

Capital Prize Mine, LLP  
Kent Sterett, Managing Partner  
8981 Kittiwake Street  
Littleton, CO 80126



March 28, 2019

To Whom It May Concern:

Capital Prize Mine, LLP (Capital Prize Mine) hereby submits this Conceptual Subdivision Plan for the Saxon Subdivision, Georgetown, Colorado. The Saxon Subdivision is located in the Town of Georgetown, Colorado at the intersection of Skyline Road and Main Street.

This Plan proposes the combination of “slivers” of land owned by the Town of Georgetown with mining claims owned by Capital Prize II LLP. The combined property, which is 4.48 acres in size, will be subdivided into residential lots for sale and later construction of homes which will be compliant with Town regulations for the Meadows area.

Capital Prize Mine proposes that the land that comprises the proposed Saxon Subdivision be rezoned from Mine District and Open Space to Residential, with the subdivision to be compliant with the requirements of the Meadows Residential District.

If you have questions or concerns, please contact me at 717-424-6388 or [kent@clearcreekpower.com](mailto:kent@clearcreekpower.com).

Regards,

A handwritten signature in black ink, appearing to read "Kent Sterett".

Kent Sterett, Managing Partner  
Capital Prize Mine, LLP

cc: File

**CONCEPTUAL SUBDIVISION PLAN APPLICATION  
FOR THE SAXON SUBDIVISION  
GEORGETOWN, COLORADO**

**Prepared for:**

Capital Prize Mine, LLP  
Kent Sterett, Managing Partner  
8981 Kittiwake Street  
Littleton, CO 80126  
717-424-6388  
[kent@clearcreekpower.com](mailto:kent@clearcreekpower.com)



**Prepared by:**

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EME Solutions, Inc.  
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Golden, CO 80401-5005  
303-905-3635  
[john.jankousky@eme-solutions.com](mailto:john.jankousky@eme-solutions.com)



March 28, 2019

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### ATTACHMENTS

- Attachment 1. Names and Addresses of All Property Owners Within 300 Feet
- Attachment 2. Geologic Hazard Assessment
- Attachment 3. Subdivision Plan Sheets

**1 SUMMARY**

EME Solutions, Inc. (EME) has prepared this Conceptual Subdivision Plan Application for the Saxon Subdivision. The Saxon Subdivision is located in the Town of Georgetown, Colorado (hereafter Town of Georgetown or Town) at the intersection of Skyline Road and Main Street.

This Development Plan proposes the combination of “slivers” of land owned by the Town of Georgetown with mining claims owned by Capital Prize II LLP. The combined property will be subdivided into residential lots for sale and later construction of homes which will be compliant with Town regulations for the Meadows area.

## **2 CONCEPTUAL SUBDIVISION PLAN CHECKLIST**

See the attached Conceptual Subdivision Plan Checklist.



## CONCEPTUAL SUBDIVISION PLAN CHECKLIST

**Twenty hard copies and one electronic version of all of the following information shall be submitted with any application that requires a conceptual subdivision plan, unless one or more items are specifically waived in writing by the Town Administrator:**

- ☒ The Land Use Application form provided by the Town Administrator.
- ☒ A cover letter including a statement of the purpose of the application and a brief description of the proposed subdivision.
- ☒ A letter of representation, signed and notarized by the property owner(s), for any applicant that is not a property owner.
- ☒ Names and mailing addresses of all persons owning property within three hundred (300) feet, excluding public rights-of-way, of the property subject to the application.
- ☒ A schematic drawing (at a scale of not less than 1" = 200') and/or narrative statement, which shall include the following:
  - Significant topographic features, including: natural and artificial drainage ways; ditches; lakes; approximate flooding limits based on available information; vegetative cover; rock outcrops; apparent geologic features; excavations; and mine shafts.
  - Proposed land use, including: general location and type of housing units and non-residential buildings; total square footage and percentage of lot coverage of all buildings and structures; and the location of parks and open space, off-street parking, , drainage, sewer, water, gas, electric and telephone facilities, and any other site improvements.
  - The basic internal road and pedestrian access system and the surrounding road system providing access to the site.
  - All existing structures, utilities and other physical features which could affect the proposed development.
  - Sufficient land survey data to identify the land being developed or subdivided.
  - All recorded easements or rights-of-way which could affect the proposed development.
- ☒ One (1) copy of a statement of intent, which shall include the following:
  - How the proposed subdivision complies with the intent of underlying zoning district regulations. The design goals and criteria in relationship to the Georgetown Design Guidelines.
  - How open spaces are to be owned and maintained, and whether: open spaces are to be open to public access and use, limited to access and use by landowners and their guests, or limited to a scenic easement;
- ☒ A schedule of development.



