Procedure and Board Policy Statements of the State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors, specifically those Board Rules and Policy Statements relating to the depiction of easements and rights of way on subdivision plats. For information in regards to easements and rights of way, this survey relied upon information from Old Republic National Title Insurance Company's Commitment to Insure Order No. K70591384.
- NOTICE: According to Colorado law you must commence a three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
- indicates found corner as indicated in Monument Chart.
- indicates set corner monument this survey as indicated in Monument Chart.
- Any person who knowingly removes, alters or defaces any public land survey monument, or land boundary monument or accessory commits a CLASS 2 MISDEMEANOR pursuant to State Statute 18-4-508 C.R.S.
- The basis of bearings is taken from a line between Corner No. 8 of the Coupon Placer, a #6 rebar with a 2.5" diameter aluminum cap and Corner No. 38 of the Empire Townsite, a #4 rebar with a red plastic survey cap (LS25373) located in a dirt driveway, that assumed bearing being N 67° 11' 16" E.
- Those bearings and distances given in italics and parentheses are taken from record deeds, plats, legal descriptions or mining claim field notes. Distances given on this Plat are expressed in U.S. survey feet and decimals thereof. A U.S. survey foot is defined as exactly 1200/3937 meters.

NOTE:
Reception No. 65671 refers to the Clapper Ditch Survey and Reception No. 38170 refers to the Clear Creek Ditch and Pipeline, both lying on the Coupon Placer east of the Neath Lode

AREA
Parcel South of Highway 40: 29.80 acres
Parcel North of Highway 40: 2.48 acres

100 YEAR FLOOD PLAIN
ZONE A SHOWN IN GREEN AS SCALED FROM
FEMA MAP NO. 08019C0068E (12-20-19)
NO BASE FLOOD ELEVATION INFORMATION



CENTERLINE DATA FOR EXISTING ROAD/EASEMENT ACROSS LOT TWO

COURSE	BEARING	DISTANCE
A	N 58° 34' 57" E	84.31'
B	N 52° 46' 06" E	56.97'
C	N 54° 19' 18" E	47.55'
D	N 58° 58' 38" E	37.22'
E	N 65° 42' 38" E	38.51'
F	N 64° 47' 04" E	186.61'
G	N 69° 22' 35" E	131.40'
H	N 65° 28' 28" E	93.78'
I	N 79° 56' 02" E	75.08'
J	N 82° 34' 24" E	98.43'
K	N 61° 49' 44" E	183.00'
L	N 77° 19' 13" E	89.14'
M	N 63° 08' 43" E	47.55'
N	N 52° 01' 10" E	91.74'
O	N 34° 13' 27" E	53.78'
P	N 81° 19' 13" E	23.24'
Q	N 85° 53' 00" E	85.31'
R	N 80° 46' 10" E	86.04'
S	N 83° 25' 09" E	122.26'
T	N 73° 43' 56" E	35.27'

CENTERLINE DATA FOR PROPOSED ROAD/EASEMENT ACROSS LOT ONE

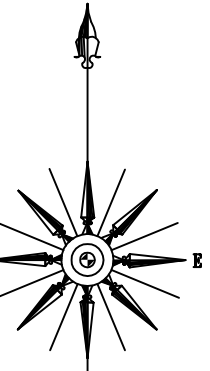
COURSE	BEARING	DISTANCE
A	N 87° 00' 53" E	45.44'
B	S 75° 20' 27" E	61.75'
C	S 74° 37' 11" E	61.32'
D	S 78° 49' 40" E	55.43'
E	S 89° 36' 17" E	56.53'
F	S 71° 38' 54" E	38.87'
G	N 47° 52' 09" E	149.57'
H	N 84° 39' 23" E	129.55'
I	N 83° 32' 53" E	139.67'
J	S 88° 54' 05" E	25.87'
K	N 82° 18' 49" E	28.76'
L	N 64° 41' 54" E	37.18'

CENTERLINE DATA FOR EXISTING HIGH PRESSURE GAS LINE ACROSS LOT TWO FOR PUBLIC SERVICE CO. OF COLORADO

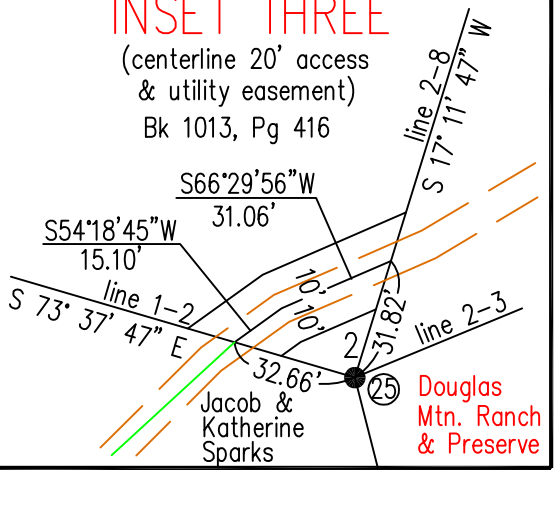
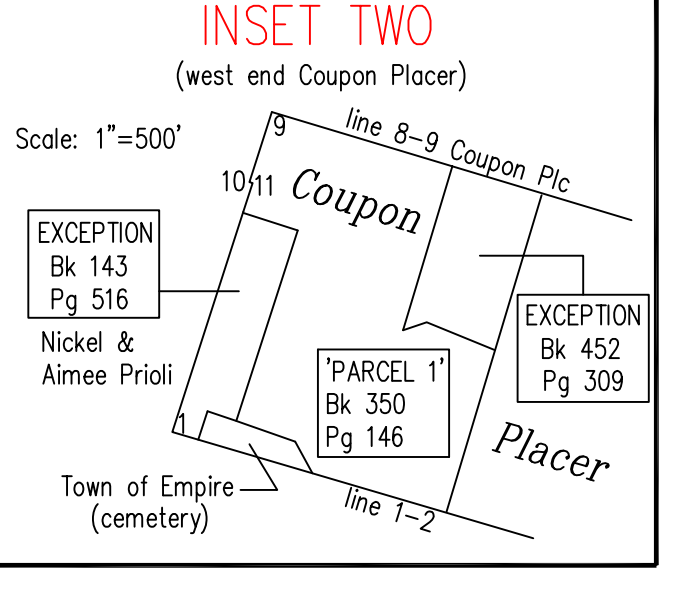
COURSE	BEARING	DISTANCE
A	N 60° 02' 30" E	298.87'
B	N 72° 46' 41" E	413.03'
C	N 75° 27' 45" E	216.67'

CENTERLINE DATA FOR EXISTING ROAD/EASEMENT ACROSS LOT TWO FOR PUBLIC SERVICE CO. OF COLORADO

COURSE	BEARING	DISTANCE
A	N 58° 34' 57" E	84.31'
B	N 52° 46' 06" E	56.97'
C	N 54° 19' 18" E	47.55'
D	N 58° 58' 38" E	37.22'
E	N 65° 42' 38" E	38.51'
F	N 64° 47' 04" E	186.61'
G	N 69° 22' 35" E	131.40'
H	N 65° 28' 28" E	93.78'
I	N 79° 56' 02" E	75.08'
J	N 82° 34' 24" E	98.43'
K	N 61° 49' 44" E	183.00'
L	N 77° 19' 13" E	89.14'
M	N 63° 08' 43" E	47.55'
N	N 52° 01' 10" E	91.74'
O	N 34° 13' 27" E	53.78'
P	N 81° 19' 13" E	23.24'
Q	N 85° 53' 00" E	85.31'
R	N 80° 46' 10" E	86.04'
S	N 83° 25' 09" E	122.26'
T	N 73° 43' 56" E	35.27'



