

QUITCLAIM DEED

THIS DEED, made this 19th day of October, 1996
between Marilyn Marxuach

of the County of Clear Creek and State of
Colorado, grantor(s), and Fox Gulch, LLC

State Documentary Fee
Date 10/25/96
No Fee

whose legal address is 6200 S. Syracuse Way, Suite 125
Englewood, Colorado 80111
of the County of Arapahoe and State of Colorado, grantee(s),

WITNESS, that the grantor(s), for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of Clear Creek and State of Colorado, described as follows:

- THE ALBRO LODGE MINING CLAIM, U.S. Survey No. 155;
- THE SIMPSON LODGE MINING CLAIM, U.S. Survey No. 206;
- THE JENKS LODGE MINING CLAIM, U.S. Survey No. 207;
- THE CALIFORNIA LODGE MINING CLAIM, U.S. Survey No. 1559;
- THE MONTANA LODGE MINING CLAIM, U.S. Survey No. 1560;
- THE BROWN LODGE MINING CLAIM, U.S. Survey No. 1561;
- THE NEVADA LODGE MINING CLAIM, U.S. Survey No. 1563;
- THE EQUINOX LODGE MINING CLAIM, U.S. Survey No. 1912;
- THE PARADOX LODGE MINING CLAIM, U.S. Survey No. 2086;
- THE ALABAMA LODGE MINING CLAIM, U.S. Survey No. 2178;
- THE LEE LODGE MINING CLAIM, U.S. Survey No. 6836.

also known by street and number as:
assessor's schedule or parcel number:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

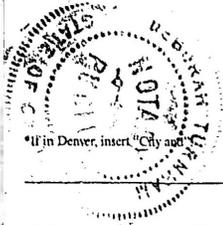
Marilyn Marxuach

NO REAL PROPERTY
TRANSFER DECLARATION
ACCOMPLISHED THIS DATE

STATE OF COLORADO,
County of Clear Creek

The foregoing instrument was acknowledged before me this 19th day of October, 1996 by Marilyn Marxuach

Witness my hand and official seal.
My commission expires: 12-31-99



Deborah Curkjian
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



CODE ENFORCEMENT DEPARTMENT
1111 ROSE STREET
P.O. BOX 2000
GEORGETOWN, COLORADO 80444
303-679-2469 Fax: 303-567-2210

NOTICE OF VIOLATION

10/27/2025

FOX GULCH LLC
POBOX 70
Dumont, CO 80436

Owner Name: FOX GULCH LLC
Mailing Address: POBOX 70, Dumont, CO 80436
Case #: COD-25-007, Notice of Violation
Parcel Number: 183530100607
Legal Description: MINE: CALIFORNIA - 1559
Zoning: M-1
Parcel Address: 183530100607

Dear Fox Gulch LLC,

During a recent visit on **8-21-2025**, to the site referenced above, the Code Enforcement Officer has observed that your property is in violation of one or more County Ordinances and/or Regulations. These items or activities are described as:

1. Significant accumulation of junk.
2. Property is being used for storage which is not a primary use allowed under the properties current zoning.

1009 OTHER PERFORMANCE STANDARDS No use shall be made of any land unless the use meets the following Performance Standards

1009.1 JUNK No owner, agent, or occupant of any property shall be allowed to accumulate junk, including any incomplete, extensively damaged, or unlicensed vehicles within view from other property or public rights-of-way, other than that which is of historic significance, or operable and usable in a bona-fide mining operation located within a Mining Zoning District.

Fines for violating zoning regulations may range from \$500 to \$1000 for each day the violation continues.

Section 7 Mining Districts – General Provisions

Section 704 Principal Permitted Uses

A parcel of land classified for Mining may be used, subject to other federal, state and county laws, for the following purposes only, except as otherwise herein provided:

704.1. Any use or structure specifically required, used, or intended for the use of mining, prospecting, exploring, milling, processing, and/or placing of mineral resources. A commercial business, other than primarily related to mining, on a mining zoned parcel of land, other than as allowed under Home Occupation regulations, is prohibited.

704.2 Residential use is not a permitted principal use in Mining Districts, except as permitted in Sections 706, through a special use permit, and 712.2, when such residential use is associated with bonafide mining activities.

