



**Jefferson County Planning Commission
Hybrid Hearing Meeting
AGENDA**

July 23, 2025, 6:15 p.m.

**Hearing Room 1 / Virtual Hearing via WebEx Webinars
100 Jefferson County Pkwy
Golden, CO 80419**

Instructions for Public Comment/Public Testimony for Virtual Hearings via WebEx Webinars:

If a citizen wishes to make public comment or provide public testimony virtually during the hearing, they will be required to log into the meeting using a computer. (Note: Public Comment is not taken during the Pre-Meeting.)

When you log into the online event, please send a Chat message to the Host (staff), if you wish to provide general comments or comments related to a specific case on the agenda. Please provide your first and last name, address, and the topic of your comment or case number, and you will receive confirmation once you have been added to the list.

During the designated time for public comment or public testimony on a specific case, your name will be called in the order it was received. Your microphone will be unmuted once your name has been called. You will have three minutes to provide your testimony, or ten minutes if you represent a Registered Association.

If you plan on testifying at the hearing, please pre-register online or contact the case manager listed on the agenda so we can be sure your voice is heard. If you want to present documents, images or a presentation to the Planning Commission, please send the files to the case manager prior to the hearing (24 hours at the latest) so we can ensure these documents are able to be presented during the hearing.

Event links can be found below or here: <https://www.jeffco.us/meetings>

**Planning Commission Briefing: Comprehensive Plan and Transportation & Mobility Plan Draft Review
- Faye Griffin Room / Webex Webinars (4:30 p.m. – 5:30 p.m.)**

Learning Session Connection Details (No Public Comment is taken):

<https://jeffco.webex.com/jeffco/j.php?MTID=m28f14e1dc2e85f4c4b8b7e5a27068e03>

Access Information - Webinar Number: 2484 074 8242

Webinar Password: 4VmtaQgJC63 (48682745 from phones)

Audio Connection: (720) 650-7664 Access Code: 2484 074 8242

Pre-Meeting: Faye Griffin Room / Webex Webinars (Approximately 5:30 p.m.)

Pre-Meeting Connection Details (No Public Comment is taken):

<https://jeffco.webex.com/jeffco/j.php?MTID=mc7d7426bd656cc220d24f75074ce6b4e>

Access Information - Webinar Number: 2483 730 0441

Webinar Password: 6CxAkfZWC85 (62925399 from phones)

Audio Connection: (720) 650-7664 Access Code: 2483 730 0441

Agenda Items:

1. Director/Assistant Director of Planning and Zoning
2. Planning and/or Engineering Manager/Supervisor
3. Other Staff
4. Legal Counsel
5. Administrative Assistant
6. Case Review

Hearing: Hearing Room 1 / Webex Webinars (Approximately 6:15 p.m.)

Hearing Connection Details:

Join the WebEx webinar from here:

<https://jeffco.webex.com/jeffco/j.php?MTID=mcb05390c70c434fb4b68ea9c4a279a1e>

Access Information - Webinar Number: 2495 354 4142

Webinar Password: FUpv48PM2gU (38784876 from phones)

Audio Connection: (720) 650-7664 Access Code: 2495 354 4142

Pages

1. Call to Order
2. Pledge of Allegiance
3. Discussion of Hybrid Meeting Procedures
4. Citizen Comments
A short period for members of the public to appear without being scheduled ahead of time to make comments on planning matters not before the Commission at this time.
5. Approval of Minutes
6. Consent Agenda

6.1 24-112415RZ

4

Rezoning

Case Name: 28763 Columbine Drive Rezoning

Owner/Applicant: David W. Mead & Susan J. Mead

Location: 28763 Columbine Drive, Conifer

Section 27, Township 6 South, Range 71 West

Approximate Area: 1.009 Acres

Purpose: To Rezone from Mountain Residential-Two (MR-2) to Mountain Residential-One (MR-1), so that the property has a zone district classification that is eligible for a short-term rental application.

Case Manager: Allie McGahee

7. Regular Agenda

7.1 23-136369RZ

68

Rezoning

Case Name: Moore/Snugli Official Development Plan Amendment 2

Owner/Applicant: 1212 Kerr Gulch LLC, a Colorado limited liability company

Location: 1212 Kerr Gulch Road, Evergreen

Section 21, Township 4 South, Range 71 West

Approximate Area: 1.349 Acres

Purpose: Rezone from Planned Development (PD) to a new Planned Development (PD) to allow for an existing office building to be converted into four residential dwelling units

Case Manager: Reid Powers

8. Adjournment

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: July 23, 2025

BCC Hearing Date: August 19, 2025

24-112415RZ Rezoning

Case Name: 28763 Columbine Drive Rezoning

Owner/Applicant: David W. Mead & Susan J. Mead

Location: 28763 Columbine Drive, Conifer
Section 27, Township 6 South, Range 71 West

Approximate Area: 1.009 Acres

Purpose: To Rezone from Mountain Residential-Two (MR-2) to Mountain Residential-One (MR-1), so that the property has a zone district classification that is eligible for a short-term rental application.