SCALE: 1" = 100'



19-57

Romine-Sparks Division of Land

Portion of Coupon Placer, Empire

Sec 28, T3S, R74W

CLIENT: Larry Romine
Bill Sparks

DATE: 08/23/21
Revised 06/23/23 (Add Flood Plain)

APPLICANTS: Westfork Clear Creek LLC
Larry Romine P.O. Box 132
Bill Sparks Empire, Colo. 80438

Greg Markie LS 25373 303-957-7744
P.O. Box 1571, Idaho Springs, Co. 80452

Douglas Mountain Ranch and Preserve
Government Lots 37 & 38
Section 28, T3S, R74W
see Plat at Reception No. 272002

LEGAL DESCRIPTIONS

ROMINE-SPARKS DIVISION OF LAND
Minor Subdivision Case No. BX2021-0001

Sheet 2 of 2

LOT ONE

A portion of the Coupon Placer, U.S. Mineral Survey No. 1298, together with a portion of the Charles B. Kountze's Mill Site and Water Power, U.S. Survey No. 243 within Section 28, Township 3 South, Range 74 West of the 6th Principal Meridian, further described as follows:

Beginning at Corner No. 8 of said Coupon Placer, also being Corner No. 39 of the Empire Town Site, and also being the Northwest corner of that portion of the Coupon Placer described in Book 256 at Page 477;
thence S 41° 38' 25" E, a distance of 210.07 feet to the Southwest corner of that portion of the Coupon Placer described in Book 256 at Page 477;

N 83° 43' 16" E, a distance of 92.60 feet;
N 84° 07' 31" E, a distance of 240.40 feet;
S 89° 16' 29" E, a distance of 63.67 feet;
S 52° 36' 45" E, a distance of 41.41 feet to a corner of the Empire Sewer Plant, described in Book 335 at Page 101;

thence S 67° 47' 07" W, a distance of 38.39 feet;
thence along the arc of a curve to the right with a radius of 218.13 feet, a central angle of 10° 28' 39" for an arc distance of 39.89 feet (the chord of this arc bears S 81° 34' 05" W, a distance of 39.84 feet);

thence S 76° 18' 28" W, a distance of 41.41 feet to the Northwest corner of said Empire Sewer Plant;

thence S 07° 35' 28" E, along the Westerly line of said Empire Sewer Plant, a distance of 16.07 feet to the terminus point of the centerline of an easement for sewer line purposes as described in Book 336, at Page 629 in the records of the Clear Creek County Clerk and Recorder;

thence along said centerline the following ten (10) courses:
S 81° 15' 37" W, a distance of 134.31 feet;
S 74° 30' 37" W, a distance of 263.88 feet;
S 41° 30' 37" W, a distance of 317.00 feet;
N 72° 39' 23" W, a distance of 202.93 feet;

Along the arc of a curve to the left with a radius of 100.00 feet, a central angle of 63° 40' 00" for an arc distance of 105.49 feet;
S 43° 40' 37" W, a distance of 236.93 feet;
Along the arc of a curve to the right with a radius of 216.35 feet, a central angle of 31° 00' 00" for an arc distance of 117.06 feet (the chord of this arc bears S 59° 10' 37" W, a distance of 115.64 feet);

S 74° 40' 37" W, a distance of 319.00 feet;
S 77° 55' 37" W, a distance of 400.00 feet;
S 66° 25' 37" W, a distance of 42.15 feet to a point at the intersection of line 2-8 of said Coupon Placer;

thence N 17° 11' 47" E, along said line 2-8, a distance of 355.58 feet to the Point of Beginning, containing 10.67 acres, more or less.

LOT TWO

A portion of the Coupon Placer, U.S. Mineral Survey No. 1298, together with a portion of the Charles B. Kountze's Mill Site and Water Power, U.S. Survey No. 243 within Section 28, Township 3 South, Range 74 West of the 6th Principal Meridian, further described as follows:

Beginning at Corner No. 2 of said Coupon Placer;
thence N 17° 11' 47" E, along line 2-8 of said Placer, a distance of 510.86 feet to a point at the intersection of the centerline of an easement for sewer line purposes as described in Book 336, at Page 629 in the records of the Clear Creek County Clerk and Recorder;

thence along said centerline the following seven (7) courses:
N 66° 25' 37" E, a distance of 42.15 feet
N 77° 55' 37" E, a distance of 400.00 feet;
N 74° 40' 37" E, a distance of 319.00 feet;

Along the arc of a curve to the left with a radius of 216.35 feet, a central angle of 31° 00' 00" for an arc distance of 117.06 feet (the chord of this arc bears N 59° 10' 37" E, a distance of 115.64 feet);
N 43° 40' 37" E, a distance of 236.93 feet;
Along the arc of a curve to the right with a radius of 100.00 feet, a central angle of 63° 40' 00" for an arc distance 111.12 feet (the chord of this arc bears N 75° 30' 37" W, a distance of 105.49 feet);

S 72° 39' 23" E, a distance of 202.93 feet;
thence departing said centerline S 17° 07' 10" E, a distance of 312.31 feet to a point at the intersection of line 3-4 of the Coupon Placer, U.S. Mineral Survey No. 1298;

thence S 72° 52' 50" W, along said line 3-4, a distance of 656.06 feet to Corner No. 3 of said Placer;

thence S 87° 30' 14" W, along line 2-3 of said Placer, a distance of 987.31 feet to the Point of Beginning, containing 12.21 acres, more or less.

thence along said centerline the following three (3) courses:
N 41° 30' 37" E, a distance of 317.00 feet;

N 81° 15' 37" E, a distance of 134.31 feet to a point at the intersection of the Westerly line of the Empire Sewer Plant as described in Book 335 at Page 101 in the records of the Clear Creek County Clerk and Recorder;

thence along the boundary of said Empire Sewer Plant the following six (6) courses:
S 07° 35' 28" E, a distance of 96.00 feet;
S 57° 35' 28" E, a distance of 75.00 feet;
N 80° 24' 32" E, a distance of 80.00 feet;
N 62° 24' 32" E, a distance of 50.00 feet;
N 44° 21' 41" E, a distance of 83.09 feet;
N 03° 12' 53" W, a distance of 6.77 feet to a point at the intersection of the southerly right-of-way line for U.S. Highway No. 40;

thence N 89° 29' 00" E, along said southerly line, a distance of 150.38 feet to a point at the intersection of line 1-2 of the Neath Lode, U.S. Mineral Survey No. 1077;

thence S 49° 55' 56" W, along said line 1-2, a distance of 802.29 feet to a point at the intersection of line 3-4 of the Coupon Placer, U.S. Mineral Survey No. 1298, the True Point of Beginning, containing 6.92 acres, more or less.

