



**Board of County Commissioners Meeting
AGENDA**

July 22, 2025, 9:00 a.m.

**Hybrid BCC Hearing - Hearing Room 1 and WebEx Webinars
100 Jefferson County Parkway, Golden, CO 80419**

To attend the Public Meeting please attend in person or visit the County's web site at www.jeffco.us/meetings to attend virtually and click on the link for the BCC Meeting you desire to attend which will take you to the WebEx Webinar platform. Please register and click on the blue "Join by Browser" option to join the meeting. The following website also provides access to the meeting: <https://jeffco.webex.com/jeffco/j.php?MTID=me92a88c6b0df09db87ebd3e352487c12>

Webinar password: CmG5n2DMMN3

Alternatively, people can also call in and listen to the meeting by dialing: +1-408-418-9388:

Access Code/Webinar Number: 248 974 65388

People who dial in will not be able to provide public comment during the meeting.

AGENDA

The Tuesday meeting of the Board of County Commissioners (the "Board") is an open meeting in which the Board approves contracts, expends funds, hears testimony, makes decisions on land use cases and takes care of other county matters. The public is welcome to attend.

The Board meeting has three parts: Public Comment, the Business Meeting and the Public Hearing.

General Procedures

Agenda items will normally be considered in the order they appear on this agenda. However, the Board may alter the agenda, take breaks during the meeting, work through the noon hour; and even continue an item to a future meeting date.

The Board welcomes your comments. During the Public Comment time, members of the public have three minutes to present views on county matters that are not included on the Hearing Agenda. Public Comment time is not for questions and answers; it is your time to express your views, people will not be allowed to utilize county resources to make visual presentations during public comment. The Board will take up to 15 minutes at the beginning of the meeting and if needed, additional public comment will be taken at the end of the meeting on items not listed on the Hearing Agenda.

To participate in Public Comment please attend in person or please log into the WebEx Events virtual

meeting using a computer. Once logged into the meeting on your computer, please send a chat message to the host with your name, address, and the topic of your comment so that the Chair can recognize you at the appropriate time for public comment.

Please note that you are always welcome to communicate with the Board on the county's web site (www.jeffco.us), by e-mail (commish@jeffco.us), by phone (303-271-8525), fax (303-271-8941) or US mail (100 Jefferson County Parkway, Golden, CO 80419). You can also meet your Commissioners at numerous community events such as town hall meetings, homeowner associations and chamber meetings.

	Pages
1. Call to Order	
2. Pledge of Allegiance	
3. Public Comment Please see public comment instructions above	
4. Business Meeting CONSENT AGENDA PROCEDURES - Items on the Business Meeting Consent Agenda generally are decided by The Board without further discussion at the meeting. However, any Board member may remove an item from the Business Meeting Consent Agenda for a presentation by staff and questions from the Board. The Board is not required to take public comment on business meeting items but may request additional information and input.	
5. Approval of Minutes Dated July 8, 2025	6
6. Consent Agenda Other Contracts and Resolutions for which Notice was not possible may be considered.	
6.1 Resolution CC25-184 Expenditure Approval Listings dated July 17, 2025	12
6.2 Resolution CC25-185 Ratification of Expenditure Approval Listing dated July 10, 2025	13
6.3 Resolution CC25-186 Abatement Refund of Property Taxes	14
6.4 Resolution CC25-187 Designation of Arbitrators for Arbitration of Property Valuation Appeals - County Attorney	16
6.5 Resolution CC25-188 Appointment of and Authorization for Referees to Conduct Property Tax Valuation and Qualifying Senior/Disabled Veteran Property Tax Exemption Hearings - County Attorney	18

6.6	Resolution CC25-189	20
	Appointment of and Authorization for Referees to Conduct Abatement Hearings - County Attorney	
6.7	Resolution CC25-190	21
	1st Amendment to Public Defender Sublease – Facilities Management	
6.8	Resolution CC25-191	23
	Federal Aviation Administration (FAA) - Instrument of Release for Lot 1, Jeffco Airport Business Center East Filing No. 1 - Airport	
6.9	Resolution CC25-192	25
	New Commercial Hangar Ground Lease – Cutter Aviation Colorado Springs, LLC - Airport	
6.10	Resolution CC25-193	27
	Purchase and Sale Agreement with GLC Health Ventures, LLC - Airport	
6.11	Resolution CC25-194	29
	Grant of Non-Exclusive Easement to Qwest Corporation dba CenturyLink QC for 11906 Hangar Court at Rocky Mountain Metropolitan Airport	
7.	Regular Agenda - No Agenda Items	
8.	Law Enforcement Authority	
8.1	Law Enforcement Authority Report	31
	Presented by: Sheriff Reggie Marinelli	

9. Public Hearing

There are two parts to the Public Hearing Agenda: The Hearing Consent Agenda and the Regular Hearing Agenda.

Items are listed on the Hearing Consent Agenda because no testimony is expected. In the event a Commissioner or any member of the public wishes to testify regarding an item on the Consent Agenda, the item will be removed and considered with the Regular Hearing Agenda.

To offer public testimony on any of the cases on the Public Hearing Agenda, please attend in person or please log into the WebEx Events virtual meeting using a computer. Once logged into the meeting on your computer, please send a chat message to the host with your name, address, and the agenda item for which you wish to provide testimony so that the Chair can recognize you at the appropriate time for public testimony. Individuals will receive three minutes and HOA's located with the notice area for the Hearing item will be granted ten minutes.

Unless otherwise stated by the Chair, a motion to approve the Hearing Consent Agenda shall include and be subject to staff's findings, recommendations, and conditions as listed in the applicable Staff Report.

The public is entitled to testify on items under the Public Hearing Regular Agenda. Information on participation in hearings is provided on the County's website at <https://www.jeffco.us/2079/County-Public-Meetings>. Information may also be obtained from the County Public Affairs Office at 303-271-8512.

10. Hearing Consent Agenda

10.1 Resolution CC25-195

Case Number: 25-106293RZ Rezoning

Case Name: Sean C Williams & Michelle L Williams Official Development Plan

Owners/Applicants: Sean C. Williams & Michelle L. Williams

Location: 14880 W 58th Ave, Golden

Section 12, Township 3 South, Range 70 West

Approximate Area: 1.02 Acres

Purpose: To Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that follows the Residential – One (R-1) zone district and allows a maximum of two lots for single family detached dwellings.

Case Manager: Jamie Hartig

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11. Hearing Regular Agenda

11.1 Resolution CC25-196**Case Number: 24-113412RZ Rezoning**

Case Name: Palo Verde Park Estates Official Development Plan

Owner/Applicant: Joy O. Young Revocable Trust

Location: 3942 South Palo Verde Road, Evergreen Section 4, Township 5 South, Range 71 West

Approximate Area: 3.67 Acres

Purpose: Rezone from Agricultural – Two (A-2) and Commercial – One (C-1) to a Planned Development (PD) which follows the Mountain Residential – Three (MR-3) zone district and allows up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof.

Case Manager: Sara Homeyer

12. Public Comment

Please see public comment instructions above.

13. Reports**14. Adjournment**

Jefferson County does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or sexual orientation in the provision of services. Disabled persons requiring reasonable accommodation to attend or participate in a County service, program or activity should call 303-271-5000 or TDD 303-271-8560. We appreciate a minimum of 24 hours advance notice so arrangements can be made to provide the requested auxiliary aid.



Board of County Commissioners' Hearing Minutes

July 8, 2025, 9:00 a.m.

**Hybrid BCC Hearing - Hearing Room 1 and WebEx Webinars
100 Jefferson County Parkway, Golden, CO 80419**

BCC Present: Commissioner Andy Kerr
Commissioner Lesley Dahlkemper, Chair
Commissioner Rachel Zenzinger

Staff Present: Joe Kerby, County Manager
Kym Sorrells, County Attorney
Cassie Pearce, Public Affairs Director
Ana Cendejas, Deputy Clerk to the Board
Alanna Blomquist, Deputy Clerk to the Board
Zahra Murad, Deputy Clerk to the Board

1. Call to Order

Commissioner Dahlkemper called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Public Comment

Gary Theisen
Melissa Frint
Mike Rawluk

4. Business Meeting

5. Approval of Minutes Dated June 24, 2025

Motioned by Commissioner Kerr

Seconded by Commissioner Zenzinger

The Board unanimously approved the minutes dated June 24, 2025.

6. Approval of Minutes Dated June 26, 2025

Motioned by Commissioner Kerr

Seconded by Commissioner Zenzinger

The Board unanimously approved the minutes dated June 26, 2025.

7. Consent Agenda

Motioned by Commissioner Kerr

Seconded by Commissioner Zenzinger

The Board unanimously approved the following Resolutions:

7.1 Resolution CC25-177

Expenditure Approval Listings dated July 3, 2025

7.2 Resolution CC25-178

Ratification of Expenditure Approval Listing dated June 26, 2025

7.3 Resolution CC25-179

Approval of Expenditure Approval Listings dated July 10, 2025

7.4 Resolution CC25-180

Sixth Amendment to Contract for Annual Concrete Installation, Removal, and Replacement – Silva Construction - Not To Exceed (NTE) \$4,750,000.00 – Road and Bridge

7.5 Resolution CC25-181

Colorado Department of Human Services Equifax Verification Services Contract Amendment – Community Assistance Division – Human Services Department

7.6 Resolution CC25-183

Contract Amendment for Non-County Agency Program - Senior Resource Center - Board of County Commissioners

8. Regular Agenda - No Agenda Items

9. Public Hearing

10. Hearing Consent Agenda

The Board unanimously approved the following Resolutions:

Motioned by Commissioner Kerr

Seconded by Commissioner Dahlkemper

10.1 Resolution CC25-182

Case Number: 25-000235VA Vacation of Right of Way

Owner: Jefferson County

Applicant: Jefferson County Open Space

Location: Rights of Way (Tracts D and E) as dedicated by Meadow Brook Village subdivision, recorded at reception number 77846578, adjacent to PIN 30-123-02-003 (Tract B of subdivision).

Approximate Area: 1.57 Acres (Tract D: 1.20 Acres, Tract E: 0.37 Acres)

Purpose: To vacate Right of Way (Tracts D and E) in Meadowbrook Village.

Case Manager: Lauren Caruso

11. Hearing Regular Agenda - No Agenda Items

12. Public Comment

13. Reports

Commissioner Zenzinger: Commissioner Zenzinger reported attending the Jefferson Center for Mental Health board meeting last night, where budget proposals were discussed. The conversation included the Solterra property and fiscal changes occurring at the federal level that could impact the budget. She also attended the Balloon Glow Celebration in Evergreen and appreciated the opportunity to celebrate the Evergreen community. Commissioner Zenzinger expressed gratitude to the Arvada Community Table Food Bank and recently visited their new location. She found the facility impressive and noted that it would provide support to even more individuals in the City of Arvada. As part of her work with Parks and Open Space, she toured parks and trails in the southern part of the county. She extended thanks to Tom Hoby, Hilary, and Matt for guiding her through these sites and for discussing the Front Range Scenic Preservation Area a multi county initiative aimed at preserving the mountain backdrop. The effort spans 29,302 acres and involves a \$125 million investment to protect the region's landscape. During the tour, she visited Fehringer Ranch, Meyer Ranch, and Beaver Creek Ranch, and learned about the growing popularity of disc golf in Jefferson County. She also visited Flying J Ranch Park, where she observed

ongoing construction and the development of a new trailhead at Oldfrier West Trailhead and Three Sisters Park. The tour concluded at the former Bergen Meadows Elementary School, where she participated in a discussion on potential community uses for the site. Commissioner Zenzinger also set a personal goal to visit all 27 parks in Jefferson County and thanked the staff for their continued care and stewardship of the county's parks and trails.

Commissioner Kerr: Commissioner Kerr announced that applications are open until July 29th for Jefferson County's many Boards and Commissions. He emphasized the value of bringing new voices to these groups and encouraged community members to apply. He also participated in Bike-To-Work Day, noting that their station featured a stationary bike connected to a blender, allowing participants to enjoy carbon-free smoothies. The event was well attended, and Commissioner Kerr observed hundreds of individuals biking to work. He highlighted the importance of incorporating alternative modes of transportation into daily routines. Commissioner Kerr attended the Denver Pride Parade and shared that it was a joyful and well-received event. During a recent tour of the Arvada Community Table Food Bank, he expressed appreciation for the vital services it provides. He particularly enjoyed the on-site artwork, the designated childcare area, and the opportunity for individuals to receive health checkups during their visits. He also acknowledged the upcoming departure of Jeffco Economic Development Corporation Executive Director Jansen Tidmore and thanked him for his leadership and service to the community. Commissioner Kerr shared that Bayaud Enterprises will host a Veterans Stand Down event on July 17th and encouraged those interested to visit the organization's website for more details. Lastly, he welcomed the new interns from Mullen High School who recently joined Jefferson County.

Commissioner Dahlkemper: Commissioner Dahlkemper recently toured the Arvada Community Table Food Bank and emphasized that the need for programs like this will increase due to recent federal cuts to SNAP and Medicaid. She noted that these changes are projected to cost Jefferson County residents more than \$28 million in benefits. Currently, over 38,000 individuals in Jeffco rely on SNAP. Commissioner Dahlkemper reaffirmed the county's commitment to supporting the most vulnerable members of the community in any way possible. She also shared that Echo's Food Bank in Evergreen is experiencing a significant shortage of food and is requesting additional resources. Donations can be made at 27888 Meadow Drive, Evergreen, CO 80439. She encouraged the community to support Echo's and any nonprofit organizations they are able to. Commissioner Dahlkemper acknowledged the ongoing work of the Conifer Library Board of Trustees and thanked them for their continued efforts. She announced that the Board will be

hosting tours and expressed appreciation for the progress being made. She attended the Belmar Bash in Lakewood and later participated in the "Illuminate the Past" event in Evergreen, where she thanked David Clark from Congresswoman Brittany Pettersen's office and expressed appreciation for the many community partners in attendance. Commissioner Dahlkemper also highlighted the recent accomplishments of the Gateway to the Rockies Opioid Council, which launched eight new initiatives and reallocated funding to strengthen existing ones. She thanked the Public Affairs Department, Dr. Chelsea Shore, Jean Biondi, Eric Butler, Chris Habgood, and Kate Newman for their expertise and support throughout the process.

County Manager Joe Kerby: County Manager Joe Kerby shared that Jefferson County's Child Support Services staff recently attended the Colorado Support Staff Conference, where they received awards for Greatest Improvement and Overall Percent of Disbursement on Hold for 2024. He congratulated the team for their outstanding performance. Additionally, Audrey Slorf was recognized with the Outstanding 4D Administrator Award. Congratulations were extended to Audrey for her exceptional leadership and service. County Manager Kerby also highlighted upcoming opportunities for public engagement. The Rocky Mountain Metropolitan Airport (RMMA) will host an Open House on July 10 from 6:00–7:30 p.m. at the Omni Interlocken Hotel. This event will introduce the community to the airport's new Noise and Airport Use Compatibility Study. Additional open houses will be held in the future. He also recommended the Development and Transportation Department for completing the Together Jeffco plan, which is now available for public review. He encouraged residents to attend upcoming open houses or participate online. Dates, times, and further details are available on the Together Jeffco website.

County Attorney Kym Sorrells: County Attorney Kym Sorrells welcomed the Mullen High School interns. She also extended congratulations to Benjamin Rounsborg on his appointment as a magistrate judge and wished him the best in his new role.

14. Adjournment

There being no further business to come before the Board, the meeting was adjourned.

These minutes summarize the final decision made by the Board at the referenced meeting. This meeting was also audio recorded and that recording is available for review. In the event there is confusion as to what the final decision of the Board is, the Board will rely on the audio tape to interpret the Board's intent. The audio tape shall act as an official record of these proceedings for any

necessary purpose when, in the opinion of the Board, the minutes are in any way insufficient. An audio copy of the Board of County Commissioners' proceedings is available by contacting the Deputy Clerk to the Board.

Chair

Deputy Clerk

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Joe Kerby, County Manager

RE: Expenditure Approval Listings

DATE: July 22, 2025

Staff Recommendation:

Resolved that the Board of County Commissioners (BCC) hereby approves settlement of accounts listed on the Expenditure Approval Listings dated July 17, 2025.

Resolution No: CC25-184

Background:

Jefferson County has established a system of controls to reasonably assure that the claims to be examined and settled by the Board of County Commissioners on the Expenditure Approval Listings are allowable.

Further, the staff has reviewed all claims and has reasonable assurance that all claims are allowable and are in order to be paid.

Original returned to:

Dan Conway, Chief Financial Officer, x-8507

Distribution:

Jerry DiTullio, County Treasurer

M E M O R A N D U M

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Joe Kerby, County Manager

RE: Ratification of Expenditure Approval Listing dated July 10, 2025

DATE: July 22, 2025

Staff Recommendation:

Resolved that the Board of County Commissioners (BCC) hereby approves settlement of accounts listed on the Expenditure Approval Listings dated July 10, 2025 that were prepared by the Finance Division and reviewed and approved by the County Manager or their designee.

Resolution No: CC25-185

Background:

Jefferson County has established a system of controls to reasonably assure that the claims to be examined and settled by the BCC on the Expenditure Approval Listings are allowable.

Further, the staff has reviewed all claims and has reasonable assurance that all claims are allowable and are in order to be paid.

Originator:

Dan Conway, Chief Financial Officer, x-8507

Distribution:

Jerry DiTullio, Treasurer

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Kimberly S. Sorrells, County Attorney

RE: Abatement Refund of Property Taxes

Date: 7/22/2025

Staff Recommendation:

Whereas, the Board of County Commissioners hereby approves the findings and recommendations of the Jefferson County Assessor denoted in the corresponding abatement resolutions and adopts those findings and recommendations as its final action on these abatement petitions.

<u>CASE NO.</u>	<u>PETITIONER</u>	<u>TAXES ABATED REFUNDED</u>
A25-075	Arvada Well LLC	\$8,848.94
A25-119	Daniel Arkin	\$143.02
A25-082	Ayrin Cunningham	\$290.35
A24-453	Dianna L May	\$686.43
A25-106	Becky E Osborne	\$2,417.99*
A25-148	Pascal Construction Co.	\$1,529.41
A25-155	Steelcase Financial Services LLC	\$30,006.78
A25-104	Tagawa Greenhouses Inc.	\$16,531.04
A25-105	Tagawa Greenhouses Inc.	\$21,810.18
A25-002	Robert Tiff	\$3,653.34
A25-001	Robert Tiff	\$3,649.17

*To amend previous Resolution CC25-142 due to clerical error.

Resolution No: CC25-186

Background:

Final Board action on 11 abatement petitions, \$ 89,566.65 to be refunded. Taxpayers have filed abatement petitions alleging that their property has been overvalued or that their tax levy is illegal. The Assessor recommends approval of these petitions in the amounts indicated in the corresponding

resolutions. The Board is taking action on these abatement petitions by accepting or rejecting the Assessor's recommendations.

If an abatement appeal is approved by the Board, the Treasurer's Office will calculate interest owed and send payment to the taxpayer. The Property Tax Administrator must approve all refunds in excess of \$10,000.00. If unsatisfied with this Board's action, a taxpayer may appeal further to the State Board of Assessment Appeals. Abatement refunds over \$10,000.00 are recommended for the following reasons:

A25-155: Assessor recommends approval. Adjustment granted based on additional information provided by agent.

A25-104: Assessor recommends approval. Stipulated to the 2025 Board of Assessment Appeals value.

A25-105: Assessor recommends approval. Stipulated to the 2025 Board of Assessment Appeals value.

Fiscal Impact: None

BCC Briefing Presented on: N/A

Originator: Amber Munck, Assistant County Attorney

Distribution: Board of Equalization

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Kimberly S. Sorrells, County Attorney

RE: Designation of Arbitrators for Arbitration of Property Valuation Appeals

Date: 7/22/2025

Staff Recommendation: Whereas, the Board of County Commissioners of the County of Jefferson, State of Colorado, hereby appoints the following persons to serve as Arbitrators of property valuation disputes within Jefferson County, Colorado, pursuant to Section 39-8-108.5, (1), C.R.S.:

Karen E. Hart, Michael R. Nash, Bonnie D. Roerig, Vicki L. Wimberly, Adam Ingram, and Jennifer Wentworth

The Clerk to the Board is directed to place the names of the above-named individuals on the list of Arbitrators to be kept in the Office of the Clerk to the Board.

Resolution No: CC25-187

Background: Colorado State Law, Section 39-8-108.5, (1), C.R.S. establishes a property valuation arbitration appeals process whereby the Board of County Commissioners (Board) is to develop a list of persons who are qualified to act as Arbitrators of property valuation disputes. The persons designated on the Board's Arbitrator list shall be, in addition to any other qualifications deemed necessary by the Board, certified appraisers experienced in the area of property taxation and valuation. Karen E. Hart, Michael R. Nash, Bonnie D. Roerig, Vicki L. Wimberly, Adam Ingram, and Jennifer Wentworth meet the statutory qualifications.

Fiscal Impact: Amounts required for these appointments are budgeted in

the Board of Equalization's departmental budget.

BCC Briefing Presented on: 7/8/2025

Originator: Chris Courtney, Board of Equalization

Distribution: Chris Courtney

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Kimberly S. Sorrells, County Attorney

RE: Appointment of and Authorization for Referees to Conduct Property Tax Valuation and Qualifying Senior/Disabled Veteran Property Tax Exemption Hearings

Date: 7/22/2025

Staff Recommendation: Whereas, the Board of County Commissioners (BCC) of the County of Jefferson, State of Colorado, acting in its capacity as the County Board of Equalization (Board), hereby appoints the following named individuals to act as Referees, authorized to conduct hearings on valuation and on eligibility for Qualifying Senior and Disabled Veteran Property Tax Exemption appeals on the Board's behalf, and to make findings and recommendations to the Board for its final action on the appeals:

Lisa Hamilton-Fieldman, Jeffrey A. Hamilton, Adam Ingram, Terry Jenni, Joan Whittlesey, Karen Hart, Sheri Weinman, Gary Pettersen, Edward R. Moore, William R. Engleby, and Jennifer Wentworth, and Kristy Harris

Resolution No: CC25-188

Background: Pursuant to section 39-8-102 (2) (i) C.R.S., and section 39-3-206 (2) (b) C.R.S., the Jefferson County Board of Equalization (Board) has the authority to appoint Referees to conduct property valuation and Qualifying Senior/Disabled Veteran Property Tax Exemption hearings on its behalf. In order to give timely consideration to appeals filed with the Board, the Board desires to appoint independent Referees to conduct hearings on its behalf, and to make findings and recommendations to the Board for its final action on the appeals.

Fiscal Impact: Amounts required for these appointments are budgeted in the Board of Equalization's departmental budget.

BCC Briefing Presented on: 7/8/2025

Originator: Chris Courtney, Board of Equalization

Distribution: Chris Courtney

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Kimberly S. Sorrells, County Attorney

RE: Appointment of and Authorization for Referees to Conduct Abatement Hearings

Date: 7/22/2025

Staff Recommendation: Whereas, the Board of County Commissioners (Board) of the County of Jefferson, State of Colorado, hereby appoints the following named individuals to act as Referees, authorized to conduct hearings regarding property tax abatement appeals on the Board's behalf, and to make findings and recommendations to the Board for its final action on the appeals:

Jeffrey A. Hamilton and Joan Whittlesey

Resolution No: CC25-189

Background: Pursuant to section 39-1-113 (1) C.R.S., the Jefferson County Board of County Commissioners (Board) has the authority to appoint Referees to conduct hearings regarding property tax abatement appeals on its behalf. In order to give timely consideration to appeals filed with the Board, the Board desires to appoint independent Referees to conduct hearings on its behalf, and to make findings and recommendations to the Board for its final action on the appeals.

Fiscal Impact: Amounts required for these appointments are budgeted in the Board of Equalization's departmental budget.

BCC Briefing Presented on: 7/8/2025

Originator: Chris Courtney, Board of Equalization

Distribution: Chris Courtney

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Joe Kerby, County Manager

RE: 1st Amendment to Public Defender Sublease – Facilities Management

Date: 7/22/2025

Staff Recommendation:

WHEREAS, the Board of County Commissioners hereby approves the First Amendment to the Sublease Agreement between Jefferson County and the State of Colorado, acting by and through the Office of the State Public Defender, dated August 21, 2012, to release Room 1551 from the leased premises.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners authorizes the Chair to execute the First Amendment to the Sublease and all related documents.

Resolution No: CC25-190

Background:

In 2012, the Office of the State Public Defender requested space in the Administration & Courts Facility to meet with clients, distribute forms and provide a place for their attorneys to work while proceedings are recessed. The Courts also supported having the Public Defender's presence in the building. The County agreed to Sublease rooms 1551 and 1553, which totaled approximately 759 rentable square feet (RSF), on the 1st floor of the Administration side of the building. The County can relocate the Public Defender to another area in the facility with 90 days' advance notice. The term of this Sublease is for one (1) year and automatically renews annually, unless either party gives at least 60 days' written notice of termination prior

to the initial or renewal term. No rent is charged as long as the Public Defender continues to provide public defender service to the citizens of Jefferson County.

Room 1551 is underutilized as confirmed by the Public Defender's Office. However, room 1553 receives frequent use. The Public Defender agrees to amend the Sublease to cover just room 1553 and releases room 1551. The Public Defender's leased area would change from approximately 759 RSF to 509 RSF. The balance of the terms of the agreement remains the same.

Fiscal Impact: None

BCC Briefing Presented on: 6/17/2025

Originator: Mark Danner, Facilities Management Director

Distribution:

Trevor Lambirth, Assistant County Attorney, County Attorney's Office, x8931
Tim Doiel, Assistant Director of Construction Services, Facilities Management

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Joe Kerby, County Manager

RE: Federal Aviation Administration (FAA) - Instrument of Release for Lot 1, Jeffco Airport Business Center East Filing No. 1 - Airport

Date: 7/22/2025

Staff Recommendation: Resolved, that the Board of County Commissioners hereby approves Rocky Mountain Metropolitan Airport (RMMA) staff's application for an Instrument of Release between Jefferson County (Jeffco) and the Federal Aviation Administration (FAA) as to Lot 1, JeffCo Airport Business Center East Filing No. 1, and, if granted by the FAA, for the Chair to execute all necessary documents to effectuate the Instrument of Release.

Resolution No: CC25-191

Background: As a result of accepting Federal Airport Improvement Program grant funding, Rocky Mountain Metropolitan Airport property included on the airport's "Exhibit A" is Federally obligated for airport use. If an airport sponsor wishes to release and/or dispose of any Federally obligated property dedicated to airport use, the sponsor must formally request its release according to FAA Order 5190.6B and receive approval from the US Secretary of Transportation.

A portion of airport property known as the Jeffco Airport Business Center East (or "15 acres") has been identified for non-aeronautical development and is being developed in partnership with the consulting firm, Surf Fore, LLC. As a result of this development partnership, the County has entered

into long-term ground leases for Lots 2 and 3 of Jeffco Airport Business Center East Filing No. 1. However, Surf Fore, LLC has only been able to receive interest in Lot 1 as a purchase.

The County recently executed a Letter of Intent for the sale of 7.2 acres of a portion of Lot 1 to Great Lakes Capital. The subsequent purchase is subject to formal approval by the FAA of the sale transaction. Airport staff support the sale of this property as the Jeffco Airport Business Center East is not contiguous to the rest of the airfield and provides no current or anticipated future benefit for aviation use. However, the proceeds from the land sale will benefit the airport fund.

Fiscal Impact: None

BCC Briefing Presented on: 6/17/2025

Originator: Brandon Burns, Airport Assistant Director – Finance & Administration, Airport x4859

Distribution:

Anthony Chambers, Assistant County Attorney, County Attorney's Office, x8942

Abel Montoya, Director, Development and Transportation

Ben Miller, Airport Planning & Development Administrator, Airport, x4854

Brandon Burns, Assistant Airport Director – Finance & Administration, Airport, x4859

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Joe Kerby, County Manager

RE: New Commercial Hangar Ground Lease – Cutter Aviation Colorado Springs, LLC - Airport

Date: 7/22/2025

Staff Recommendation: Resolved, that the Board of County Commissioners approve the request for a new Commercial Hangar Ground Lease between Jefferson County and Cutter Aviation Colorado Springs, LLC and authorize the Chair to sign the Lease once approved as to form by the County Attorney's Office.

Resolution No: CC25-192

Background: Cutter Aviation Colorado Springs, LLC (Cutter), purchased a hangar from Level 3 Communications, LLC (Level 3), located at 9666 Metro Airport Ave. The Level 3 lease was established in the year 1999 and was assigned to Cutter effective March 31, 2025. The County and Cutter desire to enter into a new Commercial Hangar Ground Lease. The Lease will have a thirty-year term, and the lessee may extend the lease for one additional ten-year period.

Fiscal Impact: The new lease will result in an annual rent revenue of \$83,888.34 collected in the Airport Fund.

BCC Briefing Presented on: 5/20/2025

Originator: Brandon Burns, Airport Assistant Director – Finance & Administration, Airport, x4859

Distribution:

Anthony Chambers, Assistant County Attorney, County Attorney's Office,
x8942

Aimee Varghese, Paralegal, County Attorney's Office, x8958

Brandon Burns, Airport Assistant Director – Finance & Administration,
Airport, x4859

Kimberly Gonzales, Business Support Supervisor, Airport, x4852

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Joe Kerby, County Manager

RE: Purchase and Sale Agreement with GLC Health Ventures, LLC - Airport

Date: 7/8/2025

Staff Recommendation: WHEREAS, the Board of County Commissioners hereby finds that a portion of Lot 1, Jeffco Airport Business Center East Filing No. 1 Replat A, consisting of approximately 7.2 acres (the "Property"), will not be useful or necessary to County functions presently or in the future for public projects.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners approves the Purchase and Sale Agreement (the "Agreement") by and between GLC Health Ventures, LLC, and Jefferson County, State of Colorado, for the Property, and authorizes the Chair to sign the Agreement once it is approved as to form by the County Attorney's Office.

Resolution No: CC25-193

Background: Jeffco Airport Business Center East Filing No. 1 Replat A, was recorded on 07/28/2016 and is located in the City and County of Broomfield. The Plat subdivided approximately 14.96 acres of County-owned, vacant land into 3 lots and 1 tract. Lot 1 is approximately 11.79 acres. Per the terms of the letter of intent between the parties, Lot 1 requires further subdivision which will be processed by Surf Fore, LLC.

GLC seeks to purchase approximately 7.2 acres of Lot 1 to open an inpatient and outpatient physical therapy building conveniently located across the

street from Broomfield Hospital. Below are key terms and other terms and provisions customary for this type of transaction:

- Purchase Price - \$7.00/square foot or approximately \$2,195,424.00 for 7.2 acres
- Earnest Money Deposit - \$100,000 deposited within three business days following the Effective Date.
- Inspection Period – Ninety days following the Effective Date of the Agreement.

Closing Date – On the date that is thirty days after the expiration of the Entitlement Approval Period, unless the parties mutually agree in writing to an earlier date.

Fiscal Impact: The gross purchase price will be approximately \$2.195 million for a portion of Lot 1, Jeffco Airport Business Center East Filing No. 1 Replat A. Costs will be deducted from closing in accordance with the County's development agreement with Surf Fore, LLC, for subject property.

BCC Briefing Presented on: 6/17/2025

Originator: Brandon Burns, Airport Assistant Director – Finance & Administration, Airport x4859

Distribution:

Anthony Chambers, Assistant County Attorney, County Attorney's Office, x8942

Abel Montoya, Director, Development and Transportation

Ben Miller, Airport Planning & Development Administrator, Airport, x4854

Brandon Burns, Assistant Airport Director – Finance & Administration, Airport, x4859

M E M O R A N D U M

TO: Honorable Chair and Members of the Board of County Commissioners

FROM: Joe Kerby, County Manager

RE: Grant of Non-Exclusive Easement to Qwest Corporation dba CenturyLink QC for 11906 Hangar Court at Rocky Mountain Metropolitan Airport

Date: 7/22/2025

Staff Recommendation: RESOLVED, that the Board of County Commissioners 1) grants a non-exclusive utility easement to Qwest Corporation D/B/A CenturyLink QC for a portion of County property at Rocky Mountain Metropolitan Airport; 2) authorizes the Chair of the Board to execute the easement; and 3) authorizes the County Attorney's Office to cause the easement to be recorded in the Jefferson County Clerk & Recorder's Office.

Resolution No: CC25-194

Background: Qwest Corporation has been requested by an airport lessee to provide fiber-optic telecommunication lines to a hangar at 11906 Hangar Court. In order to provide this service, Qwest is proposing to install a new utility pullbox on airport property and has requested a non-exclusive easement at the proposed location to cover the installation and continued operation and maintenance of the utilities.

Fiscal Impact: None

BCC Briefing Presented on: 7/8/2025

Originator:

Ben Miller, Airport Planning and Development Administrator, x4854

Distribution:

Anthony Chambers, Assistant County Attorney, County Attorney's Office,
x8942

Abel Montoya, Director, Development and Transportation

Erick Dahl, Airport Director, Airport, x4851



LEA REPORT

LAW ENFORCEMENT AUTHORITY

IN THIS EDITION:

- 2 - Events & News
- 3 - Staffing, Response Times, Emergency Management
- 4 - Crime Prevention, SRO, Detentions
- 5 - Criminal Investigations & Victim Services
- 6 - Traffic Operations & Focus Crimes
- 7 - Notable Activity
- 8 - Statistics

NEW DIVISION & DIVISION CHIEF

On June 18, Mike Prange was sworn in as a Division Chief for a newly established division within the Sheriff's Office. In addition to the Detentions, Patrol, Investigations and Support Services divisions, the JCSO now has the Strategic Services Division. It will encompass asset management, Business Office, grant procurement, Supply Operations, Fleet Maintenance, Building Maintenance, Research & Planning, and Accreditation. Chief Prange has more than 30 years of law enforcement experience, serving the Jefferson County community for most of that time. He has extensive managerial experience in detention and patrol operations, criminal investigations, recruitment, and training. As a manager in these areas, his experience extends to policy development, procedural effectiveness, training course development, internal investigations, business audits, the creation of accountability models, compliance with accreditation standards, and other laws and regulations affecting our county and state. A veteran of the United States Air Force, Chief Prange's leadership is grounded in integrity, collaboration, and transparency, and he is a passionate advocate for officer safety and overall well-being.



WELCOME GRADUATES!



On April 10, the JCSO Department Certified Academy graduated seven new detentions deputies. Recruits go through an intense 11-week training program and then field training. All trainees are now through training and working in their new assignments.



On June 6, the Combined Regional Academy graduated 44 new law enforcement officers, 12 of whom joined us at the JCSO. Recruits go through an extensive 21-week training program before being released to their home agency for field training. The spring academy had recruits from JCSO, Lakewood PD, Gilpin County SO, Golden PD, West Metro FD, Westminster PD and Wheat Ridge PD.



WILDLAND FIRE MANAGEMENT PROGRAM

The Jefferson County Board of Commissioners and Jefferson County Sheriff Reggie Marinelli are excited to announce the launch of a new Wildland Fire Management Program that will help to address and mitigate extreme wildfire danger in Jeffco. With the approval of this program, the county will invest nearly \$7 million in wildfire mitigation and response. “This is an urgent need in our county, and the Board of Commissioners could not be more supportive of this comprehensive and well-thought-out plan,” said Board Chair Lesley Dahlkemper.

“This initiative represents a significant step forward in our mission to better serve and protect Jefferson County,” said JCSO Sheriff

Reggie Marinelli. “Wildfire risk is extremely high in our county, and this program will allow us to be more proactive and better equipped to respond to fire-related emergencies.” The goal of the Wildland Fire Management Program is to take a holistic approach to protect the residents of Jefferson County from catastrophic wildfire threats. Jeffco residents can expect to see efforts to increase fire preparedness and fire response. These efforts will include 37 new staff positions, wildfire education and outreach, a homeowner assessment and certification program, micro-grants for defensible space and home hardening, increased county capacity for fire protection district support, and increased fire management resources. Read more about this in the Emergency Services section on the next page.



Sheriff Marinelli, Commissioner Dahlkemper, and Commissioner Kerr rode on our new brush truck in the Evergreen Parade in June as a way to thank voters for passing Ballot Initiative 1A. The brush truck is the first of many pieces of equipment and staff that will be added to wildfire management efforts.

COURAGE WALK

On April 12, our community showed up in a big way for the annual Courage Walk - and we couldn't be more inspired. The Courage Walk is a meaningful tradition to honor the strength and resilience of survivors in the aftermath of crime. It's also a time to raise our collective voice for crime victims' rights and services - now and in the future. This year's theme: Connecting, Kinship, and Healing for crime survivors. Thank you to everyone who joined us. Your presence matters, your voice matters, and together, we are stronger.



JAIL RESOURCE FAIR

On May 16, the JCSO Detention Facility held its very first Re-Entry Resource Fair - a chance for inmates who are nearing release to meet up with housing, job-training, mental-health, and addiction recovery partners who can help them succeed on the outside. One of the presenters was a woman who first came to our facility as an inmate. Now she is a successful mentor who came back to share her story and encouragement. This fair was just the beginning. Detentions staff plan to host similar events every month; because when returning neighbors have real support, everyone in Jefferson County benefits.



MISSION

Protect, Serve, Enforce

VISION

Our vision is for Jefferson County to be a safe place for all people to live, learn, work, and play.

VALUES

Honest
Accountable
Excellence
Honor
Respect

STAFFING THE JCSO


Sheriff	1
Undersheriff	1
Division Chief	5
Commander	21
Sergeant	55
Deputy Sheriff Investigator	46
Special Unit Leads	2
Deputy Sheriff (POST) & Department Certified	427
TOTAL FUNDED	558

As of June 30, the JCSO was considered 90% staffed with sworn personnel and 82% staffed with professional personnel. This includes 37 new Emergency Services full-time positions approved by the Board of County Commissioners in June and 30 previously approved full-time positions that were unfrozen and made available to fill in June. The annualized attrition rates in the second quarter were 5.9% for professional staff and 3.6% for sworn staff. Generally, an attrition rate between 5-10% is considered low and healthy. The vacancy rate for sworn personnel was 6%. The ideal vacancy rate is 5% or less. The table below illustrates staffing in the second quarter.


Staff	Sworn	Professional	Total
Funded	558	301	859
Actual	503	247	750
Total Unfilled	55	54	109

PRIORITY ONE CALLS


A priority one call is a “call for service which is critical or in-progress, where immediate intervention is required to avert personal injury, or where prompt arrival is necessary to affect criminal apprehension.” Response times can be very different for the three precincts, based on elements like staffing, geography, and weather.



Mountain Precinct	Apr	May	June
Priority One Calls	30	35	33
Average Response Time (Target Time: 10 min)	10:12	9:52	14:43



North Precinct	Apr	May	June
Priority One Calls	46	58	54
Average Response Time (Target Time: 7 min)	9:27	7:54	8:24



South Precinct	Apr	May	June
Priority One Calls	127	153	136
Average Response Time (Target Time: 5 min)	7:33	7:53	6:58

EMERGENCY SERVICES SECTION

In April, the ESS ran a full-scale, flood-related exercise in Evergreen with more than 150 participants from ten agencies. The drill put interagency coordination, communications, evacuation procedures, and public information strategies to the test. Citizen volunteers played evacuees to add realism, including one who demonstrated the need for our new Blue Envelope program. The event showcased strong community preparedness while also pinpointing key areas for ongoing improvement.