Case Manager: Allie McGahee

Applicant Team Presenters:

David Mead, david.mead@keysight.com, 720-201-4936, Property Owner
Susan Mead, softball8384875@msn.com, 720-480-1344, Property Owner

Issues:

None

Recommendations:

- **Staff:** Recommends **Approval**

Interested Parties:

- Neighbors

Level of Community Interest: Low

General Location: Southwest of the intersection of S US Highway 285 and Springs Road

Case Manager Information: Phone: 303-271-8736 e-mail: almogahe@jeffco.us

COMMUNITY MEETING SUMMARY

COMMUNITY MEETING SUMMARY

Case Number

24-115218CMT

Meeting Date

06.26.2024

Approx. # of Citizens

3

Signed in

5

Meeting Location

Zoom (virtual)

Subject Property

28763 Columbine Drive

Property Owner

Susan and David Mead

Applicant/Representative

Susan and David Mead

Summary of the Applicant's Presentation

Presentation is in the case folder.

Applicant talked about what they are rezoning from/to and the minor lot line adjustment currently in process.

Information Presented/Format of the Meeting

The applicant screen shared their presentation which included the site plan and details about the Mountain Residential zone district.

Overall Impression/Tone of Meeting

The applicants covered the application intent and answered community neighbor questions. The answers were short and direct. The tone of the meeting was tense.

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

Adjacent neighbor concerned about rear and side setbacks not meeting for the cabin. Called out applicant for having a short term rental that is not legally allowed in this zone district. Wanted to know how this got zoned to MR-1 with the Minor Adjustment issue that has not been addressed - applicant responded and said why this occurred.

Nearby neighbor stated that the cabin is beautiful and wants to submit positive comments in support. Adjacent neighbor asked her how she knows the applicant, she said it is none of his business.

Multiple neighbors asked about how and when and what kind of public comments can be provided.

STAFF REPORT

COMMUNITY MEETING SUMMARY

Case Number

24-115218CMT

Meeting Date

06.26.2024

Approx. # of Citizens

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Signed in

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Meeting Location

Zoom (virtual)

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Nearby neighbor stated that the cabin is beautiful and wants to submit positive comments in support. Adjacent neighbor asked her how she knows the applicant, she said it is none of his business.

Multiple neighbors asked about how and when and what kind of public comments can be provided.



Figure 1: The subject property and vicinity.

1. SUBJECT REQUEST

The applicant is requesting to Rezone the subject property from the existing Mountain Residential – Two (MR-2) zone district to Mountain Residential – One (MR-1). The applicant has stated their Rezoning request is due to their desire to apply for a Special Exception for a Short-Term Rental, pursuant to Section 11 of the Zoning Resolution (ZR). Under Section 11.B.e.(1) of the ZR, an applicant can apply for a Special Exception for a Short-Term Rental use in the MR-1 zone district, but not the MR-2 zone district. The approval of this Rezoning would not allow a Short-Term Rental; the applicant would still have to apply for the Special Exception for Short-Term Rental, and their application would have to be approved by the Board of Adjustment (a separate public hearing), based on certain criteria in Section 11 of the ZR, in order to receive a Short-Term Rental permit.

2. CONTEXT

The subject property is in western Jefferson County, about 0.4 miles southwest of S US Highway 285. It is southwest of Clearview Road and north of Evergreen Road. The property is 1.009 acres in size.

This parcel is adjacent to single-family residential properties on all sides. The lots to the north, south, and east follow Mountain Residential – Two (MR-2) zone district requirements. The lot to the west follows the Agricultural-Two (A-2) zone district requirements. This area is characterized by single-family residential land uses. There is one single-family dwelling unit on the lot currently. The zoning went into effect for this property in 2021.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Mountain Residential – Two (MR-2)	Single-Family Residential
South:	Mountain Residential – Two (MR-2)	Single-Family Residential
East:	Mountain Residential – Two (MR-2)	Single-Family Residential
West:	Agricultural – Two (A-2)	Single-Family Residential