LEGAL DESCRIPTION (Easement to the Town of Empire)

An easement for ingress, egress and regress, over, across and upon a portion of the Coupon Placer, U.S. Mineral Survey No. 1298 and a portion of the Charles B. Kountze's Mill Site and Water Power, U.S. Mineral Survey No. 243, said easement to be twenty (20) feet wide, ten (10) feet on either side of the centerline of an existing dirt road, said centerline described as follows:

Beginning at a point at the intersection of said centerline and line 7-8 of said Coupon Placer, from which point Corner No. 38 of the Town of Empire bears S 67° 11' 16" W, a distance of 238.25 feet;

thence along said centerline the following eighteen (18) courses:

N 87° 00' 53" E, a distance of 45.44 feet;
thence S 75° 20' 27" E, a distance of 61.75 feet;
thence along the arc of a curve to the left with a radius of 138.06 feet, a central angle of 64° 22' 50" for an arc distance of 155.13 feet (the chord of this arc bears N 72° 28' 08" E, a distance of 147.10 feet);
thence along the arc of a curve to the right with a radius of 125.81 feet, a central angle of 50° 20' 02" for an arc distance of 114.91 feet (the arc of this curve bears N 79° 12' 48" E, a distance of 110.96 feet);

thence S 74° 37' 11" E, a distance of 61.32 feet;
thence S 78° 49' 40" E, a distance of 55.43 feet;
thence S 89° 36' 17" E, a distance of 56.53 feet;

thence along the arc of a non-tangent curve to the right with a radius of 242.52 feet, a central angle of 32° 47' 02" for an arc distance of 138.77 feet (the chord of this arc bears S 73° 12' 46" E, a distance of 136.88 feet);

thence S 71° 38' 54" E, a distance of 38.87 feet;
thence along the arc of a non-tangent curve to the left with a radius of 64.30 feet, a central angle of 65° 31' 10" for an arc distance of 73.53 feet (the chord of this arc bears N 75° 35' 31" E, a distance of 69.59 feet);

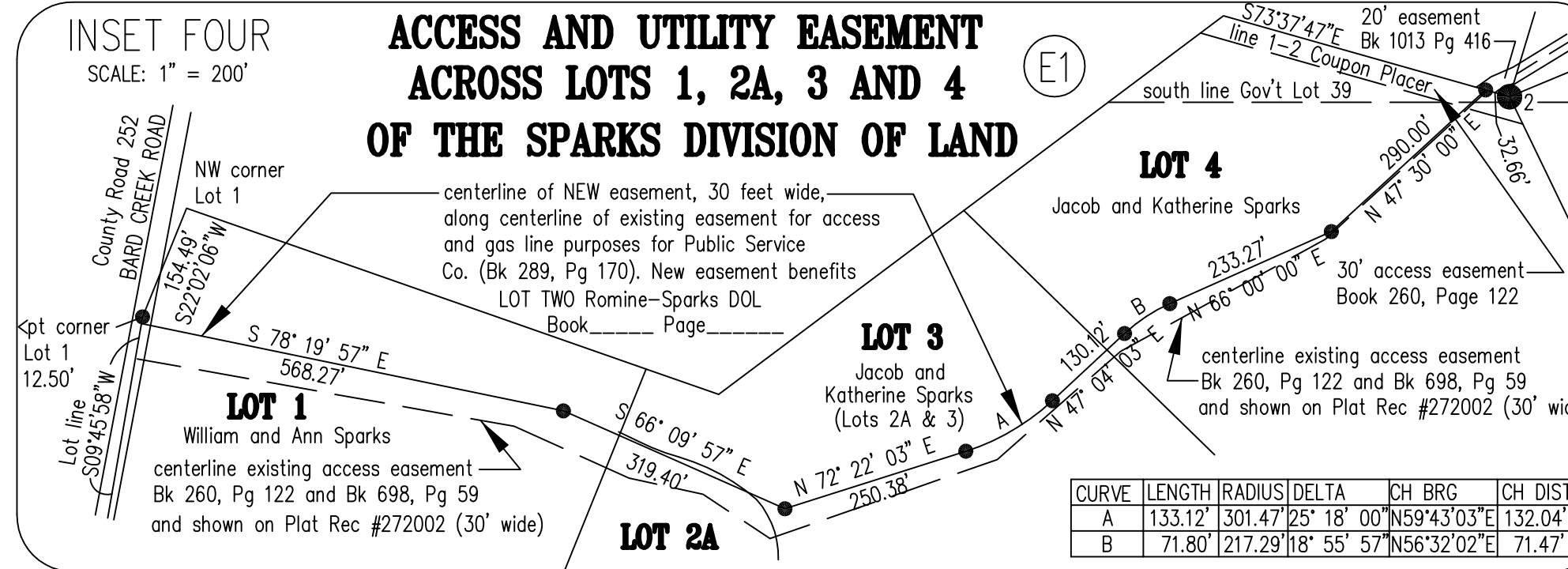
LEGAL DESCRIPTION EASEMENT ACROSS LOT 2

An easement for ingress, egress and regress, and for utility purposes for the exclusive benefit of Lot Three of the Romine-Sparks Division of Land over, across, upon and under a portion of Lot Two of said Romine-Sparks Division of Land, said easement to be twenty (20) feet wide, ten (10) feet on either side of a centerline described as follows:

Beginning at a point at the intersection of said centerline and line 2-8 of said Coupon Placer, from which point Corner No. 2 of said Coupon Placer bears S 17° 11' 47" W, a distance of 31.82 feet;

thence along said centerline the following twenty (20) courses:

N 58° 34' 57" E, a distance of 84.31 feet;
N 52° 46' 05" E, a distance of 56.97 feet;
N 54° 19' 18" E, a distance of 47.55 feet;
N 65° 42' 38" E, a distance of 38.51 feet;
N 64° 47' 04" E, a distance of 186.61 feet;
N 69° 22' 35" E, a distance of 131.40 feet;
N 65° 28' 28" E, a distance of 93.78 feet;
N 79° 56' 02" E, a distance of 75.00 feet;
N 82° 34' 24" E, a distance of 98.43 feet;
N 61° 49' 44" E, a distance of 183.00 feet;
N 77° 19' 13" E, a distance of 64.23 feet;
N 63° 08' 43" E, a distance of 89.14 feet;
N 52° 01' 10" E, a distance of 91.74 feet;
N 34° 13' 27" E, a distance of 53.78 feet;
N 81° 19' 13" E, a distance of 23.24 feet;
S 85° 53' 00" E, a distance of 85.31 feet;
S 80° 46' 10" E, a distance of 86.04 feet;
S 83° 25' 09" E, a distance of 122.26 feet;
N 73° 43' 56" E, a distance of 35.27 feet to a point at the intersection of the westerly line of said Lot Three, also being the southerly westerly corner of said Lot Three, also being the southeasterly corner of said Lot Two bears S 17° 07' 10" E, a distance of 12.95 feet.



MONUMENT CHART

Table with 3 columns: Monument No., Corner Description, Monument Type. Lists various survey monuments including rebar, aluminum caps, and stone markers with their respective locations and descriptions.

EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO FOR ACCESS

An easement for ingress, egress, and regress over, upon, across a portion of Lot Two of the Romine-Sparks Division of Land, said easement to be twenty (20) feet in width, ten (10) feet on either side of the centerline of an existing dirt road, said centerline more particularly described as follows:

Beginning at a point on line 2-8 of the Coupon Placer, U.S. Mineral Survey No. 1298, from which point Corner No. 2 of said Placer bears S 17° 11' 47" W, a distance of 31.82 feet; thence along said centerline the following twelve (12) courses:

N 58° 34' 57" E, a distance of 84.31 feet;
N 52° 46' 05" E, a distance of 56.97 feet;
N 54° 19' 18" E, a distance of 47.55 feet;
N 65° 42' 38" E, a distance of 38.51 feet;
N 64° 47' 04" E, a distance of 186.61 feet;
N 69° 22' 35" E, a distance of 131.40 feet;
N 65° 28' 28" E, a distance of 93.78 feet;
N 79° 56' 02" E, a distance of 75.00 feet;
N 82° 34' 24" E, a distance of 98.43 feet;
N 74° 30' 42" E, a distance of 138.48 feet;
S 85° 00' 25" E, a distance of 52.41 feet;
N 73° 43' 56" E, a distance of 35.27 feet to a point on line 3-4 of said Coupon Placer, from which point Corner No. 3 of said Placer bears S 72° 52' 50" W, a distance of 57.00 feet.