## CONCEPTUAL SUBDIVISION PLAN CHECKLIST

- ☒ One (1) copy of information concerning the presence of any geologic hazard areas that could impact the subdivision and/or development of the subject property. If geologic hazard areas have not been officially designated by the Colorado Geologic Survey (or Plate I and Plate II of Geologic Hazards of Northeast Clear Creek County, Colorado contained in Appendices 17-A and 17-B of Title 17 of the Georgetown Municipal Code), the applicant should consult with the geologic survey to determine what potential hazards may exist.
  
- ☒ One (1) copy of information concerning areas subject to or affected by a one-hundred-year (intermediate regional) flood.
  
- ☒ An application fee per the Fee Schedule.
  
- ☒ A deposit to cover the reasonable anticipated costs for outside professional services.

### **3 COVER LETTER**

The cover letter is attached before this document.



**4 LAND USE APPLICATION FORM**

See attached Land Use Application Form.



TOWN OF GEORGETOWN  
404 6TH STREET  
P.O. BOX 426  
GEORGETOWN, CO 80444

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## LAND USE APPLICATION

Project Name: Saxon Subdivision

Project Site Address/Location: Intersection of Skyline Road and Main Street

Name of Applicant: Kent Sterett, Capital Prize Mine, LLP Owner ☒ Agent ☐

Address: 8981 Kittiwake Street, Littleton, CO 80126

Legal Description/Parcel, Block, Lot # (Attach Additional Sheet if Needed):  
Portions of SWNE and SENE Section 8 T4S R74W

Telephone#: 717-424-6388 Fax#: NA Email: kent@clearcreekpower.com

**Type of Application (check all that apply):**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Subdivision: Conceptual Plan | (Attach Subdivision Conceptual Plan Checklist)       |
| <input type="checkbox"/> Subdivision: Preliminary Plat           | (Attach Subdivision Preliminary Plat Checklist)      |
| <input type="checkbox"/> Subdivision: Final Plat                 | (Attach Subdivision Final Plat Checklist)            |
| <input type="checkbox"/> Subdivision Exemption Plat              | (Attach Subdivision Exemption Plat Checklist)        |
| <input type="checkbox"/> Special Use Permit                      | (Attach Special Use Permit Checklist)                |
| <input type="checkbox"/> Temporary Use Permit                    | (Attach Temporary Use Permit Checklist)              |
| <input type="checkbox"/> Sign Permit                             | (Attach Sign Permit Checklist)                       |
| <input type="checkbox"/> PUD: Preliminary Development Plan       | (Attach PUD: Preliminary Development Plan Checklist) |
| <input type="checkbox"/> PUD: Final Development Plan             | (Attach PUD: Final Development Plan Checklist)       |
| <input type="checkbox"/> Rezoning                                | (Attach Rezoning Checklist)                          |
| <input type="checkbox"/> Zoning Variance                         | (Attach Zoning Variance Checklist)                   |
| <input type="checkbox"/> Floodplain Development Permit           | (Attach Floodplain Development Permit Checklist)     |
| <input type="checkbox"/> Annexation                              | (Attach Annexation Checklist)                        |
| <input type="checkbox"/> Site Specific Development Plan          | (Attach Site Specific Development Plan Checklist)    |
| <input type="checkbox"/> Certificate of Appropriateness          | (Attach Certificate of Appropriateness Application)  |

**NOTE:** No application will be accepted or processed unless it is complete and all fees are paid. In addition to the base application fee, a deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. I hereby certify that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief.