The approximate \$7 million designated for wildland fire management includes \$2.3 million in one-time capital for equipment and \$4.5 million in ongoing salaries and operations - joining fire-related requests from Jeffco Planning & Zoning, Open Space, and Road & Bridge. The County Commissioners consolidated these into a single 2025 supplemental, unanimously approving funding for 37 new JCSO positions—two fire management officers, two eight-person fuels crews, a Type 6 engine, a fire planner, GIS analyst, community engagement manager, grants specialists, and home-assessment/outreach staff. Recruitment is already underway, with offers out and full staffing expected by October. This investment boosts our fire preparedness and response in truly significant and meaningful ways - now and well into the future.



CRIME PREVENTION & EDUCATION

Community Resource Deputy Mark Bybee addresses citizen concerns and shares vital information with the public through on-site visits, public presentations, tours, special events, Nextdoor.com notifications, and other opportunities. Highlights from the second quarter:

- Presented at 10 HOA/community meetings to include two Neighborhood Watch programs for two new communities, and several scam and fraud presentations to businesses and senior citizens.
- Attended 12 community events to include Coffee with a Cop, Pizza with Patrol, Foothills Fire Annual Pancake Breakfast, and the Evergreen Parade and Rodeo (pictured).
- Managed 67 citizen inquiries.
- Conducted six Crime Prevention Through Environmental Design (CPTED) surveys.
- Conducted two tours of the JCSO headquarters for the Developmentally Disabled Resource Center.



SCHOOL RESOURCE OFFICERS

Denver7 Everyday Hero uses crochet club to create safe space for students



A welcome and unexpected surprise for Manning Middle School SRO, Deputy Lewis. In May, she tearfully accepted the Denver 7 News Everyday Hero award! While it surprised her, it is no surprise to the rest of us who know the effort and care she puts toward the students. Deputy Lewis volunteers her time to do a weekly crochet club at Manning. Not only is she teaching them a skill, she is creating bonds between students and law enforcement that will last a lifetime. Last year, she made a quilt out of the squares her students created and auctioned it off at a PTA fundraiser, helping to raise money for new security cameras at the school. Congratulations, Deputy Lewis, for this well-deserved recognition.

School Resource Officers (SRO) are embedded within schools in Jefferson County for the duration of each school year to provide security, safety, resources, and guidance to students and staff. The table below reflects activities during the second quarter (including part of summer break):

Report Type	Apr	May	Jun
Felony	7	3	0
Misdemeanor	26	30	0
Incident	43	27	0
Supplemental	32	26	7
Total	108	86	7
School Presentations	3	4	0
Safe2Tell	153	150	34

DETENTION FACILITY

The Detentions Division provides housing, security, and physical and mental health services for inmates, as well as programs to reduce recidivism and set individuals up for success upon release. The jail houses offenders awaiting court appearances, being transported to another detention facility, or sentenced to serve their time at the county jail. Here are the jail statistics from the second quarter:

Detention Facility	Apr	May	Jun
Average Males Housed	637	655	665
Average Females Housed	132	132	134
Transgender-Specific Intake Totals*	9	3	3
ADA-Specific Intake Totals*	29	26	27
Narcan Incidents*	3	0	0
Total Intake	1,264	1,340	1,212
Total Released	1,252	1,313	1,203

*Transgender – People who self-identify as other than their biological sex during the intake process.

*ADA – We provide accommodations for all disabilities: hearing, vision, movement, etc.

*Narcan Incidents – Inmates who were unresponsive and given at least one dose of Narcan. Narcan has no negative side effects and does not cause any further harm to someone suffering from an unrelated medical emergency.

CRIMINAL INVESTIGATIONS DIVISION

The Criminal Investigations Division (CID) investigates all felony crimes and some select misdemeanor crimes. CID then presents these cases to the 1st Judicial District Attorney's Office for prosecution. The units within the division include Crime Scene, Victim Services, Property Crimes, Special Investigations, and Child Sex Offender Internet Investigations (CHEEZO). CID also works in conjunction with the Jefferson County Regional Crime Laboratory (JCRCL) which is housed within the JCSO headquarters.

NOTABLE INVESTIGATIONS

On April 3, deputies arrested Jonathan Gaudreau - a prolific car thief and member of the organized retail theft crew "The Swiper Gang". He drove off in a spray-painted camouflage Jeep Liberty after pointing a black handgun at employees during the July 21, 2023 aggravated robbery at Walmart (13420 W. Coal Mine Ave.). His partner, Evan McLemore, loaded up a cart full of stolen tools from the store before Gaudreau sped away. After nearly two years of investigation - using fingerprints, DNA evidence, and suspect interviews - Gaudreau pled guilty on June 2nd to aggravated robbery and menacing. He faces a mandatory 4-12 years in the Department of Corrections and is set for sentencing in August.

On June 26, investigators filed charges against career burglar Brandon March for numerous thefts across the Town of Morrison, including six incidents between May 3 - 24. The most notable was a May 24 break-in at a residence in the 6500 block of Ridgeview Drive, where March made himself at home - cooking, showering, and sleeping in the vacant house. After being trespassed from the Rocket Gas Station on April 11, surveillance footage from the station, along with video from Ridgeview Drive and his thumbprint on a coffee mug, tied him to the crimes. March was arrested on June 13 during a new petty shoplifting stop, at which time two Lakewood Police warrants were discovered. Because he committed these offenses while out on bond and has six prior burglary-related felonies dating back to 1999, he's ineligible for probation and faces 4-24 years in the Department of Corrections.

The Crimes Against Children Unit arrested 29-year-old Matthew Chavez on two separate warrants after a reporting party alleged he sent videos of himself engaging in sexual acts with four underage girls; an April 2025 warrant led to his first arrest on child-exploitation charges and a \$50,000 bond. Follow-up search warrants of his social media dating back two months uncovered nude imagery and sexual conversations with at least three more identified minors, prompting his June 4th arrest on a second warrant (another \$50,000 bond). Investigators continue efforts to identify all of his victims.

Two high-risk search warrants were served in south Jeffco by the Jefferson County Regional SWAT team on April 22 and May 14. These warrants were served in two connected cases, both related to guns. The warrants resulted in 10 arrests, 13 firearms seized (including two short barrel rifles and one suppressor), a stolen motorcycle, and drugs.

CID Cases

The table to the right is a breakdown of felony cases assigned to investigators in the JCSO Criminal Investigations Division in the second quarter. This is based on crime type and JCSO patrol precinct.

Felony Cases	North	South	Mtn
Property Crimes	31	80	13
Major Crimes	24	40	14
Financial Crimes	38	104	28
Crimes Against Children	14	46	7
Total Cases Assigned	107	270	62

Sex Offender Statistics

In the second quarter, the Records Unit maintained over 350 sex offender records and verified 134 addresses. Per HB 21-1064, juveniles meeting certain eligibility requirements are now automatically de-registered from the database.

New Registrations	53
Re-registrations	132
De-registrations	50

VICTIM SERVICES UNIT

The Victim Services Unit (VSU) provides respectful care to victims of crime and trauma. Specialized counselors and volunteer victim advocates respond to calls 24-hours a day, 365 days a year. In the second quarter, the VSU was assigned 713 cases and responded to 435 calls including: 156 in-person callouts; 279 immediate phone responses; 50 deaths (suicide and unattended deaths).



TRAFFIC OPERATIONS

The primary goal of the JCSO Traffic Unit is to reduce traffic accidents involving fatalities and injury. Each month, the Traffic Unit provides the Patrol Division with strategic deployment recommendations based on monthly crash analysis. In the second quarter, the Unit conducted a variety of enforcement operations including five Click It or Ticket events, DUI saturation, and six speed operations in partnership with Colorado State Patrol. The Traffic Unit also helped lead, instruct, or attend six motors trainings, including a week-long Advanced Motor School with 70 riders from 18 metro area agencies. All motorcycle deputies successfully completed their annual re-certification. The Traffic Unit also welcomed a new rider, Deputy Timothy Clarkson, who transferred from the Investigations Division. The Unit collectively attended eight events including Walking & Wheeling Enforcement for Bradford and Woodruff elementary schools.



SPEED MITIGATION GRANT

A federal speed mitigation grant allows for additional hours of enforcement along Highway 93 and Highway 285. The table illustrates second quarter results for the grant activity.

Speed Mitigation Grant	Apr	May	Jun
Time Dedicated (in hours)	25.5	76.5	33
Summonses	53	168	69

DUI ARRESTS

The JCSO receives federal grant funding for DUI enforcement to increase traffic safety. Efforts of regular patrol operations, along with specific DUI enforcement, resulted in 47 DUI arrests in the second quarter.

Quarter 2	Apr	May	Jun
Total DUI Arrests	17	14	16

CRASH DATA

The top three common causal factors for fatal and injury crashes in the second quarter remain speed, inattentive driving, and DUI.

Crash Type	Apr	May	Jun
Fatal	1	1	0
Injury	19	26	11
Property	138	134	74
Total	158	161	85

TRAFFIC SUMMONSES

Summonses include those issued by the Traffic Unit and Patrol for Model Traffic Code violations or state violations.

Summonses	2nd Quarter
2024	2,128
2025	1,769

FOCUS CRIMES

In Jefferson County, property crimes such as residential and commercial burglaries, motor vehicle trespasses, and motor vehicle theft are crimes we categorize as “focus crimes.” Often, we find that the same person(s) commits more than one of these crimes, and when these crimes are studied, we learn patterns of behavior. Therefore, we expend considerable effort reviewing focus crimes that are of great concern and impact to the community.

The Patrol and Criminal Investigations Divisions research occurrences of focus crimes to determine if there are similarities that would indicate a spree or a crime series involving the same suspect or suspects. Studying these trends helps us to better anticipate and prepare for responses with the intent to apprehend suspects who may be responsible for multiple offenses.

Second Quarter	2021	2022	2023	2024	2025
Burglary	100	108	101	99	75
Theft from Motor Vehicle	223	270	166	110	51
Motor Vehicle Theft	159	171	147	80	66

NOTABLE LAW ENFORCEMENT ACTIVITY

SEARCH WARRANT LEADS TO MULTIPLE ARRESTS AND CONTRABAND SEIZURES

On April 22, JCSO and the Regional Anti-Violence Enforcement Network (RAVEN) executed a search warrant at a home in the 8000 block of West Star Avenue in south Jeffco. They were searching for drugs, firearms, and stolen property – but found even more: seven individuals with active warrants for their arrest. The operation, stemming from a long-term investigation into criminal activity at the residence, was carried out safely with assistance from West Metro Fire and without threat to the public. Neighbors expressed relief, grateful for the joint effort making their community safer.

K9 ASSISTED DRUG BUST

On April 28, Jeffco deputies stopped a speeding black Ford Explorer near I-70 and Harlan Street. A narcotics investigation followed, with K9 Anton alerting to the odor of drugs at the vehicle's rear hatch. (Good boy!) Deputies discovered and seized 4.9 kilograms of fentanyl, equivalent to about 50,000 M30 pills, with a street value of \$1 million. The suspect was taken into custody and turned over to federal authorities.

DRUG TAKE BACK A SUCCESS

On April 29 the JCSO, in partnership with the Drug Enforcement Administration (DEA) collected 613 POUNDS of prescription drugs during Drug Take Back Day.

A huge thank you to the 331 cars that came through - each one helping to safely dispose of unused medications that could otherwise end up in the wrong hands. We truly appreciate everyone who showed up. It takes all of us to keep our community safe.



THE NOSE KNOWS

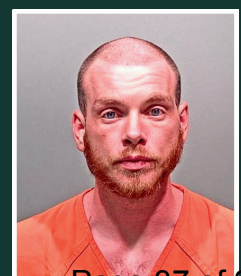
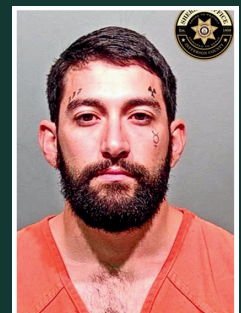
During a search in April for a known felon, K9 Ultimo led deputies to a shed in a backyard. Deputies did not see anyone, but trusted Ultimo's tracking skills. (Another good boy!) They found one person hiding under the floorboards of the shed, and another hiding in the rafters above. Both were taken into custody for a variety of charges.

SUSPECT ARRESTED AFTER ARMED ASSAULT AT ROCK REST LODGE

A quick-thinking waitress and staff at Rock Rest Lodge displayed courage and teamwork when they stopped an armed suspect who assaulted a staff member. On May 21, 30-year-old Brandon Montano entered the bar at 16005 Mt. Vernon Rd., ordered food, and asked a waitress to check the women's restroom for an item that was supposedly left behind by his girlfriend. Once inside, he followed her, brandished a handgun, and began choking her. The waitress fought back, disarmed him, and alerted others. Staff detained Montano until Jefferson County deputies arrived. He was arrested on charges of second-degree kidnapping, assault by strangulation, menacing, false imprisonment, and prohibited use of a weapon.

JCSO ARRESTS SUSPECT FOR ATTEMPTED KIDNAPPING OF 8-YEAR-OLD

On June 21, JCSO arrested 34-year-old Bradley Wilson for attempting to kidnap an 8-year-old girl at the Safeway on 5025 S. Kipling Parkway. Wilson put his hands on the child's shoulders, asking to "borrow" her and ushering her toward the exit, but she escaped and ran back to her grandmother. He returned and tried again but was confronted by store staff and fled. With the help of Flock cameras, deputies tracked the suspect to Hwy 285 and Willow Springs Road, where they placed him in custody and charged him with 2nd degree kidnapping. This is one of 12 cases in which Flock cameras assisted in identifying suspects, tracking and recovering stolen vehicles, and locating a missing at-risk adult.



CRIME STATISTICS

Second quarter crime statistics are reported in NIBRS, the National Incident Based Reporting System. This system is a more inclusive method for collecting and standardizing crime data from law enforcement agencies, and is used by most other agencies in Colorado. The data is accurate as of the release of this report, however numbers are subject to change.

CRIME TYPE			Breakouts	2Q21	2Q22	2Q23	2Q24	2Q25
Group A Offenses	Crimes Against Person	Murder		1	0	2	1	0
		Negligent Manslaughter		0	0	0	0	0
		Kidnapping		12	10	15	9	10
		Sex Offenses		35	35	29	42	34
		Assault	Aggravated	66	79	72	77	85
			Simple	241	245	263	258	235
			Intimidation	28	20	27	30	27
		Human Trafficking		0	0	0	0	2
	TOTAL			383	389	408	417	393
	Crimes Against Property	Arson		5	9	4	6	1
		Extortion		10	17	18	16	5
		Burglary		100	108	101	99	78
		Robbery		9	4	2	3	2
		Theft	Coin-Operated Machine	3	1	0	1	0
			From Motor Vehicle	223	270	166	110	55
			Vehicle Parts	140	134	73	31	34
			Other Larceny	142	224	150	214	174
		Motor Vehicle Theft		159	171	147	80	73
		Counterfeiting		25	17	26	16	20
		Fraud	False Pretenses	53	25	46	47	66
			ATM	65	54	34	27	14
			Impersonation	14	16	9	5	10
			Wire Fraud	59	49	26	19	21
		Bribery		0	0	0	0	0
		Identity Theft		170	91	122	76	67
		Vandalism		377	415	312	224	204
	TOTAL			1554	1605	1236	974	824
	Crimes Against Society	Drugs		94	92	107	107	61
		Pornography		25	25	14	22	7
		Prostitution		0	0	1	0	0
		Animal Cruelty		4	1	5	7	0
		Weapons Violations		6	11	9	9	18
	TOTAL			129	129	136	145	86
	GROUP A TOTAL			2066	2123	1780	1536	1303
Group B Offenses	Other	Bad Checks		0	0	0	0	0
		Disorderly Conduct		11	15	9	7	9
		DUI		50	27	33	54	38
		Family Offenses – Non-Violent		7	9	4	5	5
		Liquor Law Violation		5	13	11	14	8
		Trespass Real Property		5	13	26	26	25
		All Other Offenses		151	91	58	69	69
	GROUP B TOTAL			229	168	141	175	154
OVERALL TOTAL			2295	2291	1921	1711	1457	

• Vehicle Parts includes catalytic converters, license plates, etc.

• Group B—All Other Offenses include things like harassment, failure to register, contempt of court, indecent exposure, etc.

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: July 9, 2025

BCC Hearing Date: July 22, 2025

25-106293RZ Rezoning

Owner/Applicants: Sean C. Williams & Michelle L. Williams

Location: 14880 W 58th Ave, Golden
Section 12, Township 3 South, Range 70 West

Approximate Area: 1.02 Acres

Purpose: To Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that follows the Residential – One (R-1) zone district and allows a maximum of two lots for single family detached dwellings.

Case Manager: Jamie Hartig

Issues: None

Recommendations: Staff recommends Approval

Interested Parties: Neighbors

Level of Community Interest: Moderate

General Location: Southwest of the intersection of Indiana Street and W 58th Ave

Case Manager Information: Phone: 303-271-8767 e-mail: jhartig@jeffco.us

PC RESOLUTION

It was moved by Commissioner **Spencer** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

July 9, 2025

RESOLUTION

25-106293RZ	Rezoning
Owner/Applicants:	Sean C. Williams & Michelle L. Williams
Location:	14880 W 58th Ave, Golden Section 12, Township 3 South, Range 70 West
Approximate Area:	1.02 Acres
Purpose:	To Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that follows the Residential – One (R-1) zone district and allows a maximum of two lots for single family detached dwellings.
Case Manager:	Jamie Hartig

The Jefferson County Planning Commission hereby recommends **APPROVAL**, of the above application, on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The proposed PD zone district, with underlying R-1 standards, is compatible with the existing and allowable residential land uses in the surrounding area. The Rezoning would allow residential uses with lot sizes that are comparable to the surrounding area.
 - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations of two residential dwellings per acre. All other applicable sections of the Plan goals and policies are met.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered and no negative impacts were identified.
 - D. The subject property is served by Arvada Fire Protection District and the Jefferson County Sheriff's Office. Water and wastewater services are provided by North Table Mountain Water and Sanitation District. Infrastructure and

- services are available and adequate to serve the proposed land uses.
- E. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

Commissioner **Dunne** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Messner	aye
Commissioner	Spencer	aye
Commissioner	Bolin	aye
Commissioner	Liles	aye
Commissioner	Dunne	aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, July 9, 2025.



Kimi Schillinger
Executive Secretary

STAFF REPORT

Summary of Process

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

Case Number:

25-106293RZ

Case Summary

to Rezone from Agricultural-Two (A-2) to a Planned Development (PD) that follows the Residential-One (R-1) zone district and allows a maximum of two lots for single family detached dwellings

Purpose

14480 W 58th Ave

Jamie Hartig

06/09/2025

Case Name

Case Manager

Formal Submittal Date

01/23/2025

02/18/2025

07/09/2025

07/22/2025

Building Permit



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

Sean C. Williams & Michelle L. Williams

Applicant/Representative, check if same as owner: ☒

Owner

14480 W 58th Ave

Golden

80403

1.02 acres

12

3

70

Property Address

City

Zip

Area ≈

Section

Township

Range

300507659

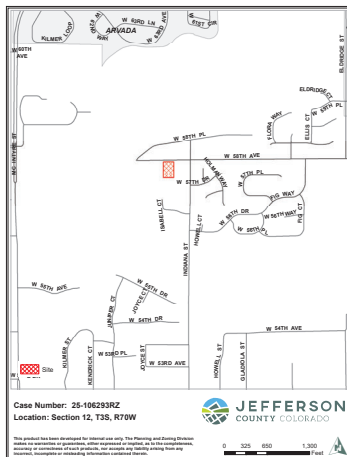
Southwest of the intersection of Indiana Street and W 58th Ave

Pin

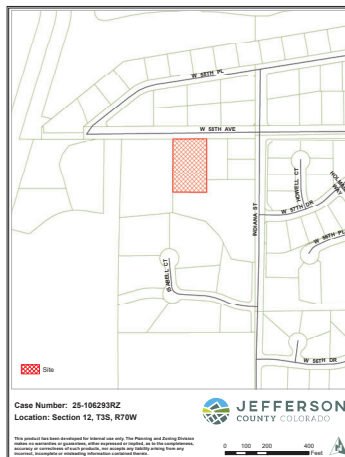
General Location

Land Use and Zoning

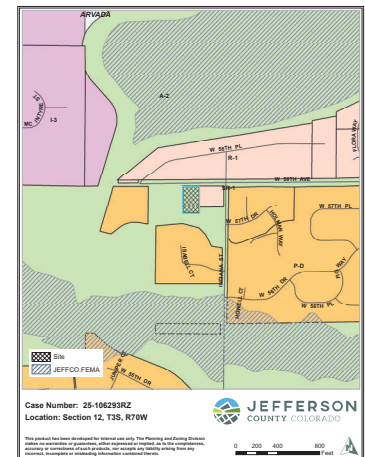
Vicinity



Detail



Surrounding Zoning



Existing Land Use:

Vacant

Existing Zoning:

A-2

CMP Recommended Land Use:

2 dwelling units per acre

Requested Zoning: PD, R-1 underlying standards

Plan Area: North Plains



PC Recommendations:

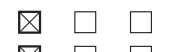
Number of citizens at Community Meetings: 2

Level of Community Interest: Moderate

Key Issues: None

Criteria for Rezoning:

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



1. SUBJECT REQUEST



Figure 1: Location of subject property.

The applicant is requesting to rezone from Agricultural-Two (A-2) to Planned Development (PD) with underlying Residential-One (R-1) standards. The existing lot size does not conform with A-2 zone district standards and the applicants wish to rezone in order to allow for use of more square footage of the property for residential development. Rezoning to PD, with underlying R-1 standards would bring the existing lot size into zoning conformance. The written restrictions have a limit of the maximum number of dwelling units on this property to 2 dwellings units to better conform with the Comprehensive Master Plan recommendation.

2. CONTEXT

The subject property is in the North Plains Area of Jefferson County, near the intersection of Indiana Street and W 58th Avenue. The property is a metes and bounds property. The property has been zoned as A-2 since May 5, 1946, and records indicate it has been in its current configuration since at least 1970, which makes it a legal non-conforming agricultural lot at 1.02 acres in size. It is currently a vacant parcel with no structures on the land.

The property is approximately 1.02-acres, which does not meet the 10-acre minimum lot size requirement for A-2. The current setbacks required for an A-2 lot are 50-feet for the front setback, 30-feet for the sides, and 50-feet for the rear. The current lot dimensions are approximately 255-feet front to rear and 155-feet side to side.

The applicant previously applied for a variance for reduced setbacks (23-127970VC) and were denied for a lack of hardship, as the applicant could meet the required setbacks in the A-2 zone district and the lot is relatively flat with no physical obstruction on the land that would prevent the owner from building at the required setbacks. Rezoning to R-1 would bring the existing lot size into conformance with zoning standards and allow the owner more flexibility when building the primary single-family home on the property.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Residential-One (R-1)	Single-Family Residential
South:	Agricultural-Two (A-2)	Single-Family Residential
East:	Residential-One (R-1)	Single-Family Residential
West:	Agricultural-Two (A-2)	Single-Family Residential



Figure 2: Zoning map of subject property and surrounding area.

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning
Minimum Lot Size	10-acres	12,500 square feet
Front Setback	50 feet	20 feet
Side Setback	30 feet or 50 feet adjacent to street	5 feet or 20 feet adjacent to local/collector street
Rear Setback	50 feet	5 feet

5. TRANSPORTATION

The proposed Rezoning would reduce the permitted uses for the property. Due to this, Staff determined that a traffic memorandum was not necessary. The potential trips generated by this Rezoning would have negligible impact on the surrounding transportation network.

6. CRITERIA FOR DECISIONS FOR PLANNED DEVELOPMENT REZONING APPLICATIONS

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








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

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

The proposed zoning is compatible with the existing and allowable land uses in the area as the use will remain residential in nature. If Rezoning is approved, the impacts to the surrounding community are expected to be minimal.

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

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

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

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

Land Use: The subject property is in the North Plains Area Plan. The land use recommendation is residential uses of 2 dwelling units per one acre. The applicant is proposing to Rezone to PD, with underlying Residential-One (R-1) standards, which requires a 12,500 square foot minimum lot size. The written restrictions in the Official Development Plan (ODP) limit the maximum number of dwelling units to 2, since the existing lot size of 1.02 acres (approximately 44,431 square feet) could allow three residential lots under the R-1 zone district. That would minimally exceed the CMP recommendation of 2 units per acre, which is why staff has encouraged the application to go through the PD zoning in order to cap the density at two lots through their written restrictions.

Physical Constraints: The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat. There were no physical constraints identified on this property. This proposal is in general conformance with the Physical Constraints goals and policies of the CMP.

Community Resources: The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open

space, and trails. No specific community resources have been identified that would be negatively impacted by the proposed Rezoning. This property is not located in a visual corridor and no historic resources were identified. Therefore, the request is consistent with the Community Resources goals and policies of the CMP.

Infrastructure, Water and Services: Existing infrastructure and services are available and adequate to support the zoning changes proposed by this Rezoning.

- If this request is approved, traffic to the site is anticipated to be minimal, with fewer permitted uses for the property.
- The property is within the Fairmount Fire Protection District service area boundary and the Jefferson County Sheriff's Office provides law enforcement to the area.
- Water and wastewater services are provided by North Table Mountain Water and Sanitation District and will require the applicant to design and pay for connecting to the main sewer line along W 58th Ave.

The applicable agencies have reviewed the proposed zoning and there are no outstanding concerns. Therefore, the request is consistent with the Infrastructure, Water and Services goals and policies of the CMP.

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

Staff has not identified any negative impacts of the Rezoning to the surrounding area. The proposed uses will not result in significant light, air, odor, or noise impacts to the subject or surrounding properties. Visual impacts will be negligible to surrounding properties.

d. The availability of infrastructure and services.

The existing infrastructure and services are available and adequate to support the proposed Rezoning, as stated above.

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

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

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

The applicant hosted a virtual community meeting on February 18, 2025. Two members of the community attended the meeting. Those in attendance stated concerns with high density proposals but did not oppose the rezoning at the time of the Community Meeting.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff received two public comments in opposition of the rezoning.

10. AGENCY REFERRAL RESPONSES

This application was sent on referral to the following agencies:

Jefferson County Agencies

- Addressing
- Cartography
- Geologist
- Long Range Planning
- Open Space
- Planning Engineering
- Public Health
- Road and Bridge
- Transportation and Engineering

External Referral Agencies

- Farmers Reservoir and Irrigation
- DRCOG
- Colorado Division of Water Resources
- Fairmount Fire Protection
- Farmers High Line Canal and Reservoir Co
- Apex Park and recreation District
- North Table Water and Sanitation District
- XCEL Energy
- City of Arvada
- City of Golden
- City of Wheat Ridge

The request was sent on one referral. There are no known outstanding issues with the referral agencies.

11. NOTIFICATION

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

12. POST HEARING REVIEW

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

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

13. SUBSEQUENT PROCESSES

If the Rezoning is approved or denied, a Building Permit would be required to build a single-family house. Should the applicant move forward with subdividing the land into two lots, they would be required to go through the preliminary and final plat process.

SUMMARY OF STAFF ANALYSIS and RECOMMENDATION

Staff's analysis concludes that the proposed Rezoning is in conformance with specific land use goals and policies outlined within the CMP and therefore meets the land use recommendations of the CMP. All potential negative impacts to the surrounding area have been considered and none were identified, and infrastructure and services are available to support the proposed use. Staff has no unresolved issues related to this Rezoning application. Based upon this and the findings below, staff recommends APPROVAL of the proposed Rezoning.

FINDINGS:

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

1. The proposed PD zone district, with underlying R-1 standards is compatible with the existing and allowable residential land uses in the surrounding area. The Rezoning would allow the existing land use to remain residential in nature.
2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations of residential dwellings while minimally exceeding the recommended density. All other applicable sections of the Plan goals and policies are met.
3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered and no negative impacts were identified.
4. The subject property is served by Fairmount Fire Protection District and the Jefferson County Sheriff's Office. Water and wastewater services are provided by North Table Mountain Water and Sanitation District. Infrastructure and services are available and adequate to serve the proposed land uses.
5. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

PLANNING COMMISSION ACTION:

Planning Commission Recommendation (Resolution Dated July 9, 2025 Attached):

Approval	<u>X (5-0)</u>
Approval with Conditions	<u> </u>
Denial	<u> </u>

The case was scheduled on the Regular agenda of the Planning Commission hearing based upon public opposition. No members of the public testified in-person or online about the application at the hybrid hearing. One Planning Commissioner asked the applicant if they originally proposed a straight zone district such as Residential-One (R-1) and were advised by staff to rezone to a Planned Development in order to put a maximum number of lots in the written restrictions. The applicant stated that was the case and went with staff's recommendation. The Planning Commission members discussed the appropriateness of the proposed density with the surrounding land uses, the low impacts of the proposed development, and compatibility with the Comprehensive Master Plan. The Planning Commission approved a resolution unanimously recommending approval of the application.

BOARD OF COUNTY COMMISSIONERS ACTION:

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

COMMENTS PREPARED BY:

Jamie Hartig

Jamie Hartig
Planner III
July 10, 2025

PROPOSED ZONING

Sean C Williams & Michelle L Williams Official Development Plan

Rezoning Case # 25-106293RZ

A. Intent

The purpose of rezoning the subject property is to rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for additional residential development.

B. Written Restrictions

All of the uses and standards of the Residential-One (R-1) Zone District and other applicable sections of the Zoning Resolution shall apply to the property as shown on the graphic attached as Exhibit A and the legal description attached as Exhibit B with the following modifications:

1. Maximum number of lots: 2

Approved for Recording:

The Official Development Plan, titled Sean C. Williams & Michelle L Williams Official Development Plan, was approved the _____ day of _____ 202____; by the Board of County Commissioners, of the County of Jefferson, state of Colorado and is Approved for recording.

The owners of the property, at the time of approval are Sean C. Williams & Michelle L Williams.

By: Jefferson County Planning & Zoning Director

Signature_____

Date:_____

To: Jefferson County Planning & Zoning

Section 30 - Residential District

(orig. 3-26-13)

A. Intent and Purpose

1. The Residential Districts are intended to provide areas for residential development and includes single-family dwellings, two-family dwellings, duplexes, townhomes and multi-family dwellings, where allowed. (orig. 3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific residential zone district. (3-26-13)
3. The Residential Zone Districts are divided as follows: (orig. 3-26-13)
 - a. Residential-One (R-1)
 - b. Restricted Residential (RR)
 - (1) Restricted Residential Quarter Acre (RR-1/4)
 - (2) Restricted Residential One Half Acre (RR-1/2)
 - (3) Restricted Residential One Acre (RR-1)
 - (4) Restricted Residential Two Acre (RR-2)
 - (5) Restricted Residential Five Acre (RR-5)
 - (6) Restricted Residential Ten Acre (RR-10)
 - c. Residential-One A (R-1A)
 - d. Residential-One B (R-1B)
 - e. Residential-One C (R-1C)
 - f. Residential-Two (R-2)
 - g. Residential-Three (R-3)
 - h. Residential-Three A (R-3A)
 - i. Residential-Four (R-4)

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

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Single-family dwelling	X	X	X	X	X	X	X		
Two-family dwelling or duplex						X	X	X	
Multi-family dwelling or townhome							X	X	
Multi-family dwelling (20 dwelling units to 50 dwelling units per acre).									X
Religious Assemblies and related uses, parish house and/or parsonage.							X	X	X
Private nonprofit museum							X	X	X
Parochial or private schools. Not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults.							X	X	X
Colleges; not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults.									X

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
State licensed daycare or large day –care home or preschool or nursery.							X	X	X
Group Home for up to 8 aged persons not located within 750 ft of another such group home; state licensed group home for up to 8 developmentally disabled persons not located within 750 ft of another such group home; state licensed group home for up to 8 mentally ill persons not located within 750 ft of another such group home or group home for the aged or developmentally disabled persons.	X	X	X	X	X	X	X	X	X
Public park, Class I public recreation facilities.	X	X	X	X	X	X	X	X	X
Class II public recreation facility							X	X	X
Homes for the aged and nursing homes							X	X	X
Hospital, nursing homes and clinics but not including institutions exclusively for the mentally disturbed, or for contagious or infectious diseases.									X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X	X	X	X	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X	X	X	X	X	X	X

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

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Private garage, mini structure, storage shed	X	X	X	X	X	X	X	X	X
Private greenhouse and nursery, noncommercial conservatory for plants and flowers.	X								
Private poultry house and pigeon coop with no more than 400 square feet of floor area; private rabbit and chinchilla hut with no more than 100 square feet of floor area.	X								
Private building or kennel for housing dogs, cats and similar domestic pets. ¹	X	X	X	X	X	X	X	X	
Private stable and/or barn for keeping horses, cattle, sheep, goats or other similar domesticated animals. See general requirements below.	X								
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupation Section of the Zoning Resolution have been met.	X	X	X	X	X	X	X		

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Accessory Uses per the Accessory Use Section of the Zoning Resolution.	X	X	X	X	X	X	X	X	X
Commercial service activities, which are accessory to the main use of the building ²									X

¹ But not including horses, cattle, sheep, goats, chickens, ducks, geese or other fowl. The maximum total number of dogs, cats and similar domestic pets which may be kept shall be 3. Offspring of domestic pets may be kept until weaned.

² May be conducted, provided said use is contained within the main building. Cafeterias, offices, studios and personal services such as beauty parlors, barber shops, laundry pick-up stations and pharmacies may be conducted. However, the sum total of commercial uses may not exceed more than 10 percent of the floor area of any single building or structure. The entrance to any such accessory business will be from inside the building. Such accessory use is one which:

- a. Is subordinate to and serves the principal building or principal use.
- b. Is subordinate in area, extent, or purpose to the principal building or principal use served.
- c. Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served.
- d. Is located on the same lot as the principal building or principal use served.

D. Special Uses (3-26-13)

The following uses shall be permitted only upon review by the Planning Commission and approval by Board of County Commissioners: (orig. 3-26-13; am. 7-17-18)

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Religious Assemblies and related uses, parish house and/or parsonage.	X	X	X	X		X			
Private nonprofit museum	X	X	X	X		X			
Cable Television reception station	X	X	X	X	X	X	X	X	X
Water supply reservoir and irrigation canal	X	X	X	X	X	X	X	X	
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X	X	X	X	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X	X	X	X	X	X	X

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Group home for the aged, group home for the developmentally disabled, group home for the mentally ill persons, licensed or certified by the state if applicable, in which 9 or more residents who are not legally related live and cook together as a single housekeeper unit, where such home is not located within 750 ft of another similar type home, licensed or certified by the state if applicable.	X		X	X	X	X	X	X	X
State licensed daycare center or preschool or nursery	X	X	X	X	X	X			
Parochial or private schools. Not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults. Exceptions listed above shall not preclude home occupations authorized by the Board of Adjustment or the Home Occupations Section of this Zoning Resolution.	X	X	X	X	X	X			
Home for social rehabilitation or adjustment for up to 10 residents plus staff, not located within 750 ft. of another similar facility.							X		
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X	X		X	X	X	X
Class I or II commercial recreational facility. Class II public recreational facility.	X	X	X	X		X	X	X	X

E. Lot and Building Standards (orig. 3-26-13; am. 7-17-18; am. 5-10-22)

Districts	Front Setback		
	Primary Structure/ Garages (attached or detached)	Adjacent to Arterial	All Other Accessory Structures
R-1	20 ft.	30 ft.	Housing Livestock – 100 ft. All Other Accessory Structure – 50 ft.
R-1A	20 ft.	30 ft.	50 ft.
R-1B	20 ft.	30 ft.	50 ft.
R-1C	12 ft. (living space) 20 ft. (garage)	18 ft. (living space) 30 ft. (garage)	30 ft.
R-2	20 ft.	30 ft.	20 ft.

Districts	Front Setback		
	Primary Structure/ Garages (attached or detached)	Adjacent to Arterial	All Other Accessory Structures
R-3	20 ft.	30 ft.	50 ft.
R-3A	20 ft.	30 ft.	50 ft.
R-4	40 ft.	40 ft.	40 ft.
RR-1/4	20 ft.	20 ft.	20 ft.
RR-1/2	30 ft.	30 ft.	30 ft.
RR-1	30 ft.	30 ft.	30 ft.
RR-2	30 ft.	30 ft.	30 ft.
RR-5	50 ft.	50 ft.	50 ft.
RR-10	75 ft.	75 ft.	75 ft.

Districts	Side Setback ¹		
	All Structures	Adjacent to local/collector	Adjacent to arterial
R-1	5 ft. min (15 ft. total) ² Housing Livestock – 15 ft.	20 ft.	30 ft
R-1A	5 ft. min (15 ft. total) ²	20 ft.	30 ft.
R-1B	5 ft.	20 ft.	30 ft.
R-1C	5 ft.	15 ft.	20 ft.
R-2	5 ft. min (15 ft. total) ²	20 ft.	30 ft.
R-3	5 ft. ³	20 ft	30 ft.
R-3A	5 ft. ³	20 ft.	30 ft.
R-4	30 ft.	30 ft.	30ft.
RR-1/4	10 ft.	20 ft.	20 ft.
RR-1/2	20 ft.	30 ft.	30 ft.
RR-1	30 ft.	30 ft.	30 ft.
RR-2	30 ft.	30 ft.	30 ft.
RR-5	50 ft.	50 ft.	50 ft.
RR-10	50 ft.	75 ft.	75 ft.

¹For a two-family dwelling, no side setback shall be required where there is a common wall shared between buildings on adjacent lots.

² Each side setback must be a minimum of 5 feet, and both side setbacks added together must equal 15 feet or more.

³ The minimum side setback for a single-family dwelling, two-family dwelling, duplex, townhome, or multi-family dwelling with 1 story, shall be 5 feet on each side. The minimum side setback for any other main building shall be 10 feet on each side.

Districts	Rear Setback					
	Single-Family	Two-Family or Duplex	Townhome	Multi-Family	Other Main Building	Detached Garage or Other Accessory Structure
R-1	5 ft.	n/a	n/a	n/a	5 ft.	5 ft.
R-1A	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
R-1B	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
R-1C	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
R-2	5 ft.	5 ft.	n/a	n/a	5 ft.	5 ft.
R-3	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.	5 ft.
R-3A	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
R-4	n/a	n/a	n/a	30 ft.	30 ft.	30 ft.
RR-1/4	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
RR-1/2	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
RR-1	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
RR-2	30 ft.	n/a	n/a	n/a	30 ft.	30 ft.
RR-5	50 ft.	n/a	n/a	n/a	50 ft.	50 ft.
RR-10	50 ft.	n/a	n/a	n/a	50 ft.	50 ft.