Fines for violating zoning regulations may range from \$500 to \$1000 for each day the violation continues.

Actions Necessary to Correct these violations are: Remove all junk from property and cease any use that does not align with current zoning of the parcel of land.

This notice of violation posted and mailed by the County is in effort to give you the opportunity to correct these apparent violations. **Please contact the Code Enforcement Officer within 10 days** of the date of this letter to discuss a reasonable timeline for action to gain compliance. Failure to contact the Code Enforcement Officer within this ten (10) days of this notice authorizes the County to issue civil summons and complaint requiring you to appear in court at a definite time and place to answer and defend the charges. In addition to any fines described in ordinances or resolutions, the court is authorized to assess a civil penalty. Each day after the issuance of the order of the court during which unlawful activity continues shall be deemed a separate violation and shall be subject to a continuing penalty.

In providing you with this information, we want to impress upon you that the County takes violations seriously and is obligated by law to rectify them. The County also has an obligation to the residents of Clear Creek County to provide them with a safe neighborhood that retains natural character and property values. Please contact the County Code Enforcement Department at **303.679.2430** or email us at **code.enforcement@clearcreekcounty.us**. We hope this matter can be resolved amicably and in a reasonable timeframe.

Pursuant to C.R.S. §30-28-209(1)(a), C.R.S. §30-28-209(1)(b)(I), (b)(II), C.R.S. §30-28-210(1) C.R.S. § 30-28-210(2)(a), C.R.S. § 30-28-210(2)(b), C.R.S § 30-28-124 (1)(a), C.R.S § 30-28-124 (1)(b)(I), C.R.S § 30-28-124 (1)(b)(II)

Sincerely,



Jon T. Butcher

10/27/2025

Planning and Building Enforcement Officer

Clear Creek County

POBOX 2000

Georgetown, BO 80444

CC: Peter A. Lichtman, County Attorney

David Danielson, Chief Building Official

JUNK 1009.1



08.21.2025 09:21

JUNK 1009.1



08.21.2025 09:42

JUNK 1009.1



08.21.2025 09:21

JUNK 1009.1



08.21.2025 09:42

Case Report

Case #: COD-25-007

Inspections

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	07/29/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607			Notes: In communication with detective Lopez, will see what he says about this case then go from there.				

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	08/07/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607			Notes: Talked with Mark the owner of the property, he said to me that he will start cleaning it up and should have noticeable progress by next Monday. He then claimed he wanted to bring sheds up to store items, David then informed him that was not a possibility. He then said he needed to look into the regulations. He is behind on his taxes on the land. I will call next Monday and possibly get up there for a site visit to verify some sort of clean up is actually happening.				

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	10/16/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607			Notes: PO Box 70 vacant, no contact even with NOV posted to property, Have escalated to legal waiting on there response. Posted NOV the 6th it has been ten days.				

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	10/20/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607			Notes: Right after my call with Mark, I talked with Sue Grim who's property has access to the parcel. Her property is the only way I have gotten access to the property in the past. Sue sent me a voicemail this morning stating that there is no clean up occurring on the parcel, from what she has seen more junk is actually being brought up onto the parcel. I have scheduled a time next Monday to take a look at the parcel from her property and get more pictures.				

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	10/20/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607			Notes: Mark Scott reached out and left a message. Shortly after I called back, Mark explained that he was paying people to clean up the parcel, I then explained as long as the parcel was cleaned up before court proceedings the case would have a high likelihood of being thrown out. If nothing changes on the Parcel our NOV will stand, as back in august on the 7th Mark told both David Danielson and myself (Jon Butcher) that significant progress would be made in the clean up process within two weeks. That time passed and nothing changed on the parcel. So unless I see the parcel spotless my next site visit, this case will proceed with legal action. This case will remain open.				

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	11/25/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607			Notes: Pictures from Mark Scott, the property owner showing clean up progress.				

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	11/03/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607			Notes: Called Mark Scott following up on his request to schedule a meeting. I explained there will be no meeting unless I am going to the property to observe that all junk has been removed. Told him that the legal process will continue and that the best chance he has to stop those proceedings is cleaning the property completely.				