Name: (print) Kent Sterett

Signature: Kent Sterett Date: 3/28/2019

**INSTRUCTIONS:**

1. Review the relevant sections of the Georgetown Municipal Code (Typically Title 17, 18 and/or 21). Visit [www.town.georgetown.co.us](http://www.town.georgetown.co.us).
2. Read application and associated checklists thoroughly.
3. Complete and submit all of the requested information.
4. Applications not signed and lacking any of the requested information will be deemed incomplete and will not be scheduled for review.\*

\* \* \* \* APPLICANT NOT TO WRITE BELOW \* \* \* \*

---

**DATE**

**APPLICATION FEE PAID:**

\_\_\_\_\_

**APPLICATION RECEIVED:**

\_\_\_\_\_

**APPLICATION COMPLETE:**

\_\_\_\_\_

**DESIGN REVIEW COMMISSION ACTION:**

\_\_\_\_\_

**PLANNING COMMISSION ACTION:**

\_\_\_\_\_

**BOARD OF SELECTMEN ACTION:**

\_\_\_\_\_

**BOARD OF ADJUSTMENT ACTION:**

\_\_\_\_\_

**PROPERTY POSTING:**

\_\_\_\_\_

**MAILINGS:**

\_\_\_\_\_

**PUBLICATION:**

\_\_\_\_\_

**REFERRAL AGENCIES NOTIFIED:**

\_\_\_\_\_

**ADMINISTRATIVE APPROVAL:**

\_\_\_\_\_

**BOARD OF SELECTMEN APPROVAL:**

\_\_\_\_\_

**BOARD OF ADJUSTMENT APPROVAL:**

\_\_\_\_\_

**CERTIFICATE OF APPROPRIATENESS ISSUED:**

\_\_\_\_\_

**PERFORMANCE GUARANTY POSTED:**

\_\_\_\_\_

\* Note: A complete application includes this form, the applicable checklist(s), and all materials requested on the applicable checklist(s).

**5 LETTER OF REPRESENTATION**

See attached.



Capital Prize Mines

Georgetown Colorado

Administrative Offices 8981 Kittiwake St. Littleton, Co 80126

KSterett@ClearCreekPower.com and DSterett@PremierPerformance.net

717-424-6388 or 717-542- 1555

www.CapitalPrizeMines.com

**SAXON SUBDIVISION, GEORGETOWN, COLORADO  
LETTER OF REPRESENTATION**

This document is to serve as confirmation that the property involved is and has been owned by Capital Prize Mine II LLLP (CPM II) since December 1995 or is in the process of being transferred to CPM II by the Town of Georgetown by authority of the Board of Selectmen under a contract now in process. There are no other property owners that are involved in this application.

The Managing Partner of CPM II is William Kent Sterett. Additional people authorized to represent CPM II are John Jankousky, EME (engineer); Diana Sterett (Partner); Nick Muller (Corporate Attorney); Greg Sterett (Partner); Bob Feroldi, Evergreen Surveying (surveyor); and Greg Markle (surveyor).

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

3/27/2019

Kent Sterett, Managing Partner  
Capital Prize Mine, LLP

Subscribed and sworn to affirmed before  
me in the County of Douglas  
State of Colorado  
this 27 day of March of 2019  
month year

COLBY GRIFFEN O'HAYRE  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20104043877  
MY COMMISSION EXPIRES NOV 4, 2022

**6 NAMES AND ADDRESSES OF ALL PROPERTY OWNERS WITHIN 300 FEET**

A list of the names and addresses of all property owners within 300 feet has been prepared by Matt Taylor's GIS group at Clear Creek County. See Attachment 1.

**7 SCHEMATIC DRAWING AND/OR NARRATIVE STATEMENT**

The drawing set is provided under separate cover.