Districts	Building Separation		Building Height		
	Between Townhome or Multi-family Groups	From Building on Adjacent Lot	Primary Structure	Multi-Family Structure	All Other Accessory Structure ¹
R-1	n/a	n/a	35 ft.	n/a	25 ft.
R-1A	n/a	15 ft.	35 ft.	n/a	25 ft.
R-1B	n/a	n/a	35 ft.	n/a	25 ft.
R-1C	n/a	n/a	30 ft.	n/a	25 ft.
R-2	n/a	15 ft.	35 ft.	n/a	25 ft.
R-3	25 ft.	n/a	35 ft.	45 ft.	25 ft.
R-3A	25 ft.	n/a	35 ft.	45 ft.	25 ft.
R-4	30 ft. ²	n/a	80 ft.	80 ft.	25 ft.
RR-1/4	n/a	n/a	35 ft.	n/a	25 ft.
RR-1/2	n/a	n/a	35ft	n/a	25 ft.
RR-1	n/a	n/a	35 ft.	n/a	25 ft.
RR-2	n/a	n/a	35 ft.	n/a	25 ft.
RR-5	n/a	n/a	35 ft.	n/a	25 ft.
RR-10	n/a	n/a	35 ft.	n/a	25 ft.

¹ No such building shall exceed the lesser of the height indicated or the height of the primary structure.

Districts	Lot Size				
	Single-Family Dwelling	Two-Family Dwelling	Duplex	Townhome	Multi-Family
R-1	12,500 s.f.	n/a	n/a	n/a	n/a
R-1A	9,000 s.f.	n/a	n/a	n/a	n/a
R-1B	7,500 s.f.	n/a	n/a	n/a	n/a
R-1C	4,500 s.f.	n/a	n/a	n/a	n/a
R-2	9,000 s.f.	12,500 s.f. min. develop area and 5,000 s.f. min lot area per unit	12,500 s.f.	n/a	n/a

Districts	Lot Size				
	Single-Family Dwelling	Two-Family Dwelling	Duplex	Townhome	Multi-Family
R-3	7,500 s.f.	3,000 s.f. min. develop area and 1,500 s.f. min lot area per unit	9,000 s.f.	12,500 s.f. min. develop area and 2,000 s.f. min lot area per unit	12,500 s.f. min. develop area and 2,000 s.f. min lot area per unit
R-3A	n/a	4,000 s.f. min. develop area and 2,000 s.f. Min lot area per unit	12,500 s.f.	4,000 s.f. min. develop area and 2,000 s.f. Min lot area per unit	12,500 s.f. min. develop area and 3,000 s.f. min lot area per unit
R-4	n/a	n/a	n/a	n/a	1 acre min develop area and 850 s.f. Min lot area per unit
RR-1/4	¼ acre (10,890 s.f.)	n/a	n/a	n/a	n/a
RR-1/2	½ acre (27,180 s.f.)	n/a	n/a	n/a	n/a
RR-1	1 acre (43,560 s.f.)	n/a	n/a	n/a	n/a
RR-2	2 acres (87,120 s.f.)	n/a	n/a	n/a	n/a
RR-5	5 acres (217,800 s.f.)	n/a	n/a	n/a	n/a
RR-10	10 acres (435,600 s.f.)	n/a	n/a	n/a	n/a

F. Fences

1. Maximum fence height: 6 feet. (orig. 3-26-13)
2. No fence more than 42 inches in height of any type shall be permitted within the front setback line and the front lot line. (orig. 3-26-13)
3. No barbed wired or electric fence shall be permitted in this zone district. (orig. 3-26-13)
4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig. 3-26-13)

G. General Requirements

1. Corner lots must comply with the vision clearance triangle requirements. (orig. 3-26-13; am.7-17-18)
2. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig. 3-26-13)

H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and shall conform to the side and rear setback requirements of a dwelling. (orig. 3-26-13)
2. Stallions and bulls shall be kept in a pen, corral or run area enclosed by a 6-foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig. 3-26-13)
3. Where allowed the keeping of horses, cattle, sheep, goats, or other similar domesticated animals shall be kept in a fenced area. The total number of animals, listed above, is limited as follows. (orig. 3-26-13)

The minimum square footage of open lot area available to the animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre; except that offspring of animals on the property may be kept until weaned. (orig. 3-26-13; am. 7-17-18)

MAPS

Legal DescriptionStreet Location of Property: 14880 West 58th Avenue

Is there an existing structure at this address?

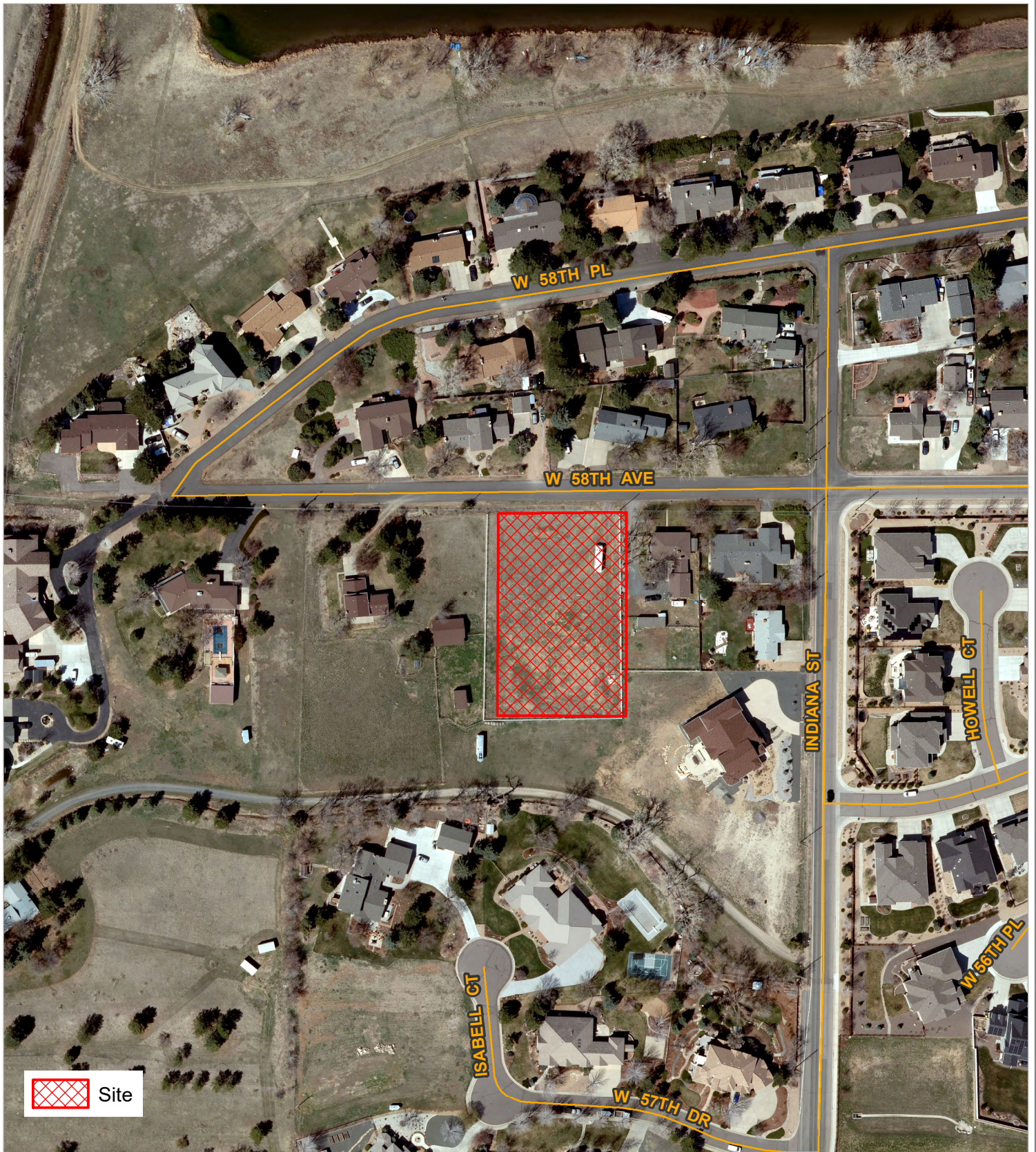
Yes No X

Type the legal description and address below.

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST 58TH AVENUE, AS SHOWN ON THE PLAT OF CAR-O-MOR HEIGHTS, JEFFERSON COUNTY RECORDS, WHICH POINT IS NORTH 89°48' WEST A DISTANCE OF 230 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND IS THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1257 AT PAGE 560, JEFFERSON COUNTY RECORDS;
 THENCE CONTINUING NORTH 89°48' WEST, ALONG SAID NORTH LINE, 167.5 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2125 AT PAGE 231, JEFFERSON COUNTY RECORDS;
 THENCE SOUTH 01°30' WEST ALONG THE EAST LINE OF SAID TRACT IN BOOK 2125 AT PAGE 231, A DISTANCE OF 260.0 FEET;
 THENCE SOUTH 89°48' EAST, 175 FEET, MORE OR LESS, TO THE WEST LINE EXTENDED SOUTH OF SAID TRACT IN BOOK 1257 AT PAGE 560;
 THENCE NORTHERLY ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED SOUTH, A DISTANCE OF 260 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,
 COUNTY OF JEFFERSON, STATE OF COLORADO.

Section 12 Township 5 3 S. Range 70 W.Calculated Acreage 1.02 Acres Checked by: Kendell CourtAddress Assigned (or verified): 14880 West 58th Avenue



Case Number: 25-106293RZ
Location: Section 12, T3S, R70W



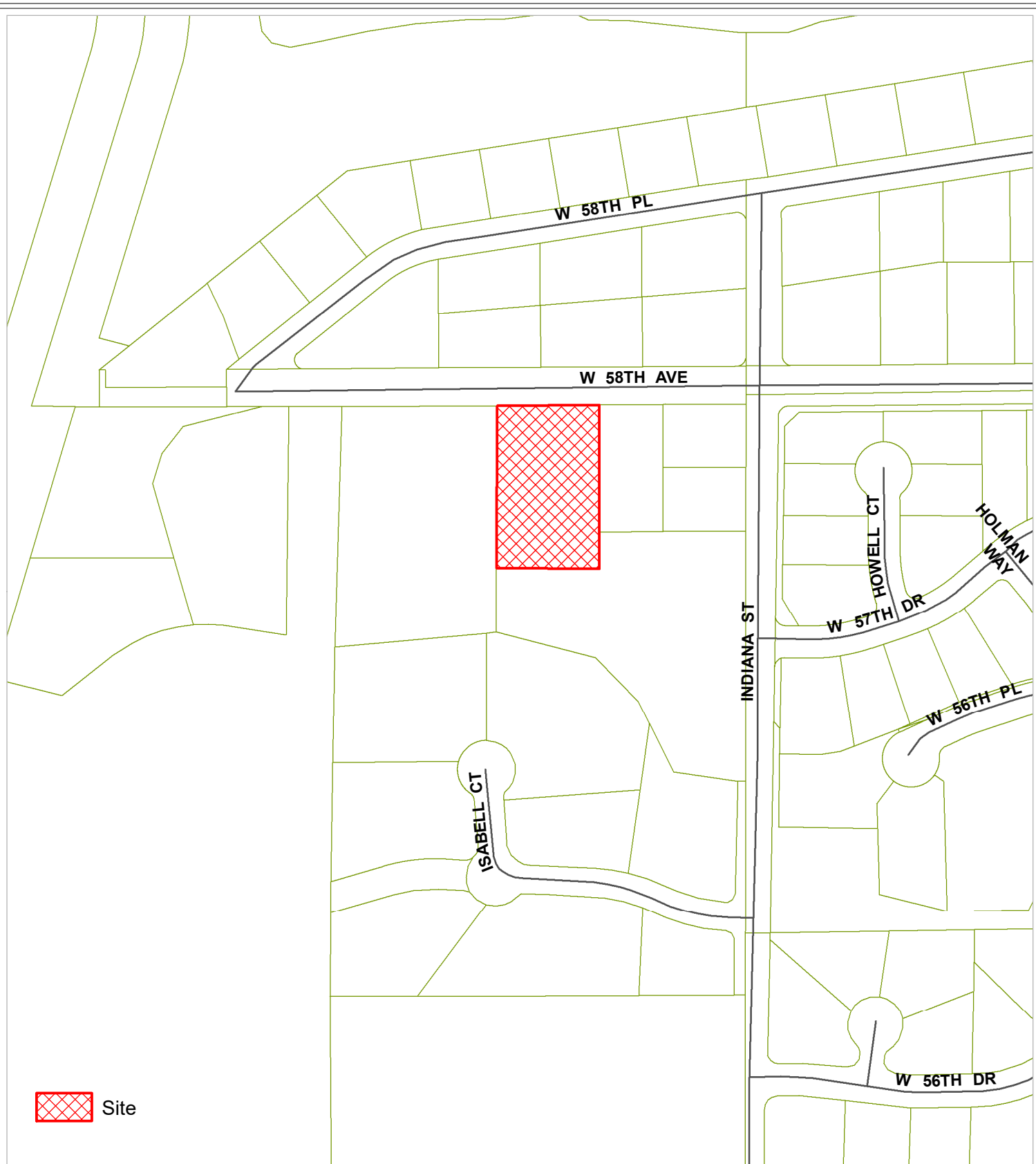
JEFFERSON
 COUNTY COLORADO

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0 100 200

400 Feet



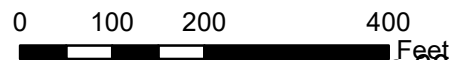


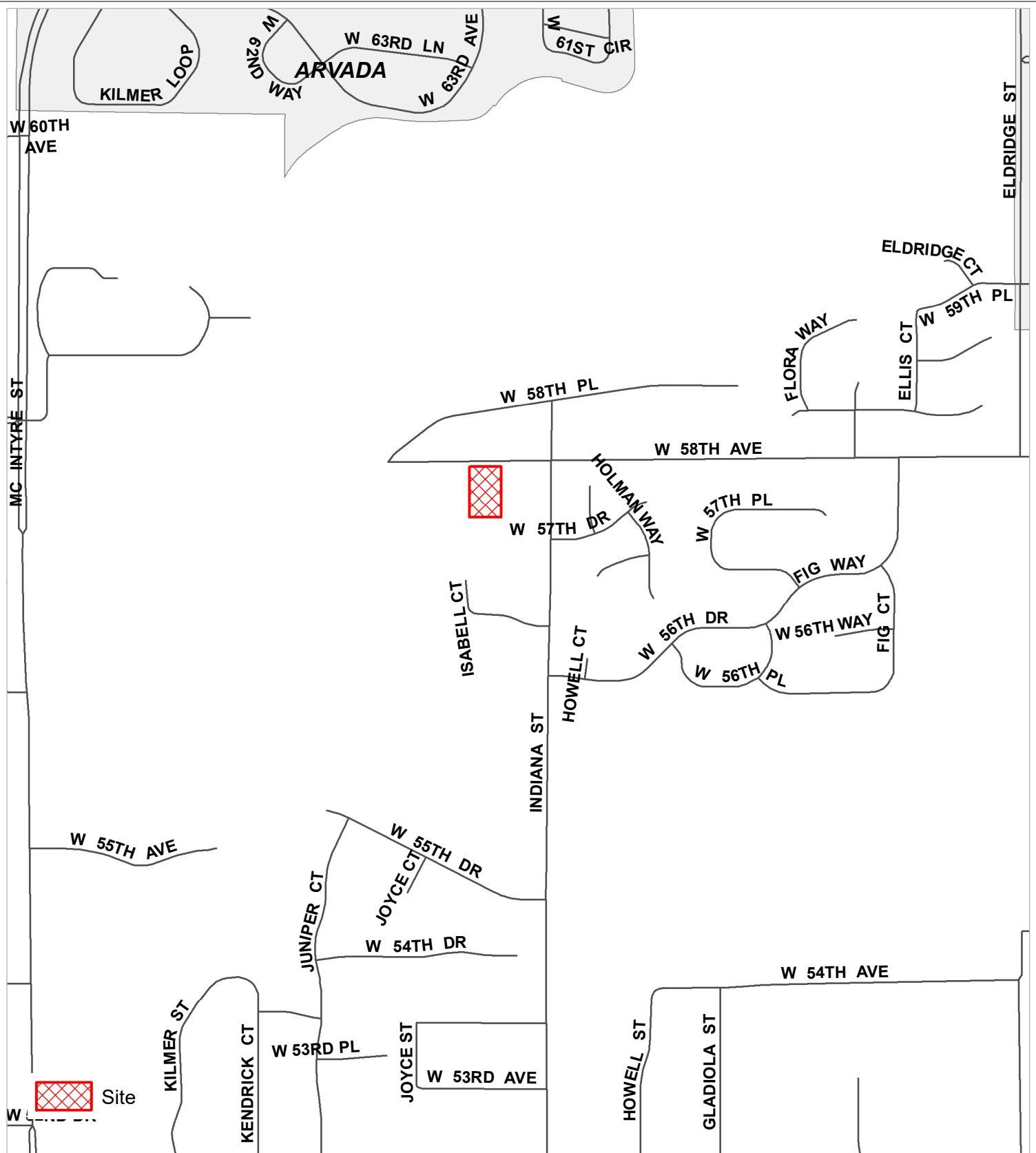
Case Number: 25-106293RZ
Location: Section 12, T3S, R70W



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Case Number: 25-106293RZ
Location: Section 12, T3S, R70W

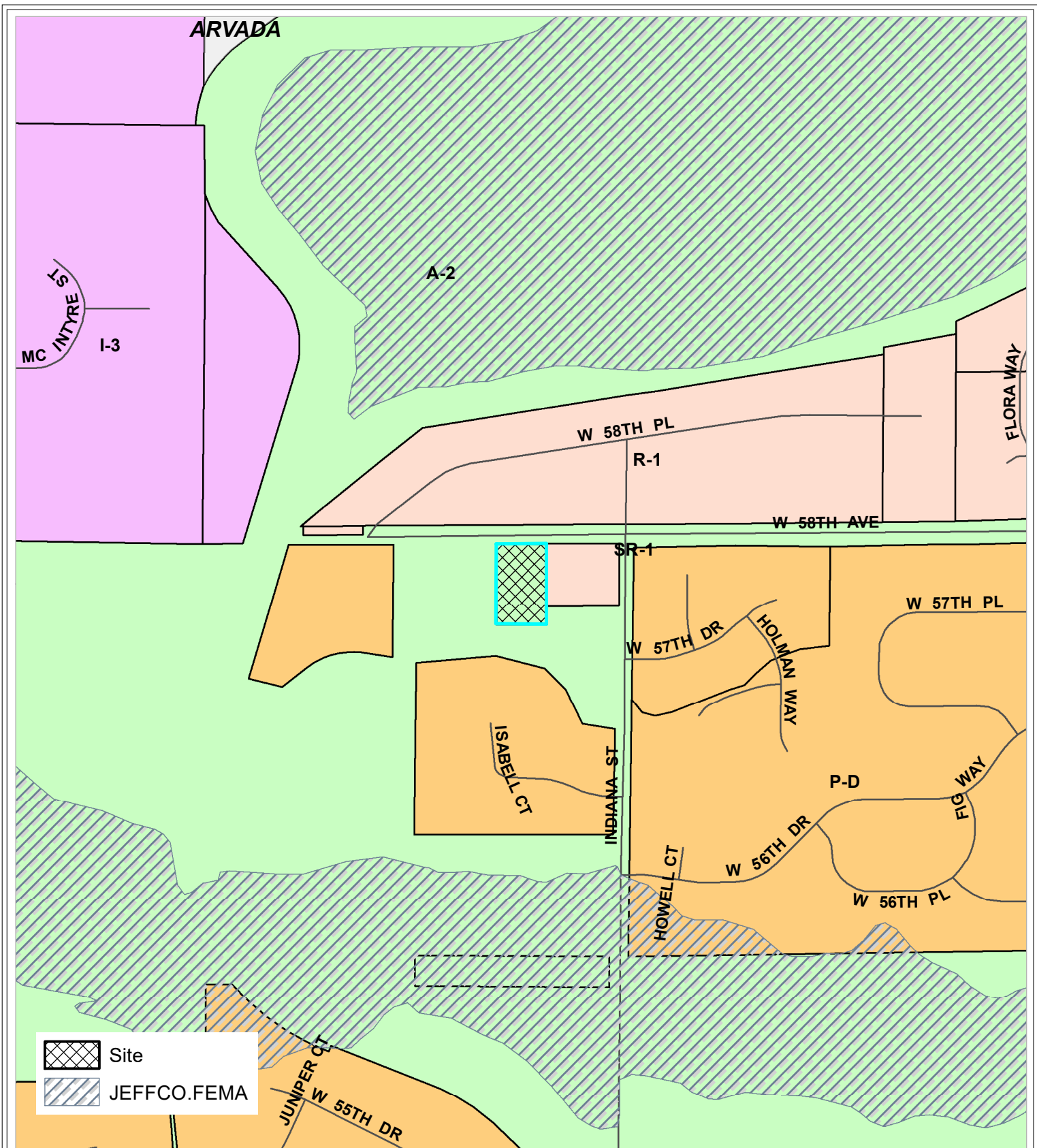


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0 325 650 1,300 Feet





Case Number: 25-106293RZ

Location: Section 12, T3S, R70W



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0 200 400 800 Feet

COMMUNITY MEETING SUMMARY

COMMUNITY MEETING SUMMARY

Case Number

25-101935CMT

Meeting Date

2.18.2025

Approx. # of Citizens

2

Signed in
Meeting Location

Teams (Virtual)

Subject Property

14880 W 58th Ave

Property Owner

Michille and Sean Williams

Applicant/Representative

Self

Summary of the Applicant's Presentation

Presentation is in the case folder.

Staff gave presentation, applicants explained what they are trying to do with the property. the draft official development plan was displayed on screen.

Applicant explained that they are rezoning to R-1 to better align with the surrounding neighborhood in that there are only a few A-2 zoned lots in the area, that they are trying to have more space to build because the A-2 setbacks are too much for the size of their lot.

Information Presented/Format of the Meeting

Staff shared the draft ODP supplied by the applicant and the applicant gave a verbal presentation on the intent of the rezoning.

Overall Impression/Tone of Meeting

The applicants thoroughly covered their application and respectfully answered all community questions. The tone was generally civil.

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

one neighbor asked about the applicants previous attempt to go through a county process and how this application was different - the applicant explained that they tried to go to the Board of Adjustment to get a variance for reduced setbacks and that they ultimately denied their application due to a lack of hardship. they explained that it was actually the board of adjustment that suggested they go through a rezoning process.

neighbor asked why they had their lot up for sale recently and how it tied into this request

-the applicant responded that after their variance was denied they thought they might just sell the lot and move on, they had listed it for a lower price and got offers, recently they raised the price to see if anybody would make an offer.

neighbor asked if the plans were still to build a house and garage

-applicant responded that there are no plans set in stone, just trying to get through this process but would like to build a single family home

neighbor heard talk about building a quad or duplex- is that still the plan?

-applicants provided that it was never the plan to build a duplex/multi-family home and that it is not allowed in either zoning (A-2 or R-1) staff confirmed that it would not be allowed. the neighbor would be concerned with a quad/duplex/multi-family housing

there was some discussion on maximum lot size, and Comprehensive Plan recommendations

REFERRAL COMMENTS

ADDRESSING

MEMO

To: Jamie Hartig
FROM: Christine Derby
SUBJECT: 25-106293RZ 14880 West 58th Avenue
DATE: April 21, 2025

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to request Rezoning from Agricultural-Two (A-2) to Planned Development (PD), with Residential-One (R-1) standards.
2. Access is off West 58th Avenue.
3. There is a valid existing address, 14880 West 58th Avenue, in the addressing database. This address will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.



April 25, 2025

Jamie Hartig
Case Manager
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80403

Dear Jamie,

The Arvada Fire Protection District (AFPD) has reviewed referral 25-106293RZ, located at 14880 W 58th Ave. for compliance with the 2018 International Fire Code (IFC) as adopted by Jefferson County; and the 2018 IFC as adopted and amended by the Arvada Fire Protection District. The AFPD has no comments specific to the rezoning of this property. When the site is developed to have a structure constructed the following comments may apply and will be dependent on the location of the structure on the site in relation to fire apparatus access and water supplies, therefore the comments below are general in nature.

General

1. This parcel is currently within the jurisdictional boundaries of the Arvada Fire Protection District (AFPD). The fire protection services for this parcel are provided primarily by AFPD Fire Station #60 located at 4755 Isabelle St.
2. Should any buildings or structures be built on the lots in the future, additional fire code requirements may apply. These may include, but are not limited to, fire apparatus access roads, fire hydrants, and/or fire sprinkler systems. AFPD shall receive a site plan to review for code compliance with the adopted fire code at the time of future submittals.
3. A new statewide Wildland Urban Interface (WUI) fire code will be in effect in the fall of 2025 and this project may be required to comply with the new regulations.

Utilities

1. The minimum fire-flow as determined by the AFPD shall be provided by the fixed-water distribution system. Fire-flow is calculated using the total floor area of all floors within the exterior walls of the largest building and the construction type. Reduction in required fire-flow is allowed with installation of an approved fire sprinkler system and as approved by the AFPD.
2. Provide a layout of proposed and/or existing fire hydrants for review to ensure compliance with the adopted fire codes.

Fire Apparatus Access Roads

1. The minimum width of the fire apparatus access roads shall be a clear and unobstructed 24 feet for building heights less than 30 feet. For building heights that exceed 30 feet in height, a 26-foot fire apparatus access road will be required.
2. Fire apparatus access roads shall be provided with an approved all-weather surface (concrete or asphalt). Access roads shall be capable of supporting an imposed load of 85,000 pounds.
3. The fire apparatus access roads shall provide a minimum inside turning radius and an outside turning radius sufficient to allow navigation of AFPD apparatus and allow effective fire suppression operations. A turning analysis of the site shall be provided and indicate that access throughout the site will accommodate AFPD



ARVADA FIRE

Tower 56. Specifications for Tower 56 must be shown on the analysis plan sheet. The developer or representative shall contact the AFPD Fire Marshal's Office for apparatus dimensions for use in the turning analysis.

4. A residential fire sprinkler system may be required to be installed if the entire perimeter of the structure cannot be accessed within 150 feet of the fire apparatus access road (W. 58th Ave).

Sincerely,

Steven Parker, EFO, FM
Fire Marshal
Arvada Fire Protection District
Direct: 303-403-0477
E-Mail: steven.parker@arvadafireco.gov

Memorandum

To: Jamie Hartig
Planner

From: Patrick O'Connell
Engineering Geologist

Date: April 30, 2025

Re: 14880 W 58th Ave, Case No. 25-106293RZ

I reviewed the submitted documents for this rezoning. I have the following comment.

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

From: AUTOMAILER@JEFFCO.US
Sent: Thursday, April 24, 2025 11:05 AM
To: Jamie Hartig
Cc: Ross Klopf
Subject: 25 106293 RZ - Agency Response

Follow Up Flag: Follow up
Flag Status: Flagged

Case Number: 25 106293 RZ

Case Type: Rezoning

Case Name: 14880 W 58Th AVE

Review: Engineer (Development Review)

Results: Complete

Review Comments: No issues with the rezoning case. The completion of the subdivision plat process in accordance with the Land Development Regulation will be required to be completed prior to lot sale and/or construction of the second home on the property.

Scheduled End Date: 28-APR-25

Reviewer: Ross Klopf

Description: Rezoning from Agricultural-Two (A-2) to Planed Development (PD), with Residential-One (R-1) underlying standards.

From: Planning Shared Mailbox <planningshared@cityofgolden.net>
Sent: Monday, April 21, 2025 1:03 PM
To: Jamie Hartig
Cc: Planning Shared Mailbox
Subject: --{EXTERNAL}-- RE: 25-106293RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Hi Jamie,

Thank you for the opportunity to review, Golden Planning has no comments.

Thank you,

Stefi

From: AUTOMAILER@JEFFCO.US <AUTOMAILER@JEFFCO.US>
Sent: Monday, April 7, 2025 5:01 PM
To: RSMETANA@ARVADA.ORG; Planning Shared Mailbox <planningshared@cityofgolden.net>;
REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ASUMMERS@DRCOG.ORG;
GCHIAPELLA@DRCOG.ORG; WENDY@NTMWATER.ORG; BART@NTMWATER.ORG;
IOANA.COMANICIU@STATE.CO.US; FHL.GM.MIKE@GMAIL.COM; ZONING@CI.WHEATRIDGE.CO.US;
JEFFG@APEXPRD.ORG; STEVEN.PARKER@ARVADAFIRECO.GOV; SCOTT.PLUMER@ARVADAFIRECO.GOV
Cc: JHARTIG@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US
Subject: 25-106293RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning



ELECTRONIC REFERRAL

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

Case Number: 25-106293 RZ
Case Type: Rezoning
Case Name: 14880 W 58Th AVE
Address: 14880 58Th AVE
Description: Rezoning from Agricultural-Two (A-2) to Planed Development (PD), with Residential-One (R-1) underlying standards.
Case Manager: Jamie Hartig
Case Manager Contact Information: jhartig@co.jefferson.co.us 303-271-8767
Comments Due: 28-APR-25

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



Jefferson County encrypted email system

If you received this disclaimer all email between Jefferson County and your organization is TLS encrypted.

Jefferson County Colorado

LONG RANGE REVIEW MEMO

Date: April 29, 2025
 To: Jamie Hartig
 From: Sara Kohles
 Case number: 25-106293RZ
 Address/AIN: 14880 W 58th Ave
 Purpose: To rezone from A-2 to a PD following R-1 with a maximum of two dwelling units.

Applicable Comprehensive Master Plan Sections

<u>Land Use</u>	<u>Physical Constraints</u>	<u>Community Resources</u>	<u>Infrastructure, Water & Services</u>	<u>Area Plan</u>
<u>All Development</u>	<u>General</u>	<u>Historic Resources</u>	<u>Transportation</u>	<u>North Plains</u>
<u>Business and Industry</u>	<u>Geologic Hazards</u>	<u>Visual Resources</u>	<u>Water and Wastewater</u>	<u>Central Plains</u>
<u>Housing</u>	<u>Floodplains</u>	<u>Air, Light, Odor, and Noise</u>	<u>Water Storage</u>	<u>South Plains</u>
<u>Mixed-Use</u>	<u>Wildfire</u>	<u>Open Space</u>	<u>Other Utilities</u>	<u>North Mountains</u>
<u>Community Uses</u>	<u>Radiation</u>	<u>Recreation and Trails</u>	<u>Services</u>	<u>Central Mountains</u>
<u>Livestock</u>	<u>Landfills</u>	<u>Recreation and Tourism</u>	<u>Special Districts</u>	<u>Evergreen</u>
<u>Renewable & Alternative Energy</u>	<u>Mines</u>			<u>Indian Hills</u>
<u>Extractive Resources</u>	<u>Wildlife & Vegetation</u>			<u>Conifer/285</u>
<u>Solid Wastes and Hazardous Materials</u>				
<u>Activity Centers</u>				
<u>Site Design</u>				

Key Points:

- The proposal is in conformance with the applicable sections of the CMP.

- The applicant should keep themselves informed of upcoming regulation updates regarding the Wildland Urban Interface (WUI). More information is below.
- The County should get a response from Arvada Fire to confirm services to this property.

Land Use

- This property is located in the North Plains Area Plan and is recommended for 2 dwelling units per acre. The property is currently zoned A-2, but is only 1.02 acres, so would not meet the current 10-acre minimum lot size of A-2. The proposal is to rezone to a PD following the R-1 zone district with a maximum of 2 dwelling units. This proposal does meet the residential density recommendation of the CMP.
- Ensure compatibility of New Development with the surrounding existing and allowable land uses. (CMP p. 19). This proposal would be compatible with the surrounding area as the surrounding properties are zoned for residential uses.
- When there is a variety of surrounding densities and types, density should be carefully planned using transitional lot sizes or graduating density that also incorporates setbacks and buffers. An average of the surrounding densities should not be used solely as the basis for a specific density recommendation. (CMP p. 24). This proposal would allow for a transition between the existing R-1 to the north and east, to the A-2 to the west and south.

Physical Constraints

- There are no geologic hazards or floodplains on the property.
- There are no slopes over 30% on the property.
- There are no mapped wetlands on the property.
- This property is not in the current Wildland Urban Interface area as defined in the Zoning Resolution. In the updated Jefferson County Community Wildfire Protection Plan (CWPP), this property is within the WUI Boundary in the Interface perimeter. While no additional regulations apply to this property at this time, the County will be proposing updates the WUI regulations based on the new WUI Boundary map over the next year. There may be proposed regulations for this area. The applicant should be aware of the potential changes and keep informed about the process by signing up for Planning & Zoning Regulation Updates through [Notify Me](#).
- There is no significant wildlife habitat on the property.

Community Resources

- There are no historic resources identified on this property in the Historic Points and Districts layer. There are no structures over 50 years old on the property. If during the process any historic resources are discovered on the site, the applicant should contact the Jefferson County Historical Commission (JCHC) at jchcchair@jeffco.us.
- This property is not within any visually sensitive areas.
- The proposed uses will not have major impacts to air, light, odor and noise.
- No trails are proposed in this area.
- No open space will be impacted by the proposal.

Infrastructure, Water, & Services

- Comments from County engineers should be followed regarding transportation network studies and/or infrastructure improvements.
- No bicycle improvements are needed to W 58th Ave as shown in the Jefferson County Bicycle Plan.
- A letter from North Table Mountain Water and Sanitation District was provided stating that water and sewer is available and that this property is eligible for this service as long as certain provisions are met.
- A letter from Fairmount Fire Protection District was provided stating that this property is protected by the district. However, Fairmount Fire has since merged with Arvada Fire. The County should make sure to get a response from Arvada Fire to confirm services to this property.



January 13, 2025

Jefferson County Planning Department
Foothills Office Park
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

RE: 14880 W 58th Avenue, Jefferson County

Jefferson County:

The North Table Mountain Water and Sanitation District (NTM) reviewed the referral for the referenced property. NTM has the following comments:

- The sanitary sewer main in 58th Avenue must be extended to serve this property.
- The property owner/developer is responsible for designing and constructing the sewer main extension.
- The sewer main construction drawings, provided by the owner/developer, must be submitted to NTM and approved prior to construction.
- If the lot is subdivided, each lot must have a separate water and sewer tap and must have direct frontage on the water and sewer main. Service lines are not permitted to cross property lines.

If you have questions or need additional information, please do not hesitate to contact me.

Sincerely,

Wendy M Weiman, P.E.
Project Engineer
North Table Mountain Water and Sanitation District

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, April 16, 2025 2:39 PM
To: Jamie Hartig
Cc: Elizabeth Stoner
Subject: 25 106293 RZ - Agency Response

Follow Up Flag: Follow up
Flag Status: Flagged

Case Number: 25 106293 RZ

Case Type: Rezoning

Case Name: 14880 W 58Th AVE

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 28-APR-25

Reviewer: Elizabeth Stoner

Description: Rezoning from Agricultural-Two (A-2) to Planed Development (PD), with Residential-One (R-1) underlying standards.

Sean C Williams & Michelle L Williams Official Development Plan

Spell these out.

Rezoning Case # ~~TBD~~

25-106293RZ

A. Intent

The purpose of rezoning the property at 14880 W 58th Ave Golden CO 80403 is to rezone from ~~A2~~ to R1 to allow for use of more square footage of the property for residential development.

B. Written Restrictions

All of the uses and standards of the Residential One Section ~~30 page 4~~ of the Zoning Resolution shall apply to the property as shown on the graphic attached as Exhibit A and the legal description attached as Exhibit B with the following modifications:

1. Maximum number of dwelling units: 2

lots

Approved for Recording:

The Official development Plan, titled Sean C. Williams & Michelle L Williams Official Development Plan, was approved the _____ day of _____ 202____; by the Board of County Commissioners, of the County of Jefferson, state of Colorado and is Approved for recording.

The owners of the property, at the time of approval are Sean C. Williams & Michelle L Williams.

By: Jefferson County Planning & Zoning Director

Signature_____

Date:_____

To: Jefferson County Planning & Zoning



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

April 14, 2025

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

Attn: Jamie Hartig

Re: 14880 58Th Ave, Case # 25-106293RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **14880 58Th Ave Rezone**.

Please be advised that Public Service Company has existing natural gas and overhead electric distribution facilities along West 58th Avenue. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

MEMO

TO: Jamie Hartig
Jefferson County Planning and Zoning Division

FROM: Urszula Tyl
Jefferson County Environmental Health Services Division

DATE: April 18, 2025

SUBJECT: Case #25-106293 RZ
Sean Williams
14880 W 58th Ave

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

PROPOSAL SUMMARY

Rezoning from Agricultural-Two (A-2) to Planed Development (PD), with Residential-One (R-1) underlying standards.

COMMENTS

Jefferson County Public Health has provided comments for the pre-application process on January 14, 2025. We reviewed the documents submitted by the applicant for this rezoning process and have the following comments:

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

REZONING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	1/14/2025	Submit a will serve letter from the Water and Sanitation District indicating public water and sewer can be provided to the proposed development in accordance with the Land Development Regulation (LDR) 21 and 22.	Water/Wastewater
✓	4/18/25	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30.	Environmental Site Assessment

WATER AND SANITATION (LDR 21 & 22)

The North Table Mountain Water and Sanitation District provided a letter dated September 20, 2024, stating public water and sewer services are available to the proposed development.

ENVIRONMENTAL ASSESSMENT (LDR 30)

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

Should stained or discolored soil or contaminated groundwater be encountered during construction and excavation of this area, the contractor must cease operations and contact a professional engineer licensed in Colorado or equivalent expert to further evaluate the soil and/or groundwater conditions, the nature and extent of the contamination, and determine the proper remediation and disposal of the contaminated material. The contractor must contact the CDPHE, Hazardous Materials and Waste Management Division at 303.692.3320

AIR

Land development activities that are less than 25 contiguous acres and less than 6 months in duration are exempt from permitting and do not need to report air emissions to the Air Pollution Control Division. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site. If confirmed, a notice of violation will be issued with appropriate enforcement action taken by the State.

Please be advised that a vehicle tracking pad or equivalent should be placed at egress points to prevent off property transport of materials during construction.

RADON

As of January 2019, to address the health hazard associated with radiation from radon gas, all new residential construction in Jefferson County must have a radon mitigation system installed in accordance with the Land Development Regulation Section 27 and the International Residential Code, Appendix F.

LANDSCAPING

Landscaping plans should include appropriate water conservation measures. The use of native plant species and/or xeriscaping is strongly encouraged to minimize water quality impacts in the area.

NOISE

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

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

Colorado Revised Statute 25-12-103 classifies noise that exceeds the maximum permissible noise level as a public nuisance, which is a civil matter between the property owner and the complainant. Please note: JCPH and the Colorado Department of Public Health and Environment do not enforce noise complaint nuisances.