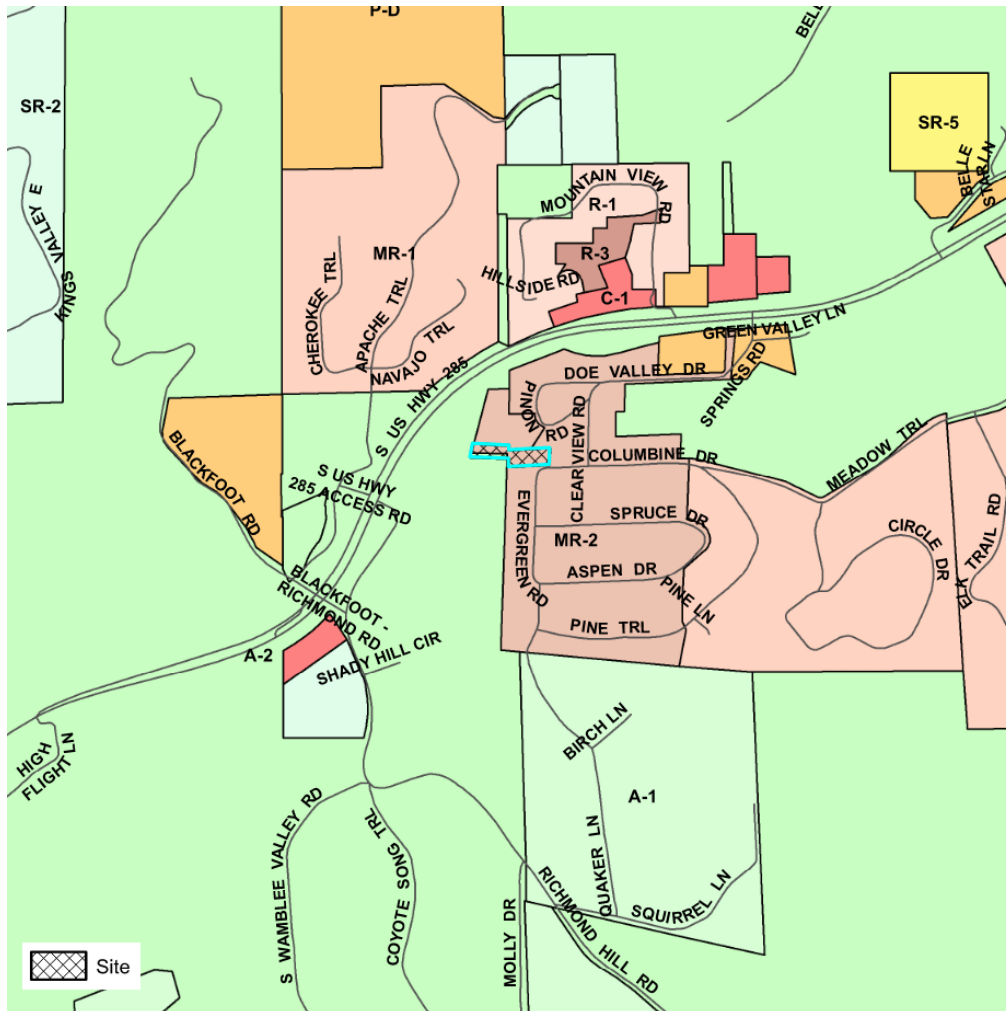


Figure 2: Zoning map of the subject property and vicinity.

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning (MR-2)	Proposed Zoning (MR-1)
Allowed Land Use	Single-Family Dwelling, Two-Family Dwelling or Duplex, Group Home for up to 8 people (aged, developmentally disabled, or mentally ill), Public Park, Telecommunication, Energy Conversion Systems	Single-Family Dwelling, Group Home for up to 8 people (aged, developmentally disabled, or mentally ill), Public Park, Telecommunication, Energy Conversion Systems
Setbacks	Front (Primary Structure/All Garages): 30 feet Front (Housing Livestock or All Other Accessory Structures): 100 feet, 50 feet Side (All Structures): 15 feet Side (Adjacent to street/road): 30 feet Rear (All Structures): 20 feet	Front (Primary Structure/All Garages): 30 feet Front (Housing Livestock or All Other Accessory Structures): 100 feet, 50 feet Side (All Structures): 20 feet Side (Adjacent to street/road): 30 feet Rear (All Structures): 20 feet
Minimum Lot Size	Single-Family Dwelling: 17,400 sf Two-Family Dwelling: ½ acre (10,000 sf minimum area per unit) Duplex: ½ acre	Single-Family Dwelling: 17,400 sf Two-Family Dwelling: N/A (use not allowed) Duplex: N/A (use not allowed)

The primary changes that could result from this Rezoning are reduced allowable land uses (no Two-Family Dwelling or Duplex allowed), and an increased side setback.