Platting Conditions Case No. BX2021-0001

- 1. ZONING REGULATIONS: Lots shall comply with all applicable County zoning regulations.
2. RIGHT-OF-WAY: Right-of-way for ingress and egress for private and emergency vehicles is granted over, across, on and through any and all private roads and drives located on the subject properties, now or hereinafter established.
3. DRIVEWAYS: Any driveways constructed must be built to County driveway design standards. Slope stabilization and revegetation will be required pursuant to the County's adopted Best Management Practices (BMPs).
4. EROSION CONTROL: All lots shall comply with the County's Best Management Practices (BMPs).
5. COUNTY, STATE AND OTHER REGULATIONS: To the extent that applicable county or other governmental rules, regulations or codes and ordinances or laws are more restrictive than the preceding paragraphs, such applicable regulations shall supersede and govern at all times.
6. CONDITIONS RUN WITH THE LAND: The restrictions herein set forth are binding upon all owners and respective successors-in-interest and run with the land.
7. ENFORCEMENT: In case of any violation of the provisions hereon, the Board of County Commissioners may, in addition to other remedies at law, including an action for damages, have such violations enjoined or, in the case of the erection or maintenance of any building, structure or thing in violation of any of the provisions hereof, may have such building, structure, or thing removed by proper legal procedure.
8. SEVERABILITY: Invalidation of any of these restrictions or agreements by judgement or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.
9. WATER SUPPLY: Any proposed wells shall comply with all requirements of Colorado Division of Water Resources.
10. SEWAGE DISPOSAL AND TREATMENT: Proposed sewage disposal systems shall comply with the Clear Creek County Onsite Wastewater Treatment Regulations.
11. UTILITY LINES: Underground placement of new utility lines shall be required for development of all lots, unless the public utility determines that physical constraints make underground placement infeasible or exempted by the Board.
12. BUILDING ENVELOPES: New structures to be constructed shall be located in the designated building envelope for each Lot. The only excavation allowed outside of the said building envelopes shall be for driveways, fences, wells, onsite wastewater treatment systems and utilities.
13. WILDLIFE MITIGATION/EMERGENCY SERVICES: a. Prior to the issuance of a building permit for the construction of any home the site shall be required to adhere to the County adopted wildfire hazard mitigation point system. b. All lots shall comply with the Clear Creek County Defensible Space Requirements.
14. GEOLOGY: Prior to the issuance of a building permit on all lots, a site specific soil and foundation analysis should be completed by a Geotechnical Engineer or Geologist to determine if foundation design should incorporate measures to mitigate for any geologic issues identified in the analysis. Mitigation measures shall be required if deemed necessary by the site specific soil and foundation analysis.

OWNER/LIENHOLDER OR MORTGAGEE CERTIFICATION

Owners hereby agree to hold harmless, indemnify, and defend Clear Creek County in any action which may arise in connection with any and all errors, omissions, or mistakes in this land survey plat and/or other information which owners have in connection with this request: We hereby acknowledge and state under oath that we are the legal owners of, and/or the lienholders/mortgagee for the property described hereon, and we do hereby dedicate and set apart all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever, and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public forever as easements for the purposes shown herein, unless otherwise expressly provided thereon: and do hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established;

We hereby agree that this constitutes the "Site Specific Development Plan" which establishes all vested property rights pursuant to CRS 24-68-101, et seq; and

We hereby agree to abide by the conditions and stipulations contained herein.

Owner: Larry Romine as agent for Westfork Clear Creek LLC
Owner: Bill Sparks as agent for Westfork Clear Creek LLC

The foregoing instrument was subscribed and sworn before me by this day of 200.

Notary Public
My Commission expires:

APPROVAL
This plat is hereby approved and exempted from the terms "subdivision" and "subdivided land" pursuant to C.R.S. Section 30-28-101 (10) (d). The foregoing plat is further hereby approved for filing; and conveyance of the dedications and easements for the benefit of the public shown hereon; is accepted by Clear Creek County, State of Colorado, this day of 20; subject to the provision that approval in no way obligates Clear Creek County for maintenance of roads dedicated to the public until construction of improvements hereon shall have been completed in accordance with Clear Creek County road design standards and the Board of County Commissioners has by a subsequent resolution agreed to undertake maintenance of the same. This approval does not guarantee that the size, soil conditions, subsurface geology, groundwater conditions, or flooding conditions of any lot shown hereon are such that a building permit, sewage disposal permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not Clear Creek County. Approval of this plat may create a vested property right pursuant to Article 68 of Title 24 C.R.S., as amended.

Date
Chairman, Board of County Commissioners/Planning Director, as Agent for the Board of County Commissioners

Attest:
Clerk and Recorder

Planning Commission Recommendation
The Clear Creek County Planning Commission recommended approval of this land use request to the Board of County Commissioners on

SURVEYOR'S CERTIFICATE
I, Greg Markle, a registered land surveyor, certify that the survey lines shown hereon are based upon the best evidence available following a ground survey made under my direct responsibility, supervision and checking during and 20.

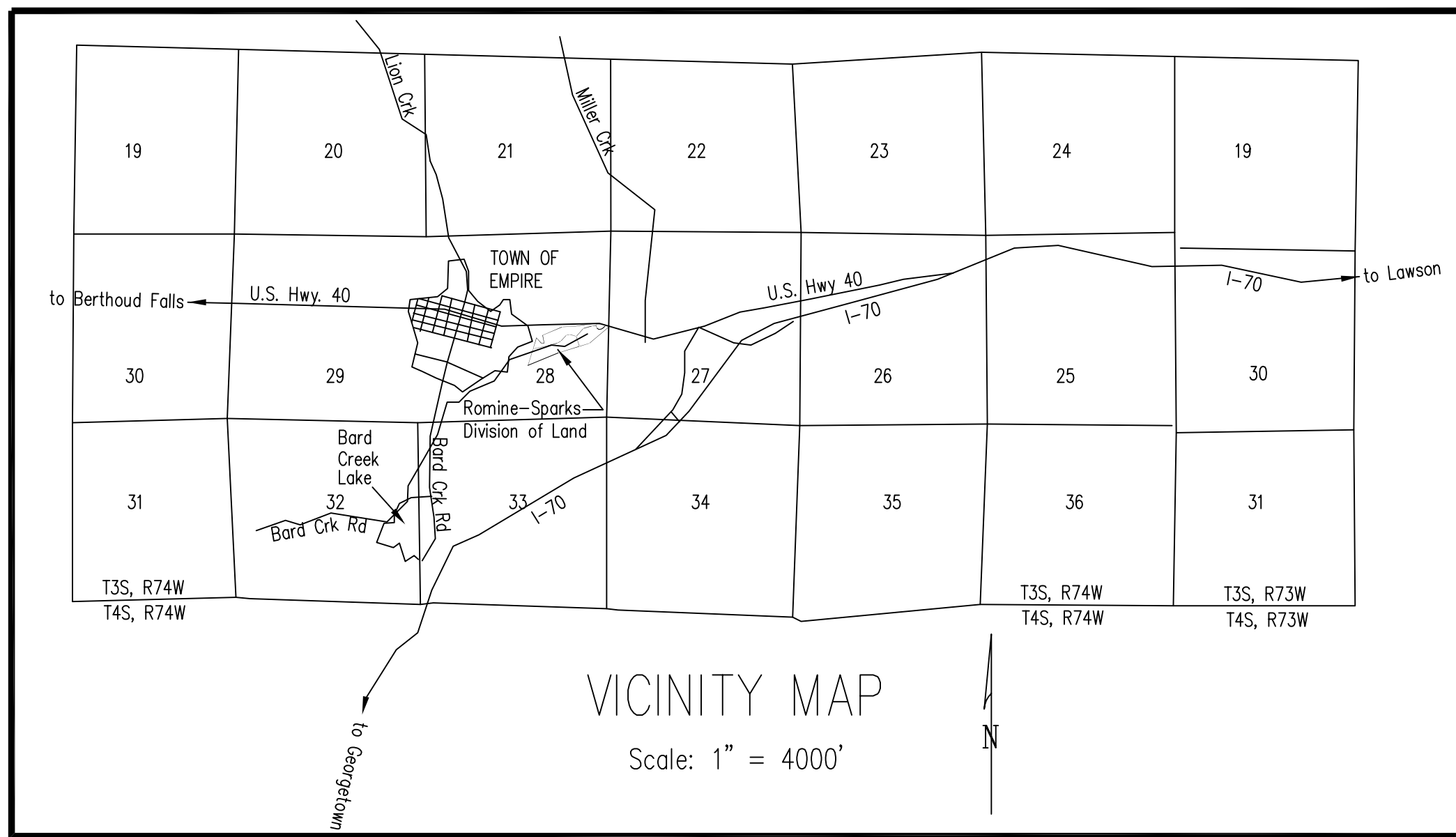
I do further certify that this land survey plat is in compliance with C.R.S. Title 38, Article 51, and all other applicable statutes.