The drawings and the following narrative statement address the requirements of the Conceptual Subdivision Plan Checklist (requirements shown in *italics*).

Narrative Statement:

*A schematic drawing (at a scale of not less than 1" = 200') and/or narrative statement, which shall include the following:*

The drawings are at an appropriate scale.

☐ *Significant topographic features, including: natural and artificial drainage ways; ditches; lakes; approximate flooding limits based on available information; vegetative cover; rock outcrops; apparent geologic features; excavations; and mine shafts.*

Topography is shown on the plan view drawings. There are no significant drainage features in the immediate vicinity of the Saxon subdivision. The Saxon subdivision is not subject to flooding. Vegetative cover is pine and fir trees and low brush. There are some minor rock outcrops in the steeper area of the Saxon subdivision (above the buildable area) and no significant rock outcrops in the buildable area. There are no apparent geologic features; excavations; or mine shafts.

☐ *Proposed land use, including: general location and type of housing units and non-residential*

Proposed land use is single family residential.

*buildings; total square footage and percentage of lot coverage of all buildings and structures;*

Single family dwellings will be proposed by individual lot purchasers.

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Square footage and lot coverage will meet the requirements of the Georgetown Municipal Code for the Meadows Residential District (17.16.045 - Meadows Residential District).

17.16.045 (d)(10):

“Maximum building coverage: thirty percent (30%) of lot for lots under seven thousand five hundred (7,500) square feet; twenty-five percent (25%) for lots from seven thousand five hundred (7,500) to ten thousand (10,000) square feet; twenty percent (20%) for lots from ten thousand (10,000) to fifteen thousand (15,000) square feet; and fifteen percent (15%) for lots over fifteen thousand (15,000) square feet. For lots with slopes of thirty percent (30%) or more, see [Section 17.24.070](#).”

*and the location of parks and open space, off-street parking, , drainage, sewer, water, gas, electric and telephone facilities, and any other site improvements.*

A scenic easement is proposed for the eastern portion of the site. See the plan view drawings. Drainage will be accomplished by open channels. Sewer, water will tie into Town of Georgetown sewer and water located in adjacent street. All utilities (sewer, water, gas, electric and telephone) will be located in shared driveways (see plan views and discussion below).

☐ *The basic internal road and pedestrian access system and the surrounding road system providing access to the site.*

Access to the lots will be accomplished by shared driveways (see plan views). Shared driveways are allowed and are specifically encouraged in the Meadows Residential District.

☐ *All existing structures, utilities and other physical features which could affect the proposed development.*

There are no existing structures, utilities and other physical features which could affect the proposed development. The lots in the Saxon subdivision will be accessed either off of Main Street, Skyline Road, or the internal shared driveways.

☐ *Sufficient land survey data to identify the land being developed or subdivided.*

The attached plan views are based on land survey data.

☐ *All recorded easements or rights-of-way which could affect the proposed development.*

No easements or rights-of-way were discovered that could affect the proposed development.

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**8 STATEMENT OF INTENT**

See the attached statement of intent.



Capital Prize Mine, LLP  
Kent Sterett, Managing Partner  
8981 Kittiwake Street  
Littleton, CO 80126



March 28, 2019

## STATEMENT OF INTENT

The statement of intent shall include the following (requirements in *italics*):

- *How the proposed subdivision complies with the intent of underlying zoning district regulations. The design goals and criteria in relationship to the Georgetown Design Guidelines.*

The existing zoning is Mining District and Open Space. The proposed Saxon subdivision is not in alignment with the existing zoning. Rezoning to residential use is proposed, with compliance to the requirements of the Meadows Residential District (17.16.045 - Meadows Residential District). The size and character of the lots, accessed either off of the public streets or by shared driveways, is in character with the Meadows Residential District. Individual lot purchasers will go through the Design Review Committee process to ensure that the homes that are built are appropriate for the Meadows Residential District.