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	12/16/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607			Notes: Some portions of property cleaned, A structure is now present, this classifies as illegal use. Moving back to attorneys office.				

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
CE - Site Evaluation	Code Enforcement	02/02/2026	N/A	N/A	AM	CE - Site Evaluation	Completed
Location: 183530100607		Notes: Progress has halted, site still looks better than before however a fully built structure is now present. Will contact owner and set up a meeting to see what is happening on the property.					

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	02/02/2026	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607		Notes: Good afternoon Mark, I made a site visit to the parcel today, it looks as if progress has slowed on the clean-up, there is also a structure now built up there which under Clear Creek County code, if a primary principle use is not established no structures can be built. It might be a good time to set a meeting with me and the chief building official to discuss what is going on up on that parcel. We are happy to meet at the Annex or do a conference call. Please reach out with any questions and to set up that meeting! Thank you, Jon Butcher, Code Enforcement Officer (303) 679-2430 Zoning Regulations Clear Creek County, CO 					

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	02/09/2026	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607		Notes: Discussed with Kathy, this will be going to an executive session for discussion by the BOCC.					

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	08/04/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607		Notes: Gary H and I (Jon Butcher) made a site visit after a former county commissioner reached out. I have been trying to piece this case together since I started the job. Today was my first time laying eyes on the parcel, thanks to a property owner who has given county employees access through a trail on her property. This parcel has turned into a dumping ground. The parcel does not belong to either of the residents who made the complaint. I am doing the research to find the owner. This is an ongoing problem as other neighbors have cameras showing vehicles going up and down this road regularly. The road to this parcel was also graded illegally possibly drawing site dev in.					

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	08/21/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607		Notes: Made site visit, no progress had been made on clean up, new items have even appeared. At this point NOV is looking to be the best option for resolution. Gary H and Jennifer Reynolds from the Colorado department of health were also along. Jennifer is not very confident the state will be able to do much, further proving to me NOV will be the best option.					

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	09/02/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607		Notes: Spoke with owner Douglas Mercado, he claimed he was in fact the owner, knew the name of the LLC the property was held in. Notified him of junk on property he said he would get in touch with law enforcement to stop trespasser's, and will work to get the situation corrected.					

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	10/06/2025	N/A	N/A	AM	Code Enforcement	Completed

Location: 183530100607	Notes: NOV posted and mailed to Douglas Mercado the individual who claimed to own the parcel, he does not the real owner is Mark Scott.
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Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	10/27/2025	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607					Notes: Posted updated NOV with the updated correct owner Mark Scott listed. Junk still prevelant, Sue Grim observed junk being moved around the property, however not alot actually being removed. Signs of slow progress, and there was a vehicle with a trailer full of junk. Things are being done however the property is still littered with junk.		

Title	Inspector	Date	Start Time	End Time	Preferred Time	Type	Status
Code Enforcement	Code Enforcement	02/12/2026	N/A	N/A	AM	Code Enforcement	Completed
Location: 183530100607					Notes: Call from Sue Grimm: she was hiking near the area when her dog, her dog started barking at other dogs down by the makeshift building. Sue noticed a truck and smoke coming out of the chimney on this building. It is evident that this structure is a fire danger I have notified Lieutenant Staley of this development and that he will have to remove whoever is up at that shack before they fence the road off. Sue stated that someone is living in the shack as she hears her dogs barking at the dogs up on the parcel at night along with hearing the generator. She has given me permission to access from the property whenever code enforcement activities/actions need to take place.		

December 16, 2025



December 16, 2025



February 18, 2026



February 18, 2026



February 18, 2026



February 18, 2026



February 18, 2026



February 18, 2026





CODE ENFORCEMENT DEPARTMENT
1111 ROSE STREET
P.O. BOX 2000
GEORGETOWN, COLORADO 80444
303-679-2469 Fax: 303-567-2210

NOTICE OF VIOLATION **& NOTICE OF HEARING**

02/18/2026

Mark Scott/Fox Gulch LLC
101 27th Place
Idaho Springs, CO 80452

Owner Name: Fox Gulch LLC
Mailing Address: PO Box 70 Dumont CO 80436
Case #: COD-25-007, Notice of Violation
Parcel Number: 183530100607
Subject Property: CALIFORNIA LODE MINING CLAIM, U.S.M.S. NO. 1559
Zoning: M-1
Parcel Address: N/A

Dear Mark Scott/Fox Gulch LLC,

This Notice of Violation and Notice of Hearing supplements the October 22, 2025 Notice of Violation related to the use of the property for accessory storage without establishing a primary principal use, and junk on the property.