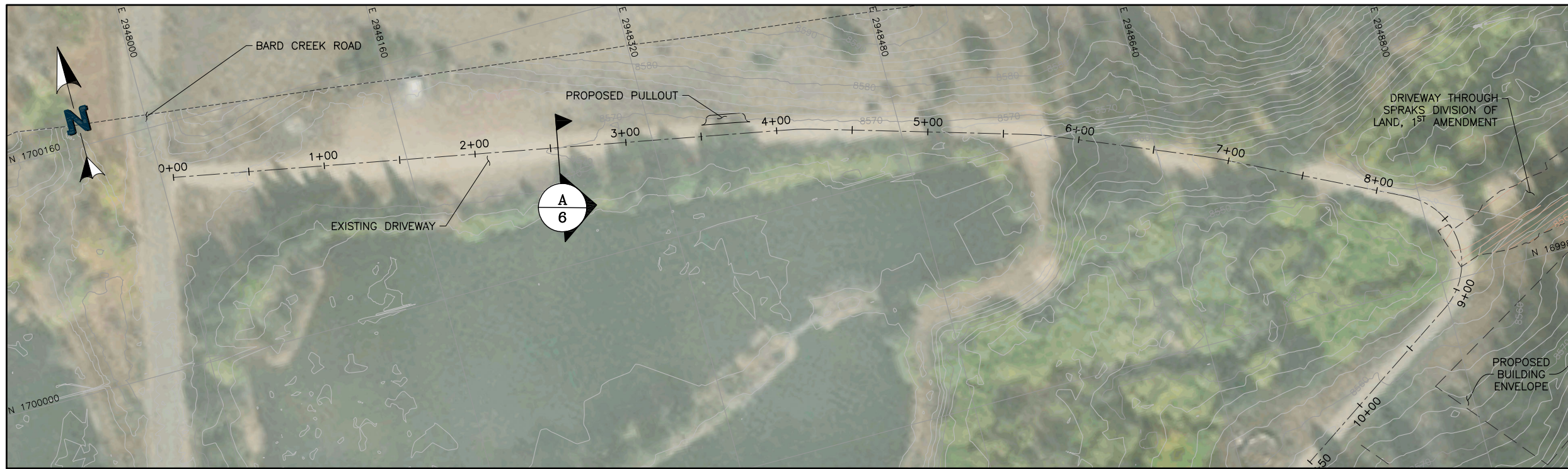
Clear Creek Surveying
Greg Markle
P.O. Box 1571
Idaho Springs, CO 80452
303-957-7744

County Recorder Certificate

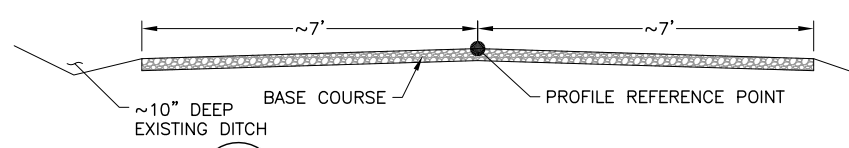
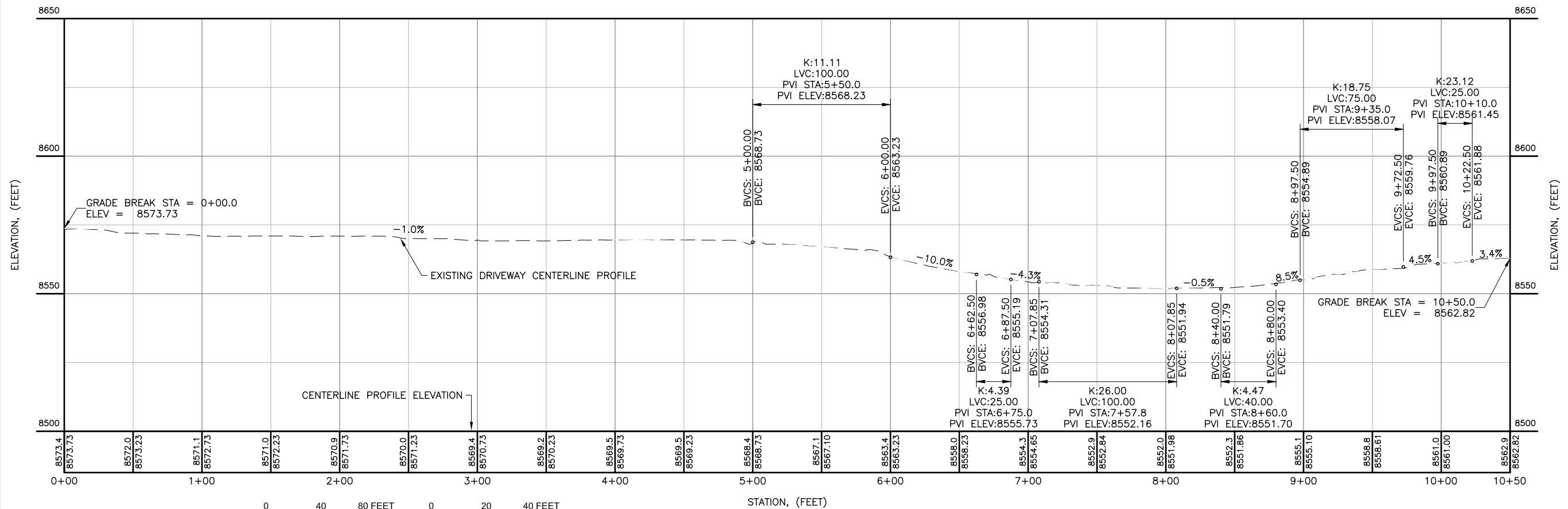
This plat was filed for record in the office of the County Clerk and Recorder of Clear Creek County at m. on this day of 20, at Book Page Reception No.