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by

Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all local, state, and federal regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

NOTIFICATION SUMMARY

+

PUBLIC / HOA COMMENTS

Owner	Mail Address	Mail Loc	Mail Zip
CURRENT RESIDENT	9685 W 89TH WAY	WESTMINSTER, CO	80021
FARMERS HIGH LINE CANAL AND RESERVOIR CO	8399 W 89TH AVE	WESTMINSTER, CO	80021
JANET B SAXON TRUST	14820 W 58TH AVE	GOLDEN, CO	80403
CURRENT RESIDENT	14810 W 58TH AVE	GOLDEN, CO	80403
CURRENT RESIDENT	5785 INDIANA ST	GOLDEN, CO	80403
CURRENT RESIDENT	5715 INDIANA ST	GOLDEN, CO	80403
GILLIGAN FAMILY LTD PARTNERSHIP	5775 INDIANA ST	GOLDEN, CO	80403
DAVID J MORRISSEY REVOCABLE LIVING TRUST	14960 W 58TH AVE	GOLDEN, CO	80403
HIDEWAY LAKE PROPERTIES INC	PO BOX 48	GOLDEN, CO	80402
CURRENT RESIDENT	14975 W 58TH AVE	GOLDEN, CO	80403
CURRENT RESIDENT	14935 W 58TH PL	GOLDEN, CO	80403
CURRENT RESIDENT	14915 W 58TH PLAC	GOLDEN, CO	80403
BUTLER FAMILY TRUST	980 SANTA ESTELLA	OLONA BEACH, CA	92075
AJ TRUST	14875 W 58TH PL	GOLDEN, CO	80403
CURRENT RESIDENT	14855 W 58TH PL	GOLDEN, CO	80403
CURRENT RESIDENT	14825 W 58TH PL	GOLDEN, CO	80403
CURRENT RESIDENT	14805 W 58TH PL	GOLDEN, CO	80403
CURRENT RESIDENT	80 ELMHURST WAY	EUREKA, MT	59917
CURRENT RESIDENT	14820 W 58TH PL	GOLDEN, CO	80403
CURRENT RESIDENT	14850 W 58TH PL	GOLDEN, CO	80403
14890 58TH TRUST	619 12TH ST	GOLDEN, CO	80401
CURRENT RESIDENT	14855 W 58TH AVE	GOLDEN, CO	80403
CURRENT RESIDENT	14815 W 58TH AVE	GOLDEN, CO	80403
CURRENT RESIDENT	9555 W 59TH AVE 318	ARVADA, CO	80004
CURRENT RESIDENT	14895 W 58TH AVE	GOLDEN, CO	80403
JEFFERSON COUNTY; JAMIE HARTIG	100 JEFFERSON COUNTY PKWY	GOLDEN, CO	80419
WEERSTRA LIVING TRUST	5736 ISABELL CT	GOLDEN, CO	80403
CURRENT RESIDENT	14887 W 57TH DR	GOLDEN, CO	80403
JOHN P FUNK LIVING TRUST	14837 W 57TH DR	GOLDEN, CO	80403
CURRENT RESIDENT	5747 ISABELL CT	GOLDEN, CO	80403
CURRENT RESIDENT	15020 W 58TH AVE	GOLDEN, CO	80403
CURRENT RESIDENT	15025 W 58TH AVE	GOLDEN, CO	80403
CURRENT RESIDENT	15055 W 58TH AVE	GOLDEN, CO	80403

CURRENT RESIDENT	14765 W 58TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	14795 W 58TH AVE	ARVADA, CO	80002
CURRENT RESIDENT	14790 W 58TH PL	ARVADA, CO	80004
DAIN FAMILY REVOCABLE TRUST	14795 W 58TH PL	ARVADA, CO	80004
CURRENT RESIDENT	14760 W 58TH PL	ARVADA, CO	80004
CANDLELIGHT CREST HOMEOWNERS ASSOCIATION	8120 SHERIDAN BLVD A200	ARVADA, CO	80003
CURRENT RESIDENT	5749 HOWELL CT	ARVADA, CO	80002
CURRENT RESIDENT	5759 HOWELL CT	GOLDEN, CO	80403
CURRENT RESIDENT	5779 HOWELL CT	GOLDEN, CO	80403
CURRENT RESIDENT	5799 HOWELL CT	GOLDEN, CO	80403
CURRENT RESIDENT	5798 HOWELL CT	ARVADA, CO	80002
VIB FAMILY TRUST	5758 HOWELL CT	ARVADA, CO	80403
CURRENT RESIDENT	14774 W 56TH PLAC	GOLDEN, CO	80403
CANDLELIGHT CREST HOMEOWNERS INC	5700 INDIANA ST	GOLDEN, CO	80403
HAWTHORNE FAMILY TRUST	14782 W 57TH DR	GOLDEN, CO	80403
CURRENT RESIDENT	14762 W 57TH DR	ARVADA, CO	80403
CURRENT RESIDENT	14742 W 57TH DR	ARVADA, CO	80002
CURRENT RESIDENT	5778 HOWELL CT	ARVADA, CO	80403

From the Jefferson County Assessor's Office
Home Owners Associations within 1 miles of 30-124-00-039

Subject Properties

Owner AIN/Parcel PIN/Schedt Mail Addre Property Address
WILLIAMS SEAN C 30-124-00- 300507659 9685 W 89' 14880 W 58TH AVE , GOLDEN, CO 80403

10 HOA within 1 miles of subject properties

HOA Name	Amanda RS Contact	Address Lin	Address Lin	Phone 1	Phone 2	Email Addr	License	Comments HOA	Hearing De	Board 1	Board 2	Board 3	Board 4	Board 5	Website	Area
Brookfield Acres Homeowners Association	1002514	c/o Paul Pr	15309 W 5'	GOLDEN, C	720308260	303886416	pp925847@	Last Updat: Y	Paul Prons: David Call	LeAnne Sta	Paul Prons: David Call	LeAnne Sta				
CANDLELIGHT FIRST SUBASSOCIATION	801171	C/O Dani E:	14901 E Ha		303693211		dani@ccho AOI	Updated: 5 Y	Cameron R	Ronald Dav	Paul Danbc	John Sulliv:			www.assoc	
CANDLELIGHT VALLEY HOA	757473	C/O LAKEW	9250 W 5TH	LAKEWOOD	303233464		cici@acmh AOI	Last Updat: Y	ANY BOAR	John Stebb	Sharla Mar	Brian Fizzle			www.candl	N PLAINS
FAIRMOUNT IMPROVEMENT ASSN	757323	FLORA A AI	4790 EASLE	GOLDEN	C 303278866	303384941	mthanson@ AOI	Last Updat: Y	FLORA ANC	Flora A. An	Lavonne W	Mike Hans:	Debra Berg	Bruce Blak:	www.fairm	N PLAINS
JEFFERSON COUNTY HORSE COUNCIL	757337				303817481		franevers@ AOI	Last Updat: N	ANY BOAR	Don McDoi	Barb Suggs	Andrea Ras	Andrea Ras	Terry Liekh	jeffcohorse	ALL AREAS
MARRIOTT ORCHARD HOA	757478	CODY CHRI	15264 W 5:	GOLDEN	C 720383196	303279099	codychristr AOI	Last Updat: Y	CODY CHRI	Cody Christ	Bob Huebe		Debbie Her			N PLAINS
PLAN JEFFCO	984263	C/O MICHE	24396 COD	GOLDEN, C	303526134	720839433	mpoolet@	Last updat: N	MICHELLE I	John Litz	Peter Mora	Michelle Pr	Peter Mora	John Litz, B	www.planj	
RYAN RANCH COMMUNITY ASSOCIATION, INC	818320	LEN KAISER	11990 GRA	NORTHGLE	303980070		lkaiser@eh AOI	Last Updat: Y	NANCY FEL	Nancy Felix	Evelyn Her:	Jeffery Hay	Mathew Hi	Kevin Hami	ryanranch.	
SAVE THE MESAS INC	757475	c/o Edee G.	305 LOOKC	GOLDEN	C 303279454	303279454	edeeegail@ AOI	Last Updat: Y	Edee Gail	Don Parker	Edee Gail	Don Parker	Anne Hedb	Mary Parke		N PLAINS
SUNRISE RIDGE MASTER ASSOCIATION	998344	c/o Carolyn	1499 W 12:	WESTMINS	303457144	303457144	cmorgan@ AOI	Updated: 7 Y	Mathew W	Kristi Mlad:	Hans Hahn	Mathew W	Kristi Mlad:	Marcos Cor	https://ww	

The Denver Post, LLC

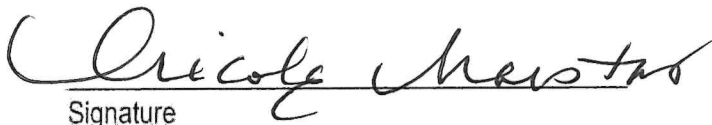
PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

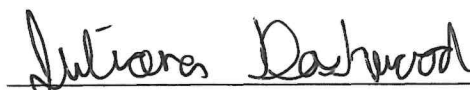
The undersigned Nicole Maestas
being first duly sworn under oath, states
and affirms as follows:

1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post.
2. The Denver Post is a newspaper of general
circulation within the State of Colorado that has
been published continuously and without
interruption for at least fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

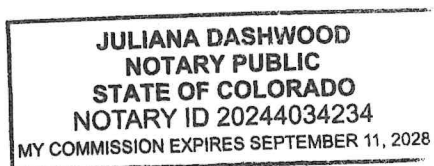
July 3, 2025


Signature

Subscribed and sworn to before me this
9 day of July, 2025.


Notary Public

(SEAL)



NOTICE OF PUBLIC HEARINGS FOR REZONING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of the County of Jefferson, State of Colorado will hold a hybrid (in-person and online virtual) public hearing on a proposed rezoning of certain property within Jefferson County, Colorado. The public hearing will be held at the Jefferson County Administration and Courts Facility, Hearing Room 1, at 100 Jefferson County Parkway, Golden, Colorado, on July 22, 2025 at 9:00 a.m. with the virtual hearing link being available on the County's website at <https://www.jeffco.us/meetings>.

FURTHER NOTICE IS HEREBY GIVEN that said public hearings may be continued from time to time without further notice.

Said proposed rezoning is Case No. 24-113412RZ/ Palo Verde Park Estates Official Development Plan, which proposes to rezone from Agricultural - Two (A-2) and Commercial - One (C-1) to a Planned Development (PD) which follows the Mountain Residential - Three (MR-3) zone district and allows up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof.

Said property is located at: 3942 South Palo Verde Road, Evergreen, which contains approximately 3.67 acres.

BE IT ALSO KNOWN that the text and/or maps relating to the above referenced rezoning and any text and/or maps so certified by the Jefferson County Planning Commission may be examined by contacting the Jefferson County Planning and Zoning Division during any working day. You can reach Planning & Zoning at 303-271-8700 or pzweb@jeffco.us.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF JEFFERSON
STATE OF COLORADO

Published July 3, 2025

/s/ Lesley Dahlkemper, Chairman

Please note: The Denver Post will no longer be issuing paper tears. There will only be a digital copy.

From: Judy Dain <jgdain@gmail.com>
Sent: Wednesday, April 30, 2025 1:45 PM
To: Jamie Hartig
Subject: --{EXTERNAL}-- 14880 W 58th AVE 25-106-293RZ

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi Jamie,

I received a notification for rezoning on a neighbor's property. I am opposed to allowing the rezoning. This owner has already tried for a setback variance and then rezoning to R-1 for this property, which were not granted. If R-1 zoning wasn't granted, why would PD with R-1 underlying be approved? The vacant land is listed for over a million dollars and I question what the motivation is for rezoning. The design they presented to the neighbors can easily be modified to fit a large home and large garage with the current zoning and setbacks. The property is in Fairmont/North Plains near the canal, and the last comprehensive plan I saw was to keep this area semi-rural feel, especially near the canals. The properties west and south, are also larger lots and are zoned R-2.

Thank you,

Judy Dain

14795 W 58th Pl, Arvada, CO 80004

From: Janet Saxon <janetbsaxon@me.com>
Sent: Tuesday, July 8, 2025 7:30 PM
To: Jamie Hartig
Subject: --{EXTERNAL}-- Re: comment opposed to Rezone 25-106293RZ (14880 W 58th Ave)

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From a New Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hi Jamie, yes, I had a hard time figuring out how to file a concern.

Basically, I am just not in favor of the rezoning of that property.

Thank you.
Janet Saxon

Sent from my iPhone

On Jun 30, 2025, at 11:47 AM, Jamie Hartig <jhartig@co.jefferson.co.us> wrote:

Hi Janet,

It looks like a zoning compliant was filed for this property with opposition to the rezoning. I am reaching out to let you know that this is not the proper way to voice your opposing request for the rezoning.

Please email me directly with any comments, concerns, or questions you may have with this rezoning.

Thank you,

Jamie Hartig, AICP (she/her/hers)
Jefferson County Planning & Zoning
Planner III
303.271.8767
jhartig@jeffco.us | planning.jeffco.us
<image001.png>

CURRENT ZONING

Section 33 - Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

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

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

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

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

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

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

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

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

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

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

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

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

1. Lot Standards

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

F. Fences

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

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

G. General Requirements

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

H. Animals

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

I. Non-conforming Lot Size

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

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

ADDITIONAL CASE DOCUMENTS

Development Permit Application

JEFFERSON COUNTY COLORADO Planning and Zoning

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

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- ☐ Rezoning from A2 to R1 Zone District
- ☐ Special Use Item No. _____ of the _____ to permit _____
- | | | |
|---|--|---|
| <input type="checkbox"/> Exemption from Platting | <input type="checkbox"/> Legalization of Property Division | <input type="checkbox"/> Minor Division of Land |
| <input type="checkbox"/> Minor Modification or Revision | <input checked="" type="checkbox"/> Rezoning/Special Use | <input type="checkbox"/> Rural Cluster |
| <input type="checkbox"/> Location and Extent | <input type="checkbox"/> Site Development Plan Approval | <input type="checkbox"/> Subdivision Platting |
| <input type="checkbox"/> Superlot | <input type="checkbox"/> Superlot Process | <input type="checkbox"/> Vested Rights |

Explanation of Application Request

Documents Submitted

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

Instructions for Submittal

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

Special Districts

<u>North Table Mountain</u>	<u>Xcel Energy</u>
Water	Electricity
<u>North Table Mountain</u>	<u>Fairmount Fire</u>
Sewage	Fire
	<u>Parks & Rec</u>

Jefferson County Staff Use Only

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

Development Permit Application

Case Number: _____

Project Team Contact Information

Sean Williams **sWilliams528@yahoo.com** **303-929-6952**
Property Owner 1 **Email (required)** **Phone Number**

9685 W 89th Way Westminster CO 80021
Address **City** **Zip**

Michelle Williams **michelle@528mortgageservices.com** **303-905-6018**
Property Owner 2 **Email (required)** **Phone Number**

9685 W 89th Way Westminster CO 80021
Address **City** **Zip**

Developer / Subdivider **Email (required)** **Phone Number**

Address **City** **Zip**

Authorized Representative **Email (required)** **Phone Number**

Address **City** **Zip**

Engineer **Email (required)** **Phone Number**

Address **City** **Zip**

Property Description

14880 W 58th Ave Golden CO 80403
Address of Subject Property and/or Parcel ID Number **City** **Zip**

W 58th Ave **1.02**
Access Via **Acreage** **Map Sheet**

Legal Description:

See exhibit B

Additional Information (to support or clarify this application):

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

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

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

Property Owner Affidavit

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

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

Sean Williams
Name
9685 W 89th Way
Address Westminster CO 80021
303 929 6952 swilliams5280@yahoo.com
Phone Email
[Signature]
Signature

Michelle Williams
Name
9685 W 89th Way Westminster CO
Address 80021
303-905-6018 michelle@5280
Phone Email Montage Services.com
Michelle Williams
Signature

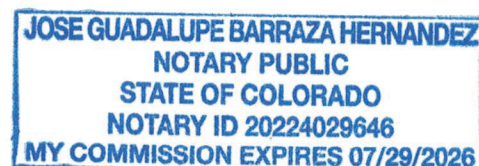
County of Jefferson]
State of Colorado] SS

Sworn to and subscribed before me this 26th day of March, 2025.
(day) (month) (year)

By Sean and Michelle Williams
(name printed)

Witness my hand and official seal.

Notary Public [Signature]
My Commission expires 07-29-2026
(date)



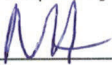
Development Permit Application

Case Number: _____

Authorized Representative

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

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



Representative Name

Address

Phone

Email

Owner's Signature

Date

To: Jefferson County Planning & Zoning

Re: 14880 W 58th Ave Golden CO 80403

Parcel #30-124-00-039

Existing Zoning: A2

Owners: Sean C Williams & Michelle L Williams

9685 W 89th Way Westminster CO 80021

Phone: Sean (303) 929-6952 Michelle (303) 905-6018

Email: Sean swilliams5280@yahoo.com

Michelle michelle@5280mortgageservices.com

We are applying to rezone our property at 14880 W 58th Ave Golden CO 80403 from A2 to R1. We purchased this property in May 2022 to build our forever home to include a single family residence, detached accessory building and swimming pool. With the current setback requirements of an A2 zoned property, we can only build on approximately 47% of our land. R1 zoning would also make our property more conforming to the area as the majority of the properties in the area are zoned residential or planned development. We do not have any intention of doing activities that the A2 zoning allows like owning livestock, using motorized vehicles or discharging firearms. Our property is ten times smaller than the minimum lot size required for A2 zoning since 1972 making it exceptionally shallow and narrow creating a hardship that greatly limits what can be built on the site. We have included the site plan for review of our proposed plan.

Additionally, access to the site will be from W 58th Ave. Water and sewer will be connected to the sewer line west of our property and piped into the property via the northwest corner. This will be done by the city. We have also included letters from the fire and water providers confirming they will service the property.

Thank you for your time and consideration.



Sean C Williams

03/26/2025

Date



Michelle L Williams

03/26/2025

Date



R \$18.00
D \$0.00

2024057381

09/30/2024 11:20:46 AM 2 Page(s)

JEFFERSON COUNTY, Colorado

Doc Fee: \$0.00

Escrow No.: KATHY-054-KBE

GENERAL WARRANTY DEED

This Deed, made September 14, 2024

Between 14880 W 58Th Ave, LLC, a Colorado Limited Liability Company of the County Jefferson, State of Colorado, grantor(s) and Sean C. Williams and Michelle L. Williams, as Joint Tenants whose legal address is

9685 W 89th way Westminster CO 80021
County of Jefferson, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of TEN DOLLARS AND NO/100'S (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Jefferson, State of Colorado described as follows:

SEE ATTACHED LEGAL DESCRIPTION

also known by street and number as 14880 W 58Th Ave, Golden, CO 80403-1205

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

14880 W 58Th Ave, LLC, a Colorado Limited Liability Company

By: Sean C Williams, Member

STATE OF COLORADO
COUNTY OF Jefferson

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me this 25 day of September 2024 by Sean C. Williams as Member of 14880 W 58Th Ave, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

CANDACE KAY GARDNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234037724
MY COMMISSION EXPIRES 10/04/2027

Candace Kay Gardner
Notary Public
My Commission expires: 10/4/2027

Warranty Deed - General

Exhibit B

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST 58TH AVENUE, AS SHOWN ON THE PLAT OF CAR-O-MOR HEIGHTS, JEFFERSON COUNTY RECORDS, WHICH POINT IS NORTH 89°48' WEST A DISTANCE OF 230 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND IS THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1257 AT PAGE 560, JEFFERSON COUNTY RECORDS;
THENCE CONTINUING NORTH 89°48' WEST, ALONG SAID NORTH LINE, 167.5 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2125 AT PAGE 231, JEFFERSON COUNTY RECORDS;
THENCE SOUTH 01°30' WEST ALONG THE EAST LINE OF SAID TRACT IN BOOK 2125 AT PAGE 231, A DISTANCE OF 260.0 FEET;
THENCE SOUTH 89°48' EAST, 175 FEET, MORE OR LESS, TO THE WEST LINE EXTENDED SOUTH OF SAID TRACT IN BOOK 1257 AT PAGE 560;
THENCE NORTHERLY ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED SOUTH, A DISTANCE OF 260 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL ID: 30-124-00-039

Also known as street and number: 14880 West 58th Avenue, Golden, CO 80403



Providing the Highest Level of Professional Services

September 27, 2024,

FFPD-FP-053-24

Michelle Williams
303-905-6018
michelle@5280mortgageservices.com

Re: Will Serve
14880 W 58th Ave
Golen, CO 80403

To whom it may concern:

The property identified above is protected by the Fairmount Fire Protection District (FFPD). Fire Protection Services will be provided if the minimum requirements of the most currently adopted International Fire Code edition, including adopted amendments, are met.

Permits from the Fairmount Fire Protection District are required for private roads and driveway(s), core and shell, tenant improvements, all installation and maintenance of automatic fire detection and fire suppression systems, solar photovoltaic systems, radio amplification, underground fire line and the storage of hazardous materials.

FFPD reserves the right to provide additional comments/requirements if any needed plans are submitted and reviewed per applicable codes and amendments.

If you need additional information or have questions or concerns, please contact myself at the Fairmount Fire and Life Safety Division via the contact numbers found in this letter.

Respectfully yours,

A handwritten signature in dark ink, appearing to read "Robert Ipatenco".

Robert Ipatenco, Fire Marshal
Fairmount Fire Protection District
ripatenco@fairmountfireco.gov
cc: file



4755 Isabell Street, Golden, Colorado 80403 • Phone (303)-279-2928 • Fax (303) 278-1252





CERTIFICATION OF WATER AND SEWER AVAILABILITY

September 20, 2024

Jefferson County Planning Department
Foothills Office Park
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

RE: 14880 W 58th Avenue, Jefferson County

Jefferson County:

Pursuant to paragraph 5.4 of the Rules and Regulations, North Table Mountain Water and Sanitation District has reviewed the above referenced rezoning application and finds that the property which is the subject of said application is within the boundaries of the District, water and sewer service is available, and the referenced property is therefore eligible for such service, subject to the following:

1. Water service is available within the District to serve the development. The developer must provide all facilities required to serve the development. No specific quantity or pressure is guaranteed.
2. No water or sewer service will be considered until the developer submits detailed plans for water and sewer construction to serve the development and such plans shall be approved by the District Engineer.
3. Sewer service is available within the District to serve the development. The developer must provide all facilities required to serve the development. No specific capacity or location guaranteed.
 - a. A sewer main is required to be extended in 58th Avenue to serve this lot. The developer/owner is responsible for engineered construction drawings to be approved by the District. Developer/owner is also responsible for constructing the main.
4. No specific fire flow is guaranteed.
5. Agreement on the part of the applicant to comply with all rules, regulations and engineering requirements of the District, in effect at the time the District approves the tap application. In the interest of water conservation, District

may enact rules and regulations governing the installation and use of landscaping on the property described.

6. Payment of all fees and charges levied, assessed, or collected by the District, in effect at the time the District approves the tap application.
7. Expires 2 (two) years from the date the Certificate is issued.

This letter has been reviewed with the Board of Directors and represents the District's position on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'BART', followed by a long, sweeping horizontal line that extends to the right.

Bart Sperry, P.E.
District Manager/Engineer

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page
1 of 5
FORM 6000

NAME OF PROJECT: 14880 W 58th Ave Home

CONTACT PERSON: Sean Williams PH 303-929-6952

PROPERTY LOCATION: 14880 W 58th Ave Golden CO 80403

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

SECTION	CONDITION	NO	YES
A	Placement of earthen fill from an outside source, operation of a solid waste disposal site or landfill, whether private or commercial, legal or illegal	X	
B	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite	X	
C	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	X	
D	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage	X	
E	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	X	
F	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	X	
G	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs	X	
H	Radiation hazards such as radiation from uranium mine and mill tailings, nuclear reactors, and/or the processing, handling, disposal and/or deposition of radioactive materials.	X	

If you answered "NO" to ALL of the above, please sign below in the presence of a NOTARY PUBLIC and return this page only to the Department.

If you answered "YES" to ANY of the above, please complete Parts I and II on page 2 AND complete any SECTION on pages 3-5 to which you responded "YES" above. Then sign below in the presence of a NOTARY PUBLIC and return the entire packet (pages 1-5) to the Department.

As the present owner of the Property or as an officer or a general partner of the present owner of the Property (or duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the Property. I have made a diligent inquiry into the former uses of the property; and hereby certify to and for the benefit of Jefferson County that to the best of my knowledge and belief the information disclosed on or attached to this form is true and correct.

NAME: Sean Williams

DATE: 3-26-25

State of Colorado)
) ss.
County of Jefferson

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged

before me this 26th day of March, 2025, by Sean Williams

WITNESS my hand and official seal.

Jose Barraza Hernandez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-29-2026

JOSE GUADALUPE BARRAZA HERNANDEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224029646
MY COMMISSION EXPIRES 07/29/2026

CASE SUMMARY

CASE SUMMARY
Regular Agenda

PC Hearing Date: June 25, 2025

BCC Hearing Date: July 22, 2025

24-113412RZ Rezoning

Case Name: Palo Verde Park Estates Official Development Plan

Owner/Applicant: JOY O. YOUNG Revocable Trust

Location: 3942 South Palo Verde Road, Evergreen
Section 4, Township 5 South, Range 71 West

Approximate Area: 3.67 Acres

Purpose: Rezone from Agricultural – Two (A-2) and Commercial – One (C-1) to a Planned Development (PD) which follows the Mountain Residential – Three (MR-3) zone district and allows up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof.

Case Manager: Sara Homeyer

Representative: Richard Miller, Progressive Planning Services of Colorado

Issues:

- None

Recommendations:

- **Staff:** Recommends APPROVAL

Interested Parties:

- Neighbors

Level of Community Interest: Moderate

General Location: West of Evergreen Parkway, between South Palo Verde Road to the northwest and Troutdale Scenic Drive to the south.

Case Manager Information: Phone: 303-271-8732 e-mail: shomeyer@jeffco.us

PC RESOLUTION

It was moved by Commissioner **Messner** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

June 25, 2025

RESOLUTION

24-113412RZ	Rezoning
Case Name:	Palo Verde Park Estates Official Development Plan
Owner/Applicant:	Joy O. Young Revocable Trust
Location:	3942 South Palo Verde Road, Evergreen Section 4, Township 5 South, Range 71 West
Approximate Area:	3.67 Acres
Purpose:	Rezone from Agricultural – Two (A-2) and Commercial – One (C-1) to a Planned Development (PD) which follows the Mountain Residential – Three (MR-3) zone district and allows up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof.
Case Manager:	Sara Homeyer

The Jefferson County Planning Commission hereby recommends **APPROVAL**, of the above application, on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The Rezoning proposal to allow for a maximum of twelve (12) dwelling units (single-family units and/or two-family units) is compatible with the existing and allowable residential land uses in the surrounding area to the north, south, east, and west.
 - B. The proposal is in conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations for residential development, open space, and trails, and all other applicable sections of the Plan goals and policies are met.
 - C. The ability to mitigate the negative impacts of the proposed land use upon the

surrounding area has been considered. The negative impacts are found to be minimal and mitigated with the restrictions set forth in the proposed Official Development Plan (ODP) document. Restrictions to mitigate potential impacts include restrictions on the total number of residential lots, wildlife-friendly fencing, outdoor lighting standards, and community parks and trails.

- D. The subject property is served by Evergreen Fire Protection District and the Jefferson County Sheriff's Office. Water and wastewater services will be provided by Evergreen Metropolitan District. Services are available and adequate to service the property.
- E. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

Commissioner **Liles** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Bolin	aye
Commissioner	Liles	aye
Commissioner	Messner	aye
Commissioner	LaRocque	aye
Commissioner	Dunne	aye

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, June 25, 2025.


Kimi Schillinger
Executive Secretary

STAFF REPORT

Staff Report Summary

Case Number:
24-113412RZ

Summary of Process

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

Case Summary

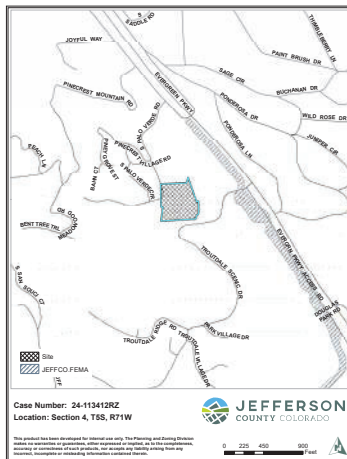
Rezone from Agricultural – Two (A-2) and Commercial – One (C-1) to a Planned Development (PD) which follows the Mountain Residential – Three (MR-3) zone district and allows up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof

Purpose

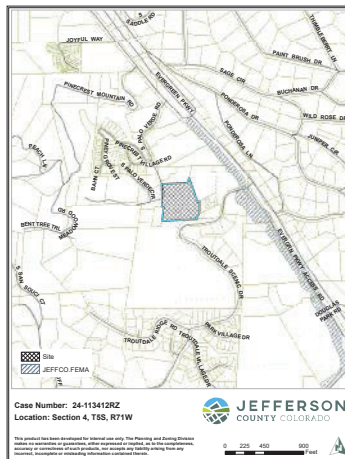
Palo Verde Park Estates Official Development Plan				Sara Homeyer		September 18, 2024							
Case Name				Case Manager		Formal Submittal Date							
June 1, 2023		February 7, 2024		June 25, 2025		July 22, 2025		Subdivision Plat					
Pre-Application Date		Community Meeting Date		PC Hearing Date		BCC Hearing Date		Next Process					
Richard Miller, Progressive Planning Services of Colorado (Representative)				JOY O. YOUNG Revocable Trust									
Applicant/Representative, check if same as owner: <input type="checkbox"/>				Owner									
3942 S Palo Verde Road		Evergreen		80439		3.67 Acres		4		5 South		71 West	
Property Address		City		Zip		Area ≈		Section		Township		Range	
300040396		West of Evergreen Parkway, between South Palo Verde Road to the northwest and Troutdale Scenic Drive to the south.											
Pin		General Location											

Land Use and Zoning

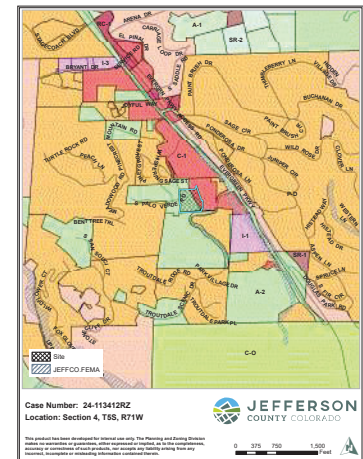
Vicinity



Detail



Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
<u>Single-Family Residential</u>	<u>A-2 and C-1</u>	<u>Residential and Office-Residential</u> <u>Mixed-Use</u>	<u>Planned Development (PD)</u>
<u>Plan Area: <u>Evergreen Area</u></u>		<u>Number of citizens at Community Meetings: <u>28</u></u>	
<u>PC Recommendations: <u>Approval</u></u>		<u>Level of Community Interest: <u>Moderate</u></u>	
<u>Key Issues: <u>None</u></u>			

Criteria for Rezoning:

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

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

1. SUBJECT REQUEST



Figure 1: Location of subject property.

The applicant is requesting to Rezone from Agricultural – Two (A-2) and Commercial – One (C-1) to a Planned Development (PD) which follows the Mountain Residential – Three (MR-3) zone district and allows up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof. An additional modification defined by the Official Development Plan (ODP) would be to require at least 28% of the land area to be used as community parks and trails. The ODP also defines allowed wildlife-friendly fence materials and height and does not permit chain-link fencing.

2. CONTEXT

The subject property is in western Jefferson County. It is located west of Evergreen Parkway, between South Palo Verde Road to the northwest and Troutdale Scenic Drive to the south. The property is adjacent to residential properties to the west, and a vacant property to the north. It is adjacent to properties with multi-family residential, medical office, and private school uses to the east. It is adjacent to right-of-way (ROW) and a religious assembly property to the south. The lots to the southeast of the ROW are single-family residential.

The lots to the northwest and west are zoned Agricultural – Two (A-2). The lots to the northeast and east are zoned Commercial – One (C-1). The lots to the south are zoned Agricultural – Two (A-2) and Planned Development (PD). This area is characterized by a mix of single-family residential, multi-family residential, institutional, and commercial land uses.

There is an existing single-family dwelling on the subject property, which was built in 1949 according to the Jefferson County Assessor. This property is currently in both the Agricultural – Two (A-2) zone district and Commercial – One (C-1) zone district. These zoning designations went into effect for this property in 1955.

This Rezoning has been requested in order to allow up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Agricultural – Two (A-2), Commercial – One (C-1)	Vacant
South:	Agricultural – Two (A-2)	Right of Way, Religious Assembly
East:	Commercial – One (C-1)	Multi-Family Residential, Private School, Medical Office
West:	Agricultural – Two (A-2)	Single-Family Residential, Vacant

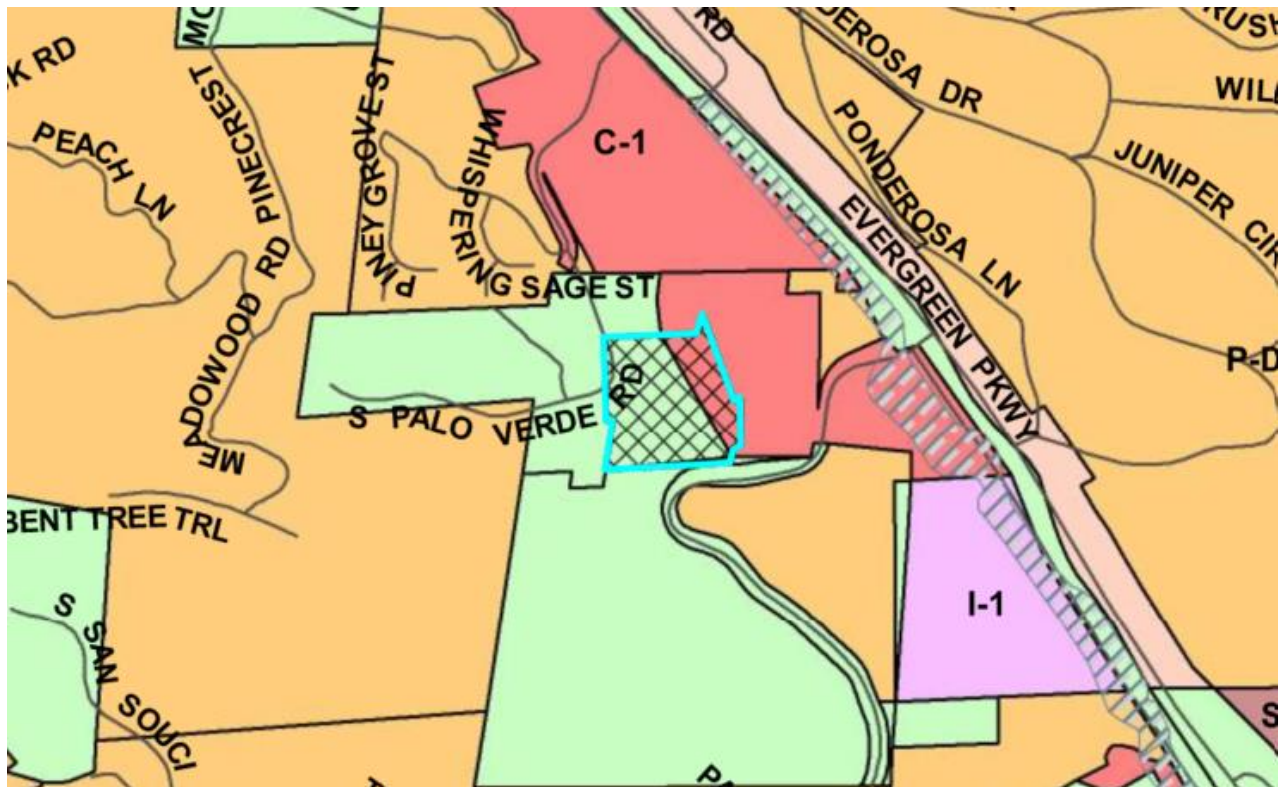


Figure 2: Zoning map of subject property and surrounding area.

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning (A-2)	Proposed Zoning (PD)
Primary Uses	Single-family dwelling, with barn, stable, silo, corral, pens, and runs.	Single-family dwelling, two-family dwelling, or a combination.

	General farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. Greenhouse and nursery including both wholesale and retail. Public park, veterinary hospital, cemetery and related uses, telecommunications, oil and gas drilling, energy conversion systems, water supply reservoir/irrigation canal.	
Setbacks	<p>Primary Structures/Garages: Front: 50 feet Side: 30 feet Side-to-street: 50 feet Rear: 50 feet</p> <p>Accessory Structures: Front and side for livestock: 75 feet Front and side for pens/runs/structures: 100 feet Front and side for all other accessory: 50 feet Rear: 50 feet</p>	<p>Primary Structure/Garages: Front: 30 feet Side: 15 feet Rear: 20 feet</p> <p>Accessory Structures: Front: 50 feet</p>
Number of Residential Lots	Maximum of one	Maximum of twelve
Minimum Lot Size	10 acres	<p>Single-family: 9,000 sf Two-family: 9,000 sf with a minimum of 4,000 sf per unit</p>
Building Height	All Structures: 35 feet	<p>Primary Structure: 45 feet Accessory Structure: 25 feet</p>
Fence Height	Maximum of 6 feet	<p>Maximum of 42 inches No chain-link fencing allowed.</p>

	Current Zoning (C-1, Community Level)	Proposed Zoning (PD)
Primary Uses	Medical and dental offices/clinics and small veterinary clinics, business and professional offices, laboratory, state licensed day-care center or preschool or nursery, grocery store, supermarket, gas station/service station/car wash, auto repair facility, convenience retail shopping facility, specialty restaurant with no drive-thru, restaurants, convenience service establishments, outdoor vending machines, low intensity specialty goods and services, taverns and lounges, banks and other financial institutions, craft brewery and craft distillery, arcades/pool halls and dance and other similar studios, fitness centers/martial arts studios and other similar uses, department stores/discount stores under 75,000 sf GLA, nightclubs and discotheques, entertainment facilities, building material retail stores, building material sales, recreational facilities, hotels and motels, private college and schools, rental stores	Single-family dwelling, two-family dwelling, or a combination.

	(excluding automobiles, campers, trailers, and heavy equipment), shops for custom work, telecommunications land uses, energy conversion systems, mini-storage and mini-warehousing	
Setbacks	All Structures: Front: 50 feet Side: 50 feet Rear: 50 feet	Primary Structure/Garages: Front: 30 feet Side: 15 feet Rear: 20 feet Accessory Structures: Front: 50 feet
Building Height	All Structures: 60 feet	Primary Structure: 45 feet Accessory Structure: 25 feet
Fence Height	Maximum of 8 feet	Maximum of 42 inches No chain-link fencing allowed.

5. TRANSPORTATION

The proposed Rezoning to allow for the residential uses on the subject property is anticipated to have minimal impacts to the existing transportation network. Access to this property is from S Palo Verde Rd, a paved County-maintained Residential street. A traffic study was evaluated by staff through the Rezoning application process. Staff does not have concerns about the traffic levels that would be generated through this Rezoning.

6. CRITERIA FOR DECISIONS FOR PLANNED DEVELOPMENT REZONING APPLICATIONS

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

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








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

The proposed uses are compatible with the existing and allowable land uses in the area. The proposed zoning pairs well with the existing mix of residential, institutional, and commercial uses already surrounding the subject property. If Rezoning is approved, the impacts to the surrounding community are expected to be minimal. The Community Level of C-1 zoning along Evergreen Parkway allows for intense land uses such as gas stations and restaurants. The A-2 zone district allows uses like veterinary hospitals in addition to single-family and agricultural uses. The proposed uses would be less intensive

than the commercial uses allowed within the C-1 and A-2 zone districts, with comparable residential uses to those allowed in the surrounding area.