5. TRANSPORTATION

The proposed Rezoning on the subject property is anticipated to have minimal impacts to the existing transportation network. Access to this property is from Columbine Drive, an unpaved County-maintained street. Staff determined that the potential trips generated by the permitted uses within the subject property will have negligible impacts 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 use, a single-family dwelling, is compatible with the existing and allowable land uses in the area. The proposed zoning pairs well with existing residential uses already surrounding the subject property. 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 Conifer/285 Corridor Area Plan of the CMP. The land use recommendation is an Area of Stability, which means density levels should not change in these areas. Any new development or redevelopment in these areas should be consistent with the character, scale, uses, and typical lot sizes of the properties in the general vicinity. Lot sizes should remain the same or increase in size. The proposed rezoning from MR-2 to MR-1 would require the same lot size for single-family dwelling units (17,400 sf) and the two-family dwellings and duplex land uses allowed under MR-2 are not allowed in MR-1 zone districts. The proposed Rezoning to follow the MR-1 zone district is in general conformance with the CMP's land use recommendation.

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 are no physical constraints that have been identified on this property that would be negatively impacted by the proposed MR-1 zone district. Therefore, 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. No specific community resources have been identified that would be negatively impacted by the proposed MR-1 zone district. 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 road is maintained by the County. The property is within the Elk Creek Fire Protection District service area and the Jefferson County Sheriff's Office provides law enforcement to the area. Water and wastewater services are provided by onsite well and septic systems. 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. 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

A Community Meeting was held on June 26, 2024. There were approximately 3 citizens in attendance, one was strongly opposed to a Rezoning that would have the potential to allow a Short-Term Rental in the future along with past violations of operating a Short-Term Rental without zoning allowing such.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff received two (2) citizen comments on the subject request. One comment was related to existing on-site structures and the second in general opposition. These concerns have since been resolved by staff and the applicant.

10. AGENCY REFERRAL RESPONSES

This application was sent on referral to 10 Jefferson County Departments & Divisions, 13 external agencies, and 13 registered associations (please see the HOA mailing list in the case packet for more information). The request was sent on two referrals. 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. SUBSEQUENT PROCESSES

No subsequent process would be required if this Rezoning is approved.

SUMMARY OF STAFF ANALYSIS

Staff's analysis concludes that the proposed Rezoning from MR-2 to MR-1 is in general conformance with the land use policies and recommendations of the CMP. No potential negative impacts to the surrounding community or wildlife were identified, and infrastructure and services are in place to support the use. This application meets all Rezoning criteria specified in the Zoning Resolution. 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 Planning Commission may consider, as detailed in Section 6 in this staff report.

- 1. The proposal to rezone from Mountain Residential – One (MR-1) to Mountain Residential (MR-2) is compatible with the existing and allowable residential land uses in the surrounding area.**
- 2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). The land use recommendation for an Area of Stability is met because single-family residential dwelling units will be allowed at the same lot size as under the existing zoning, and such residential land use would be consistent with the character, scale, uses, and typical lot sizes of the properties in the general vicinity. All applicable sections of the Plan goals and policies have been 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 Elk Creek Fire Protection District and the Jefferson County Sheriff's Office. Water and wastewater services will be provided by onsite well and septic systems. 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:

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

COMMENTS PREPARED BY:

A handwritten signature in black ink that reads "Allie McGahee". The script is cursive and fluid.

Allie McGahee
Planner III
July 15, 2025

CURRENT ZONING

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 case 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)

PROPOSED ZONING

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)
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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)

Case No. 24-112415RZ

Legal Description

Street Location of Property 28763 Columbine Drive

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

Lot 9, Green Valley Ranch Unit 1, Adjustment 2

Section 27 Township 6 S. Range 71 W.

Calculated Acreage 1.009 Acres Checked by: Becky Daleske

Address Assigned (or verified) 28763 Columbine Drive

PUBLIC / HOA COMMENTS

Allie McGahee

From: Nathan Shriver <ndshriver@gmail.com>
Sent: Tuesday, October 8, 2024 1:56 PM
To: Allie McGahee
Subject: --{EXTERNAL}-- 28763 columbine dr development application

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 Allie!

I have a quick comment about the development application at 28763 columbine dr conifer.