Clerk and Recorder





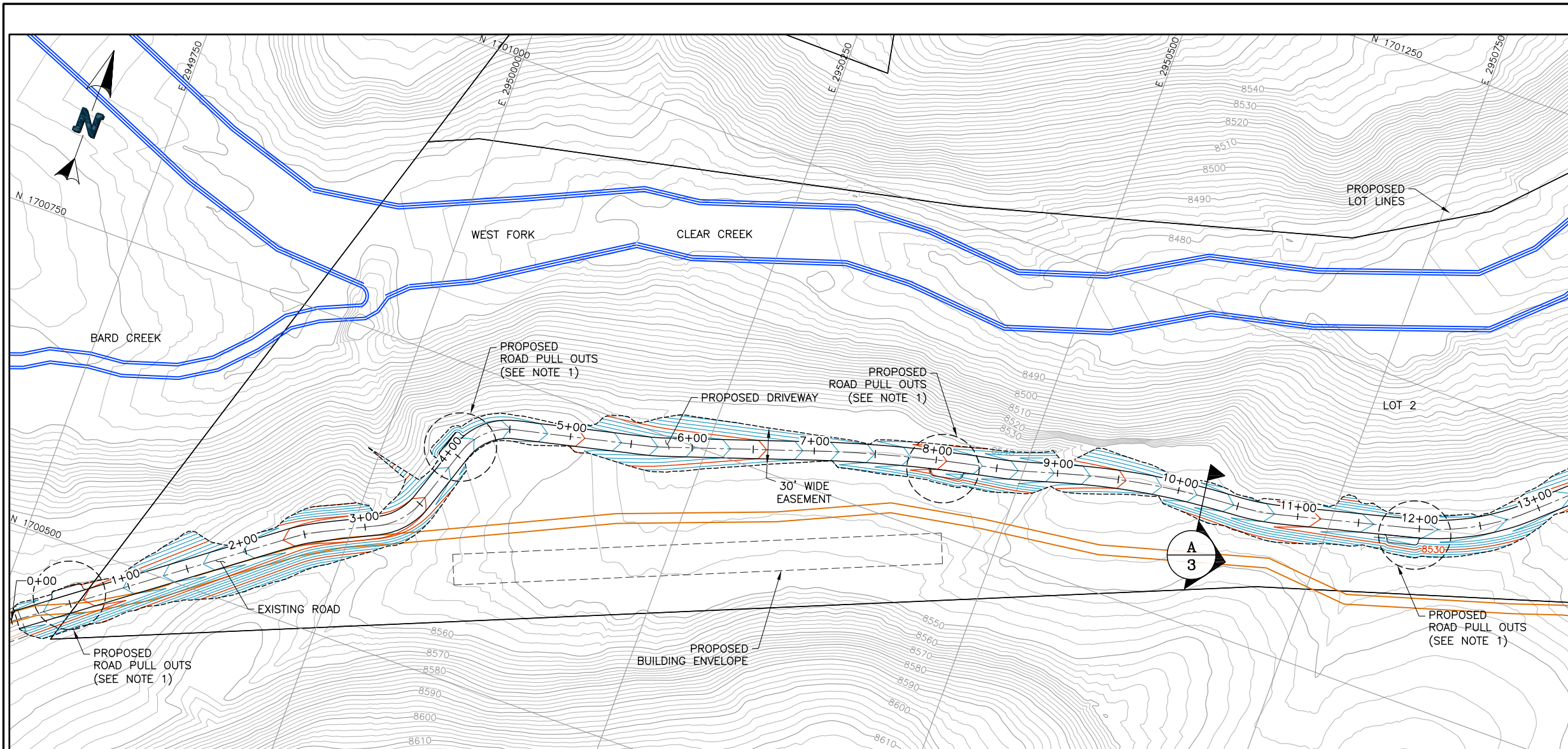
LEGEND:
 EXISTING GROUND CONTOURS
 SPARKS DRIVEWAY CONTOURS



A
6 TYPICAL EXISTING DRIVEWAY SECTION

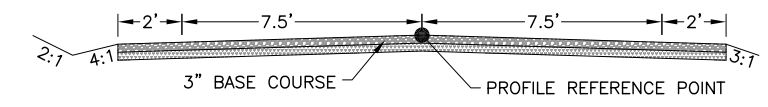
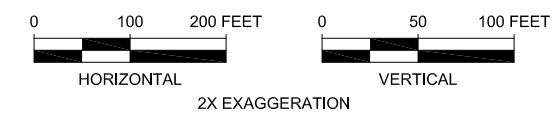
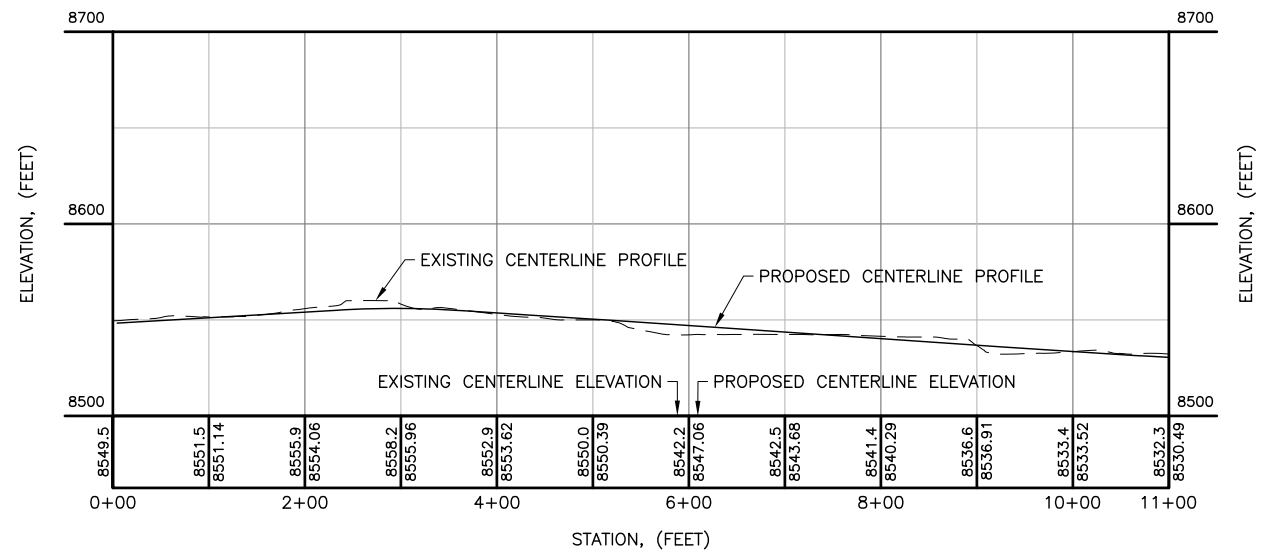
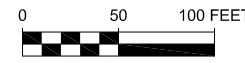
	CLIENT	SPARKS	
	PROJECT	COUPON PLACER, M.S. NO. 1298	
TITLE	EXISTING DRIVEWAY PLAN AND PROFILE	FILENAME	446.000.006F
		FIGURE NO.	REVISION
		6	B

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- LEGEND:**
- EXISTING GROUND CONTOURS
 - PROPOSED DRIVEWAY CONTOURS
 - PROPOSED BUILDING ENVELOPE
 - PROPOSED LOT LINE
 - EXISTING CREEK