- *How open spaces are to be owned and maintained, and whether: open spaces are to be open to public access and use, limited to access and use by landowners and their guests, or limited to a scenic easement;*

The eastern portion of the Saxon subdivision will be a scenic easement. See the plan view sheets. The land will be owned by individual landowners. The terrain in this portion of the subdivision is very steep and rocky and not well-suited to foot or vehicle traffic, and minimal access is expected.

If you have questions or concerns, please contact me at 717-424-6388 or [kent@clearcreekpower.com](mailto:kent@clearcreekpower.com).

Regards,

A handwritten signature in black ink, appearing to read "Kent Sterett".

Kent Sterett, Managing Partner  
Capital Prize Mine, LLP

cc: File

## **9 SCHEDULE OF DEVELOPMENT**

See attached Schedule of Development

## Saxon Subdivision Schedule of Development

Assumed approval of Subdivision Plan and Rezoning

6/1/2019

ITEM	Start Date	End Date
Grading of interior shared driveways	6/1/2019	7/1/2019
Boulder protection at eastern edge of buildable area	6/1/2019	7/1/2019
Installation of utilities	6/16/2019	As needed
Construction of Individual Homes	As soon as approved by DRC	

## **10 GEOLOGIC HAZARD AREAS**

The available reports indicate a Geologic history of rock fall both to the North and South of the specific project area. Both of these areas have been recently developed for residential purposes. We have retained a Geotechnical P.E., Kurt Braun, who has surveyed the site. He is suggesting a boulder barrier design where that may be appropriate for the individual lot development. See Attachment 2 for additional information.

## **11 ONE-HUNDRED-YEAR FLOOD**

The FIRM (Flood Insurance Rate Map) for Clear Creek County, Colorado, Panel 179 of 350, was reviewed for this submittal. The Saxon subdivision is outside of the defined one-hundred-year flood area. The FIRM map will be provided upon request.

## **12 APPLICATION FEE**

A deposit has been paid to the Town Clerk that is sufficient to pay the application fee per the Fee Schedule.

## **13 DEPOSIT**

A deposit has been paid to the Town Clerk that is sufficient to cover the reasonable anticipated costs for outside professional services.