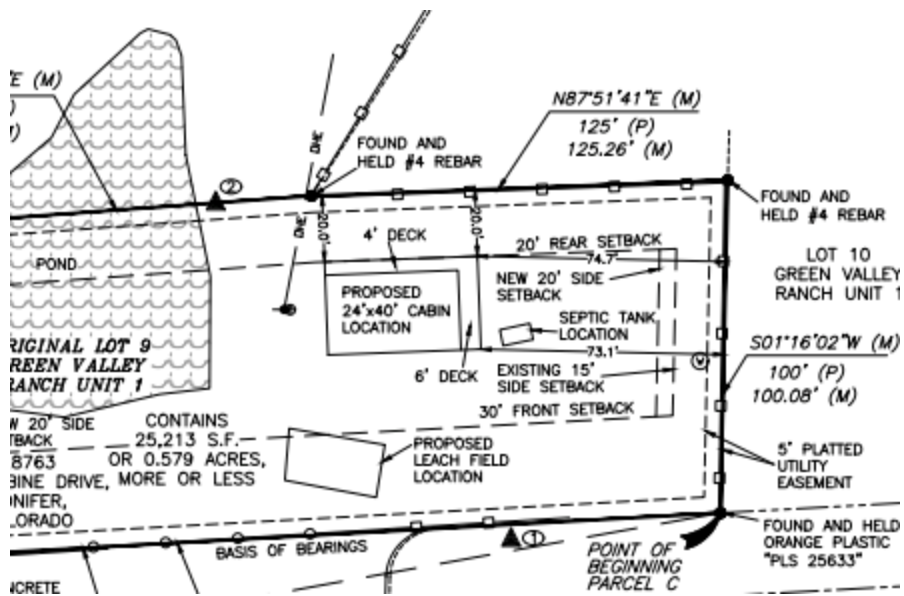
The survey that was done in 2022 and updated in 2024 is not an accurate depiction of the deck structure and another water tower structure on the property. The deck has a section that exceeds the 4' depth shown in the survey, where the hot tub is placed. This deck may not fall within the proper setback requirements for either mr-1 or mr-2, of 20 ft to the rear lot line. Photos below of the deck. The water tower is not included in the survey at all.

I wanted to reach out to make sure this is seen by the county engineers and taken into consideration for this process. Would this be able to proceed with a setback violation?

Thanks!

Nathan Shriver





Allie McGahee

From: Michael Poynter <michael_poynter@msn.com>
Sent: Sunday, July 6, 2025 3:54 PM
To: Allie McGahee
Subject: --{EXTERNAL}-- Fw: Case number 24-112415 RZ

This Message Is From a New Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

From: Michael Poynter <michael_poynter@msn.com>
Sent: Sunday, July 6, 2025 3:47 PM
To: almcgae@jeffco.us <almcgae@jeffco.us>
Subject: Case number 24-112415 RZ

Hello Allie,

Please kindly assist me on locating the documents to oppose the rezoning of the property at ,28763 Columbine Dr, in the above case number. I'm a local resident. I would like to vote no on this.

Kind regards,
Michael Poynter
28664 Columbine drive
Conifer, Colorado 80433
Get [Outlook for Android \[aka.ms\]](#)