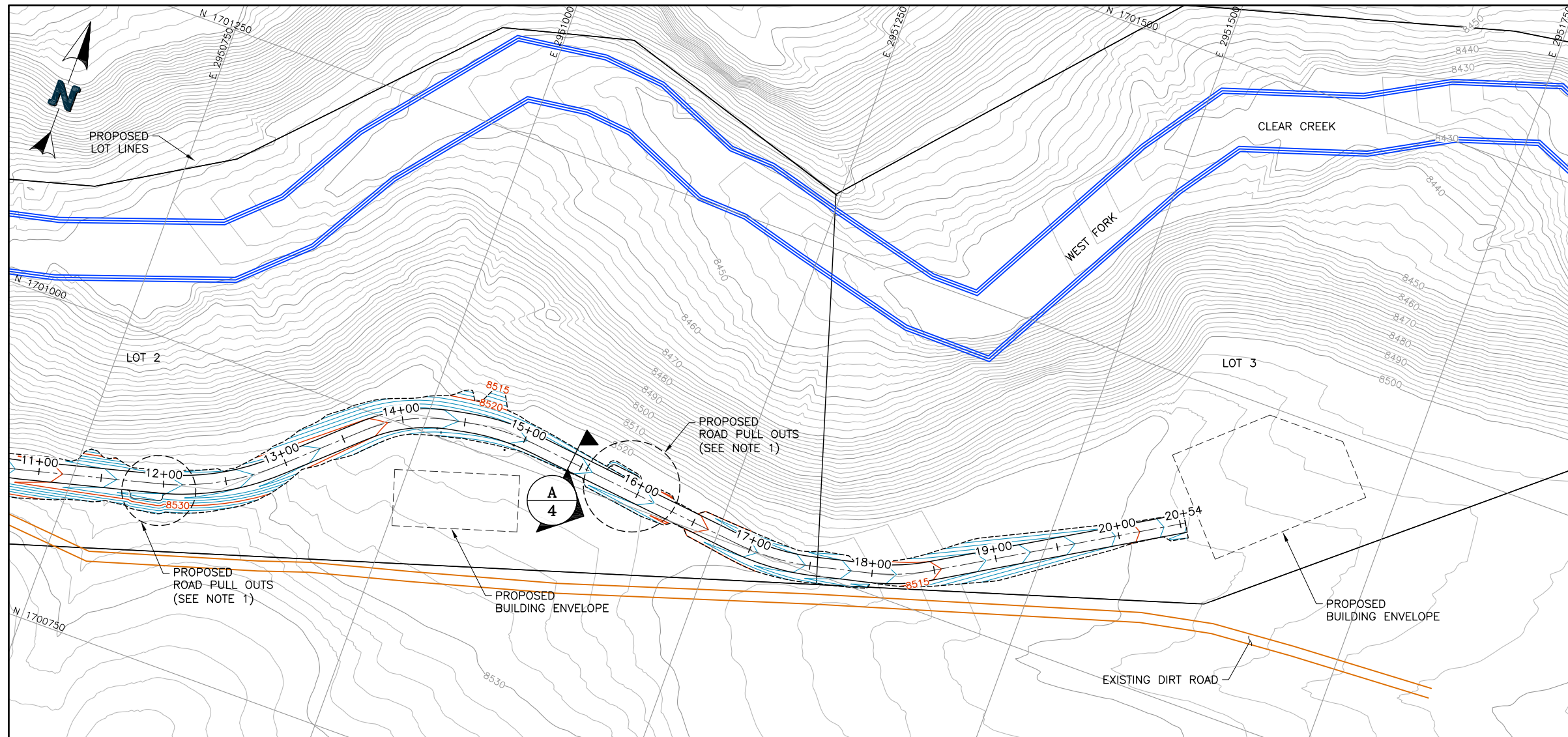
- NOTES:**
1. PROPOSED PULL OUTS EVERY 400 FEET.



A
3 TYPICAL ROAD CROSS SECTION

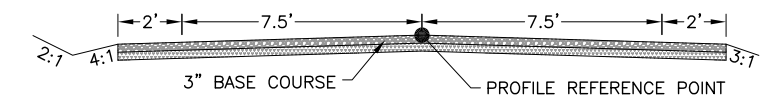
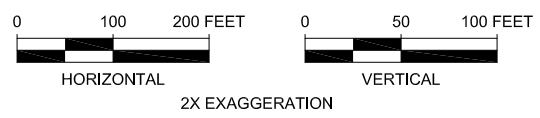
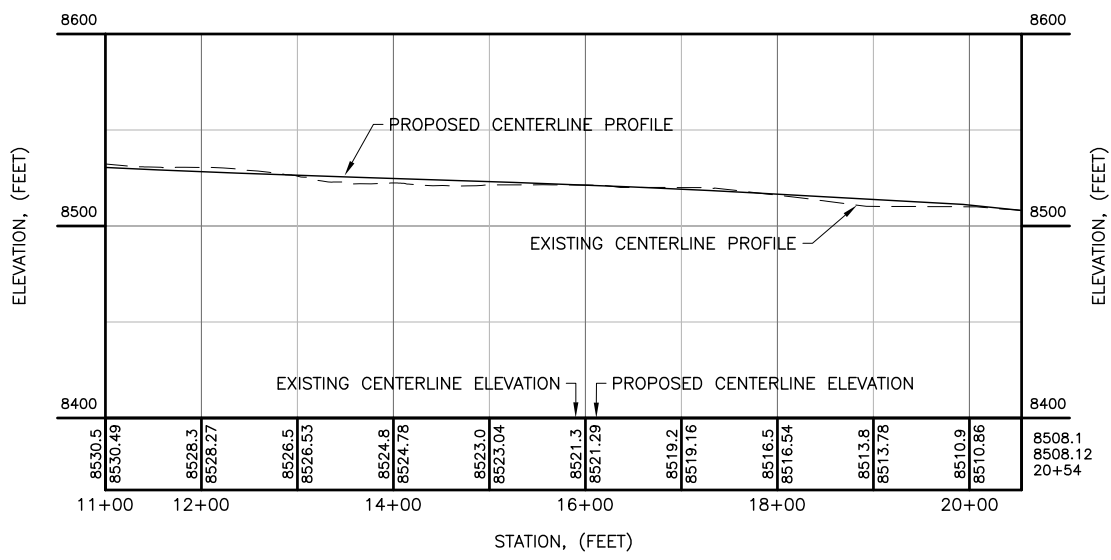
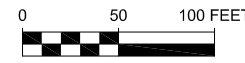
P:\Projects\0446.000 Sparks Subdivision\A-CAD\FIGS\446.000.003F.dwg-11/22/2021 3:43 PM

	CLIENT	SPARKS	
	PROJECT	COUPON PLACER, M.S. NO, 1298	
TITLE	PROPOSED DRIVEWAY ACCESS PLAN & PROFILE	FILENAME	446.000.003F
		FIGURE NO.	3
		REVISION	A



- LEGEND:**
- EXISTING GROUND CONTOURS
 - PROPOSED DRIVEWAY CONTOURS
 - PROPOSED BUILDING ENVELOPE
 - PROPOSED LOT LINE
 - EXISTING CREEK