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

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

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

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

Land Use: The Evergreen Area Plan of the CMP within the North Evergreen Activity Center area recommends residential and office-residential-mixed-use land uses for the subject area. Development uses are recommended to have a minimum of 25% open space and trails. The ODP has been drafted to allow a maximum of twelve dwelling units on the subject property, with a minimum of 28% of the land area for community parks and trails. This residential use is compatible with the area and the proposal is in conformance with the recommendation within the CMP.

Physical Constraints: The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat. The subject property is identified as a High Wildlife Quality Area. The ODP has been drafted to include language about wildlife-friendly fencing requirements. The subject property is identified as having a medium wildfire hazard and if approved, a Wildfire Mitigation Plan would be

required at the subsequent Preliminary and Final Plat. Therefore, staff finds the request is consistent with the Physical Constraints goals and policies of the CMP.

Community Resources: The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails. The lighting standards in the Jefferson County Zoning Resolution for mountainous areas would apply to this property. No other specific community resources have been identified that would be negatively impacted by the proposed ODP. Therefore, the request is consistent with the Community Resources goals and policies of the CMP.

Infrastructure, Water and Services: Existing infrastructure and services are available and adequate to support the uses proposed by this Rezoning. If this request is approved, traffic to the site is anticipated to be minimal. The existing access is maintained by the County. The property is within the Evergreen Fire Protection District and the Jefferson County Sheriff's Office provides law enforcement to the area. Water and wastewater services are provided by the Evergreen Metropolitan District. The applicable agencies have reviewed the proposed zoning and there are no concerns. Therefore, the request is consistent with the Infrastructure, Water and Services goals and policies of the CMP.

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

Staff has not identified any negative impacts of the Rezoning to the surrounding area that have not been mitigated. The ODP has restricted the number of residential lots to a maximum of twelve, community parks and trails are required on the subject property, any fencing must be wildlife-friendly fencing, and outdoor lighting shall be installed in conformance with mountainous area lighting standards in the Jefferson County Zoning Resolution. The proposed uses will not result in significant light, air, odor, or noise impacts to the subject or surrounding properties. Visual impacts will be minimal to surrounding properties.

d. The availability of infrastructure and services.

The existing infrastructure and services are available and adequate to support the proposed Rezoning, as stated above.

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

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

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

A Community Meeting was held on February 7, 2024. There were 28 citizens in attendance. The general tone of the meeting was of concern. Questions presented by community members during the meeting related to traffic and visibility on existing roads, road maintenance, fire risk and evacuation,

environmental impacts, construction vehicle access, number and size of dwellings, and timeframe for project. Please see the Community Meeting Summary included in this case packet for more details.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff received two community responses regarding this proposal. The first was concerned with an existing private easement and how the proposed development might impact it. The second stated concerns about construction impacts on wildlife and potential for increased unhoused populations. Staff has not identified unresolved citizen comments.

10. AGENCY REFERRAL RESPONSES

This application was sent on referral to 11 Jefferson County Departments & Divisions, 13 external agencies, and 31 registered associations (please see the HOA mailing list in the case packet for more information). The request was sent on three referrals which all resulted in modifications to the proposed written restrictions related to lot and building standards. There are no known outstanding issues with the referral agencies.

11. NOTIFICATION

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

12. POST HEARING REVIEW

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

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

13. SUBSEQUENT PROCESSES

If the Rezoning is approved, prior to construction of any buildings on the site a Preliminary and Final Plat would be required. Building Permits and Land Disturbance Permits would be required after Plat approval. During these processes, the Plat would be sent on referral to numerous internal and external agencies. The Plat and other applications are processes that will ensure compliance with all of the County's development regulations.

SUMMARY OF STAFF ANALYSIS

Staff's analysis concludes that the proposed Rezoning is in conformance with specific land use goals and policies outlined within the CMP and therefore meets the land use recommendations of the CMP. Potential negative impacts to the surrounding area have been adequately addressed using development standards in the ODP, and infrastructure and services are adequate and available to support the proposed uses. Staff has no unresolved issues related to this Rezoning application and staff recommends APPROVAL of the Rezoning request.

FINDINGS:

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

1. The Rezoning proposal to allow for a maximum of twelve (12) dwelling units (single-family units and/or two-family units) is compatible with the existing and allowable residential land uses in the surrounding area to the north, south, east, and west.
2. The proposal is in conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations for residential development, open space, and trails, and all other applicable sections of the Plan goals and policies are met.
3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered. The negative impacts are found to be minimal and mitigated with the restrictions set forth in the proposed Official Development Plan (ODP) document. Restrictions to mitigate potential impacts include restrictions on the total number of residential lots, wildlife-friendly fencing, outdoor lighting standards, and community parks and trails.
4. The subject property is served by Evergreen Fire Protection District and the Jefferson County Sheriff's Office. Water and wastewater services will be provided by Evergreen Metropolitan District. Infrastructure and services are available and adequate to service the property.
5. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

PLANNING COMMISSION ACTION:

Planning Commission Recommendation (Resolution Dated June 25, 2025 Attached):

Approval	<u>X (7-0)</u>
Approval with Conditions	<u> </u>
Denial	<u> </u>

The case was scheduled on the Regular agenda of the Planning Commission hearing based upon public opposition. Two members of the public requested to testify in-person about the application at the hybrid hearing. Their primary concern was a private access easement on the subject property and the easement's impact on the layout of future development. One of the members of the public who testified is the neighboring property owner who currently uses the private access easement. Their other concerns were about the road conditions on South Palo Verde Road and how those would be impacted by construction and additional homes in the neighborhood. Staff responses explained the following: (1) the layout as proposed by the applicant at the Rezoning stage is conceptual, would not be finalized until the Plat stage (and any easements are identified on the Plat), and the subject property can meet the restrictions of the proposed zone district while accommodating a different lot layout (including, as needed, a private access easement); (2) the County Transportation and Engineering division reviewed the application and did not identify traffic concerns, and another traffic study would be required at the Plat stage; (3) if, during the Plat stage, South Palo Verde Road is not meeting County road standards, the owner of the subject property may be responsible for updating the roadway to meet County standards. Staff explained that the constructed aspects of the site would be dealt with at future design stages in the Plat process. The Planning Commission members discussed the appropriateness of the proposed density with the surrounding land uses, the low impacts of the proposed development, and the improvements that would be required at the Plat stage. The Planning Commission approved a resolution unanimously recommending approval of the application.

BOARD OF COUNTY COMMISSIONERS ACTION:

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

COMMENTS PREPARED BY:

Sara Homeyer

Sara Homeyer
Planner
July 15, 2025

PROPOSED ZONING

Palo Verde Park Estates Official Development Plan Rezoning Case # 24-113412RZ

A. Intent

The purpose of this Rezoning is to rezone from Agricultural-Two (A-2) and Commercial-One (C-1) to Planned Development (PD) to allow for up to twelve (12) dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof on the subject property.

B. Written Restrictions

All of the uses and standards of the Mountain Residential-Three (MR-3) Zone District and other applicable sections of the Zoning Resolution shall apply to the property as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B with the following modifications:

1. Permitted Uses
 - a. Maximum of 12 dwelling units that could be either single-family, two-family, or a combination.
2. Wildlife-Friendly Fencing
 - a. Wooden rail or metal fencing with a smooth top rail, no more than 42" in height, shall be allowed. Wire mesh can be installed between the rails to keep dogs and other domestic pets contained.
 - b. No chain-link fencing shall be allowed.
3. Community Park/Trails
 - a. At least 28% of the land area shall be used as community parks and trails.

APPROVED FOR RECORDING:

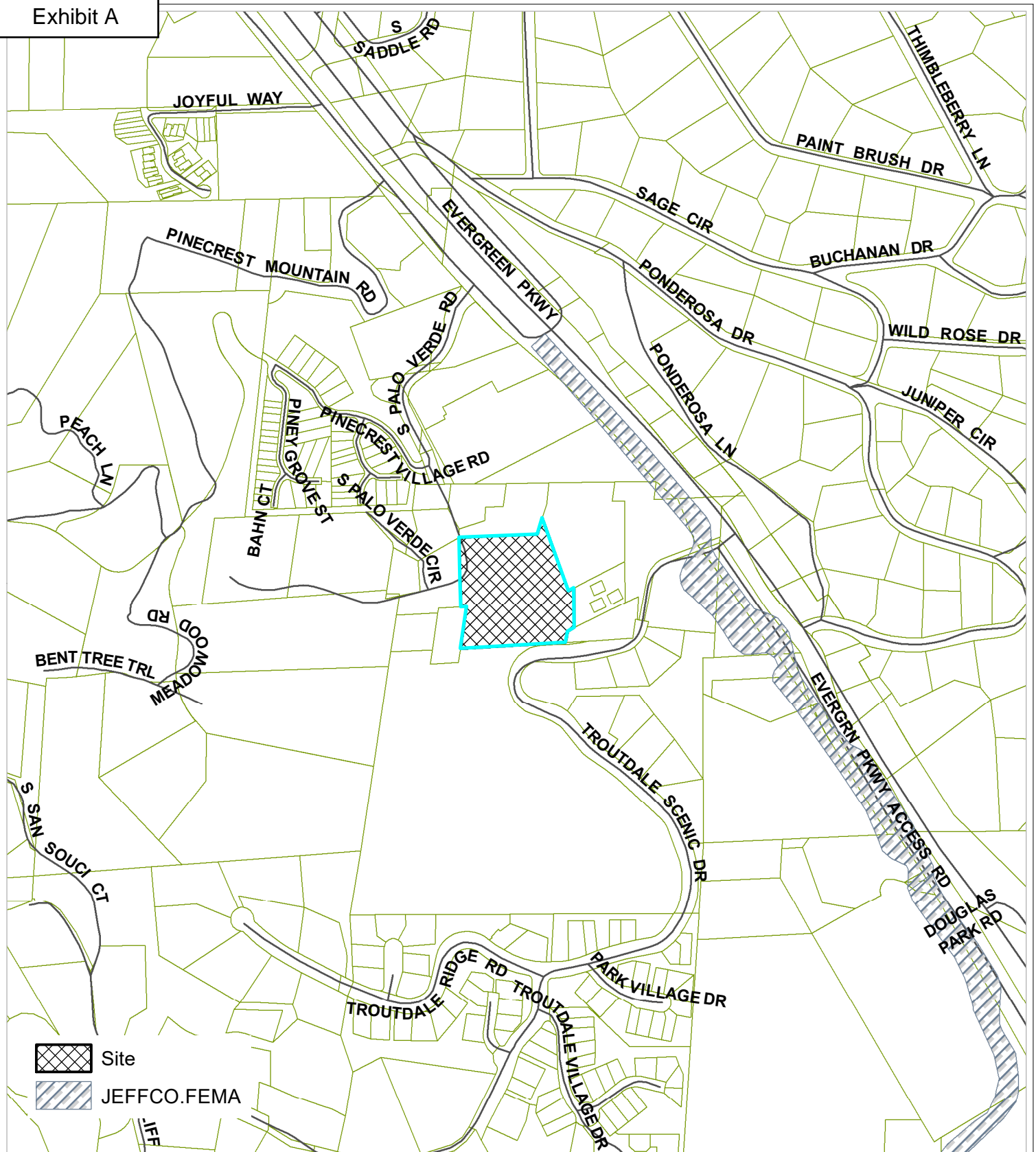
This Official Development Plan, titled Palo Verde Estates Official Development Plan, was approved the _____ day of _____ 2025, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

The owner of the property, at the time of approval was: JOY O. YOUNG Revocable Trust

By: Jefferson County Planning and Zoning Director

Signature: _____

Date: _____



Case Number: 24-113412RZ

Location: Section 4, T5S, R71W



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0 225 450 900 Feet



Legal DescriptionStreet Location of Property: 3942 South Palo Verde Road

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

TRACT 1:

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses:

Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of Section 4;

thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46;

thence S 01 deg. 04 min. 23 sec. W (S 07 deg. 53 min W) a distance of 70.00 feet;

thence S 83 deg. 02 min. 25 sec. W along a line which goes to a point 30.0 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between C1 and A2 Building Zones and the True Point of Beginning for the Parcel herein described;

thence continuing S 83 deg. 02 min. 25 sec. W, a distance of 165.73 feet to the point 30.00 feet South of the said most Southerly corner;

thence S 00 deg. 42 min. 40 sec. E, a distance of 204.22 feet to a point on the North line of a tract of land described in Book 624 at Page 62;

thence along the North line of said Tract N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) a distance of 25.00 feet to the Northeast corner of said tract;

thence along the Easterly line of said tract S 08 deg. 57 min. 01 sec. W (S 03 deg. 40 min W) a distance of 154.41 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;

thence N 89 deg. 10 min. 46 sec. E, (N 86 deg. 05 min. E) along the said South line a distance of 391.52 feet to a point on the said A2, C1 Zoning Line;

thence N 31 deg. 51 min. 34 sec. W, along the said Zoning line a distance of 436.64 feet to the POINT OF BEGINNING.

TRACT II

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses: Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of Section 4;

thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46 and the True Point of Beginning of the parcel herein described; thence S 01 deg. 04 min. 23 sec. W. (S 07 deg. 53 min. W) a distance of 70.00 feet;

thence S 83 deg. 02 min. 25 sec. W, along a line which goes to a point 30.00 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between the C1 and A2 Building Zones;

thence S 31 deg. 51 min. 34 sec. E, along the said zoning line a distance of 436.64 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;

thence N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) along the said South line a distance of 38.00 feet to a point on the Westerly line (Southwesterly corner) of a tract of land described in Book 615 at Page 510;

thence N 36 deg. 10 min. 53 sec. E along the said Westerly line a distance of 15.79 feet to the Southwesterly corner of a tract of land described in Book 613 at Page 148;

thence N 64 deg. 20 min. E a distance of 25.00 feet to the Southwesterly corner of the Plat of "The Terrace at Evergreen" recorded under Reception No. 82017214;

thence N 00 deg. 39 min. 00 sec. E along the West line of said Plat a distance of 150.00 feet to the Northwesterly corner thereof;

thence S 64 deg. 20 min. 00 sec. W a distance of 25.00 feet to the Southwesterly corner of a tract of land described in Book 643 at Page 144 and the South corner of a tract of land described in Book 1042 at Page 193;

thence along the Westerly line of said tract described in Book 1042 at Page 193, N 18 deg. 20 min. W a distance of 315.00 feet to the TRUE POINT OF BEGINNING.

County of Jefferson, State of Colorado

Section 4 Township 5 S. Range 71 W.

Calculated Acreage 3.67 Acres Checked by: Kendell Court

Address Assigned: 3942 South Palo Verde Road

Section 31 - Mountain Residential District

(orig. 3-26-13)

A. Intent and Purpose

1. The Mountain Residential Zone District is intended to provide for low to medium density residential development including both single-family and two-family dwellings, where allowed. Certain agricultural uses which are compatible with this development. (orig.3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific mountain residential zone district. (orig.3-26-13)
3. The Mountain Residential zone districts are divided as follows: (orig.3-26-13)
 - a. Mountain Residential-One (MR-1)
 - b. Mountain Residential-Two (MR-2)
 - c. Mountain Residential-Three (MR-3)

B. Permitted Uses (orig.3-26-13)

Uses	MR-1	MR-2	MR-3
Single-family dwelling	X	X	X
Two-family dwelling or duplexes		X	X
Group Home for up to 8 aged persons not located within 750 ft of another such group home; state licensed group home for up to 8 developmentally disabled persons not located within 750 ft of another such group home; state licensed group home for up to 8 mentally ill persons not located within 750 ft of another such group home or group home for the aged or developmentally disabled persons.	X	X	X
Public park, Class I public recreation facilities.	X	X	X
Telecommunication Land Uses shall comply with the provisions of the Telecommunication Uses Section of the Zoning Resolution.	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X

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

Uses	MR-1	MR-2	MR-3
Private garage, mini-structure, storage shed.	X	X	X
Private greenhouse and nursery, non-commercial conservatory for plants and flowers.	X	X	
Private poultry house and pigeon coop max. 400 square feet of floor area, private rabbit or chinchilla hutch with no more than 100 square feet of floor area.	X	X	
Private building or kennel for housing dogs, cats and similar domesticated pets. ¹	X	X	X
Private stable and/or barn for keeping horses, cattle, sheep, goats or other similar domesticated animals. See general requirements below.	X	X	
Home occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X	X
Accessory Uses per the Accessory Use Section of the Zoning Resolution.	X	X	X

¹ But not including horses, cattle, sheep, goats, chickens, ducks, geese or other fowl. The maximum total number of dogs, cats and similar domestic pets which may be kept shall be 3. Offspring of domestic pets may be kept until weaned.

D. Special Uses

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners: (orig. 3-26-13)

Uses	MR-1	MR-2	MR-3
Religious Assemblies and related uses, parish house and/or parsonage.	X	X	X
Private nonprofit museum	X	X	X
Cable television reception station	X	X	X
Water supply reservoir and irrigation canal	X	X	X
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal care boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X
Group home for the aged, group home for the developmentally disabled, group home for the mentally ill persons, licensed or certified by the state if applicable, in which 9 or more residents who are not legally related live and cook together as a single housekeeper unit, where such home is not located within 750 ft of another similar type home, licensed or certified by the state if applicable.	X	X	X
Parochial and private schools. Not included are private vocational, trade or professional schools, schools of art, music or dance and schools for subnormal or mentally disturbed adults. Exceptions listed above shall not preclude those occupations authorized by the Board of Adjustment or the Home Occupations Section of this Zoning Resolution.	X	X	X
State licensed day-care center or preschool or nursery.	X	X	X
Oil and gas drilling operations. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except as modified by the Board of County Commissioners in the resolution approving the Special Use.	X	X	X
Class I or II commercial recreational facility. Class II public recreational facility.	X	X	X

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

District	Front Setback	
	Primary Structure/All Garages	All Other Accessory Structure
MR-1	30 ft.	Housing Livestock – 100 ft. All Other Accessory Structure – 50 ft.
MR-2	30 ft.	Housing Livestock – 100 ft. All Other Accessory structure – 50 ft.
MR-3	30 ft.	All Other Accessory Structure – 50 ft.

District	Side Setbacks ¹		Rear Setback
	All Structures	Adjacent to street/road	All Structures
MR-1	20ft.	30 ft.	20ft.
MR-2	15ft	30 ft.	20ft.
MR-3	15ft	30 ft.	20ft.

¹ For a two-family dwelling, no side setback shall be required where there is a common wall shared between buildings on adjacent lots.

District	Building Height		Lot Size		
	Primary	Accessory ¹	Single Family	Duplex	Two-Family
MR-1	45 ft.	25 ft.	17,400 s.f.	n/a	n/a
MR-2	45 ft.	25 ft.	17,400 s.f.	½ acre (21,780 s.f.)	½ acre (21,780 s.f.) with a minimum of 10,000 square feet per unit
MR-3	45 ft.	25 ft.	6,250 s.f.	9,000 s.f.	9,000 sf. with a minimum of 4,000 s.f. per unit

¹ No such building shall exceed the lesser of the height indicated or the height of the primary structure.

F. Fences

1. Maximum fence height: 6 feet. (orig.3-26-13)
2. No fence more than 42 inches in height of any type shall be permitted within the front setback line and the front lot line. (orig.3-26-13)
3. No barbed wire or electric fence shall be permitted in this zone district. (orig.3-26-13)
4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig.3-26-13)

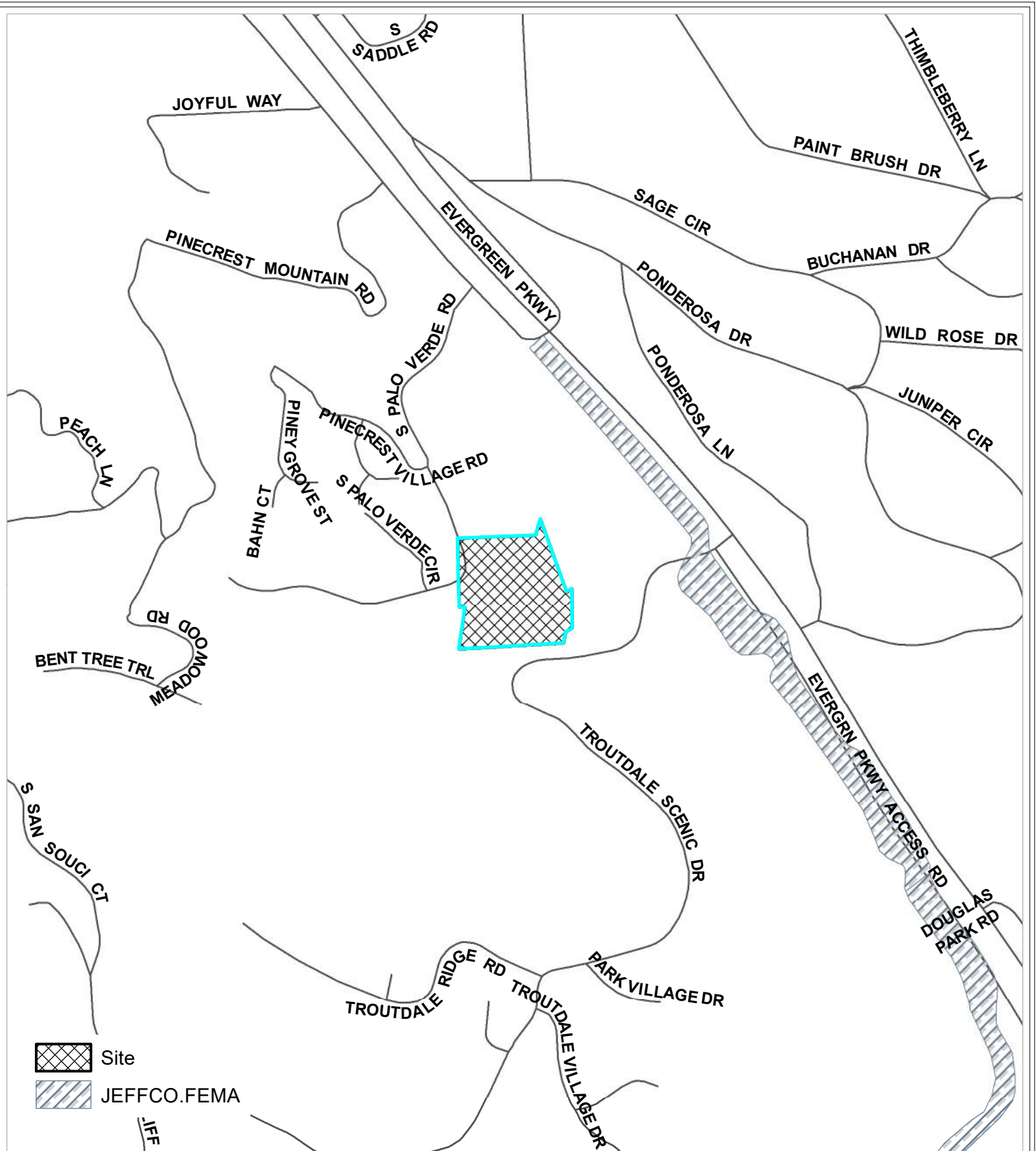
G. General Requirements

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

H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and shall conform to the side and rear setback requirements for a dwelling. (orig.3-26-13)
2. Stallions or bulls shall be kept in a pen, corral or run area enclosed by a 6-foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig.3-26-13)
3. Where allowed the keeping of horses, cattle, sheep, goats, or other similar domesticated animals shall be kept in a fenced area. The total number of animals, listed above, is limited as follows. (orig.3-26-13)
The minimum square footage of open lot area, available to animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre; except that offspring of animals on the property may be kept until weaned. (orig.3-26-13; am. 7-17-18)

MAPS



Case Number: 24-113412RZ

Location: Section 4, T5S, R71W

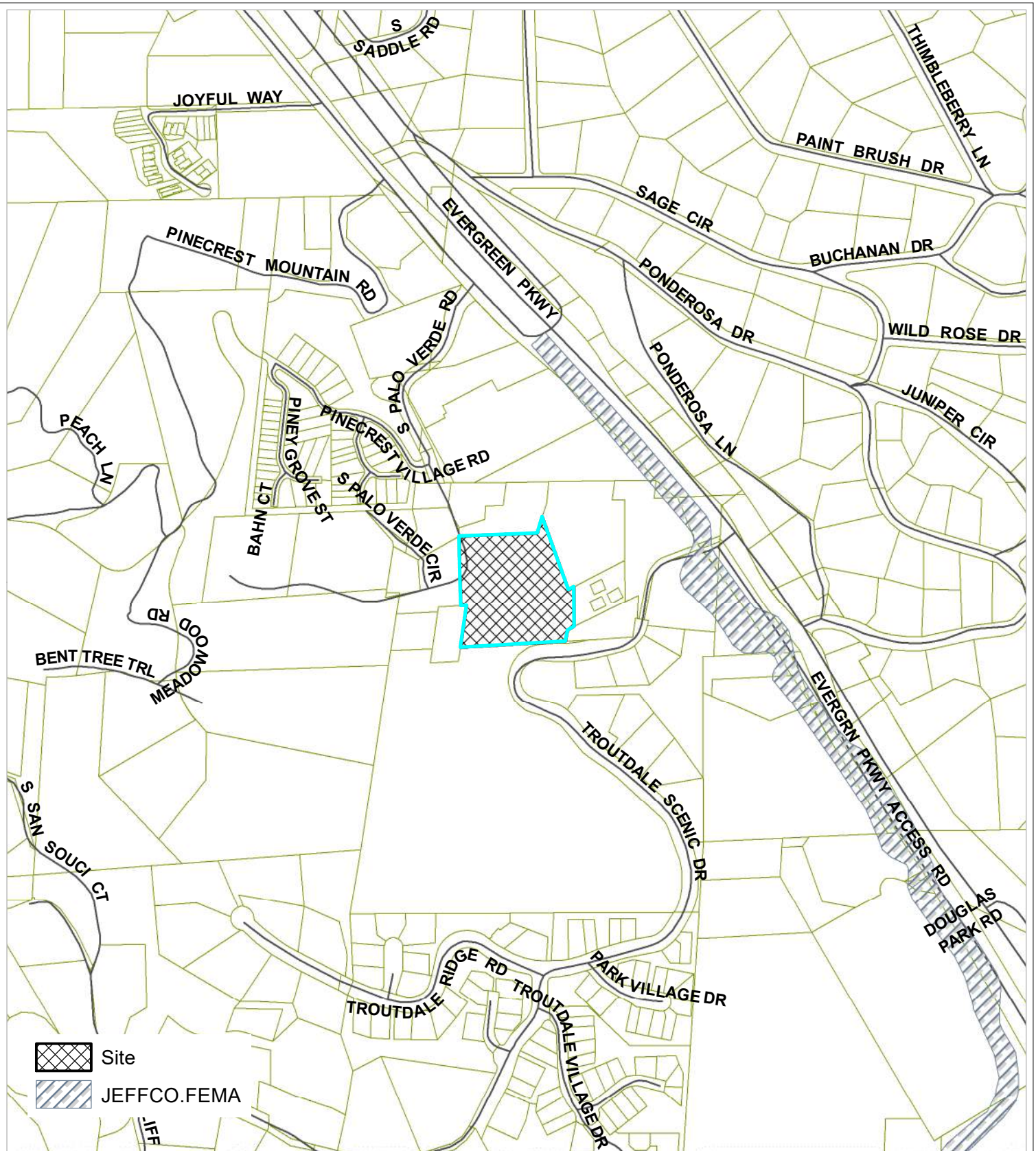


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0 225 450 900 Feet





Case Number: 24-113412RZ

Location: Section 4, T5S, R71W

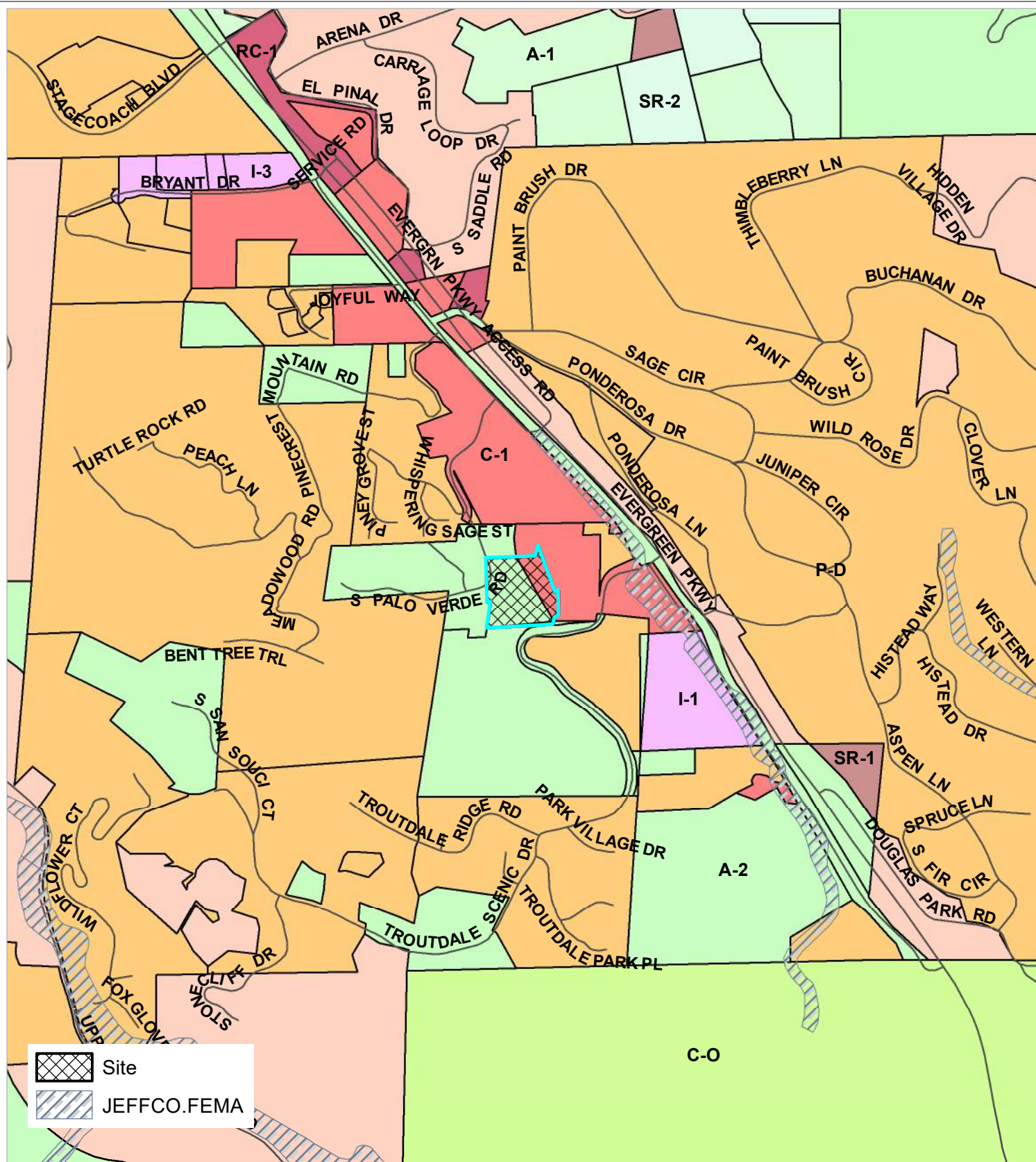


JEFFERSON
COUNTY COLORADO

This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.

0 225 450 900 Feet





Case Number: 24-113412RZ

Location: Section 4, T5S, R71W

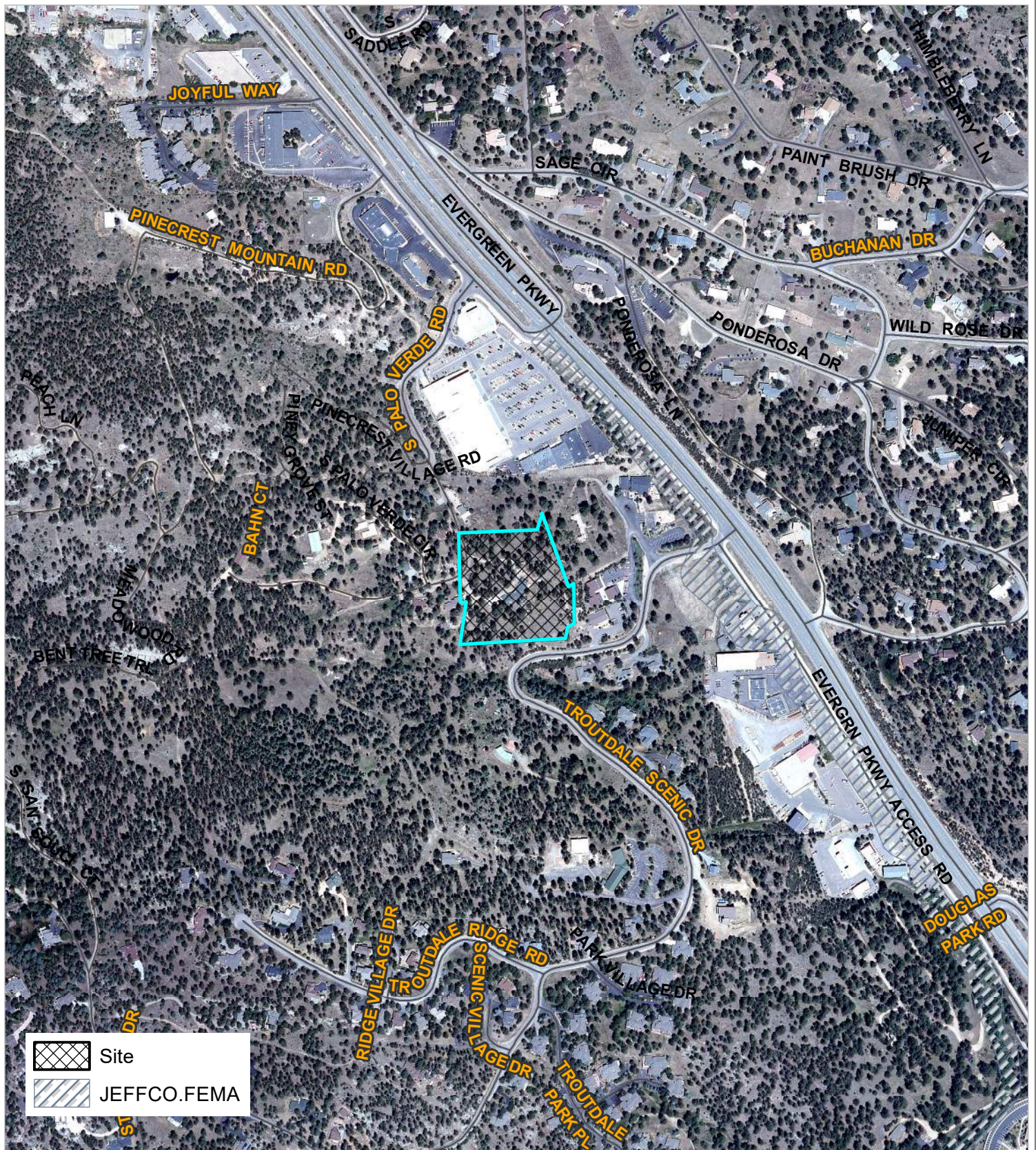


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Feet



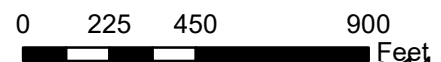


Case Number: 24-113412RZ
Location: Section 4, T5S, R71W



JEFFERSON
 COUNTY COLORADO

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Legal DescriptionStreet Location of Property: 3942 South Palo Verde Road

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

TRACT 1:

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses:

Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of Section 4;

thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46;

thence S 01 deg. 04 min. 23 sec. W (S 07 deg. 53 min W) a distance of 70.00 feet;

thence S 83 deg. 02 min. 25 sec. W along a line which goes to a point 30.0 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between C1 and A2 Building Zones and the True Point of Beginning for the Parcel herein described;

thence continuing S 83 deg. 02 min. 25 sec. W, a distance of 165.73 feet to the point 30.00 feet South of the said most Southerly corner;

thence S 00 deg. 42 min. 40 sec. E, a distance of 204.22 feet to a point on the North line of a tract of land described in Book 624 at Page 62;

thence along the North line of said Tract N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) a distance of 25.00 feet to the Northeast corner of said tract;

thence along the Easterly line of said tract S 08 deg. 57 min. 01 sec. W (S 03 deg. 40 min W) a distance of 154.41 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;

thence N 89 deg. 10 min. 46 sec. E, (N 86 deg. 05 min. E) along the said South line a distance of 391.52 feet to a point on the said A2, C1 Zoning Line;

thence N 31 deg. 51 min. 34 sec. W, along the said Zoning line a distance of 436.64 feet to the POINT OF BEGINNING.

TRACT II

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses: Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of Section 4;

thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46 and the True Point of Beginning of the parcel herein described; thence S 01 deg. 04 min. 23 sec. W. (S 07 deg. 53 min. W) a distance of 70.00 feet;

thence S 83 deg. 02 min. 25 sec. W, along a line which goes to a point 30.00 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between the C1 and A2 Building Zones;

thence S 31 deg. 51 min. 34 sec. E, along the said zoning line a distance of 436.64 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;

thence N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) along the said South line a distance of 38.00 feet to a point on the Westerly line (Southwesterly corner) of a tract of land described in Book 615 at Page 510;

thence N 36 deg. 10 min. 53 sec. E along the said Westerly line a distance of 15.79 feet to the Southwesterly corner of a tract of land described in Book 613 at Page 148;

thence N 64 deg. 20 min. E a distance of 25.00 feet to the Southwesterly corner of the Plat of "The Terrace at Evergreen" recorded under Reception No. 82017214;

thence N 00 deg. 39 min. 00 sec. E along the West line of said Plat a distance of 150.00 feet to the Northwesterly corner thereof;

thence S 64 deg. 20 min. 00 sec. W a distance of 25.00 feet to the Southwesterly corner of a tract of land described in Book 643 at Page 144 and the South corner of a tract of land described in Book 1042 at Page 193;

thence along the Westerly line of said tract described in Book 1042 at Page 193, N 18 deg. 20 min. W a distance of 315.00 feet to the TRUE POINT OF BEGINNING.

County of Jefferson, State of Colorado

Section 4 Township 5 S. Range 71 W.

Calculated Acreage 3.67 Acres Checked by: Kendell Court

Address Assigned: 3942 South Palo Verde Road

COMMUNITY MEETING SUMMARY

COMMUNITY MEETING SUMMARY

Case Number

24-101176 CMT

Meeting Date

2.7.2024

Approx. # of Citizens

28

Signed in
Meeting Location

Webex (virtual)

Subject Property

3942 S Palo Verde Road

Property Owner

Joy O Young Revocable Trust

Applicant/Representative

Richard Miller

Summary of the Applicant's Presentation

Presentation is in the case folder.

Applicant talked about why they are rezoning, what they are rezoning from/to, and showed layout and management (HOA) proposal for the property.

Information Presented/Format of the Meeting

The applicant screen shared their presentation which included details about their rezoning proposal.

Overall Impression/Tone of Meeting

The applicants thoroughly covered their application and respectfully answered all community questions. The community tone was civil, but concerned.