MAPS



Case Number: 24-112415RZ

Location: Section 27, T6S, R71W



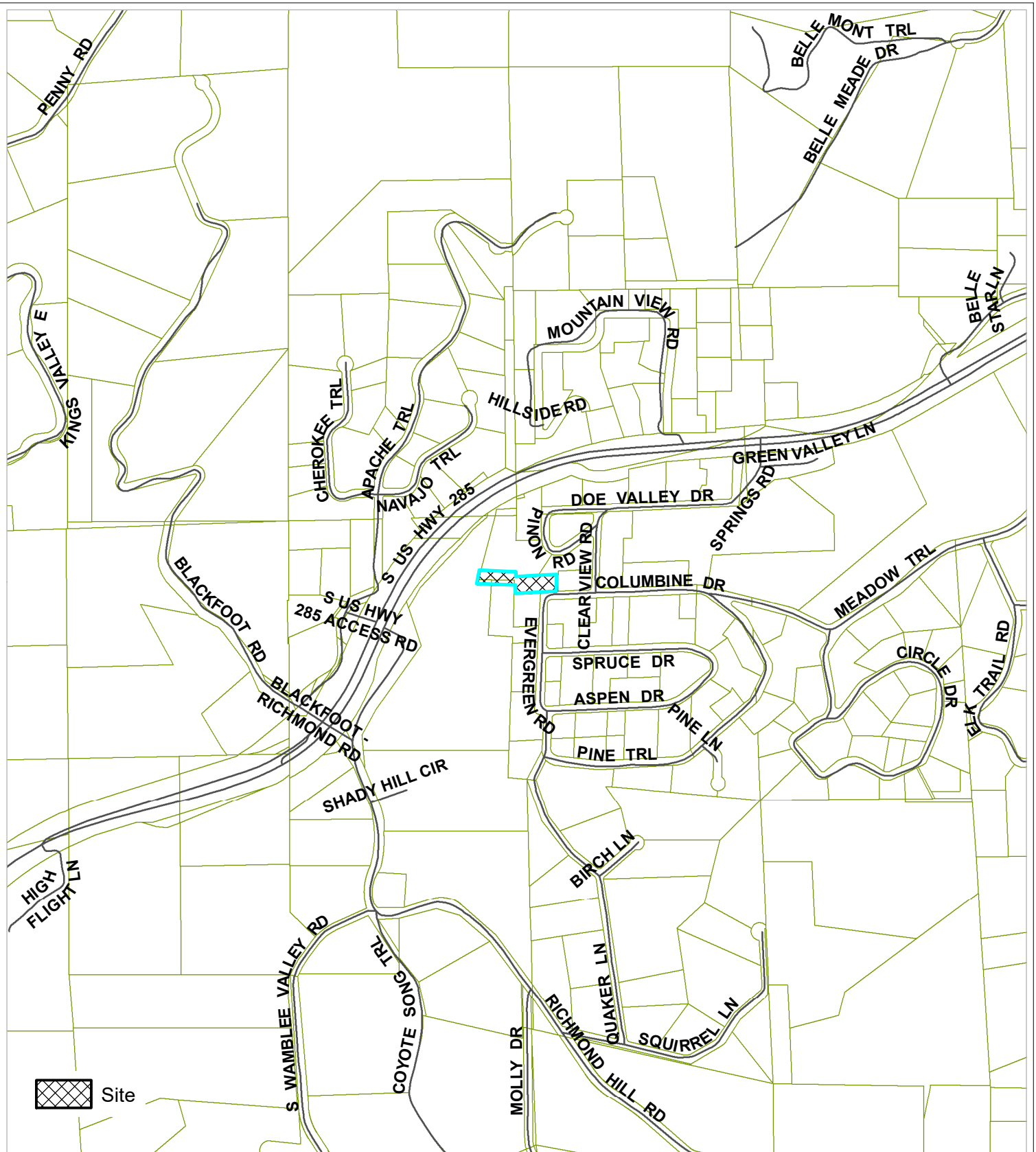
JEFFERSON
COUNTY COLORADO

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Page 32 of 68

0 375 750 1,500
Feet





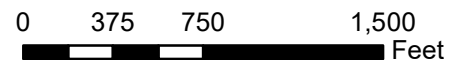
Case Number: 24-112415RZ

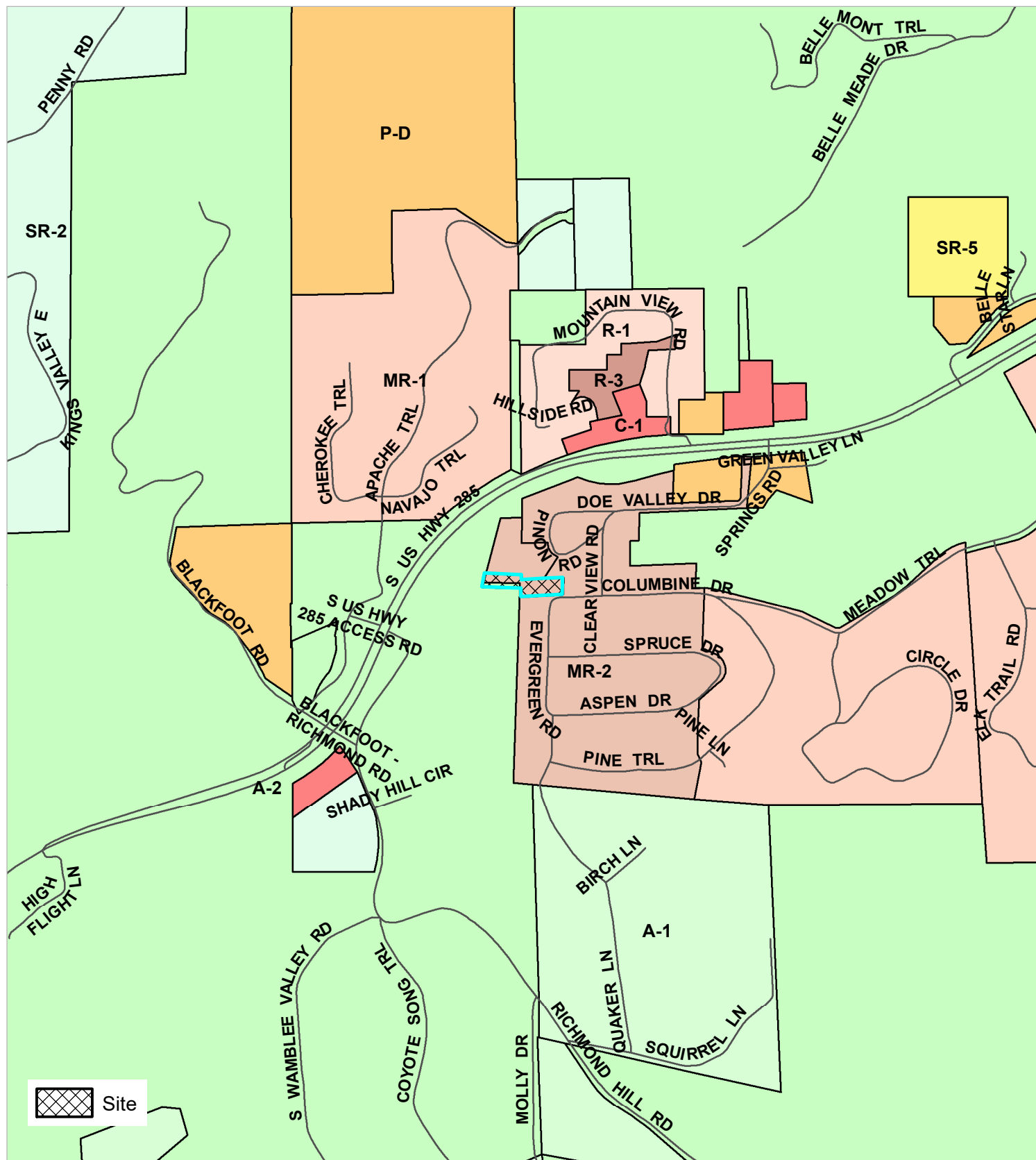
Location: Section 27, T6S, R71W



JEFFERSON
COUNTY COLORADO

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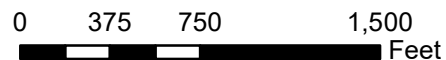
Case Number: 24-112415RZ

Location: Section 27, T6S, R71W



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REFERRAL COMMENTS

ADDRESSING

MEMO

To: Allie McGahee
FROM: Christine Derby
SUBJECT: 24-112415RZ 28763 Columbine Drive
DATE: October 10, 2024

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone from MR-2 to MR-1 to allow for continued residential use.
2. Access is off Columbine Drive.
3. There is a valid existing address, 28763 Columbine Drive, 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.

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, October 15, 2024 10:48 AM
To: Allie McGahee
Cc: Rebecca Daleske
Subject: 24 112415 RZ - Agency Response

Case Number: 24 112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Review: Cartographic

Results: No Comment (no further review)

Review Comments: Maps & Page 3 in Amanda

Scheduled End Date: 21-OCT-24

Reviewer: Rebecca Daleske

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.

Allie McGahee

From: Cicione - CDPHE, Brendan <brendan.cicione@state.co.us>
Sent: Wednesday, October 9, 2024 12:32 PM
To: Allie McGahee