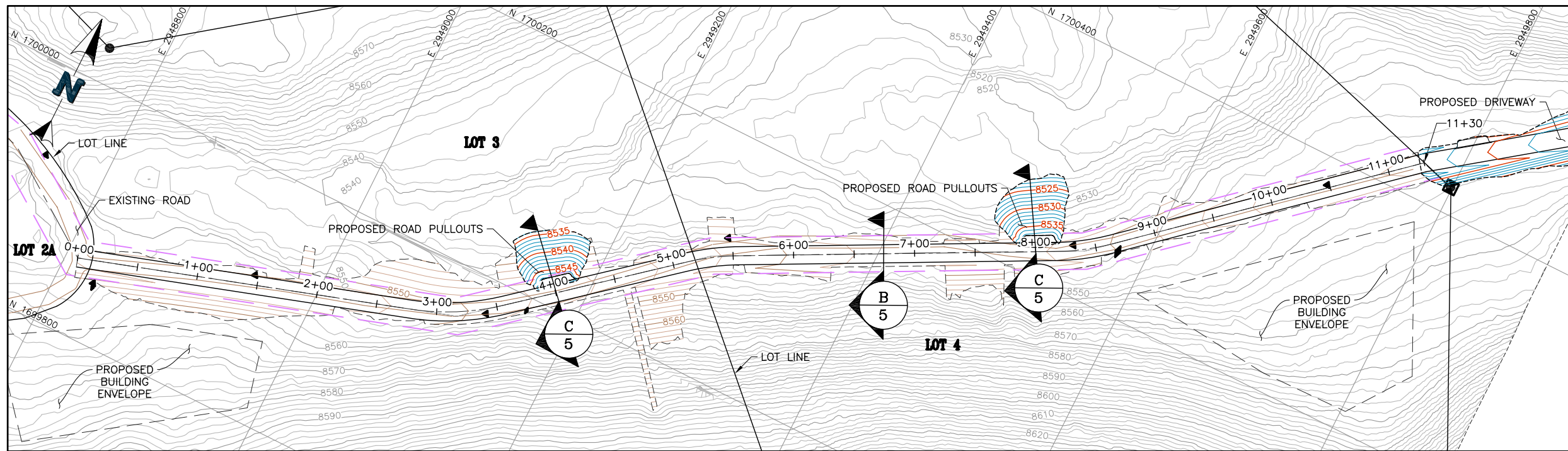
- NOTES:**
1. PROPOSED PULL OUTS EVERY 400 FEET.



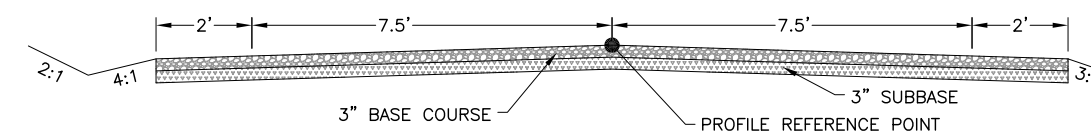
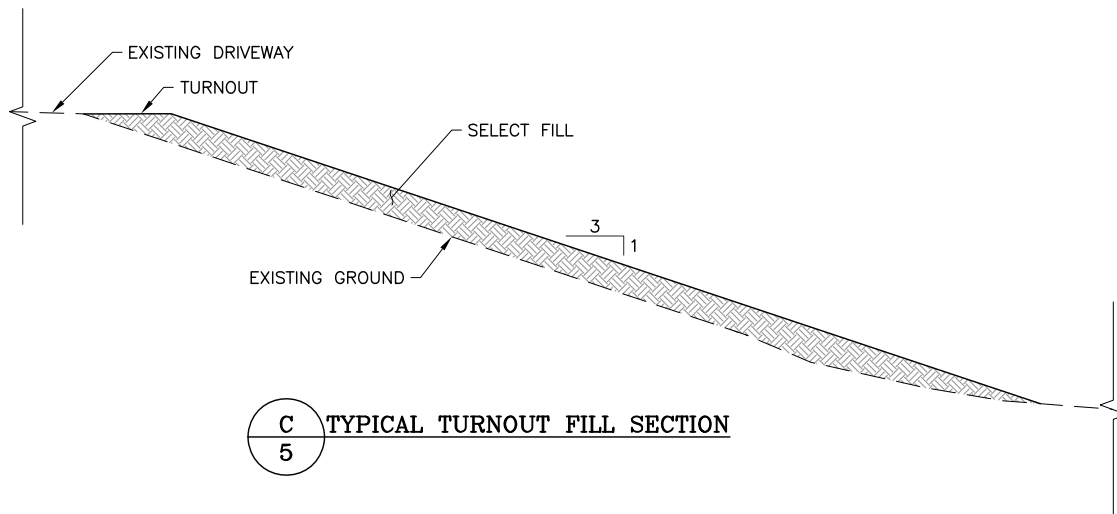
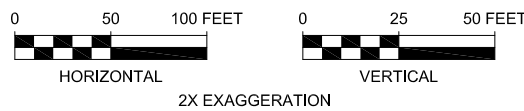
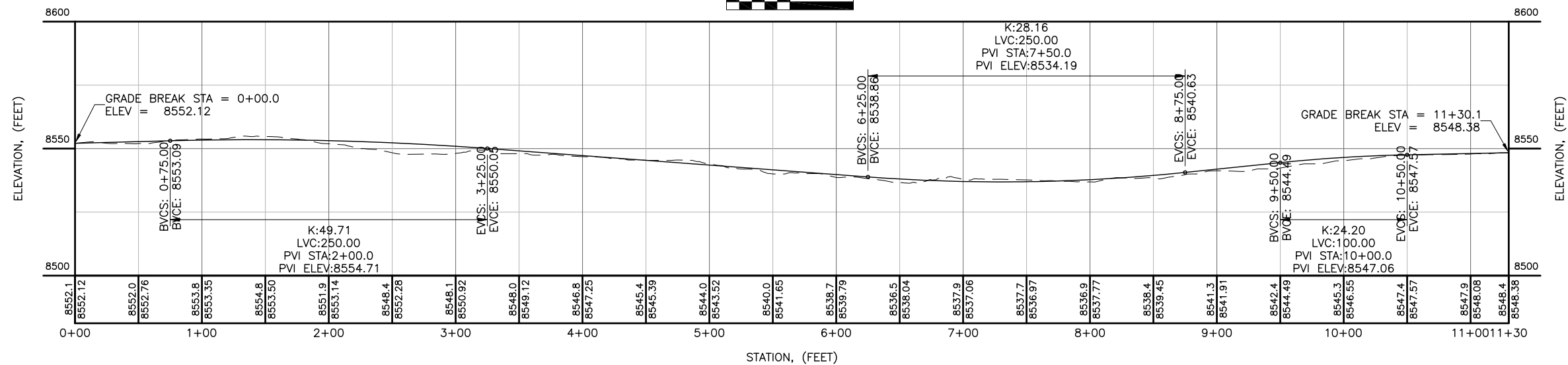
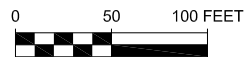
A
4 TYPICAL ROAD CROSS SECTION

	CLIENT	SPARKS	
	PROJECT	COUPON PLACER, M.S. NO, 1298	
TITLE	PROPOSED DRIVEWAY ACCESS PLAN & PROFILE	FILENAME	446.000.003F
		FIGURE NO.	4
		REVISION	A

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- LEGEND:**
- EXISTING GROUND CONTOURS
 - SPARKS DRIVEWAY CONTOURS
 - PROPOSED DRIVEWAY CONTOURS
 - PROPOSED BUILDING ENVELOPE
 - PROPOSED LOT LINE
 - EDGE OF EASEMENT
 - EDGE OF EASEMENT
 - EXISTING MONUMENTS
 - EXISTING MONUMENTS
 - EXISTING MONUMENTS
 - EXISTING MONUMENTS
 - EXISTING MONUMENTS



	CLIENT	SPARKS	
	PROJECT	COUPON PLACER, M.S. NO. 1298	
TITLE	DRIVEWAY THROUGH SPARKS DIVISION OF LAND, 1st AMENDMENT	FILENAME	446.000.005F
		FIGURE NO.	5
		REVISION	A