Main Points/Issues Raised by Citizens/Applicant's Response
Concerns/questions:

- traffic on S Palo Verde Rd as a one lane and Troutdale Scenic with low visibility on curves, only access roads for the neighborhood, existing school/church/business traffic, snow/ice on roads or evacuation in emergency, proposed gated entrance at a steep grade near a curve (considering removing access to Troutdale and using a cul-de-sac off of S Palo Verde depending on County requirements, traffic will be evaluated in County reviews)
- access impacting 74, potential need for stoplight (County Transportation & Engineering team will evaluate traffic impacts as part of referral process)
- environmental impact like tree preservation/flooding/erosion/wildlife conditions (this will be evaluated in the rezoning/plat process, goal is to minimize grading and tree removal, wildlife safe fencing proposed)
- difficulty with getting construction vehicles to the property, additional damage to S Palo Verde from construction vehicles (hoping to minimize impact from construction)
- size of property, size of homes, number of townhome lots (4.07 acres, home size not established but dictated by market and likely over 3000 sf, 2 townhome units per lot)
- timeframe for project, especially for tenant currently on the property with horses (probably 2 years for rezoning and plat processes combined, additional time for permits)
- questions about other development in the area
- who is responsible for road maintenance and upkeep for private portions of S Palo Verde and where does it stop being County maintained (not sure, something the County would be able to address)
- if a fire district will look at this proposal (yes, this is part of the County review process)
- neighbor with access easement on this property (should work with the property owner)
- how to access presentation after the meeting (will be available in the CMT folder)

REFERRAL COMMENTS

Sara Hutchinson

From: Madalyn Evans <MEvans@eprdco.gov>
Sent: Thursday, September 19, 2024 9:37 AM
To: Sara Hutchinson
Cc: Cory Vander Veen
Subject: --{EXTERNAL}-- Case Number: 24-113412 RZ

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi Sarah,

Case Number: 24-113412 RZ

EPRD does not have any objections to this plan. Can you please ensure each of these properties remains on EPRD's tax roll?

Thanks,

MADDY EVANS | Executive Assistant

Email: [MEvans \[goog_368089958\]@eprdco \[eprd.co\]. \[eprd.co\]gov](mailto:MEvans[goog_368089958]@eprdco[eprd.co].eprd.co.gov) | P: 720.880.1020

Evergreen Park & Recreation District

1521 Bergen Parkway | Evergreen, CO 80439

www.evergreenrecreation.com [evergreenrecreation.com]



MEMO

TO: Sara Hutchinson
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: September 23, 2024

SUBJECT: Case #24-113412 RZ
Richard Miller
3942 S Palo Verde Rd

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

PROPOSAL SUMMARY

Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for nine single-family homes or seven two-family dwelling units.

COMMENTS

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

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

REZONING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	09/23/2024	Submit a will serve letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	Water/Wastewater
✓	09/23/2024	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment

WATER/WASTEWATER (LAND DEVELOPMENT REGULATION (LDR 21 & 22))

The applicant submitted a document, Order by Board of Directors of the Evergreen Metropolitan District (EMD) for Inclusion of Real Property, for 3942 South Palo Verde Road, Evergreen CO 80439 that was signed by the EMD Chairman, Mark Davidson, for the property to be included in the district for water and sanitation services as of November 16, 2023.

EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS)

JCPH has no records of any existing onsite wastewater treatment system that serves the single-family dwelling at 3942 S. Palo Verde Rd. built in 1949 according to the County Assessor records. Subdividing this property will change the date of legal parcel to the current date. As such, the lot size for the existing single-family dwelling would not meet the minimum lot size of five (5) acres (3.5 acres if per section 4.2E) to be developed with a well and OWTS once the property is subdivided into the proposed nine (9) or seven (7) lots. As such, **the existing single-family dwelling must connect to the public sanitation system and the existing OWTS must be properly abandoned per the Onsite Wastewater Regulation of Jefferson County at the time the site is developed.**

TABLE 4-1 MINIMUM PROPERTY SIZE REQUIREMENTS

SOURCE OF POTABLE WATER	DATE OF LEGAL PARCEL		
	Before Nov. 10, 1973	Between Nov. 10, 1973 and Dec. 5, 1977	After Dec. 5, 1977
Individual wells, potable springs or cisterns	1 acre	2 acres	5 acres (3.5 acres if per Section 4.2.E)
Public water system	0.5 acre	1 acre	1 acre

Plat Note:

At the time of platting, we recommend that a plat note be included:

Suggested Plat note:

Issuance of the first certificate of occupancy in the subdivision is contingent upon connecting the existing SFD to the public sanitation system and the existing OWTS must be abandoned in accordance with Jeffco OWTS regulations.

ENVIRONMENTAL SITE ASSESSMENT (LDR 30)

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

ACTIVE LIVING

JCPH would like to commend the applicant for the addition of community parks that promote regular exercise, recreation, alternative travel choices, such as bike and pedestrian trails, and similar measures. A community garden is also supported by JCPH as it can promote healthy eating, social connectedness, and promote the well-being in users of the garden. Finally, we encourage the developer to consider providing shade using natural landscaping (i.e. trees) or man-made structures (i.e. gazebos, pavilions, etc.) to encourage users to avoid unnecessary exposure to the sun. Design elements such as these can promote public health by fostering a sense of community and enhancing the health of the users of this development.

AIR

Land development activities that are less than 25 contiguous acres and less than 6 months in duration are exempt from permitting and do not need to report air emissions to the Air Pollution Control Division. However, the developer must use sufficient control measures and have a dust control plan in place to minimize any dust emissions during demolition, land clearing and construction activities. This department will investigate any reports of fugitive dust emissions from the project site.

Please be advised that a vehicle tracking pad or equivalent should be placed at egress points to prevent off property transport of materials during construction.

For any proposed remodeling and or demolition activity, the applicant must obtain a Demolition Permit from the Asbestos Section at the Colorado Department of Public Health and the Environment, (303.692.3100). To get this permit, a certified asbestos inspector must examine the building or portion thereof to be removed and sample all suspect materials. If detected, an Asbestos Abatement Permit must be obtained, and the materials must be removed by a trained and qualified person or company prior to demolition.

RADON

As of January 2019, to address the health hazard associated with radiation from radon gas, all new residential construction in Jefferson County must have a radon mitigation system installed in accordance with the Land Development Regulation Section 27 and the International Residential Code, Appendix F.

NOISE

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

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

Colorado Revised Statute 25-12-103 classifies noise that exceeds the maximum permissible noise level as a public nuisance, which is a civil matter between the property owner and the complainant. **Please note:** JCPH and the Colorado Department of Public Health and Environment do not enforce noise complaint nuisances.

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

EVERGREEN METROPOLITAN DISTRICT

Water and Wastewater
30920 Stagecoach Blvd.
Evergreen, Colorado 80439
303-674-4112

September 25, 2024

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

Re: 3942 S Palo Verde Dr., Evergreen, CO 80439. Will Serve Water and Sewer

Dear Sir or Ma'am,

We recently received a referral regarding water and sewer availability to the property listed above in Evergreen, Colorado.

The property was included in the Evergreen Metropolitan District on November 29, 2023. Each housing unit will be required to pay additional inclusion fees for both sewer and water.

The above property is within Evergreen Metropolitan District (water and sewer) service area. There is a water main located on the west side of the property. The closest sewer main is approximately 300 feet to the east of the east boundary of the property.

The property owner will need to extend the sewer main to the property. It is also likely that the property owner will need to extend the water main as well. The owner must enter into a System Development Engineering Analysis Agreement (SDEA) with the Evergreen Metropolitan District to review all plans provided by the owner to ensure the existing water and wastewater infrastructure is adequately sized for this size development. The wastewater treatment plant has capacity for a development this size, however sewer mains need to be analyzed as part of the SDEA. The District has adequate capacity in the water treatment plant to serve a development of this size, however water mains need to be analyzed as part of the SDEA.

If you have any questions, please call me at 720-772-0199.

Sincerely,


Thomas

Riggle

Thomas Riggle

Water Resources Manager

Evergreen Metropolitan District

 Digitally signed by
Thomas Riggle
Date: 2024.09.25 08:14:37
-06'00'



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

September 26, 2024

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

Attn: Sara Hutchinson

Re: 3942 S Palo Verde Road, Case # 24-113412 RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **3942 S Palo Verde Road Rezone**.

Please be advised that Public Service Company has *an existing natural gas and electric distribution facilities along S Palo Verde Road and within* the area indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

In the future to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot and eight-foot (8') on each rear lot line of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to the County of Jefferson for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to

require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

ADDRESSING

MEMO

To: Sarah Hutchinson
FROM: Christine Derby
SUBJECT: 24-113412RZ 3942 South Palo Verde Road
DATE: October 9, 2024

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for nine single-family homes or seven two-family dwelling units.
2. Proposed access is off South Palo Verde Road.
3. There is a valid existing address, 3942 South Palo Verde Road, in the addressing database. This address will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.

Memorandum

To: Sara Hutchinson
Planner

From: Patrick O'Connell
Engineering Geologist

Date: October 9, 2024

Re: 3942 S Palo Verde Rd, Case No. 24-113412RZ

The intent of the application is to rezone to PD. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.
2. The property is located within the Mountain Ground Water Overlay District. However, this property will be served by EMD.



October 16, 2024

Sara Hutchinson

Jefferson County Planning and Zoning

Transmission via email: shutchin@co.jefferson.co.us

Re: Palo Verde Park Estates Rezoning
Case No. 24-113412 RZ
3942 Palo Verde Road, Evergreen
Pt. NW¼ SE¼ Section 4, T5S, R71W, 6th P.M.
Water Division 1, Water District 9

Dear Ms. Hutchinson,

We have reviewed the preliminary application to rezone a 3.67-acre parcel to allow for a single-family and/or townhome development. The property will either be developed into nine (9) single-family residential lots, or 14 two-family residential units in seven (7) structures. The property currently contains a single-family residence. This office previously provided comments regarding this subdivision in a letter dated May 31, 2023 under case no. 23-109426PA. The number of lots contemplated has since increased. This letter shall supersede the previous letter.

Water Supply Demand

The Water Supply Summary submitted by the applicant estimates water requirements for the subdivision as 1.89 acre-feet per year for household use and 0.15 acre-feet per year for irrigation use. This corresponds to 0.135-0.21 acre-feet per year per household. It should be noted that standard water use rates are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The proposed source of water supply for the development is the Evergreen Metropolitan District. According to a letter dated September 25, 2024 from the Evergreen Metropolitan District, the subject property is currently included within the Evergreen Metropolitan District. Each housing unit will be required to pay additional inclusion fees for both sewer and water. According to the letter from Evergreen Metropolitan District, the sewer main and likely the water main will need to be extended by the property owner. The Evergreen Metropolitan District's water rights include 3.0 cfs of the Hodgson #3 and 6.0 cfs of the Simonton #2 water rights on Bear Creek, and 600 acre-feet of storage in Evergreen Lake. The water rights have been determined to be adequate to provide for 6,500 taps in a drought year. Based on the most recent information provided to this office, there are



approximately 5,800 taps in the Evergreen Metropolitan District water system. According to the previous letters from Evergreen Metropolitan District, the District does not reserve any taps for development until all applications and fees have been paid.

Existing Well

Well permit no. 183696-A was issued for a well located on 3942 Palo Verde Drive. Permit no. 183696-A was issued as a replacement for a well originally registered with this office pursuant to section 37-92-602(5) of the Colorado Revised Statutes ("C.R.S.") under permit no. 183696. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights, with the exception of certain wells permitted under section 37-92-602(3)(b)(II)(A). The existing well does not qualify for this statutory exception as currently permitted, and it was not granted a presumption of no injury by statute. Because all groundwater in Colorado is presumed to be tributary, and all groundwater depletions in an over-appropriated basin are presumed to cause injury to senior water rights, the existing well is presumed to cause material injury to senior water rights as currently permitted. Therefore, prior to final approval of the subdivision being granted, the existing well must either be plugged and abandoned, re-permitted for in-house use only pursuant to section 37-92-602(3)(b)(II)(A) in order to qualify for the statutory exception, or be included in an augmentation plan decreed by the water court or a substitute water supply plan approved by the state engineer that will replace depletions from pumping of the well in time, location and amount during periods of shortage. If the property owner will have no use for this well, then it should be plugged and abandoned as evidenced by submittal of a Well Abandonment Report.

State Engineer's Office Opinion

The State Engineer finds, pursuant to section 30-28-136(1)(h)(I), C.R.S., that the proposed water supply will cause material injury to decreed water rights unless the existing well is either re-permitted, plugged and abandoned, or augmented, as described above. Pursuant to section 30-28-136(1)(h)(II), C.R.S., the State Engineer offers the preliminary opinion that if water is supplied to the development by the Evergreen Metropolitan District, the water supply is expected to be adequate. However, we will provide our final opinion only after the property has been included in the Evergreen Metropolitan District. Should you or the applicant have any questions regarding this matter, please contact me at 303-866-3581 ext. 8245 or kathleen.fuller@state.co.us.

Sincerely,



Kate Fuller, P.E.
Water Resources Engineer

Cc: Referral file no. 30767
Well permit file no. 183696-A



Evergreen Fire/Rescue

1802 Bergen Parkway • Evergreen, Colorado 80439

Phone: 303-674-3145 • Fax: 303-674-8701

March 11 2025

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

RE: 24-113412 RZ Rezone for 3942 Palo Verde Rd, Evergreen, CO 80439

Dear Sara Hutchinson:

The referral referenced above was reviewed for compliance with the *2018 International Fire Code (IFC)* as adopted by Jefferson County with Evergreen FPD Amendments. Evergreen Fire/Rescue has the following comments and requirement for any development occurring on this parcel.

Items from 2nd Referral:

Progressive Planning Services of Colorado reply:

The Written Restrictions have been modified to indicate that effective wildfire mitigation shall be incorporated at the time of subdivision platting, including reducing hazardous fuels, managing vegetation, creating defensible space with evaluation/certification around individual homes and perimeter of the subdivision being approved by Evergreen Fire/Rescue, and the utilization of fire-resistant building materials. In addition, an approved automatic fire sprinkler system shall be required for each dwelling unit. The other Evergreen Fire/Rescue requirements will be addressed during the subdivision plat portion of the process.

EFR response:

The defensible space and home hardening requirements will be ongoing as the zoning and building permit process continues. The automatic fire sprinkler system will be utilized for the life safety of the occupants. All other comments will be addressed during the subdivision plat portion of the process. No additional items were added from Evergreen Fire Rescue during the 2nd referral.

Original Items from 1st Referral:

Off-Site Access Roads:

The existing off-site access is provided by Palo Verde Road. Palo Verde Road was not evaluated for compliance to current Jefferson County standards for this rezoning application. Any development will require Palo Verde Road to meet Jefferson County standards. ***2018 IFC Section 503(with EFR amendments)***

On-Site Access Roads:

The on-site access road is non-existent at this time. It is not evaluated as part of the 1st referral. The proposed Palo Verde Loop is described as a 20' private road. On-site access shall meet the requirements of current Jefferson County standards. ***2018 IFC Section 503(with EFR amendments)***

Fire Protection Water Supply:

An existing fire hydrant is located near the intersection of Palo Verde Road and Pinecrest Parkway. The new development will require an evaluation for fire hydrant spacing and distance from the property frontage. Additional fire hydrants may be required. **2018 IFC Appendix C (EFR Adopted)**

The fire hydrant flows shall be evaluated for compliance with fire flow and duration. For areas not serviced by adequate water mains, the water supply shall provide cisterns for fire protection. The size and location of the cisterns will vary depending upon the property layouts. **2018 IFC 507.2.3 (EFR amendments) & 2018 IFC Appendix B (EFR Adopted)**

Automatic Fire Sprinkler System:

Construction of new one- and two-family dwelling units in rural and suburban areas where adequate and reliable water supply systems do not exist requires installation of an approved automatic fire sprinkler system per **2018 IFC 503.2.1(EFR Amended)**. Installation of an approved automatic fire sprinkler system is required for construction of each dwelling unit. Additionally, a single fire apparatus access road (Palo Verde Road) serves more than 30 dwelling units. This proposed development will increase the dwelling units and will require a second fire access road unless an approved automatic sprinkler system is installed in each dwelling unit. **2018 IFC Section D107 (EFR Adopted)**

Defensible Space Evaluation/Certification:

As specified by *Jefferson County Zoning Resolution Section 39* a defensible space evaluation/certification is required for this project.

Subsequent Site Reviews:

Specific details about individual site layout and structure size have not been provided at this time. Detailed site plan review and definitive comments pertaining to access will be provided when more information about the individual parcel development elements is provided.

Please contact me if you have any questions in regard to this information.

Respectfully,

John Sebastian



Digitally signed
by John
Sebastian
Date: 2025.03.11
15:39:58-06'00'

John Sebastian
Fire Inspector
Evergreen Fire/Rescue

Sara Homeyer

From: AUTOMAILER@JEFFCO.US
Sent: Monday, March 24, 2025 9:34 AM
To: Sara Homeyer
Cc: Benjamin Johnson
Subject: 24 113412 RZ - Agency Response

Case Number: 24 113412 RZ

Case Type: Rezoning

Case Name: 3942 S Palo Verde Road

Review: Engineer (Development Review)

Results: No Comment (no further review)

Review Comments: Previous Engineering comments have been addressed

Scheduled End Date: 18-MAR-25

Reviewer: Benjamin Johnson

Description: Rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for nine single-family homes or seven two-family dwelling units.

Tugce Ucar Maurer
Planner II, Long Range Planning
Jefferson County Planning and Zoning

May 6, 2025

Dear Tugce,

The Historical Preservation and Landmarks Committee of the Jefferson County Historical Commission (JCHC) has reviewed *Rezoning 3942 S Palo Verde Road (Case No, 24-112412 RZ) Third Referral*. The attached memo contains more details about the review. No further review is needed. JCHC has the following recommendations:

Recommendation 1. The historic mountain landscape (rural setting, rural landscape) is basically intact throughout the project area. The mountain landscape and rural setting need to be considered during future development. The development should choose building materials and design the site to consider and complement the surrounding environment, landscape, and mountain view. This approach will preserve the historical integrity and natural beauty of the rural mountain landscape, ensuring it remains a valuable heritage asset for future generations.

Recommendation 2. The applicant is strongly urged to professionally evaluate the historic structure for eligibility to the National Register of Historic Places. If the building is significant and preservation in place is not feasible, the significant historic building should be documented prior to its destruction including documentation of the site's history. The Colorado Office of Archaeology and Historic Preservation (OAHP) documentation standards and guidelines should be followed (<https://www.historycolorado.org/guidelines-historic-preservation-projects>), and the documentation submitted to OAHP for their records.

Recommendation 3. No cultural resource surveys have been conducted in the project area, and historical and archaeological resources may be discovered during development. Although the applicant is not required to do so, JCHC requests to be notified about these discoveries.

Please forward our review and recommendation to the case manager.

Sincerely Yours,

//s// Dan Haas, Richard Scudder

Co-Chairs, Historical Preservation and Landmarks Committee
Jefferson County Historical Commission

Attachment: JCHC Memo

JEFFERSON

COUNTY COLORADO

Boards and Commissions

Historical Commission

Memorandum

May 6, 2025

Rezoning 3942 S Palo Verde Road (Case No, 24-112412 RZ) Third Referral

Project:

This application seeks to rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for nine single-family homes or seven two-family dwelling units at 3942 S Palo Verde Road.

Resources near the Project Area: (T5S, R71W, Sec 4, SE1/4)

The Jefferson County Historic Commission (JCHC) reviewed the COMPASS database (The State of Colorado's Online Cultural Resources and Paleontological Database) and identified no cultural resources or surveys in the project area.

Resources in the Project Area:

JCHC reviewed the COMPASS database (The State of Colorado's Online Cultural Resources and Paleontological Database) and did not identify any cultural resource sites or surveys.

JCHC reviewed the County Assessors Property Records and found the following:

AIN/Parcel ID: 51-044-00-008

Single family home: est. built 1949

Project Determination of Effect: There is no discussion about the impacts to the historic building from the development.

Mitigation Measures: None provided

Other Information: None

Jefferson County Historical Commission Conclusion and Recommendation:

JCHC identified a historic building on the property. The historic mountain landscape appears relatively intact. No cultural surveys have been conducted in the project area, so there is a possibility that historic and archaeological resources are present. The proposed development will further decrease the amount of open, historic agricultural landscape in Jefferson County and should be considered with any development in the Agricultural Zone Districts. No further review is needed. JCHC has the following recommendations:

Recommendation 1. The historic mountain landscape (rural setting, rural landscape) is basically intact throughout the project area. The mountain landscape and rural setting need to be considered during future development. The development should choose building materials and design the site to consider and complement the surrounding environment, landscape, and mountain view. This approach will preserve the historical integrity and natural beauty of the rural mountain landscape, ensuring it remains a valuable heritage asset for future generations.

Recommendation 2. The applicant is strongly urged to professionally evaluate the historic structure for eligibility to the National Register of Historic Places. If the building is significant and preservation in place is not feasible, the significant historic building should be documented prior to its destruction including documentation of the site's history. The Colorado Office of Archaeology and Historic Preservation (OAHP) documentation standards and guidelines should be followed (<https://www.historycolorado.org/guidelines-historic-preservation-projects>), and the documentation submitted to OAHP for their records.

Recommendation 3. No cultural resource surveys have been conducted in the project area, and historical and archaeological resources may be discovered during development. Although the applicant is not required to do so, JCHC requests to be notified about these discoveries.

NOTIFICATION SUMMARY

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PUBLIC / HOA COMMENTS

Case Number 24-113412RZ

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

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

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

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

Lists of the specific property owners and registered associations that received notification are attached to this summary.

Property Owners



Registered Associations



From the Jefferson County Assessor's Office
Home Owners Associations within 2 miles of 51-044-00-008

Subject Properties

Owner AIN/Parcel PIN/Schedt Mail Addre Property Address
JOY O YOU 51-044-00-1 300040396 26752 HILL 03942 S PALO VERDE RD , EVERGREEN, CO 80439

31 HOA within 2 miles of subject properties

HOA Name	Amanda RS Contact	Address	Lir Address	Lir Phone 1	Phone 2	Email	Addr License	Comments HOA
BELL PARK 812200	c/o Erin De	26001 Bell	EVERGREE	917331116	720217445	bellparkest	AOI	Last Updat: Y
BERGEN GL 817964	c/o Scott H	2977 SUN	EVERGREE	415283557	303670855	scott.c.hen	AOI	Last Updat: Y
BERRIEN R/ 815579	C/O RHEA	528164 TRE	EVERGREE	303674212	303674394	rjcs@att.ne		Last Updat: N
CREST AT S 808460	C/O JANET	P O BOX 47	EVERGREE	303670538	303679313	jl30661@h	AOI	Last Updat: Y
DOWNTOWN 757533	DEED Presi	P O BOX 25	EVERGREE	303670724	303674333	contact@e		Last Updat: N
ELK SUMM 757477	JIM SCHMII	3034 ELK V	EVERGREE	303670136	303907732	schmidtjan	AOI	Last Updat: Y
EVERGREE 757319	KATHLEEN	5398 EVER	EVERGREE	303670142		kmkulasza	AOI	Last Updat: Y
EVERGREE 757322	c/o Diane	M 7800 S. El	Littleton, C	720283330	303434505	caronrealty	AOI	Last Updat: Y
EVERGREE 757455	Frank Utter			303674512		frutr@q.co	AOI	Last Updat: Y
Elk Meadow 1000035	c/o William	3060 Royal	Evergreen,	703862030	303883566	batwood5		Updated: 9 Y
HIWAN GO 757333	DAVID FOV	30671 CLUI	EVERGREE	303674336		president@	AOI	Last Updat: Y
HIWAN HIL 757334	GARY MacF	P O BOX 31	EVERGREE	303670374		hiwanhills	AOI	Last Updat: Y
HIWAN HO 757431	Hiwan HOA	P O BOX 18	EVERGREE		303670437	president@	AOI	Last Updat: Y
JEFFERSON 757337				303817481		franevers@	AOI	Last Updat: N
KITTREDGE 757342	c/o Aletha	PO BOX 18	KITTREDGE	720726006	303720978	treasurer@	AOI	Last Updat: Y
Overlook L: 1002811	c/o John Li	3691 Overl	Evergreen,	303994159	954591402	lindstroms		Updated 2/ HOA
PLAN JEFFC 984263	C/O MICHE	24396 COD	GOLDEN, C	303526134	720839433	mpoolet@j		Last Updat: N
SOUTH BLL 757538	CLEO BOYD	4829 S. BLL	EVERGREE	303674740	303819740	clechris1@		Last Updat: N
SUGAR HILL 757411	C/O MARK	3509 S SAD	EVERGREE	303674111		mark@don	AOI	Last Updat: Y
SUN CREEK 808459	c/o Ken Fri	30574 SUN	EVERGREE	720244511		mkfrick@g	AOI	UPDATED 1 Y
SUN CREEK 808220	c/o Cindy A	30641 Sun	Evergreen,	303324091	303378339	cindydalva		Updated 6/ Y
SUNCREEK 818127	KENNETH B	2986 SUN	EVERGREE	303748695	303252285	ken_bland		Last Updat: Y
TANOAT 757531	C/O BRANC	31146 TAN	EVERGREE	303475474		brandonrig	AOI	Last Updat: Y
THE AMBEI 998888	C/O Jerry R	7824 Arma	Evergreen,	303931049	303910736	tbkleban@	AOI	Last Updat: Y
THE RIDGE 757499	C/O Wayne	30142 Stov	EVERGREE	703915332	303933627	waynepau	AOI	Last Updat: Y
THE RIDGE 980933	C/O ALISA	IP O BOX 27	LITTLETON	303933627		alisa@kchc	AOI	Last Updat: Y
TROUTDAL 995800	LYNNE PRA	29808 Trou	29810 Trou	303570469	303601756	lsprain@m		Y
TROUTDAL 984911		30526 GOL	EVERGREE	303679037	303674646	denniscassi	AOI	Last Updat: Y
TROUTDAL 757412	C/O SHARC	P O BOX 24	EVERGREE	720289446	303590472	slmowatt@	AOI	Last Updat: Y
WAHKEENE 757465	DAVID C D	30523 HILL	EVERGREE	303679140		daviddesch	AOI	Last Updat: Y
WOODS OF 757443	c/o Tim Kai	3442 OVER	EVERGREE	262442223		tkauffung@	AOI	Last Updat: Y

Hearing De	Board 1	Board 2	Board 3	Board 4	Board 5	Website	Area
Erin De Luc	Luba Kee	Kirsty Scho	Erin De Luc	Kirsty Shou			EVERGREEN
Scott Hend	Sonia Geer	Lisa Morro					
Various-	de co-chair	Rh co-chair	An				EVERGREEN
BRITTON V.	Britton Var		Janet Brow		Michael Mi		EVERGREEN
DEAN DAL	Dean Dalvit		Rachell Em	Kathleen D		www.everg	
JIM SCHMII	Anna Scarp	Eul Pang	Kevin O'Le	Steven Vat	Rich Triber		EVERGREEN
KATHLEEN	R J Silber	Amy Preus	Erin Nikkel	Ingelin Blac			EVERGREEN
Diane Mille	Dieter W. E	Wayne St J	John Ellis	Jim Boutwe		www.athor	EVERGREEN
MARY MO	Jeff Chopin	Scott Alber	Mary Monr	Jeff Chevali	Don McCut	www.gene	EVERGREEN
William At	Nicole Herr	Kristin LeCl	William At		Nicole Herr		
DAVID FOV	David W Fc	Daniel W. S	David W. Fc	Daniel W S		www.hiwa	EVERGREEN
GARY MAC	Joe Gerlach	Eric Wilhel	Kim Levine	Jim Dollard	Nan Rickey	hiwanhills	EVERGREEN
Wilton Hel	Alicia Sext	Bruce And	Paula Mad	Bruce Feldl	hiwanhom		EVERGREEN
ANY BOAR	Don McDoi	Barb Suggs	Andrea Ras	Andrea Ras	Terry Liekh	jeffcohorse	ALL AREAS
Aletha Salc	Russett Go	Jason Staw	Jason Staw	Nancy Smit	Aletha Salc	kittredgeci	EVERGREEN
John Lindst	Charlotta S	Andreas Vc	Kevin Nara	Tucker Sco	John Lindst	youroverlo	
MICHELLE	F John Litz	Peter Mora	Michelle P	Peter Mora	John Litz,	B www.planj	
CLEO BOYD	Cleo Boyd	Cheryl Love					
MARK DON	Mark Done	Beth Roger	Tabitha Ne	Charlie Gu			EVERGREEN
Ken Frick	Ken Frick		Barbara Cri	Marcia Lar	Julian Jacr		EVERGREEN
Nancy Scot	Barbara Kl	Cindy Alvar	Cindy Alvar	Sarah Boot	Erich Meye		EVERGREEN
KENNETH E	Kenneth Bl	Nancy Scot	Beth Adam	Cingy Alvar			EVERGREEN
BRANDON	Brandon Ri		Erik Skager	Beth Kwait	Jeff Tripp,	J www.tano	
Jerry Rober	Tami Kleba	Suzanne V		Jennifer Co	Andrew Lei		
Wayne Pau	Dale Schlin	Ryan Dreie	Ryan Dreie	Wayne Pau	Dale Schlin	www.kcho	EVERGREEN
Bill Archde	Nate Whitr	Dale Schlin	Dale Schlin			ridgehoa.c	
MEGAN CU	Wendy Sw	Julie Parler	Lynne Tuck				
Bert Levan	John Hercz	Philip Yanc	Dennis Cas				EVERGREEN
SHARON M	Sean VanB	Charlie Stri	Sharon Mo	Lenore Kup	Sharon Mo		EVERGREEN
DAVID C D	David C De	Lisa K Thoe	Pam Seller	Amanda R			MTNS
Tim Kauffu	Tom Clapp	Tim Kauffu	Tim Kauffu	Caroline M	Janet Gibsc	woe.msiho	EVERGREEN

Postcard Mailing List

Owner	Mail Address	Mail Loc	Mail Zip
JOY O YOUNG REVOCABLE TRUST	26752 HILLTOP RD	EVERGREEN, CO	80439
BENNET 280 LLC	11233 E BERRY DR	ENGLEWOOD, CO	80111
CURRENT RESIDENT	3763 GRAND MESA DR	MONTROSE, CO	81403
CURRENT RESIDENT	PO BOX 263	EVERGREEN, CO	80437
CURRENT RESIDENT	PO BOX 3958	EVERGREEN, CO	80437
CURRENT RESIDENT	29994 PAINT BRUSH DR	EVERGREEN, CO	80439
CURRENT RESIDENT	PO BOX 421	EVERGREEN, CO	80437
CURRENT RESIDENT	3750 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	PO BOX 1599	EVERGREEN, CO	80437
TIMBOE FAMILY TRUST	3770 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	3790 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	3811 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	3886 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3846 PONDEROSA DR	EVERGREEN, CO	80439
M&A REAL ESTATE INVESTMENTS LLC	PO BOX 908	KITTREDGE, CO	80457
CURRENT RESIDENT	3771 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	3796 PONDEROSA DR	EVERGREEN, CO	80439
WOLFF REVOCABLE TRUST	28539 BUCHANAN DR	EVERGREEN, CO	80439
CREWS FAMILY LIVING TRUST	6727 HAPPY HILL RD	EVERGREEN, CO	80439
CURRENT RESIDENT	3741 SAGE CIR	EVERGREEN, CO	80439
CURRENT RESIDENT	32680 INVERNESS DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3817 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3837 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3857 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3959 PONDEROSA LN	EVERGREEN, CO	80439
CURRENT RESIDENT	3917 PONDEROSA DR	EVERGREEN, CO	80439
ATANACIO DE JESUS SANCEZ REVOCABLE TRUST	PO BOX 2800	EVERGREEN, CO	80437
CURRENT RESIDENT	14368 W 56TH WAY	ARVADA, CO	80002
UNITED METHODIST CHURCH OF EVERGREEN	3757 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3926 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3821 JUNIPER CIR	EVERGREEN, CO	80439
SAFEWAY STORES 45 INC	PO BOX 800729	DALLAS, TX	75380
SKAFF 3847 LLC	PO BOX 1659	EVERGREEN, CO	80437

PINECREST TOWNHOMES LLC	PO BOX 1863	BROOMFIELD, CO	80038
EVERGREEN METROPOLITAN DISTRICT	PO BOX 3819	EVERGREEN, CO	80437
CURRENT RESIDENT	PO BOX 129	PARKER, CO	80134
CURRENT RESIDENT	P O BOX 2371	EVERGREEN, CO	80439
MOORE BURROW LTD	PO BOX 1479	LITTLE ELM, TX	75068
CURRENT RESIDENT	3863 HARMANS RIDGE TRL	EVERGREEN, CO	80439
CURRENT RESIDENT	3861 HARMANS RIDGE TRL	EVERGREEN, CO	80439
CURRENT RESIDENT	3853 HARMANS RIDGE TRL	EVERGREEN, CO	80439
CURRENT RESIDENT	505 SHIP POINT RD	YORKTOWN, VA	23693
CURRENT RESIDENT	PO BOX 665	EVERGREEN, CO	80437
CURRENT RESIDENT	3821 WHISPERING SAGE ST	EVERGREEN, CO	80439
BUTTE AVE LLC	3842 WHISPERING SAGE ST	EVERGREEN, CO	80439
BUTTE AVE LLC	32556 WOODSIDE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3883 WHISPERING SAGE ST	EVERGREEN, CO	80439
CURRENT RESIDENT	408 W WALL ST	HEWITT, TX	76643
CURRENT RESIDENT	6539 ARCTIC WAY	INVER GROVE, MN	55077
LIPINA LIVING TRUST	3871 WHISPERING SAGE ST	EVERGREEN, CO	80439
THE BANK	PO BOX 5155	SAN RAMON, CA	94583
POWDERHORN PROFESSIONAL BUILDING LLC	3781 EVERGREEN PKWY	EVERGREEN, CO	80439
CURRENT RESIDENT	PO BOX 157	EVERGREEN, CO	80439
CURRENT RESIDENT	4822 CEDAR RD	EVERGREEN, CO	80439
CURRENT RESIDENT	PO BOX 3463	EVERGREEN, CO	80437
CURRENT RESIDENT	100 JEFFCO PKWY 2520	GOLDEN, CO	80419
ANDERSON TRUST	30031 TROUTDALE RDG	EVERGREEN, CO	80439
CURRENT RESIDENT	30051 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	30011 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	30081 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	31021 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
REKLAW PARTNERS LP	PO BOX 3673	EVERGREEN, CO	80437
BUNCHMAN HOLDINGS LLC	22630 PINE LN	MORRISON, CO	80465
MONTESSORI SCHOOL OF EVERGREEN	PO BOX 2468	EVERGREEN, CO	80437
SHIRLEY CO THE	24396 CODY PARK RD	GOLDEN, CO	80401
CURRENT RESIDENT	3931 S PALO VERDE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	3982 S PALO VERDE RD	EVERGREEN, CO	80439

CURRENT RESIDENT	3972 S PALO VERDE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	3951 EVERGREEN PKWY	EVERGREEN, CO	80439
ARDELLA M SMITH REVOCABLE TRUST	PO BOX 700	EVERGREEN, CO	80439
CANYON COMMON INVESTMENTS LLC	8820 S SEA OAKS WAY 204	VERO BEACH, FL	32963
CURRENT RESIDENT	4489 BLUE SPRUCE RD	EVERGREEN, CO	80439
FIRST BAPTIST CHURCH OF EVERGREEN THE	BOX 938	EVERGREEN, CO	80439
ARCHDIOCESE OF DENVER	4271 EVERGRN PKWY ACCESS RD	EVERGREEN, CO	80439
SS MULTI TENANT LLC	1202 BERGEN PKWY 303	EVERGREEN, CO	80439
MONTESSORI SCHOOL OF EVERGREEN	29740 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
PUBLIC SERVICE COMPANY OF COLORADO	PO BOX 840	DENVER, CO	80210
CURRENT RESIDENT	3996 PONDEROSA DR	EVERGREEN, CO	80439
WILLIAM B SMALLSHAW RESIDENCE TRUST	3966 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	3927 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	PO BOX 1047	EVERGREEN, CO	80437
CURRENT RESIDENT	2520 BRENTWOOD ST	LAKEWOOD, CO	80214
WILLIAM F GRAF REVOCABLE TRUST	4541 S TABOR CT	MORRISON, CO	80465
CURRENT RESIDENT	3957 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4077 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4097 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4087 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	100 JEFFERSON COUNTY PKWY 2520	GOLDEN, CO	80419
STONER FAMILY TRUST	4076 PONDEROSA DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4073 ASPEN LN	EVERGREEN, CO	80439
MERRION FAMILY LIMITED PARTNERSHIP	610 REILLY AVE	FARMINGTON, NM	87401
CURRENT RESIDENT	1059 GENESEE VISTA RD	GOLDEN, CO	80401
HELM INVESTMENT LLC	1316 DENVER CIR	MOORE, OK	73160
CURRENT RESIDENT	4255 STONECLIFF DR	EVERGREEN, CO	80439
TROUTDALE SCENIC LLC	29025 UPPER BEAR CREEK RD	EVERGREEN, CO	80439
29713 TROUTDALE SCENIC DRIVE C-1 LLC	29713 TROUTDALE SCENIC DR C-1	EVERGREEN, CO	80439
CALDWELL PROPERTY & HOLDINGS CO LLC	29713 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
TERRACE AT EVERGREEN CONDO ASSN INC THE	650 S CHERRY ST SUITE 12	DENVER, CO	80222
TROUTDALE VILLAGE HOMEOWNERS ASSOCIATION	5500 S SYCAMORE ST 202	LITTLETON, CO	80120
CURRENT RESIDENT	29853 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
TROUTDALE VILLAGE HOMEOWNERS ASSN INC	PO BOX 3334	EVERGREEN, CO	80439

JALMER D JOHNSON REVOCABLE TRUST	29873 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
JACK DONALD WOLFE & JUDITH ANN WOLFE LIVI	29875 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
TROUTDALE SCENIC RIDGE LLC	4228 SCENIC VILLAGE DR	EVERGREEN, CO	80439
OWEN & SANDRA ELLIS FAMILY LIVING TRUST	29921 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	29931 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	4196 RIDGE VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29951 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	4176 RIDGE VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4165 RIDGE VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	30009 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
W P KLINK AND DEBRA J BLACK LIVING TRUST	30005 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	3000 KIRKWOOD ST	BURLINGTON, IA	52601
ROB E RANKER LIVING TRUST	30007 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	29952 TROUTDALE RIDGE RD	EVERGREEN, CO	80439
CURRENT RESIDENT	4239 SCENIC VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	4229 SCENIC VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29840 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29842 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CORNWELL REVOCABLE TRUST	29855 PARK VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29857 PARK VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29859 PARK VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29861 PARK VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29856 PARK VILLAGE DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29854 PARK VILLAGE DR	EVERGREEN, CO	80439
TROUTDALE GLEN PROPERTY OWNERS ASSN INC	PO BOX 4216	EVERGREEN, CO	80437
CURRENT RESIDENT	29802 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29804 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29806 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29808 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29810 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29812 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	29814 TROUTDALE SCENIC DR	EVERGREEN, CO	80439
CURRENT RESIDENT	102 HODGENS MILL LN	O FALLON, IL	62269
CURRENT RESIDENT	29822 TROUTDALE SCENIC DR	EVERGREEN, CO	80439

CURRENT RESIDENT

22 WINDING POPLAR RD

BLACK MOUNTAIN, NC 28711

The Denver Post, LLC

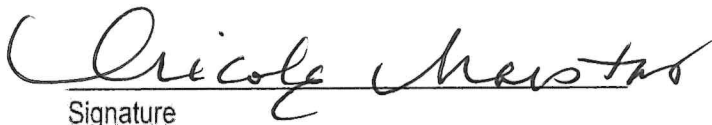
PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

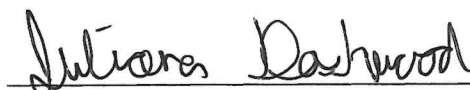
The undersigned Nicole Maestas
being first duly sworn under oath, states
and affirms as follows:

1. He/she is the legal Advertising Reviewer
of The Denver Post, LLC, publisher
of The Denver Post.
2. The Denver Post is a newspaper of general
circulation within the State of Colorado that has
been published continuously and without
interruption for at least fifty-two weeks in Denver County
and meet the legal requisites for a legal
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto
is a true copy, published in The Denver Post
on the following date(s):

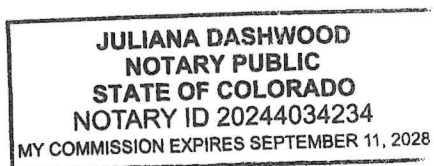
July 3, 2025


Signature

Subscribed and sworn to before me this
9 day of July, 2025.