During a recent visit on February 12, 2026 to the subject property, in addition to the aforementioned violations of County regulations, the Code Enforcement Officer and the Building Official observed that the structure that someone is living in on your property is a violation of the County's building code because the unpermitted structure on subject property is an "unsafe structure" under Appendix E of the County's adopted building codes. Appendix E is attached for your convenience.

The structure is unsafe under Appendix E because it was not built to code, is dilapidated, is structurally unsound, is unsafe for use as a dwelling, and constitutes an immediate and significant fire hazard. The structure is structurally unsafe in that it was built with miscellaneous building materials not graded or tested to appropriate standards and without any building plans, which also has resulted in non-prescriptive construction methods being used without engineering or other supporting documentation demonstrating compliance with the code. It is unclear what electrical components it may have inside, but

the occupant is using a generator to power them. In addition, there is an indoor fireplace that does not meet county regulations, and the chimney attached to the building appears to risk melting the tarp covering the roof. Moreover, the structure also does not have a source of potable water or an onsite wastewater treatment system for the disposal of effluent. These issues constitute a significant hazard to safety, health, and public welfare and constitute a violation of the following provisions of Appendix E to the County's adopted 2021 Building Codes:

E101 Unsafe Building or Structures.

All buildings or structures regulated by this code, which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet wall, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in this Code are hereby designated as unsafe building appendages.

E102 Public Nuisances.

All such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in this chapter. As an alternative, the building official may institute any other appropriate action to prevent, restrain, correct or abate the violation, at the expense of the owner.

Actions necessary to correct the violation(s):

- Immediately ensure the structure is vacated and not reoccupied for any reason.
- Within 10 days of the receipt of this notice, you are required to contact the Building Department to apply for a demolition permit *and* complete the demolition and removal of the structure.

Notice of Hearing:

Pursuant to Section E102.2.3 of the building code, and due to the current elevated risk of fire danger in the County and the risks posed by the unsafe structure, the Board of County Commissioners has scheduled a hearing to consider whether to order the owner of the property prosecuted as a violator of the provisions of the building code and whether to order the building official to proceed with the work specified in the notice. Should the Board order the building official to proceed with the work, a statement of the costs of the work will be transmitted to the Board of County Commissioners, who will cause the same to be levied against the property.

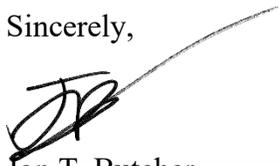
The hearing on this matter will be held by the Board on **Tuesday, March 3, 2026, at 9:30 a.m.** in the hearing room in the Clear Creek County Courthouse at 405 Argentine Street, Georgetown, CO 80444. Should you satisfactorily complete the required corrective actions prior to the hearing, please contact us to schedule an inspection and the Board will cancel the hearing.

Additional Enforcement

In addition to any penalties described above or fines in County ordinances or resolutions, state law (including C.R.S. § 30-28-124; § 30-28-124.5; § 30-28-209; and § 30-28-210) allows the County to enforce violations of its regulations through a county court action for fines or a district court action for fines and/or injunctive relief. For example, under C.R.S. § 30-28-124.5, zoning violations are punishable by a one-time fine of up to \$1,000, in addition to continuing penalties of up to \$100 per day until the violations are abated.

The County Code Enforcement Department may be reached at **303.679.2430** or email us at **code.enforcement@clearcreekcounty.us**.

Sincerely,

A handwritten signature in black ink, appearing to be 'JP', with a long, sweeping horizontal line extending to the right.