Subject: --{EXTERNAL}-- Re: 24-112415RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

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Hi Allie,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

Thanks,

Brendan Cicione (*he/him*)
Air Quality and Transportation Planner



4300 Cherry Creek Drive S. | Denver, CO 80246-1530 brendan.cicione@state.co.us
| <https://cdphe.colorado.gov/> [cdphe.colorado.gov]

On Wed, Oct 9, 2024 at 10:47 AM Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us> wrote:

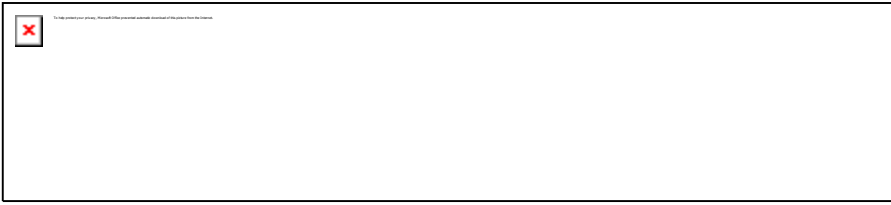
Hello,

Please see the email below. Please add comments by 10/19.

Thank you!

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

From: <TEMPMAILER@jeffco.us>
Date: Mon, Sep 30, 2024 at 11:00 AM
Subject: 24-112415RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning
To: <JOHN.WHITE@colostate.edu>, <CDPHE_LOCALREFERRAL@state.co.us>, <JGUTIERREZ@summitutilitiesinc.com>, <PLATREVIEW@lumen.com>, <REFERRALSXCELDISTRIBUTION@xcelenergy.com>, <ALFONZO_MARTINEZ@cable.comcast.com>, <ASUMMERS@drcog.org>, <GCHIAPELLA@drcog.org>, <CUSP@culp.ws>, <REID.DEWALT@state.co.us>, <SARAH.BRUCKER@state.co.us>, <JOANNA.WILLIAMS@state.co.us>, <PLATREFERRAL@unitedpower.com>, <RRUSH@elkcreekfire.org>, <JWARE@elkcreekfire.org>, <BKAUFMAN@irea.coop>
Cc: <ALMCGAHE@jeffco.us>, <MSCHUSTE@jeffco.us>, <KMILLER@jeffco.us>



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](#) in the **Current Referral Documents** sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 24-112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Address: 28763 Columbine DR

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.