Notary Public

(SEAL)



NOTICE OF PUBLIC HEARINGS FOR REZONING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of the County of Jefferson, State of Colorado will hold a hybrid (in-person and online virtual) public hearing on a proposed rezoning of certain property within Jefferson County, Colorado. The public hearing will be held at the Jefferson County Administration and Courts Facility, Hearing Room 1, at 100 Jefferson County Parkway, Golden, Colorado, on July 22, 2025 at 9:00 a.m. with the virtual hearing link being available on the County's website at <https://www.jeffco.us/meetings>.

FURTHER NOTICE IS HEREBY GIVEN that said public hearings may be continued from time to time without further notice.

Said proposed rezoning is Case No. 24-113412RZ/ Palo Verde Park Estates Official Development Plan, which proposes to rezone from Agricultural - Two (A-2) and Commercial - One (C-1) to a Planned Development (PD) which follows the Mountain Residential - Three (MR-3) zone district and allows up to twelve dwelling units, made up of either single-family dwellings, two-family dwellings, or a combination thereof.

Said property is located at: 3942 South Palo Verde Road, Evergreen, which contains approximately 3.67 acres.

BE IT ALSO KNOWN that the text and/or maps relating to the above referenced rezoning and any text and/or maps so certified by the Jefferson County Planning Commission may be examined by contacting the Jefferson County Planning and Zoning Division during any working day. You can reach Planning & Zoning at 303-271-8700 or pzweb@jeffco.us.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF JEFFERSON
STATE OF COLORADO

Published July 3, 2025

/s/ Lesley Dahlkemper, Chairman

Please note: The Denver Post will no longer be issuing paper tears. There will only be a digital copy.

Sara Hutchinson

From: Sara Hutchinson
Sent: Thursday, October 24, 2024 12:54 PM
To: Aj Klobucher
Subject: RE: --{EXTERNAL}-- Fwd: Easement 3942 s. palo verde

AJ,

I'll include this correspondence as public comment in the case file.

Thank you,

Sara Hutchinson (she/her)
Planner III
Planning and Zoning
303.271.8732
shutchin@jeffco.us | planning.jeffco.us

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From: Aj Klobucher <hondaaf500@gmail.com>
Sent: Thursday, October 24, 2024 10:59 AM
To: Sara Hutchinson <shutchin@co.jefferson.co.us>
Subject: Re: --{EXTERNAL}-- Fwd: Easement 3942 s. palo verde

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Yup that is my easement on the property in question it is actively being used every day and shouldn't be effected in this process specifically states access to any and all ingress and egress through/over 3942 palo verde rd. Evergreen co 80439.

On Thu, Oct 24, 2024, 10:41 AM Sara Hutchinson <shutchin@co.jefferson.co.us> wrote:

Can you clarify what this easement shows and why you would like it to be included in this case file?

Thanks!

Sara Hutchinson (she/her)

Planner III

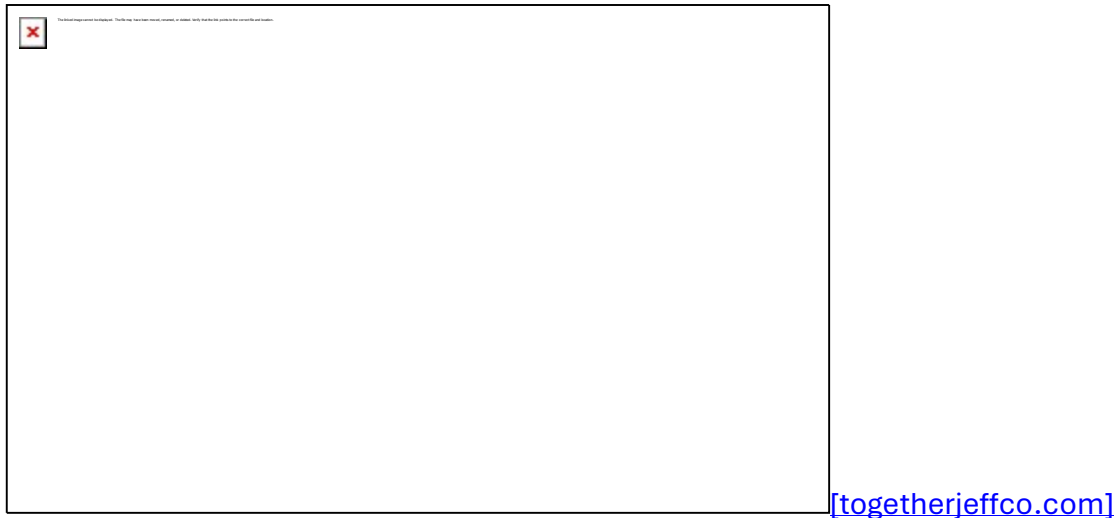
Planning and Zoning

303.271.8732

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From: Aj Klobucher <hondaaf500@gmail.com>
Sent: Thursday, October 24, 2024 10:36 AM
To: Sara Hutchinson <shutchin@co.jefferson.co.us>
Subject: --{EXTERNAL}-- Fwd: Easement 3942 s. palo verde

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----- Forwarded message -----

From: Aj Klobucher <hondaaf500@gmail.com>
Date: Fri, Feb 23, 2024, 3:38 PM
Subject: Easement 3942 s. palo verde
To: Sara Hutchinson <shutchin@co.jefferson.co.us>

Hi Sara,

This is AJ Klobuchar and I am contacting you to ask what the process was again for submitting something for record regarding rezoning for 3942 S. palo verde Evergreen co I will attach it here but I understand if I need to bring a hard copy down to the county building.

The document is page 119 from book 558 jefferson county records. Thanks for your help!

AJ 303 746 4321

On Wed, Feb 14, 2024, 10:58 AM Sara Hutchinson <shutchin@co.jefferson.co.us> wrote:

AJ,

Thanks for reaching out! For potential information on your easement, I recommend that you reach out to our Tech Support and Research (TSR) team. You can send an email to pzweb@jeffco.us and ask about TSR and your easement, and they should send you right to them.

As for advice, that really would come down to a land use attorney!

[\[google.com\]](#)

Thanks,

Sara Hutchinson

Planner III

Jefferson County Planning and Zoning

[100 Jefferson County Parkway, Suite 3550 \[google.com\]](#)

[Golden, CO \[google.com\]](#) [80419 \[google.com\]](#)

303.271.8732

shutchin@jeffco.us | planning.jeffco.us

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From: Aj Klobucher <hondaaf500@gmail.com>
Sent: Wednesday, February 14, 2024 10:31 AM
To: Sara Hutchinson <shutchin@co.jefferson.co.us>
Subject: --{EXTERNAL}-- Easement 3942 s. palo verde

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Hi Sara,

My name is AJ and I was on the online meeting for rezoning on 3942 s. Palo Verde. I own a bordering property and have a easement on 3942 s. Palo verde for a shared driveway loop. I would love any info I can get for contacts of people to reach out to for information and advice on my situation. I would also love to submit everything I can for writen record on the matter. Thanks in advance for your help!

AJ 303 746 4321

Beginning at a point marked by a steel pin from which the Southeast (SE) corner of said Section 4 bears South 34°27' East 2829.5 feet; thence South 0°39' East 150 feet to a point marked by a steel pin; thence South 64°20' West 250 feet to a point marked by a steel pin; thence North 25°40' West 135.93 feet to a point marked by a steel pin; thence North 64°20' East 313.43 feet to the point of beginning, said tract containing .879 acre, more or less, together with a right of way and easement for ingress and egress to and from said tract of land over any road running to same.

BOOK
SSS
No
119

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said part y of the first part either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto LOUISE W. BECKETT the said part y of the second part her heirs and assigns forever.

And the said

KIRBY BECKETT

part y of the first part,

for him self his heirs, executors and administrators, do es covenant, grant, bargain and agree to and with the said part y of the second part, her heirs and assigns, that at the time of the sealing and delivery of these presents he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever. subject to outstand indebtedness totaling \$7200.00, evidenced by two (2) notes, payable to P. E. McCracken

Sara Hutchinson

From: Sara Hutchinson
Sent: Wednesday, November 6, 2024 11:39 AM
To: Maureen Lynch
Subject: RE: --{EXTERNAL}-- Case Number 24-113412RZ

Staff are not able to deny an application for Rezoning. All Rezoning applications require going to public hearings (Planning Commission first, then Board of County Commissioners). The Board of County Commissioners are the ones who approve or deny Rezoning applications. Does that answer your questions?

I will add this email correspondence to the case file. This will be included in the case packet for public hearings when the time comes.

Thank you,

Sara Hutchinson (she/her)
Planner III
Planning and Zoning
303.271.8732
shutchin@jeffco.us | planning.jeffco.us

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From: Maureen Lynch <mlynch0520@gmail.com>
Sent: Wednesday, November 6, 2024 11:13 AM
To: Sara Hutchinson <shutchin@co.jefferson.co.us>
Subject: Re: --{EXTERNAL}-- Case Number 24-113412RZ

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Hi Sara,

Yes I guess my question is that is there a chance that their request to change it to residential could be denied? Or no, will there be a hearing? And yes, I would love for my email to go into the case file as a public comment. Thank you.

Maureen Lynch

On Nov 6, 2024, at 10:21, Sara Hutchinson <shutchin@co.jefferson.co.us> wrote:

Maureen,

They have completed a 1st Referral (a review done by staff and external agencies) for their application. At this time, I do not know when they will submit documents to undergo a 2nd Referral.

Are there questions about this that you would like me to answer? Do you want this email to go into the case file as public comment?

Thank you,

Sara Hutchinson (she/her)

Planner III

Planning and Zoning

303.271.8732

shutchin@jeffco.us | planning.jeffco.us

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<image001.jpg>

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From: Maureen Lynch <mlynch0520@gmail.com>

Sent: Tuesday, November 5, 2024 2:04 AM

To: Sara Hutchinson <shutchin@co.jefferson.co.us>

Subject: --{EXTERNAL}-- Case Number 24-113412RZ

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Hi Sara,

I'm one of the residents that live on Palo Verde Road and was hoping to get an update on what is going on with Case Number 24-113412RZ. Me and the neighbors are all concerned with what more construction will do to the area to both the wildlife and the homeless people it will bring. We already have a homeless guy who acts crazy and wanders around the day who lives up by the Pinecrest townhomes. Thank you.

Maureen Lynch

CURRENT ZONING

Section 33 - Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

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

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

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

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

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

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

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

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

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

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

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

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

1. Lot Standards

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

F. Fences

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

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

G. General Requirements

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

H. Animals

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

I. Non-conforming Lot Size

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

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

Section 25 – Commercial District

(orig. 3-26-13)

A. Intent and Purpose

1. The Commercial Districts are intended to provide areas for low to high density commercial office, retail, services and activities, where allowed. (orig.3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific commercial zone district. (orig.3-26-13)
3. The Commercial Zone Districts are divided as follows: (orig.3-26-13)
 - a. Restricted Commercial-One
 - b. **Commercial-One (C-1)**
 - (1) Convenience Level
 - (2) Neighborhood Level
 - (3) Community Level
 - (4) Regional Level
 - c. Commercial-Two (C-2)

B. Permitted Uses (orig. 3-26-13; am. 7-17-18; am. 5-21-19)

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Medical and dental offices, clinics and small veterinary clinics with no outside facilities.	X	X	X	X	X	X
Business and professional offices	X	X	X	X	X	X
Laboratory, except those involved in any hazardous process of that emit noxious noise dust, fumes or odor.	X, <5,000 s.f. GLA	X, < 5,000 s.f. GLA	X	X	X	X
State licensed day-care center or preschool or nursery	X	X	X	X	X	X
Grocery Store, Supermarket		X, <10,000 s.f. GLA	X	X	X	X
Gas station, service station or car wash.		X (4 fueling stations max)	X	X	X	X
Auto repair facility		X (max. 4 bays)	X	X	X	X
Fuels stores						X
Convenience retail shopping facility Including but not limited to drug stores, liquor stores, florists, newsstands, hardware stores, livestock feed stores, auto supply stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as butcher shops, candy stores, bakeries, dairy product shops, delicatessens.		X, <5,000 s.f. GLA	X	X	X	X
Restaurants, excluding drive-thru and fast food,		X, <4,000 s.f. GLA.				
Specialty Restaurant, no drive –thru.		X, <1,200 s.f. GLA	X	X	X	X
Restaurants, including specialty, brew-pub, vintner's, fast food, drive-in, drive-thru, or carry-out			X	X	X	X

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, music lessons.		X	X	X	X	X
Outdoor Vending Machines	X	X	X	X	X	X
Low intensity specialty goods and services, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, taxidermy, furniture store, pet store, blue-print, newspaper office, apparel, appliances.		X, <5,000 s.f. GLA	X	X	X	X
Taverns and lounges		X	X	X	X	X
Banks and other financial institutions			X	X	X	X
Craft brewery and craft distillery			X <5,000 s.f. GLA	X <10,000 s.f. GLA	X	X
Arcades, pool halls, dance and other similar studios.			X	X	X	X
Fitness Centers, Martial Arts Studios, and other similar uses		X, <4,000 s.f. GLA	X	X	X	X
Department stores and/or discount stores				X, <75,000 s.f. GLA.	X	X
Nightclubs and discotheques				X	X	X
Entertainment facilities, including but not limited to movie theaters, bowling alleys, skating rinks, pool halls.				X	X	X
Building material retail stores				X	X	X
Building material sales						X
Recreational facilities, including but not limited to swimming, tennis, health and court sports facilities.				X	X	X
Hotels and motels				X	X	X
Private colleges and schools including: trade, vocational and professional schools and student and faculty housing, when located on the same lot or tract as the school for which the housing is being provided.				X	X	X
Rental stores, excluding automobiles, campers, trailers and heavy equipment.		X	X	X	X	X
Motor vehicle, recreational vehicle and trailer sales, leasing or rental (new or used).						X
Rental agencies for heavy equipment						X
Repair for heavy equipment, recreational vehicles, or trailers.						X
Auditoriums, conference rooms and Event Centers					X	X
Ambulance services						X
Shops for custom work to include electrical, plumbing, air conditioning, and similar type shops.				X	X	X

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Fabrication and manufacturing of any type set forth in the I-3 Zone District are permitted, except those uses involved in any hazardous process or that emit noxious noise, dust, fumes or odor and provided that no machinery greater than 5 horsepower is utilized and that activities are enclosed.						X
Wholesale businesses						X
Cold-storage plants						X
Amusement parks						X
Auction house excluding those for animals						X
Home for social rehabilitation or adjustment for up to 20 residents plus staff, not located within 750 ft. of a similar type facility.						X
Temporary shelter for the homeless which is not located within a 750 ft. of another such shelter.						X
Sexually Oriented Businesses located in accordance with the provision of the General Provisions and Regulations Section of this Zoning Resolution.						X
Telecommunications Land Uses shall comply with the provisions of the Telecommunication Uses Section of this Zoning Resolution.	X	X	X	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X	X	X	X
Mini-Storage, Mini-Warehousing				X ¹	X ¹	X ¹

¹ When meeting the design criteria below.

C. Accessory Uses (orig. 3-26-13)

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Construction Trailers during construction only, not to exceed to two years.	X	X	X	X	X	X
Customer and employee parking of operable motor vehicles, either open or covered.	X	X	X	X	X	X
Living Quarters for not more than one family in a commercial building not a dwelling.		X	X	X	X	X
Retail Sale of Permissible Fireworks in a temporary fireworks sales facility provided the facility complies with the requirements of H.4. and obtains a yearly permit from the County.		X	X	X	X	X

D. Special Uses

The following uses shall be permitted only upon review by the Planning Commission and Approval by the Board of County Commissioners: (orig. 3-26-13)

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Holding area for motor vehicles (operable or inoperable) removed from public roads and awaiting disposition by proper legal authorities. Such motor vehicles shall be enclosed by a closed fence (one preventing view) at least 8 feet in height.		X	X	X	X	X
Religious Assemblies or private clubs		X	X	X	X	
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X	X	X	X
Oil and gas drilling and production such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except as modified by the Board of County Commissioners in the resolution approving the Special Use.	X	X	X	X	X	X

E. Lot and Building Standards (orig. 3-26-13; am 7-17-18; am; 5-21-19)

Districts		Setbacks – Structural					Setbacks – Gas Pump		
		Front	Side	Rear	From common wall/interior lot line	Side & Rear adjacent to separate Commercial or Industrial Zone District ¹	Front	Sides	Rear
RC-1		35 ft.	20 ft.	20 ft.	N/A	20 ft.	NA		
C-1	Convenience	35 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	Neighborhood	40 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	Community	50 ft.	50 ft.	50 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	Regional	50 ft.	50 ft.	50 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
C-2		50 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.

¹ Or comparable PD Zone District.

Districts		Building Height		Area Required for sub-districts
		Structural	Roof Mounted Solar	
RC-1		35 ft.	45 ft.	N/A
C-1	Convenience	35 ft.	N/A	Up to 6 acres (261,359 s.f.)
	Neighborhood	46 ft.	N/A	Min. 6 Acres (261,360 s.f.)
	Community	60 ft.	N/A	Min. 10 Acres (435,600 s.f.)
	Regional	80 ft.	N/A	Min. 30 Acres (1,306,800 s.f.)
C-2		50 ft.	N/A	None

1. Area Calculations

Acreage requirements for all Commercial-One sub-districts may be satisfied by the following: (orig.3-26-13; am. 7-17-18)

- a. Area of lot or tract, or the total area of two or more contiguous lots or tracts of Commercial-One Zone District or a comparable use area of a Planned Development Zone District. (orig.3-26-13; am. 7-17-18)

F. Design Criteria for Mini-Storage

1. No outdoor storage shall be permitted. (orig.7-17-18)
2. Mini-storage located in C-1 & C-2 zoning shall be designed to emulate other allowed uses in the Commercial zone district and be in context with the built environment. Specific architectural standards in addition to the standard requirements in the Architecture Section of the Zoning Resolution are: (orig. 7-17-18)
 - a. New buildings shall be multi-story. (orig. 7-17-18)
 - b. Doors to individual storage units may not be visible from abutting public street frontage or residential zone districts. (orig. 7-17-18)
 - c. Building colors, trim colors, and doors visible from the outside of the building shall be subdued colors as described in the Architecture Section of the Zoning Resolution. (orig. 7-17-18)
 - d. Buildings abutting residential zoning shall feature architecture compatible with the residential character of the abutting neighborhood including, but not limited to materials, colors, roof pitch, and detailing. (orig. 7-17-18)

G. Enclosure of Activities

1. RC-1 – No outdoor storage shall be permitted. Trash containers shall be screened from public view. (orig.3-26-13)
2. C-1 - Commercial activities, except restaurants, childcare facilities, plant nurseries, and parking lot sales accessory to a permitted use when located on the same lot, shall take place in a completely enclosed building. (orig.3-26-13)
3. C-2 – All activities and outdoor storage shall be adequately screened from surrounding properties and public view. (orig.3-26-13)

H. Fences

1. Maximum fence height:
 - a. RC-1: 6 ft. (orig.3-26-13)
 - b. C-1: 8 ft. (orig.3-26-13)
 - c. C-2: 8 ft. (orig.3-26-13)
2. Fence permits are required for any fence over 42 inches in height. (orig.3-26-13)
3. No barbed wire shall be permitted as material for a boundary or perimeter fence. However, boundary or perimeter fences may include not more than 4 strands of barbed wire as the top 18 inches or less of the fence, which may be angled inward up to 45 degrees, provided the lowest strand of barbed wire is at least 6 feet above the ground. (orig.3-26-13)
4. No electric fence is allowed as a boundary or perimeter fence. (orig.3-26-13)
5. Fences on corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution, except that fences constructed of woven wire or ornamental iron which are 80 percent open may be erected up to a maximum height of 8 feet. (orig.3-26-13)
6. Where allowed, accessory outside storage shall be enclosed and concealed by a closed fence (one preventing view) at least 6 feet in height. When abutting a residential zone district, fencing shall be wooden or masonry, or replaced with mature hedge. Such fence shall be constructed and maintained in good condition. As used in this section, accessory outdoor storage shall not include employee or customer

parking lots or merchandise displayed for sale. Accessory outside storage shall not exceed the height of the fence, except for operable vehicles, trailers, and other equipment designed to be towed or lifted as a single component. Where the topography of the land is such that a fence would not prevent view from adjoining property or right-of-way, the Director of Planning and Zoning may waive this requirement. No accessory outdoor storage shall be allowed within a required front setback or within any required landscaping area. (orig.3-26-13; am. 3-3-15)

I. General Requirements

1. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig.3-26-13)
2. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution (orig.3-26-13)
3. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig.3-26-13)
4. A temporary fireworks sales facility (i.e., tent rather than the stakes) must be a minimum of 100 feet from the property line of adjacent property located in a residential or agricultural zone district. Accessory storage of fireworks is permitted if fully enclosed in a metal storage container, and must be a minimum of 50 feet from the property line of adjacent property located in a residential or agricultural zone district. (orig.3-26-13)
5. Recreational facilities shall conform to the setback requirements for a main building in this zone district. Enclosure fences immediately surrounding these facilities shall not exceed 12 feet in height. (orig.3-26-13)

ADDITIONAL CASE DOCUMENTS

Development Permit Application

JEFFERSON COUNTY COLORADO Planning and Zoning

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

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- ☒ **Rezoning from** A-2 & C-1 **to** Planned Development
- ☐ **Special Use Item No.** _____ **of the** _____ **Zone District**
to permit _____
- | | | |
|--|---|--|
| <input type="checkbox"/> Exemption from Platting | <input type="checkbox"/> Legalization of Property Division | <input type="checkbox"/> Minor Division of Land |
| <input type="checkbox"/> Minor Modification or Revision | <input type="checkbox"/> Rezoning/Special Use | <input type="checkbox"/> Rural Cluster |
| <input type="checkbox"/> Location and Extent | <input type="checkbox"/> Site Development Plan Approval | <input type="checkbox"/> Subdivision Platting |
| <input type="checkbox"/> Superlot | <input type="checkbox"/> Superlot Process | <input type="checkbox"/> Vested Rights |

Explanation of Application Request

This Planned Development rezoning request is to establish standards for up to nine (9) single-family units or seven (7) two-family dwelling units on 3.67 acres of land. This Planned Development will be based on the standards found in the Mountain Residential-Three (MR-3) zone district, with some modifications that are specific to this Official Development Plan.

Documents Submitted

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

Instructions for Submittal

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

Special Districts

Evergreen Metropolitan District	Evergreen - 80439	Xcel Energy
Water	Post Office	Electricity
Evergreen Metropolitan District	Evergreen Park & Recreation District	Evergreen Fire/Rescue
Sewage	Parks & Rec	Fire

Jefferson County Staff Use Only

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

Development Permit Application

Case Number: _____

Project Team Contact Information

Joy O. Young	joyoheaven@aol.com	(303) 886-8866
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
26752 Hilltop Road	Evergreen	80439
<i>Address</i>	<i>City</i>	<i>Zip</i>
Property Owner 2	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
Joy O. Young	joyoheaven@aol.com	(303) 886-8866
Developer / Subdivider	<i>Email (required)</i>	<i>Phone Number</i>
26752 Hilltop Road	Evergreen	80439
<i>Address</i>	<i>City</i>	<i>Zip</i>
Richard L. Miller, AICP (PPSofCO)	rmiller@ppsotco	(303) 809-2128
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
1123 Button Rock Drive	Longmont	80504
<i>Address</i>	<i>City</i>	<i>Zip</i>
To Be Determined		
Engineer	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>

Property Description

3942 South Palo Verde Road/51-044-00-008	Evergreen	80439
<i>Address of Subject Property and/or Parcel ID Number</i>	<i>City</i>	<i>Zip</i>
South Palo Verde Road	3.67	
<i>Access Via</i>	<i>Acreage</i>	<i>Map Sheet</i>

Legal Description:

A portion of Section 4, Township 5 South, Range 71 West (Please see enclosed deed for complete legal description.)

Additional Information (to support or clarify this application):

The proposed rezoning is in general conformance with the land use recommendations found in the Evergreen Plan of the CMP.

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

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

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

Property Owner Affidavit

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

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

Joy O. Young

Name

26752 Hilltop Road, Evergreen, CO 80439

Address

(303) 886-8866

Phone

joyoheaven@aol.com

Email

Signature

Name

Address

Phone

Email

Signature

County of Jefferson

State of Colorado

SS

Sworn to and subscribed before me this 22nd day of July, 2024.
(day) (month) (year)

By Joy O. Young

(name printed)

Witness my hand and official seal.

Notary Public

Angelica Houpt
My Commission expires 12.4.2025.
(date)

ANGELICA HOUP
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174049660
MY COMMISSION EXPIRES DECEMBER 4, 2025

Development Permit Application

Case Number: _____

Authorized Representative

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

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

Richard L. Miller, AICP (PPSofCO)

Representative Name

1123 Button Rock Drive, Longmont, CO 80504

Address

(303) 809-2128

rmiller@ppsco.com

Phone

Email

Jay O Young

Owner's Signature

5/17/2024

Date

Progressive Planning Services of Colorado

Richard L. Miller, AICP
1123 Button Rock Drive, Longmont, CO. 80504
e-mail: rmiller@ppsofco.com
Phone: (303) 809-2128

August 13, 2024

Sara Hutchinson, Case Manager
Jefferson County Planning & Zoning Department
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550

Re: Zoning Application Materials for a Proposed Nine-Unit Single-Family Residential Development or Fourteen Two-Family Residential Units at 3942 South Palo Verde Road, Evergreen, Colorado, Parcel ID Number 51-044-00-008, Case No. 23-109426PA

Dear Ms. Hutchinson,

This rezoning request is being submitted by Progressive Planning Services of Colorado, Richard L. Miller, AICP, 1123 Button Rock Drive, Longmont, CO 80504; Phone: (303) 809-2128; e-mail: rmiller@ppsofco.com; on behalf of the owner Joy O. Young; 26752 Hilltop Road, Evergreen, CO 80439; Phone: (303) 886-8866; e-mail: joyoheaven@aol.com.

The subject property is Jefferson County Parcel ID No. 51-044-00-008, consisting of 3.67 acres, zoned Agricultural-Two (A-2) and Commercial (C-1). The proposed rezoning is Planned Development for nine (9) single-family residential units or fourteen two-family residential units based on the standards in the Mountain Residential-3 (MR-3) zone district, with some modifications specific to this Official Development Plan. The fourteen two-family residential units have been added to the Official Development Plan since the previous submittal.

The following items are included with this rezoning application:

- Cover Letter
- Development Permit Application - with Joy O. Young as the property owner
- Current Deed - with Joy O. Young as the grantee
- Water Supply Summary Form - completed

- Revised Palo Verde Park Estates Official Development Plan, with the two proposed housing options: Exhibit - A (nine single-family units) and Exhibit - A1 (fourteen two-family units in seven structures)

Please let me know if any additional information is required to complete this application. I look forward to working with you and the Jefferson County staff on this rezoning request.

Sincerely,



Richard L. Miller, AICP
Progressive Planning Services of Colorado
Phone: (303) 809-2128
e-mail: rmiller@ppsofco.com

enclosures

cc: Joy Young

R \$23.00
D \$0.00

2017086541

08/22/2017 01:39:50 PM 3 Page(s)
JEFFERSON COUNTY, Colorado



R \$13.00
D \$0.00

2017076562

07/26/2017 09:25:23 AM 1 Page(s)
JEFFERSON COUNTY, Colorado

SPECIAL WARRANTY DEED

THIS DEED is dated July 24, 2017, and is made between JOY OMA YOUNG, the "Grantor", whose address is 26752 Hilltop Road of the County of Jefferson and State of Colorado, and JOY O. YOUNG Revocable Trust, the "Grantee," whose legal address is 26752 Hilltop Road of the County of Jefferson and State of Colorado.

· **WITNESS**, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's successors and assigns forever, all the real property, together with any improvements thereon, located in the County of Jefferson and State of Colorado, described as follows:

SECTION 04 TOWNSHIP 05 RANGE 71 QTR SE COUNTY OF JEFFERSON, STATE OF COLORADO

also known by street address as: 3942 South Palo Verde Road of the County of Jefferson and State of Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's successors and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the successors and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to: X none; or the following matters:

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

~~JOY QMA YOUNG, Grantor~~

STATE OF COLORADO

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 24 day of July, 2017, by JOY OMA YOUNG.

Witness my hand and official seal.

My commission expires:

Notary Public

MICHAEL J. FESTAG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20174014333
MY COMMISSION EXPIRES 04/03/2021

RECEPTION NO. 91086566

ESCROW NO.: 5526631
 DATE : September 13 1991

"EXHIBIT A"
 LEGAL DESCRIPTION

TRACT 1:

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses:

Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of Section 4;

thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46;

thence S 01 deg. 04 min. 23 sec. W (S 07 deg. 53 min W) a distance of 70.00 feet;

thence S 83 deg. 02 min. 25 sec. W along a line which goes to a point 30.0 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between C1 and A2 Building Zones and the True Point of Beginning for the Parcel herein described;

thence continuing S 83 deg. 02 min. 25 sec. W, a distance of 165.73 feet to the point 30.00 feet South of the said most Southerly corner;

thence S 00 deg. 42 min. 40 sec. E, a distance of 204.22 feet to a point on the North line of a tract of land described in Book 624 at Page 62;

thence along the North line of said Tract N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) a distance of 25.00 feet to the Northeast corner of said tract;

thence along the Easterly line of said tract S 08 deg. 57 min. 01 sec. W (S 03 deg. 40 min W) a distance of 154.41 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;

thence N 89 deg. 10 min. 46 sec. E, (N 86 deg. 05 min. E) along the said South line a distance of 391.52 feet to a point on the said A2, C1 Zoning Line;

thence N 31 deg. 51 min. 34 sec. W, along the said Zoning line a distance of 436.64 feet to the POINT OF BEGINNING.

TRACT II

That part of the NW1/4 of the SE1/4 of Section 4, Township 5 South, Range 71 West of the 6th P.M., County of Jefferson, State of Colorado, described as follows with previously deeded distances and bearings in parentheses: Commencing at the Northwest corner of the said NW1/4 of the SE1/4 of Section 4;

thence N 89 deg. 08 min. 46 sec. E along the East and West centerline of said Section 4 a distance of 516.07 feet (N 86 deg. 05 min. E 513 feet) to the Southwesterly corner of a tract of land described in Book 546 at Page 46 and the True Point of Beginning of the parcel herein described;

thence S 01 deg. 04 min. 23 sec. W. (S 07 deg. 53 min. W) a distance of 70.00 feet;

thence S 83 deg. 02 min. 25 sec. W, along a line which goes to a point 30.00 feet South of the most Southerly corner of a tract of land described in Book 577 at Page 235, a distance of 177.00 feet to a point on the line between the C1 and A2 Building Zones;

thence S 31 deg. 51 min. 34 sec. E, along the said zoning line a distance of 436.64 feet to a point on the South line of the so called Louise W. Beckett ten acre tract;

thence N 89 deg. 10 min. 46 sec. E (N 86 deg. 05 min. E) along the said South line a distance of 38.00 feet to a point on the Westerly line (Southwesterly corner) of a tract of land described in Book 615 at Page 510;

thence N 36 deg. 10 min. 53 sec. E along the said Westerly line a distance of 15.79 feet to the Southwesterly corner of a tract of land described in Book 613 at Page 148;

thence N 64 deg. 20 min. E a distance of 25.00 feet to the Southwesterly corner of the Plat of "The Terrace at Evergreen" recorded under Reception No. 82017214;

thence N 00 deg. 39 min. 00 sec. E along the West line of said Plat a distance of 150.00 feet to the Northwesterly corner thereof;

thence S 64 deg. 20 min. 00 sec. W a distance of 25.00 feet to the Southwesterly corner of a tract of land described in Book 643 at Page 144 and the South corner of a tract of land described in Book 1042 at Page 193;
thence along the Westerly line of said tract described in Book 1042 at Page 193, N 18 deg. 20 min. W a distance of 315.00 feet to the TRUE POINT OF BEGINNING.
County of Jefferson, State of Colorado

3

3

RECEPTION NO. 91086566

CERTIFICATION OF TRUST

TO: ALL FINANCIAL INSTITUTIONS, MUTUAL FUND ADMINISTRATORS, TITLE INSURERS, TRANSFER AGENTS, AND OTHER PERSONS AND INSTITUTIONS

The undersigned desires to confirm the establishment of a revocable living trust named THE JOY O. YOUNG REVOCABLE TRUST (hereinafter referred to as the "Trust"). The following provisions are found in said Trust and may be relied upon as a full statement of the matters covered by such provisions by anyone dealing with the original Trustee or her successors.

CREATION OF TRUST

The Trust was created on January 27, 2015, as amended and restated concurrently herewith, by a Trust Agreement executed by the undersigned as Settlor and Trustee, for the benefit of the undersigned during her lifetime and thereafter for the benefit of other successor beneficiaries in interest.

NAME OF TRUST

The name of the Trust is THE JOY O. YOUNG REVOCABLE TRUST. Any assets held in the name of the Trust should be titled in substantially the following manner: THE JOY O. YOUNG REVOCABLE TRUST, U/A dated January 27, 2015.

TRUSTEE

The currently acting Trustee of the Trust is Joy O Young. If she should cease to act as the Trustee for any reason, she shall be succeeded by DEBORAH J. VANSUCHTELEN as the successor Trustee. If said alternate Trustee fails to qualify or ceases to act, MICHAEL LEE YOUNG shall act as the alternate successor Trustee. If that successor Trustee fails to qualify or ceases to act, DOUGLAS MATTHEW YOUNG shall act as the second alternate successor Trustee.

REVOCABILITY OF TRUST

The Trust is revocable. The person holding the power to revoke or amend the Trust is Joy O. Young.

TAXPAYER IDENTIFICATION NUMBER

The Trust uses the Social Security number of the Settlor as its Taxpayer Identification Number. No separate tax identification number is required while this Trust is revocable and the Settlor is acting as a Trustee.

ADDRESS OF THE TRUST

The Trust uses the address of the Settlor/Trustee as its location. This address is currently 26752 Hilltop Dr., Evergreen, Colorado 80439.

TRUSTEE AUTHORITY

(1) Subject to state law, a Trustee may appoint an Attorney-in-Fact ("Power of Attorney") and delegate to such agent the exercise of all or any of the powers conferred upon a Trustee.

(2) No purchaser from or other person dealing with a Trustee shall be responsible for the application of any purchase money or thing of value paid or delivered to such Trustee, but the receipt by a Trustee shall be a full discharge; and no purchaser or other person dealing with a Trustee and no issuer, or transfer agent, or other agent of any issuer of any securities to which any dealings with a Trustee should relate, shall be under any obligation to ascertain or inquire into the power of such Trustee to purchase, sell, exchange, transfer, mortgage, pledge, lease, distribute or otherwise in any manner dispose of or deal with any security or any other property held by such Trustee or comprised in the trust fund.

(3) The certification of a Trustee and/or the agent of a Trustee that such person is acting according to the terms of the Trust shall fully protect all persons dealing with such Trustee and/or agent. Any person may rely upon the certification of any Trustee as to the matters which are not contained in this Certification of Trust, including a further enumeration of the Trustee's powers.

A person who acts in reliance on this Certification of Trust without knowledge that the representations contained in this Certification of Trust are incorrect is not liable to any person for so acting and may assume without inquiry the existence of the facts contained in this Certification. Knowledge of the terms of the Trust may not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying on the certification. A person who in good faith enters into a transaction in reliance on this Certification of Trust may enforce the transaction against the trust property as if the representations contained in this Certification of Trust were correct.

TRUSTEE'S POWERS

The Trustee shall have, in general, the power to do and perform any and all acts and things in relation to the trust fund in the same manner and to the same extent as an individual might or could do with respect to his or her own property including the power to buy, sell, hold, transfer, convey, or exercise any ownership rights in any asset for the Trust by executing any appropriate document, or by an oral demand to buy or sell a security; to maintain, deposit or to withdraw from any bank, brokerage or mutual fund account (including margin accounts), and to sign checks or drafts on any such account; to purchase or exercise rights in any life insurance or annuity contracts; and to borrow and pledge any Trust asset as security. In addition to the above, the Trustee shall have all of the powers enabled by Colo. Rev. Stats §§15-5-815 and 15-5-816 (as though such powers were set forth herein) and, in addition, the Trustee is specifically authorized and empowered to exercise those powers set forth in Article IV of said Trust.

No specific provision of the Trust limits the general authority of the Trustee granted in the Trust and outlined above. Further, the Trust is not subject to supervision by any court nor is court permission or approval necessary for any act by the Trustee.

ADMINISTRATIVE PROVISIONS

- (1) The Trust shall be administered according to Article 5 of Title 15, Colorado Revised Statutes, except as shall be specifically modified therein.
- (2) The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
- (3) This Certification of Trust is a true and accurate statement of the matters referred to herein concerning the Trust.
- (4) This Certification of Trust has been signed by the currently acting sole Trustee of the Trust.
- (5) Reproductions of this executed original (with reproduced signatures) shall be deemed to be original counterparts of this Certification of Trust and any person who is in possession of a photocopy of this executed Certification may, in good faith, rely upon the information it contains and shall not be liable to the Settlor, any Trustee or beneficiary for reliance upon the information herein contained.
- (6) No person shall have received notice of any event upon which the use of this Certification of Trust depends unless said notice is in writing and until the notice is delivered to said person.

IN WITNESS WHEREOF, the undersigned declares under penalty of perjury that the foregoing is true and correct and that she has executed this Certification of Trust on Signed on July 19th, 2023, in Jefferson County, Colorado.


JOY O. YOUNG
Settlor-Trustee

STATE OF COLORADO

)

) ss.

COUNTY OF Jefferson

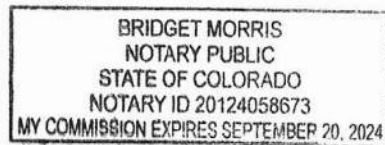
)

The foregoing instrument was acknowledged before me on this 19th day of July, 2023, by JOY O. YOUNG.