Jon T. Butcher
Planning and Building Enforcement

Attachments: Photos; Appendix E of the County's Adopted Building Code

CC: David Danielson, Chief Building Official; Kathy Parker, Assistant County Attorney



UNSAFE

KEEP OUT





less than 15 minutes. See manufacturer specifications for other types of gas piping; i.e. flexible gas piping.

Add the following:

G2420.1.4 (409.1.4) Auxiliary Emergency Shutoff Valve. An auxiliary emergency shutoff valve (brass-key operated type) is required for gas fireplace appliances and located adjacent to appliance, not less than 12" from appliance, for emergency isolation purposes, regardless if the appliance provides a similar isolation valve.

SECTION G2445 (641) – UNVENTED ROOM HEATERS

Delete Section G2445 (621) Unvented Room Heaters in its entirety and replace with the following:

G2445.1 Unvented Room Heaters. Unvented room heaters are prohibited and all references to unvented room heater in the 2021 IRC and Code Series are deleted.

CHAPTER 26 GENERAL PLUMBING REQUIREMENTS

SECTION P2603 – STRUCTURAL AND PIPING PROTECTION

Delete 2603.5.1 Sewer depth in its entirety and replace with the following:

P2603.5.1. Sewer Depth. Building sewers that are connected to a private sewage disposal system are regulated by the Environmental Health Department.

Delete Chapters 34 through 40 in their entirety (Electrical Sections) Except sections E3405 and E3609

The following Appendix Chapters to the 2021 International Residential Code are hereby adopted and enforced by Clear Creek County, Colorado.

Delete APPENDIX CHAPTER E and replace and adopt Appendix E as follows:

APPENDIX CHAPTER E UNSAFE BUILDINGS

SECTION E101 – UNSAFE BUILDING OR STRUCTURES

E101 Unsafe Building or Structures. All buildings or structures regulated by this code, which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or



abandonment is, for the purpose of this section, an unsafe use. Parapet wall, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in this Code are hereby designated as unsafe building appendages.

E102 Public Nuisances. All such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in this chapter. As an alternative, the building official may institute any other appropriate action to prevent, restrain, correct or abate the violation, at the expense of the owner.

E102.2.1 Notice to Owner. The building official shall examine or cause to be examined every building or structure or portion thereof reported as dangerous or damaged and, if such is found to be an unsafe building as defined in this section, the building official shall give to the owner of such building or structure written notice stating the defects thereof. This notice may require the owner or person in charge of the building premises, within 48 hours, to commence either the required repairs or improvements or demolition and removal of the building or structure or portion thereof, and all such work shall be completed within 90 days from the date of notice unless otherwise stipulated by the building official. If necessary, such notice shall also require the building, structure or portion thereof to be vacated forthwith and not re-occupied until the required repairs and improvements are completed, inspected, and approved by the Building Official.

Proper service of such notice shall be by personal service upon the owner of record, or such service may be made upon said owner by certified mail; provided that, if such notice is by certified mail, the designated period within which said owner or persons in charge is required to comply with the order of the building official shall begin as of the date delivery is attempted by the Postal Service. If no address can be found for the owner of said property, the notice may be served by publishing a copy of the notice once in a newspaper of general circulation within Clear Creek County, setting forth the address of the premises involved, if any, and the legal description of said premises and stating defects complained of and the time in which said defects shall be corrected. Said notice shall be considered served three (3) days after the publication of said newspaper.

E102.2.2 Posting of Signs. The building official shall cause to be posted at each entrance of such building a notice to read: "DANGER, KEEP OUT. THIS STRUCTURE IS UNSAFE FOR OCCUPANCY." Such notice shall remain posted until the required repairs, demolition or removals are completed. Such notice shall not be removed without permission of the building official, and no person shall



enter the building except for the purpose of making the required repairs or demolishing the building.

E102.2.3 Right to Demolish. In case the owner shall fail, neglect, or refuse to comply with the notice to repair, rehabilitate, or to demolish and remove said building or structure or portion thereof, the Board of County Commissioners may order the owner of the building prosecuted as a violator of the provisions of the code and may order the building official to proceed with the work specified in such notice. A statement of the cost of such work will be transmitted to the County Commissioners who shall cause the same to be paid and levied against the property.