**Attachment 1**  
**Names and Addresses of All Property Owners Within 300 Feet**

name	address	towncity	state	zipcode
YARD MARIAN F	PO BOX 721	GEORGETOWN	CO	804440721
YARD MARIAN F	PO BOX 721	GEORGETOWN	CO	804440721
CAMPBELL RALPH D & JOYCE L	PO BOX 684	GEORGETOWN	CO	804440684
GALKE BRYAN E & MARCELA B	PO BOX 962	GEORGETOWN	CO	804440962
LATHROP JUDITH S	PO BOX 602	GEORGETOWN	CO	80444
LATHROP JUDITH S	PO BOX 602	GEORGETOWN	CO	80444
NEW DIRECTIONS IRA FBO CLAUDIA M CUPP	1070 W CENTURY DR STE 101	LOUISVILLE	CO	80027
LANDS LARK E & LYNDALE A BOYNTON	PO BOX 728	GEORGETOWN	CO	80444
OSTWALD DENISE D	PO BOX 965	GEORGETOWN	CO	804440965
MCGUIRE CHRISTOPHER J & DIONNE MIRELLE MCGUIRE	PO BOX 1061	GEORGETOWN	CO	804441061
SHIRLAW TRUST	PO BOX 202	GEORGETOWN	CO	804440202
BLAINEY ANDREW & FIONA BLAINEY	2329 S OGDEN ST	DENVER	CO	80210
SULLIVAN PAUL J	PO BOX 1925	DILLON	CO	80435
BUTSON BRETT J	PO BOX 573	GEORGETOWN	CO	804440573
MAHLOWITZ ERIC S & JOANNE H	5455 LANDMARK PL UNIT 609	GREENWOOD VILLAGE	CO	80111
HODGE ROBERT C & KATHERINE L DRAPEAU	PO BOX 578	GEORGETOWN	CO	80444
GRIFFITH BRIAN & KAREN KWIATKOWSKI	PO BOX 302	GEORGETOWN	CO	80444
BLEESZ-YOUNG MARY MARTHA	PO BOX 305	GEORGETOWN	CO	804440305
YOUNG RANDAL ALLEN & MARY MARTHA BLEESZ-YOUNG	PO BOX 158	GEORGETOWN	CO	804440158
MASSEY FAMILY TRUST	13440 PEACOCK DR	LITTLETON	CO	80124
SIMMON RANDALL C & MARILYN A SIMMON REVOC TRUST	600 VIA TUNIS	PUNTA GORDA	FL	33950
CAMPBELL PAMELA ANN	PO BOX 725	GEORGETOWN	CO	804440725
ALL FAITHS CHURCH	4105 E GIRARD AVE	DENVER	CO	802227260
FREDERICKSON STEVE J & DONNA M SMITH	1890 DUDLEY ST	LAKEWOOD	CO	80215
FABYANIC JERRY	PO BOX 504	GEORGETOWN	CO	804440504
GILBERTSON TRAVIS & EILEEN B	PO BOX 42	GEORGETOWN	CO	804440042
SAUER FRIEDERICH W & MARIA E TRUST	2065 S MONROE ST	DENVER	CO	802103734
TOMASI JULIUS W & APRIL D THOMAS	PO BOX 1039	GEORGETOWN	CO	804441039
SMITH KIM V & DEBRA ANNE	1809 W WAHKONSA AVE	POLK CITY	IA	50226
GREER ROBERT AKA ROBERT E GREER	PO BOX 838	GEORGETOWN	CO	804440838
CULBERTSON MARIA A & RICKY K CULBERTSON	1817 S GENOA STREET	AURORA	CO	80017
MONDRAGON KAREN S & THERESA LUCERO	5147 ALCOTT STREET	DENVER	CO	80221
NEGOMIR JOHN M & TAMARA A	10854 W CALEY AVE	LITTLETON	CO	80127
ONEILL PETER MICHAEL	PO BOX 963	GEORGETOWN	CO	804440963
LINK ALBERT & TERRI D	5358 E COSTILLA DR	LITTLETON	CO	80122
KRIESER CAROL O LIVING TRUST	13955 E OXFORD PLACE	AURORA	CO	800145136
CULBERTSON RICKY K & MARIA A	1817 S GENOA ST	AURORA	CO	80017