Witness my hand and official seal.

My commission expires: 9/20/2024

Bridget Morris
NOTARY PUBLIC



**RESTATED AMENDMENT
TO
THE JOY O. YOUNG REVOCABLE TRUST**

THIS TRUST AMENDMENT is entered into by **JOY O. YOUNG**, as Settlor, and **JOY O YOUNG**, as Trustee. For all purposes hereunder, the words "I," "me," "my," "mine," and similar pronouns, shall refer to Settlor JOY O YOUNG and shall be construed as the possessive when the context would so indicate.

ARTICLE I

RECITALS

WHEREAS, on January 27, 2015, I did create and execute a revocable inter-vivos trust in which I was named as the Trustee;

WHEREAS, said trust reserved to me the right and power to make amendments to said trust; and,

WHEREAS, I now desire to amend said trust and to completely restate all terms and conditions of said trust,

NOW, THEREFORE, I do hereby fully amend all the terms and conditions of said trust and I do hereby completely restate all terms and conditions thereof:

ARTICLE II

DECLARATIONS

2.A. **Name.** This trust has been, and shall continue to be, known as THE JOY O. YOUNG REVOCABLE TRUST.

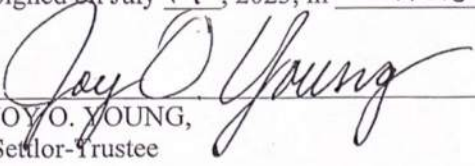
2.B. **Family.** I am not married. I have four children now living; their names and dates of birth are:

MICHAEL LEE YOUNG, born [REDACTED]
DANIEL ERIC YOUNG, born [REDACTED]
DEBORAH J. VANSUCHTELEN, [REDACTED]
DOUGLAS MATTHEW YOUNG, [REDACTED]

I have one deceased child, ERIC HAROLD BUSH.

2.C. **Successor Trustees.** If I should cease to act as the Trustee for any reason (including either a court or physician declared incapacity as described in Paragraph 2.E.), I shall be succeeded by my daughter DEBORAH J. VANSUCHTELEN as the successor Trustee. If said successor Trustee fails to qualify or ceases to act, my son MICHAEL LEE YOUNG shall act as the alternate

Signed on July 19, 2023, in Jefferson County, Colorado.


JOY O. YOUNG,
Settlor-Trustee

STATE OF COLORADO

)

) ss.

COUNTY OF Jefferson

)

The foregoing instrument was acknowledged before me on this 19th day of July, 2023, by JOY O. YOUNG.

Witness my hand and official seal.

My commission expires: 9/20/2024

Bridget Morris
NOTARY PUBLIC

BRIDGET MORRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124058673
MY COMMISSION EXPIRES SEPTEMBER 20, 2024

1-5
26.00
THIS GRANT OF EASEMENT (this "Agreement"), dated as of October __, 1997, is entered into between FIRST BAPTIST CHURCH OF EVERGREEN ("Grantor") and JOY O. YOUNG ("Grantee"), for themselves and their respective successors and assigns. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grantor hereby grants, dedicates and conveys to Grantee a perpetual, non-exclusive easement (the "Easement") over, under, across and through the parcel of land in the County of Jefferson, State of Colorado, that is more particularly described and shown on Exhibit A hereto (the "Easement Area"), for the purposes of locating, designing, constructing, installing, operating, maintaining and repairing a paved or unpaved access roadway as well as utility lines and related appurtenances and fixtures, landscaping, fences, curbs, and gutters. The Easement includes the right of ingress and egress over the Easement Area and, if reasonably necessary to facilitate construction or repair, the right to temporarily access and use immediately adjacent property for the foregoing purposes.

2. Grantee shall promptly pay for all services relating to its construction within the Easement Area and shall not permit the Easement Area to be encumbered by any mechanics lien or other lien of any kind whatsoever as a result of the actions of such Grantee or its employees, agents and contractors. Except as otherwise agreed between Grantor and Grantee in writing, Grantor shall not be liable for any labor or materials furnished or to be furnished in connection with Grantee's use of the Easement.

3. Grantor covenants and agrees that it is the current owner of fee simple title to the real property within which the Easement Area is located, and has full rights and authority to grant the Easement to Grantee without the consent of any third party. Grantor covenants that such real property is not currently subject to any deed of trust, mortgage or lien, the foreclosure of which could invalidate the Easement, except those as to which the holder has consented and subordinated to this Easement in the space provided below.

4. Grantor covenants and agrees that fee simple title to the Easement Area shall be dedicated to public use at any time. To the extent that Grantor's signature or consent is required by the governmental authority in connection with such public dedication, Grantor agrees to execute and deliver the required documentation (provided that Grantor shall have no obligation to incur any expense in that regard).

5. This Agreement is governed by Colorado law.

6. This Agreement is binding upon and shall inure to the benefit of Grantor, Grantee and their respective successors and assigns.

2

EXECUTED as of the date first set forth above.

GRANTOR:

FIRST BAPTIST CHURCH OF EVERGREEN

GRANTEE:

JOY O. YOUNG, an individual

By Ronald G. Walton
 Name: Ronald G. Walton
 Title: Pastor - Vice President
Ronald G. Walton, Deacon

STATE OF COLORADO)
) ss.
 COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 3rd day of November, 1997, by Ronald G. Walton as Deacon of First Baptist Church of Evergreen.

Witness my hand and official seal.
 My commission expires: 2/19/99

[Signature]
 Notary Public



STATE OF COLORADO)
) ss.
 COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 3rd day of November, 1997, by Joy O. Young.

Witness my hand and official seal.
 My commission expires: 2/19/99

[Signature]
 Notary Public



3

CONSENTED TO BY THE UNDERSIGNED HOLDER
OF A DEED OF TRUST OR MORTGAGE ON THE SUBJECT
PROPERTY, WHICH DEED OF TRUST OR MORTGAGE
IS HEREBY SUBORDINATED AND MADE SUBJECT TO
THIS EASEMENT.

BY: Ronald J. Walter, Deacon
BY Name: Richard W. Peterson
Title: Pastor, Vice President

Date: Nov 3, 1997

STATE OF COLORADO)
COUNTY OF Jefferson) ss.

The foregoing instrument was acknowledged before me this 3rd day of November, 1997 by Ronald J. Walter as Deacon of First Baptist Church of Englewood.



Witness my hand and official seal.
My commission expires: 2/19/99

P. Johnson
Notary Public

RECEPTION NO. F0503510

EASEMENT DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE FOUND NO. 4 REBAR WITH YELLOW ILLEGIBLE CAP, BEING A POINT ON THE SOUTHEASTERLY CORNER OF THE PALO VERDE COMMONS PROPERTY; THENCE, S35°03'19"W A DISTANCE OF 96.32 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PALO VERDE DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY N87°23'55"W A DISTANCE OF 34.47 FEET TO A CURVE TO THE LEFT WHICH HAS A DELTA OF 70°03'43", A RADIUS OF 130.00 FEET AND A CHORD BEARING OF S57°34'14"W; THENCE, DEPARTING FROM SAID RIGHT-OF-WAY S86°48'22"W A DISTANCE OF 68.36 FEET; THENCE N38°16'09"W A DISTANCE OF 187.45 FEET TO THE SOUTHWESTERLY CORNER OF THE JOY YOUNG PROPERTY; THENCE, ALONG THE SOUTHERLY LINE OF SAID JOY YOUNG PROPERTY, N88°12'55"E A DISTANCE OF 429.39 FEET TO THE POINT OF BEGINNING, CONTAINING 37507.07 SQUARE FEET OR 0.8610 ACRES, MORE OR LESS.

NOTES

1. NOTICE

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 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 THE SURVEY.

FOUND NO. 4
REAR WITH
YELLOW
ILLEGIBLE CAP

FEDERAL SERVICE

PALO VERDE DRIVE

FOUND 5/8
SMOOTH FIN

EDGE OF
BANK

RECEPTION NO. F0503510

Page 219 of 238

79081025

1979 SEP -6 PM 3:21

County of Jefferson State of Co.

EASEMENT

This Agreement entered into this 5th day of September, 1979 by and between James W. Phelps, hereinafter referred to as Grantor, and Gary R. Sheveland and Pamela S. Sheveland, hereinafter referred to as the Grantees, for and in consideration of one dollar and other valuable consideration hereinafter exchanged and below contained do hereby agree as follows:

1. The Grantor hereby conveys unto the Grantees, jointly, a non-exclusive road easement for ingress and egress over and across the following described property in Jefferson County, Colorado, to wit:


A parcel of land being that part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 5 South, Range 71 West of the 6th P.M., described as follows:

Beginning at a point on the Southerly line of the parcel described in Book 558 at Page 118, Jefferson County records, 140 feet Northeasterly from the Southwest corner of said parcel; thence S.70°53'W., a distance of 50 feet; thence Easterly and parallel with the Southerly line of the parcel in Book 558 at Page 118, a distance of 110 feet; thence Northerly and parallel with the North-South centerline of said Section 4, a distance of 140.0 feet to the True Point of Beginning of the parcel herein described; thence deflecting to the right 90° a distance of 5 feet; thence Northerly and parallel with the North-South centerline of said Section 4, a distance of 80 feet; thence deflecting to the left 36° a distance of 22 feet, more or less, to a point on an existing road; thence deflecting to the left 90° a distance of 16 feet; thence leaving said road deflecting to the left 90° a distance of 18 feet; thence deflecting to the right 36° a distance of 12 feet, more or less, to a point that is Northerly and parallel with the said North-South centerline of Section 4, a distance of 64.35 feet and Westerly and parallel with the Southerly line of the said parcel described in Book 558 at Page 118 a distance of 11 feet from the True Point of Beginning; thence Easterly 11 feet; thence Southerly 64.35 feet to the True Point of Beginning; County of Jefferson, State of Colorado.

2. The Grantees agrees to maintain the said road easement in good repair and to pay on half of the costs incurred by the grantor for the snow removal and maintenance of said road easement.

3. The Grantees agree to consent to the Grantor's application for re-zoning of the property known as 3942 Palo Verde Road, Evergreen, Colorado, which contains the easement granted herein, and to sign such Petitions or applications necessary to evidence such consent written five days after presentation of such documents for signing.

IN WITNESS WHEREOF the parties place their signatures and seals hereon the date first above written.


Gary R. Sheveland


James W. Phelps


Pamela S. Sheveland

STATE DOCUMENTARY FEE

SEP -6 1979

No Fee

Collected

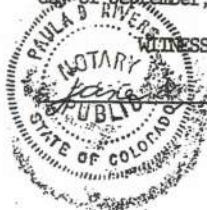
5.00

1-2

STATE OF COLORADO)
) ss.
 COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on this 6

day of September, 1979, by Gary R. Sheveland and Pamela S. Sheveland.



WITNESS my hand and official seal. My commission expires

26, 1982

Paula B. Rivers
 Notary Public

STATE OF COLORADO)
) ss.
 COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on this 5th

day of September, 1979, by James W. Phelps.



WITNESS my hand and official seal. My commission expires

26, 1980

My Commission Expires 26, 1980

Richard D. Gilman
 Notary Public



January 24, 2025

Jefferson County
100 Jefferson County Parkway
Golden, CO 80419

Re: **Palo Verde Park Estates – Rezone Trip Generation Comparison
Jefferson County, Colorado**

To whom it may concern:

INTRODUCTION

An existing 3.67-acre residential parcel is proposed to be rezoned to accommodate a residential development on the property. The site is located at 3942 South Palo Verde Road in unincorporated Jefferson County, Colorado near Evergreen, Colorado. This trip generation analysis has been completed to supplement a rezone application as required by Jefferson County.

This document includes a description of the proposed project, trip generation potential for the existing zoning and proposed zoning, and a determination of whether additional traffic analysis should be required.

PROJECT DESCRIPTION

The site is currently occupied by a single-family residence and is zoned Agricultural-Two (A-2) and Commercial-One (C-1). The A-2 zone covers the western portion of the site and the C-1 zone covers the eastern portion of the site (a little under 1 acre). The proposed zoning is Planned Development (PD), which is generally based on the Mountain Residential-Three (MR-3) zone. The PD zoning will prohibit the future uses from having livestock on the property and allow for a gated subdivision community. The proposed PD zone would allow up to 12 single-family residential dwelling units on the 3.67 acres. Access to the property is currently from Palo Verde Road and no major changes to the access are proposed. Palo Verde Road is a local access roadway serving residential uses that provides a connection to Evergreen Parkway (Highway 74). Highway 74 provides regional connections to I-70, C-470, County Road 66 and County Road 73.

The site is bordered by commercial property to the east along Troutdale Scenic Drive and semi-rural residential properties (A-2 zone) to the west, north and south. Pinecrest Village, a residential subdivision that recently developed lies to the north. A Safeway grocery, strip retail and gas station are located to the north at the intersection of Palo Verde Road and Evergreen Parkway. A vicinity map is included as **Exhibit 1**. A conceptual site plan for the purpose of the rezone application is included as **Exhibit 2** at the end of this document. An aerial of the immediate vicinity is included as **Exhibit 3**.

TRIP GENERATION

A comparison of the potential vehicular trips that could be generated by the site under the current and proposed zoning was completed to assess the potential traffic impact as a result of the rezone. The *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE) was used to determine the number of trips that could be generated by site. The purpose of the *Trip Generation Manual* (TGM) is to compile and quantify empirical trip generation rates for specific land uses within the US, UK and Canada. Generally, the *Trip Generation Manual* is the industry standard accepted reference for estimating trip generation.

The existing site is zoned A-2 and C-1. The A-2 zone, which makes up approximately 2.7 acres of the overall site, allows residential and agricultural uses with a minimum lot size of 10 acres. Therefore, the maximum number of residences for the A-2 portion of the property would be one as the property is not large enough to be subdivided to accommodate additional residences. The C-1 (convenience level) portion of the property, which makes up a little under 1 acre of the overall site, could allow a multitude of uses including medical-dental office space, a small grocery store, convenience retail, restaurants (no fast-food or drive-through), or a tavern. However, the C-1 portion of the parcel is irregularly shaped with no access to a roadway that is suitable to accommodate commercial traffic. The setback requirements, topography, and access make developing the C-1 portion of the site into any of the allowed uses infeasible.

The proposed Planned Development zone, which is based on a Mountain Residential-Three (MR-3) zone district, allows for single-family and two-family (duplex) residences with minimum lot sizes of 6,250 square feet and 9,000 square feet respectively. A minimum of 25% of open space is required to be included within the development. As such, a maximum of eight (8) single-family or six (6) two-family residential lots could be constructed within this development. The ultimate development plan has not been established and the number of dwellings could be less than this. For the purposes of this analysis, 12 residential dwelling units were used in six duplex lots.

The existing use falls under land use category 210 "Single-family Detached Housing" and the proposed use falls under land use category 215 "Single-family Attached Housing" within the *Trip Generation Manual*. The following table shows a summary of the estimated potential trips that could be generated by the site for the existing and proposed zones.

Table 1 - Rezone Trip Generation Comparison (unadjusted)

Land Use	ITE Code	# Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing: Single-Family Detached	210	1	10	0	1	1	1	0	1
Proposed: Single-Family Attached	215	12	86	2	4	6	4	3	7
Potential Net Change	-	-	+76	+2	+3	+5	+3	+3	+6

As shown in the table above, the rezone has the potential to increase the number of trips generated by the site by 76 daily trips with 5 occurring during the AM peak hour and 6 occurring during the PM peak hour.

CONCLUSIONS/RECOMMENDATIONS

It is anticipated that the proposed rezone could result in an increase in trips generated by the site; 5 AM peak hour, 6 PM peak hour and 76 daily vehicle trips. Jefferson County does not have an established trip threshold for requiring a transportation analysis, only that one may be required if a site is anticipated to generate less than 1,000 daily trips. The proposed rezone is anticipated to result in very few added trips during the peak hours and daily to the transportation system. Its anticipated impact on the transportation system is negligible. Therefore, no additional traffic analysis should be required.

Should you have any questions regarding this document or the information contained herein, please do not hesitate to contact me at 303-653-9200 or via email at craig@civtrans.com.

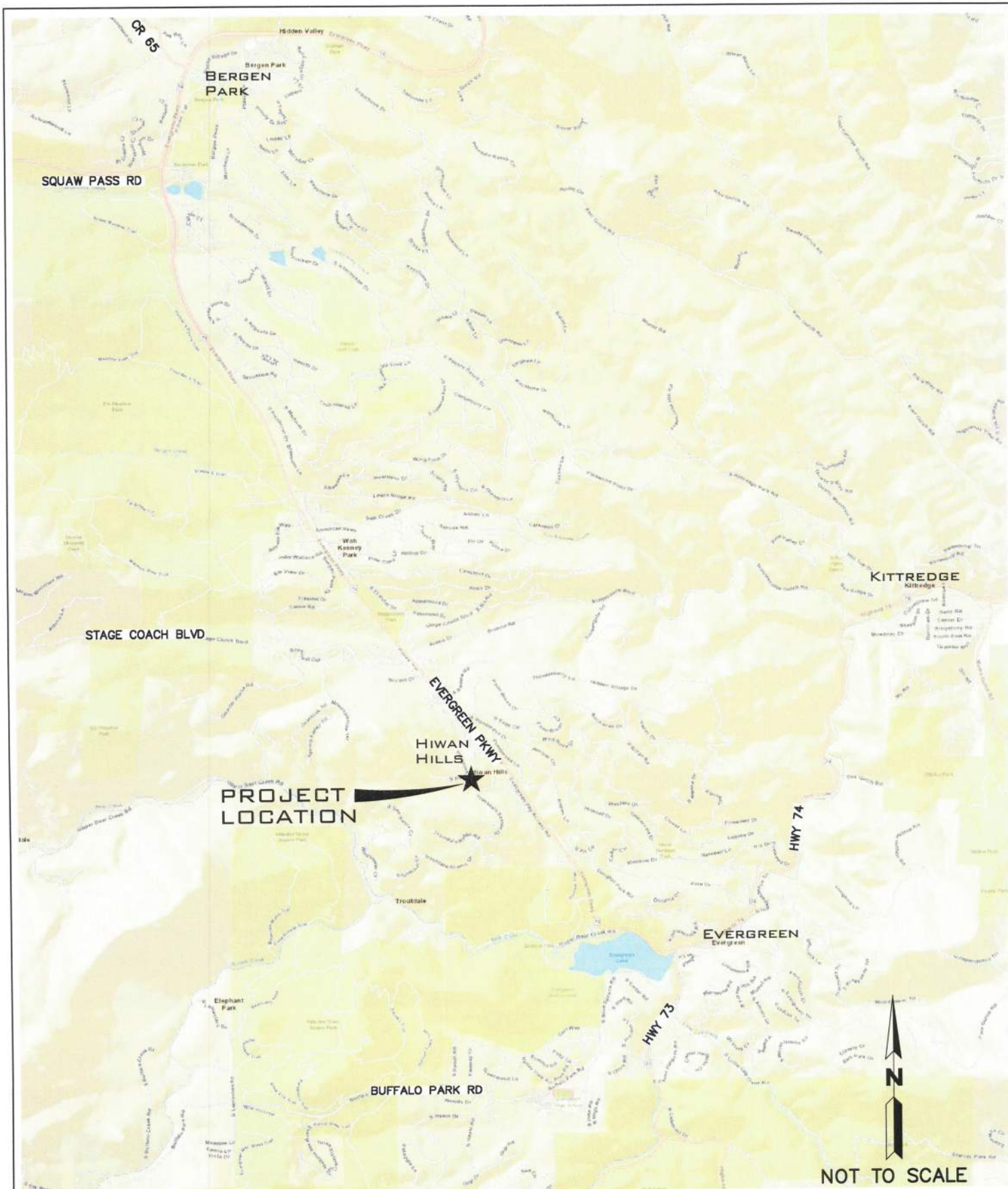
Sincerely,



Digitally signed by
Craig MacPhee
Reason: I am the
author of this
document
Date: 2025.01.24
14:27:20-07'00'

Craig A. MacPhee, PE, PTOE

encl. appendix (vicinity map, survey plan, aerial map)



SOURCE: JEFFERSON COUNTY GIS

NOT TO SCALE
JANUARY 24, 2025

EXHIBIT 1
VICINITY MAP



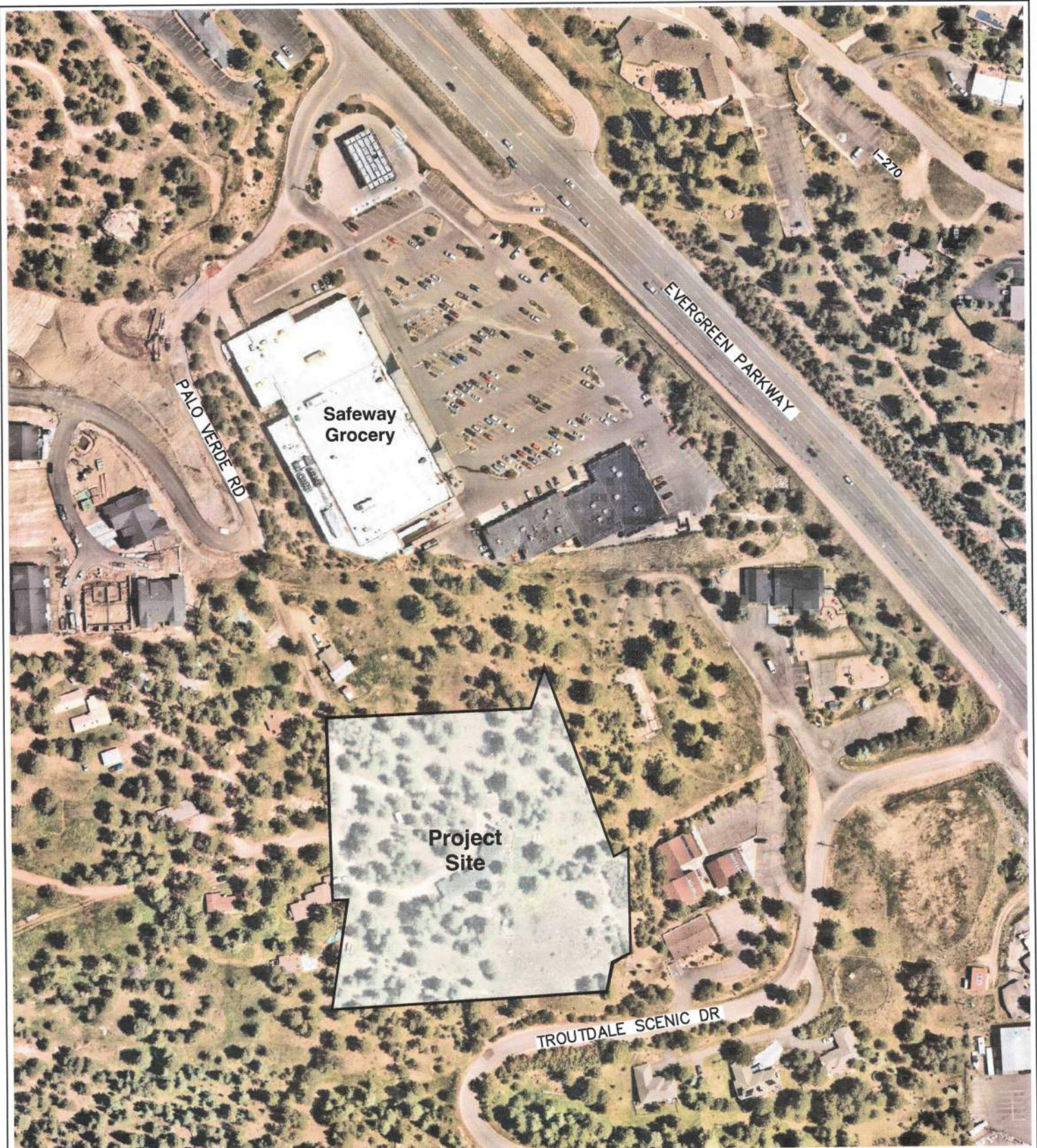
SOURCE: PROGRESSIVE PLANNING SERVICES OF COLORADO



NOT TO SCALE
JANUARY 24, 2025

EXHIBIT 2

CONCEPTUAL SITE PLAN



SOURCE: NEARMAP (JULY 2023)

EXHIBIT 3
CURRENT AERIAL



NOT TO SCALE
JANUARY 24, 2025

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page
1 of 5
FORM 6000

NAME OF PROJECT: Palo Verde Park Estates Official Development Plan

CONTACT PERSON: Richard L. Miller, AICP PH (303) 809-2128

PROPERTY LOCATION: 3942 South Palo Verde Road, Evergreen, CO

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

SECTION	CONDITION	NO	YES
A	Placement of earthen fill from an outside source, operation of a solid waste disposal site or landfill, whether private or commercial, legal or illegal	X	
B	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite	X	
C	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	X	
D	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage	X	
E	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	X	
F	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	X	
G	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs	X	
H	Radiation hazards such as radiation from uranium mine and mill tailings, nuclear reactors, and/or the processing, handling, disposal and/or deposition of radioactive materials.	X	

If you answered "NO" to ALL of the above, please sign below in the presence of a NOTARY PUBLIC and return this page only to the Department.

If you answered "YES" to ANY of the above, please complete Parts I and II on page 2 AND complete any SECTION on pages 3-5 to which you responded "YES" above. Then sign below in the presence of a NOTARY PUBLIC and return the entire packet (pages 1-5) to the Department.

As the present owner of the Property or as an officer or a general partner of the present owner of the Property (or duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the Property. I have made a diligent inquiry into the former uses of the property; and hereby certify to and for the benefit of Jefferson County that to the best of my knowledge and belief the information disclosed on or attached to this form is true and correct.

NAME: Jay O Young
State of Colorado
County of Jefferson) ss.

DATE: 5/17/2024

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged

before me this 17th day of May, 2024, by Jay O. Young

WITNESS my hand and official seal.

Angelica Houpt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/4/2025

ANGELICA HOUP
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174049660
MY COMMISSION EXPIRES DECEMBER 4, 2025



Evergreen Fire/Rescue

1802 Bergen Parkway • Evergreen, Colorado 80439

Phone: 303-674-3145 • Fax: 303-674-8701

April 3rd, 2023

Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, Colorado 80401

This is to confirm that the property located at 3942 South Palo Verde Road , Evergreen, Colorado is within the boundaries of Evergreen Fire Protection District. Evergreen Fire/Rescue (EFR) will provide emergency services to this address.

This property is served by EFR Fire Station 1 located at 4751 County Highway 73 (2.0 miles). The closest water supply is an Evergreen Metro District hydrant on South Palo Verde Road, approximately 500 feet away. Fire department operations will be supplemented with a tender water shuttle. These are ISO 3 locations; less than 5 miles away from a fire station and less than 1,000 feet form an approved water source. Evergreen Fire/Rescue is a volunteer fire department; there may be extended response times to this location.

On and Off-Site Access:

Access will need to meet the current Jefferson County Transportation Design and Construction Manual. Failure to meet these standards will require the installation of an automatic fire suppression system for any new dwelling units or large renovation.

Fire Protection Requirements:

In addition to site access sprinkler requirements any new multi-family dwellings constructed on the property will be required to be protected with an automatic fire sprinkler system.

Please contact me if you have any questions regarding this information.

Respectfully,

Rachel Rush

Rachel Rush
Fire Marshal
Evergreen Fire/Rescue

**ORDER BY BOARD OF DIRECTORS OF THE
EVERGREEN METROPOLITAN DISTRICT
FOR INCLUSION OF REAL PROPERTY**

WHEREAS, there was filed with the Board of Directors (“Board”) of the Evergreen Metropolitan District (“District”) a duly acknowledged Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, signed on behalf of the Joy O. Young Revocable Trust (“Petitioner”), the one hundred percent (100%) fee owner of the real property described in the Petition (“Property”) and requesting that the Board include the Property within the District for water and wastewater services; and

WHEREAS, the Petition was heard at an open meeting of the Board on Wednesday, November 29, 2023, at the hour of 9:00 a.m., at 30920 Stagecoach Boulevard, Evergreen, Colorado, after publication of notice of the filing of such Petition, the name and address of the Petitioner, the place, time and date of such meeting, and a description of the Property to be included, in the Canyon Courier and Clear Creek Courant on November 16, 2023, which proofs of publication are attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, no objection has been filed to the inclusion of the Property into the District; and

WHEREAS, the Property is capable of being served by the District’s facilities, subject to the limitation that water and wastewater services shall be restricted to one equivalent unit (as defined in the District’s Rules and Regulations) located on the Property, unless otherwise approved by the Board; and

WHEREAS, it is deemed to be in the best interests of the District and the taxpaying electors thereof that the Petition be granted.

IT IS THEREFORE ORDERED that the Petition shall be granted as to the Property, subject to the limitation that water and wastewater services shall be restricted to one equivalent unit (as defined in the District’s Rules and Regulations) located on the Property, unless otherwise approved by the Board; that the boundaries of the District shall be enlarged by the inclusion of the Property described herein; and that the Jefferson County District Court, in which Court an Order was entered establishing this District, be requested to enter an Order that the Property described herein be included within the District, subject to the limitation that water and wastewater services shall be restricted to one equivalent unit (as defined in the District’s Rules and Regulations) located on the Property, unless otherwise approved by the Board.

I certify that the foregoing Order was unanimously passed at a meeting of the Board of Directors of the Evergreen Metropolitan District, duly called and held on November 29, 2023, at the hour of 9:00 a.m. and that the undersigned is the duly acting and authorized Chairman of the District.

EVERGREEN METROPOLITAN DISTRICT

By: _____


Mark Davidson, Chairman

EXHIBIT A TO ORDER BY BOARD OF DIRECTORS
PETITION FOR INCLUSION

PETITION FOR INCLUSION

IN THE MATTER OF EVERGREEN METROPOLITAN DISTRICT

TO THE BOARD OF DIRECTORS OF THE DISTRICT:

The undersigned Petitioner, being the fee owner of one hundred percent (100%) of the real property hereinafter described, hereby petitions that such property be included within the Evergreen Metropolitan District for water and wastewater services, as provided by law, and for cause, states:

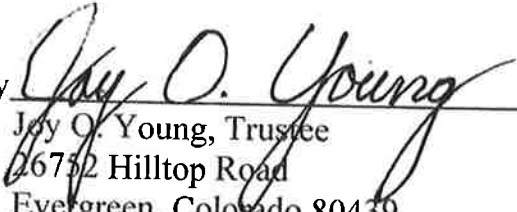
1. That such property is capable of being served with facilities of the District.
2. That assent to the inclusion of such property in the District is hereby given by the undersigned, who constitutes the fee owner of one hundred percent (100%) of such property.
3. That there shall be no withdrawal from this Petition after publication of notice by the Board without the consent of the Board, nor shall further objections be filed thereto by the Petitioner.
4. That the inclusion of such property into the District shall be subject to any and all terms and conditions established by the Board and accepted by Petitioner, and to all duly promulgated rules, regulations and rates of the District.
5. That the property owned by Petitioner and sought to be included in the District is described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

PETITIONER:

JOY O. YOUNG REVOCABLE TRUST

By


Joy O. Young, Trustee

26732 Hilltop Road

Evergreen, Colorado 80439

STATE OF COLORADO

)

) ss.

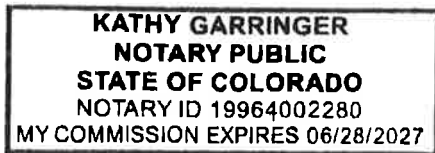
COUNTY OF JEFFERSON

)

The foregoing instrument was acknowledged before me this 28 day of August, 2023, by Joy O. Young, Trustee, of the Joy O. Young Revocable Trust.

Witness my hand and official seal.

My commission expires: 6-28-2027



Kathy Garringer
Notary Public

EXHIBIT A TO PETITION FOR INCLUSION

(LEGAL DESCRIPTION OF PROPERTY TO BE INCLUDED)

That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 5 South, Range 71 West of the 6th P.M., as described in Warranty Deed dated September 12, 1991, and recorded in the records of the Jefferson County Clerk and Recorder on September 20, 1991 at Reception No. 91086566; also known as Jefferson County Parcel No. 51-044-00-008, Schedule No. 300040396, and 3942 South Palo Verde Road, Evergreen, Colorado 80439.

EXHIBIT B TO ORDER BY BOARD OF DIRECTORS
PROOFS OF PUBLICATION

100 Jefferson County Parkway, Suite 3550, Golden, Colorado 80419-3550
 ☎ 303.271.8700 • Fax 303.271.8744 • <http://planning.jeffco.us>

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

JEFFERSON

COUNTY COLORADO

Planning & Zoning Division

WATER SUPPLY SUMMARY

1 Name of Development as Proposed Palo Verde Park Estates			
2 Land Use Action Rezoning Application			
3 Location of Parcel NW <u>1/4</u> of SE <u>1/4</u> Section <u>4</u> Township <u>5</u> <input type="checkbox"/> N <input checked="" type="checkbox"/> S Range <u>71</u> <input type="checkbox"/> E <input checked="" type="checkbox"/> W			Principal Meridian: <input checked="" type="checkbox"/> 6th <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> Costilla
Subdivision N/A	Filing N/A	Block N/A	Lot N/A
4 Total acreage 3.67		5 Number of lots proposed 9	
6 Parcel History Was parcel recorded with county prior to June 1, 1972? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the previous action	
7 Estimated Water Requirements (gallons/day or acre feet/year) Household use <u>1,680</u> gpd <u>1.89</u> af/y Commercial use _____ gpd _____ af/y Irrigation <u>174</u> gpd <u>0.15</u> af/y Stock watering _____ gpd _____ af/y Other _____ gpd _____ af/y Total _____ gpd _____ af/y		8 Private Water Supply Source <input type="checkbox"/> Existing well(s) <input type="checkbox"/> Developed spring(s) Well permit numbers/depth to water in feet: _____/____f _____/____f _____/____f _____/____f _____/____f _____/____f Water court decree case numbers: _____ _____	
		<input type="checkbox"/> New wells Proposed aquifers (check one) <input type="checkbox"/> Fractured Rock <input type="checkbox"/> Alluvial <input type="checkbox"/> Upper Dawson <input type="checkbox"/> Lower Dawson <input type="checkbox"/> Denver <input type="checkbox"/> Upper Arapahoe <input type="checkbox"/> Lower Arapahoe <input type="checkbox"/> Laramie Fox Hills <input type="checkbox"/> Dakota <input type="checkbox"/> Other	
		9 Public Water Supply Source <input type="checkbox"/> Municipal <input type="checkbox"/> Association <input type="checkbox"/> Company <input checked="" type="checkbox"/> District Name: Evergreen Metropolitan District	
10 Type of Sewage Disposal System Private System: <input type="checkbox"/> Engineered Tank and Field System <input type="checkbox"/> Vault location (sewage hauled to) <div style="border: 1px solid black; height: 30px; width: 400px; margin-top: 5px;"></div>			
Public System: <div style="border: 1px solid black; padding: 2px;"> district name Evergreen Metropolitan District </div> Other System: (describe other system) <div style="border: 1px solid black; height: 30px; width: 400px; margin-top: 5px;"></div>			

Attachment checklist (attach the following)

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

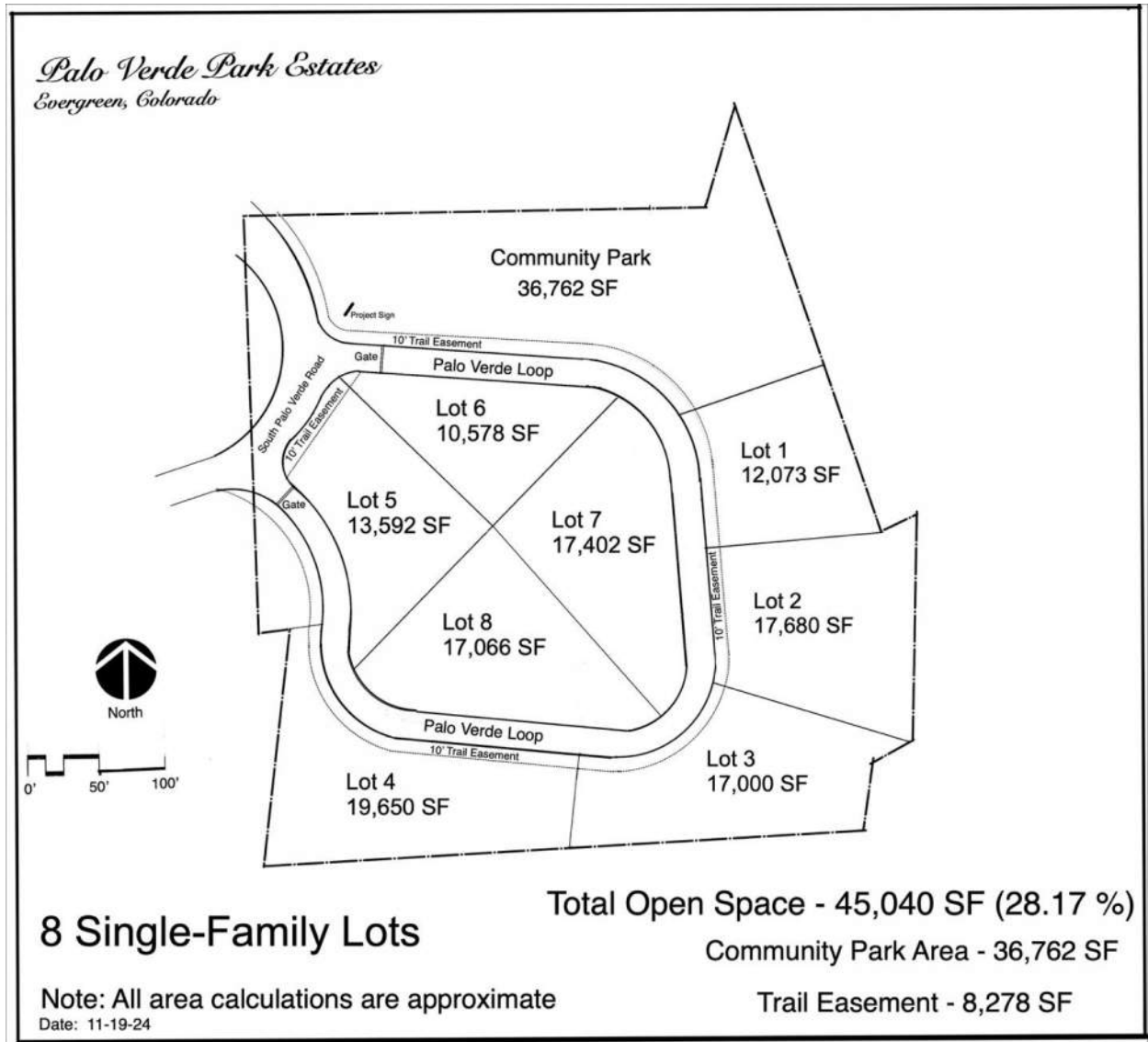
- ☐ Engineer's Water Supply Report (if not available it may be required at a later stage)

- ☐ Sewage disposal: if engineered system, provide design

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

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

Conceptual Site Plan (Single-Family)



Conceptual Site Plan (Two-Family)