Adopt APPENDIX CHAPTER AF as written PASSIVE RADON GAS CONTROLS

Appendix Chapter AF

Adopt APPENDIX CHAPTER AT

**as written SOLAR-READY PROVISIONS-DETACHED ONE-AND TWO-FAMILYL DWELLINGS,
MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES)**

Appendix Chapter AT

Add and adopt new APPENDIX CHAPTER W as follows:

APPENDIX W WILDFIRE HAZARD MITIGATION

SECTION W101 – GENERAL

W101.1 Purpose. The purpose of this chapter is to establish minimum standards for design and construction of buildings or portions thereof for the protection of life and property from fire.

W101.2 Scope. The provisions of this chapter shall apply to all new building construction, to all additions greater than 400 square feet and to all existing driveways and proposed driveway construction. If a second or more additions are constructed within three years of the permit issuance date, the total square footage of the additions will be added together for the purposes of this chapter.

Building construction shall include manufactured homes, modular homes, factory-built homes and factory-built nonresidential structures.

EXCEPTIONS: Mobile Homes and manufactured homes, as defined in Clear Creek County Zoning Regulations, to be located in the Mobile Home (MH) Zoning District.

RETURN OF SERVICE

Civil No. 2026-1030

COUNTY OF CLEAR CREEK, STATE OF COLORADO

SERVICE, IN THE INTEREST OF Mark Scott Fox Gulch LLC, RESPONDENT

EXECUTION OF Notice of Violation + Notice of Hearing, DOCUMENTS

SERVICE UPON INDIVIDUAL WAS EXECUTED

- by handing to the person identified to me as the respondent, obligor, defendant, or as the person named above.
- by leaving at the usual place of abode with a family member who is over the age of 18.
NAME _____
- by leaving with the respondents authorized agent who is designated to accept service.
NAME _____
- by leaving at the place of business that the person owns, with their secretary, bookkeeper, or chief clerk.
NAME _____
- by leaving with the respondent who refused service.

SERVICE BY POSTING WAS EXECUTED

- by posting documents in a conspicuous place upon the premises after diligent efforts at personal service were made.

SERVICE UPON BUSINESS ENTITIES WAS EXECUTED

- Partnerships, LLC or Unincorporated Associations: by delivering to one partner or associate, or to a managing or general agent.
NAME / TITLE _____
- Private Corporations: by delivering to any officer, manager, general agent or registered agent.
NAME / TITLE _____

SERVICE UPON GOVERNMENT OR OTHER PUBLIC ENTITIES WAS EXECUTED

- City or County: by delivering to mayor, city manager, clerk, county clerk, chief deputy, county commissioner or designee.
NAME / TITLE _____
- School District: by delivering to superintendent or authorized employee.
NAME / TITLE _____

SERVICE UPON MINOR WAS EXECUTED

- Between the ages of 13 – 18: by delivering to the Minor AND the parent, guardian or person responsible for the minor.
NAME / RELATIONSHIP _____
- Under the age of 13: by delivering to the parent, guardian or person responsible for the minor. [ONLY THE PARENT SERVED]
NAME / RELATIONSHIP _____

SERVICE EXECUTED This 21 day of FEB, 202026 at 101 27th PLACE IDAHO SPRINGS hrs (a.m. / p.m.)

NOT FOUND RETURN Service was attempted _____ times. Service is returned on this _____ day of _____, 20_____

Remarks:

STEPHANIE MARIE GUILLEN-TURNER
 STATE OF COLORADO
 NOTARY ID 20244023930
 MY COMMISSION EXPIRES JUNE 25, 2028

Pursuant to Rule 4(h)(1) of the Colorado Rules of Civil Procedure, I hereby certify that I have duly served, or have made a diligent effort to serve, a true and correct copy of the documents to be executed, in the County of Clear Creek, State of Colorado. I certify that I am over the age of eighteen years old, and am not interested in, nor a party to this case.

Sheriff, CLEAR CREEK County
 Private Process Server

Signature Of Server

[Print Last Name]

NOTARY: OUT OF STATE SERVICE OR BY REQUEST

Subscribed and sworn to before me this 21st day of February, 2026 Stephanie Guillen Turner 6 15 18
 Notary Public Commission Expires