name	address	towncity	state	zipcode
SCHEER STEPHEN F & DONNA M SCHNEIDERMAN-SCHEER	191 KELSEY PLACE	CASTLE ROCK	CO	80104
ROSSINO MICHAEL T & SHARON O	PO BOX 463	GEORGETOWN	CO	80444
MURRAY KARA D & RYAN M MURRAY	1735 W ALOE VERA DRIVE	PHOENIX	AZ	850858052
DAVIS BRADFORD C	PO BOX 755	GEORGETOWN	CO	804440755
LOKEY MARIA T	PO BOX 727	GEORGETOWN	CO	804440727
KENNEDY CHRISTOPHER ANDREW & VICTORIA ELIZABETH AI	183 S MONARCH WAY	AURORA	CO	80017
ROMINE MICHAEL E	PO BOX 451	GEORGETOWN	CO	804440451
LOYE MARK S	13593 W 24TH PLACE	GOLDEN	CO	80401
GIFFORD JEFFREY L	125 CHRISTOPHER LANE	STOCKBRIDGE	GA	30281
SIMONDS WILLIAM JOE & LINDSEY P GARBER-SIMONDS	2728 S EAST FRONTAGE RD	FT COLLINS	CO	80525
DARRAH CHARLES B & MELISSA J	65 WEST RANCH TRL	MORRISON	CO	80465
LOOS THOMAS & NANCY LOOS	PO BOX 798	GEORGETOWN	CO	804440798
TEMPLE IAN M & POLLY LOUISE PETERSEN	7313 DIDRICKSON COURT	FORT COLLINS	CO	80528
KNOTTS DEREK & JENETTE L LACEY	PO BOX 1158	GEORGETOWN	CO	804441158
MCNALLY GARY & JANINE MCNALLY	315 JUNIPER LANE	EVERGREEN	CO	80439
FELTZ KENNETH J & LINDA ELINOFF FELTZ	889 S TEJON ST	DENVER	CO	80223
MARBLE JILL K & SCOTT A MARBLE	3863 TIMELESS DR	CASTLE ROCK	CO	80109
PENROSE MARY & ALISHIA SINGLETON	3392 W HAYWARD PL	DENVER	CO	80211
LARKIN JONATHAN W	PO BOX 0982	GEORGETOWN	CO	804440982
ZINSERLING GERHARD & BARBARA DAEL	2018 W CONCORD PLACE	CHICAGO	IL	60647
BUTLER CLAYTON G & MARTHA R BUTLER TRUSTEES & DON	14024 OZARK DR	GARFIELD	AR	72732
PELLERIN LISE MELANIE	PO BOX 6918	COLORADO SPRINGS	CO	809346918
MOERBE THOMAS G & RESA M	7254 QUARTZ ST	ARVADA	CO	80007
SHARMA PRASHANT & VANDANA SHARMA	4933 ALBERTA FALLS WAY	COLORADO SPRINGS	CO	80924
HAMPTON GLEN L & JUDITH M TRUSTEES	PO BOX 1540	VISTA	CA	920851540
GOODE GARY W	4712 SW 67TH AVENUE G-15	MIAMI	FL	33155
CEJA MARK A & DAWN MARIE	5525 S YAKIMA WAY	AURORA	CO	80015
WILLIAMS MARY J	PO BOX 622	GEORGETOWN	CO	804440622
SMITH VERNON MILAN JR	1805 KIPLING ST	LAKEWOOD	CO	80215
KANTOR JERRY JR & PAMELA	1025 VINELAND RD	ST JOSEPHS	MI	49085
WAGNER PETER C & GRETCHEN G WAGNER	351 SUNSET AVE	AURORA	IL	60506
KIZLYK DARRICK MERVIN	18190 WOODHAVEN DR	COLORADO SPRINGS	CO	80908
EVERGREEN MOUNTAIN INVESTMENTS LLC	1071 STAGECOACH BLVD	EVERGREEN	CO	80439
ARMJO PETER A	9301 3RD ST	LINCOLN	NE	68526
GIGUERE JAN P TRUSTEE	1346 PHILLIPS ST	VISTA	CA	92083
WALSH MICHAEL S	PO BOX 921	GEORGETOWN	CO	80444
VOTH DEBRA A	PO BOX 854	GEORGETOWN	CO	804440854

name	address	towncity	state	zipcode
SCHRODER WILLIAM K & NANCY L SCHRODER	1605 SW WALNUT ST	BLUE SPRINGS	MO	64015
CHANDLER BRIAN	1901 CLEAR CREEK DRIVE F-CREEK	GEORGETOWN	CO	80444
ORLIN JAMES GARY & PEALY G	PO BOX 314	CONIFER	CO	804330314
DAMON MAUREEN	PO BOX 832	IDAHO SPRINGS	CO	804520832
TURNER LLOYD & JOELLE A TURNER	1823 W BRIAN AVENUE	PORTERVILLE	CA	93257
WARREN JOSHUA & JENNIFER WARREN	12055 W WISCONSIN DR	DENVER	CO	80228
KRIESER CAROL O	13955 E. OXFORD PLACE	AURORA	CO	800145136
GUZMAN ARMANDO	PO BOX 11831	DENVER	CO	80211
DIEMILIO MARIE	PO BOX 311	GEORGETOWN	CO	80444
ULAGA ERIC J & REBECCA S ULAGA	2230 PICKWICK TERRACE	SILAM SPRINGS	AR	72761
WEICHERT ROBERT S & PAULINE M	17502 E DEWBERRY CR	PARKER	CO	80134
HAMMOND ROBERT A	14901 BRIGHTON RD	BRIGHTON	CO	806017308
GRATKOWSKI RONALD R	PO BOX 1244	GEORGETOWN	CO	804441244
DONLON DAVID F	20194 AINTREE CT	PARKER	CO	80138
CLEAR CREEK DR LLC	PO BOX 324	GEORGETOWN	CO	80444
CHEBULTZ RONALD	1691 N FRANKLIN ST APT 202	DENVER	CO	802181679
WARREN JOSHUA & JENNIFER WARREN	12055 W WISCONSIN DR	DENVER	CO	80228
STEAD JEFFERY	PO BOX 1944	IDAHO SPRINGS	CO	804521944
SANCHEZ PATRICIA B	PO BOX 81	DUMONT	CO	804360081
THOMAS HELEN L	804 ADAMS ST	OTTAWA	IL	61350
WILLIAMS TYLER & KERI	8310 W 72ND PLACE	ARVADA	CO	80005
CUNNINGHAM ERNEST M & CURTIS M EBERT	3615 S BRYANT ST	ENGLEWOOD	CO	80110
DEMONTALVO AARON & DEEANNE DEMONTALVO	1200 DOVER HGTS TR	MANSFIELD	TX	76063
CHRISTIANSEN LLOYD REVOC LIV TRUST	31245 S ELEVATOR RD	PEOTONE	IL	60468
MOERBE KARLAN R & THOMAS G MOERBE	7254 QUARTZ STREET	ARVADA	CO	80007
LOKEY MARIA T	PO BOX 727	GEORGETOWN	CO	804440727
BUCKLEY THOMAS L	PO BOX 8	GEORGETOWN	CO	804440008
CAPITAL PRIZE MINE II LLP	8981 KITTIWAKE ST	LITTLETON	CO	80126
CAPITAL PRIZE MINE V LLP	8981 KITTIWAKE ST	LITTLETON	CO	80126
GSCHWEND JEANNE M & FREDERICK J GSCHWEND	3050 S JACKSON ST	DENVER	CO	80210
GSCHWEND FREDERICK J & JEANNE MAIETTA GSCHWEND	PO BOX 176	GEORGETOWN	CO	80444



**Attachment 2**  
**Geologic Hazard Assessment**

## **Geologic Hazard Assessment**

Over the years there have been a series of studies and decisions made on the Geotechnical topic in Georgetown. All recognize that there is an indication of rock fall along the eastern edge of Georgetown. The most complete study we have found is the Open File Report 99-13 "Active Surficial-Geologic Process and Related Geologic Hazards in Georgetown, Clear Creek County, Colorado" (James M. Soule, Colorado Geological Survey 1999) which based on the Geological Evidence shows much of eastern Georgetown to be within the rock fall limits on a Geologic time line.

Based on the lack of post settlement (1859) history of issues, development has occurred in almost all the tracts along the eastern edge of this area labeled in this report as showing evidence of rock fall in the pre-settlement time period.

In more recent reports "rock fall" is shown as possible in specific areas from the beginning of Biddle with its combination of truly historic homes interspersed with home of much more recent history north to the multifamily and Major Anderson developments at the eastern edge of the Meadows area.

The most recent analysis is displayed in the Georgetown Comprehensive Plan on pages 7 & 8 of the plan for reference. As you can see this project area is bracketed by two of these areas. One begins at the end of Skyline and extends to the south and beyond and the other is centered on the multifamily area to the north of the Project areas.

Out of an abundance of Caution a Geotechnical PE, Kurt Braun, with extensive experience has been retained and has studied the available reports and visited the site. As past in projects, we are requesting the CDOT mitigation standards used on I-70 or Guanella Pass road be used as necessary. The use of boulders as used on Guanella will a be preferred over the Concrete Jersey barriers that are common on I-70. His input will be included as the specifics for each of the eastern lots are finalized.

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**Attachment 3  
Subdivision Plan Sheets  
(under separate cover)**