Case Manager: Allie McGahee

Case Manager Contact Information: almcgahe@co.jefferson.co.us 303-271-8736

Comments Due: **21-OCT-24**

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



cdphe_localreferral@state.co.us | colorado.gov/cdphe

Allie McGahee

From: Justin Gutierrez <JGutierrez@Summitutilitiesinc.com>
Sent: Monday, September 30, 2024 12:22 PM
To: Allie McGahee
Subject: --{EXTERNAL}-- RE: [EXTERNAL EMAIL] 24-112415RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

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Good afternoon Allie,

28763 Columbine Dr is outside of Colorado Natural Gas certified service territory. Colorado Natural Gas does not own or operate any facilities or appurtenances at this location and have no objection to the rezoning.

Thanks,

Justin Gutierrez

Engineer

Summit Utilities, Inc.

jgutierrez@SummitUtilitiesInc.com

Direct: (720) 954-2804

Office: (720) 981-2123 [x11187]

From: TEMPMAILER@JEFFCO.US <TEMPMAILER@JEFFCO.US>
Sent: Monday, September 30, 2024 11:01 AM
To: JOHN.WHITE@COLOSTATE.EDU; CDPHE_LOCALREFERRAL@STATE.CO.US; Justin Gutierrez <JGutierrez@Summitutilitiesinc.com>; PLATREVIEW@LUMEN.COM; REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO_MARTINEZ@CABLE.COMCAST.COM; ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG; CUSP@CUSP.WS; REID.DEWALT@STATE.CO.US; SARAH.BRUCKER@STATE.CO.US; JOANNA.WILLIAMS@STATE.CO.US; PLATREFERRAL@UNITEDPOWER.COM; RRUSH@ELKCREEKFIRE.ORG; RRUSH@ELKCREEKFIRE.ORG; JWARE@ELKCREEKFIRE.ORG; BKAUFMAN@IREA.COOP
Cc: ALMCGAHE@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US
Subject: [EXTERNAL EMAIL] 24-112415RZ - 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** [\[jeffcogov.sharepoint.com\]](http://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: 24-112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Address: 28763 Columbine DR

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.

Case Manager: Allie McGahee

Case Manager Contact Information: almcgahe@co.jefferson.co.us 303-271-8736

Comments Due: **21-OCT-24**

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

If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.

Allie McGahee

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Monday, October 21, 2024 7:13 AM
To: Allie McGahee
Subject: --{EXTERNAL}-- RE: 24-112415RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

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Good morning, Allie

CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

CORE Electric Cooperative has an existing transmission line and overhead electric facilities on the subject properties. CORE Electric Cooperative will maintain these existing utility easements and facilities. CORE Electric Cooperative will require that all structures and landscaping maintain adequate clearances to the transmission line and allow for CORE Electric Cooperative to access the transmission line for maintenance purposes. In addition, CORE Electric Cooperative will require a grading profile if any grading work is to be done which could affect clearances or access to the transmission line.

CORE Electric Cooperative in the future will be expanding the current transmission right of way to seventy-five (75') feet in width and rebuilding the existing 44 kV transmission to a 115 kV.

CORE Electric Cooperative approves the rezoning the parcels.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

[www. \[core.coop\]](http://www.core.coop)[core \[core.coop\].coop](http://core [core.coop].coop) [\[core.coop\]](http://core.coop).



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[\[outlook-sdf.office.com\]](https://outlook-sdf.office.com) Book time to meet with me [\[outlook-sdf.office.com\]](https://outlook-sdf.office.com)

From: TEMPMAILER@JEFFCO.US <TEMPMAILER@JEFFCO.US>
Sent: Monday, September 30, 2024 11:01 AM
To: JOHN.WHITE@COLOSTATE.EDU; CDPHE_LOCALREFERRAL@STATE.CO.US; JGUTIERREZ@SUMMITUTILITIESINC.COM; PLATREVIEW@LUMEN.COM; REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO_MARTINEZ@CABLE.COMCAST.COM; ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG; CUSP@CUSP.WS; REID.DEWALT@STATE.CO.US; SARAH.BRUCKER@STATE.CO.US; JOANNA.WILLIAMS@STATE.CO.US; PLATREFERRAL@UNITEDPOWER.COM; RRUSH@ELKCREEKFIRE.ORG; RRUSH@ELKCREEKFIRE.ORG; JWARE@ELKCREEKFIRE.ORG; Brooks Kaufman <BKaufman@core.coop>
Cc: ALMCGAHE@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US
Subject: 24-112415RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

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Case Number: 24-112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Address: 28763 Columbine DR

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.

Case Manager: Allie McGahee

Case Manager Contact Information: almcgahe@co.jefferson.co.us 303-271-8736

Comments Due: **21-OCT-24**

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

Allie McGahee

From: Hiett, Hillary <Hillary.Hiett@colostate.edu>
Sent: Thursday, October 17, 2024 7:57 AM
To: Allie McGahee
Subject: --{EXTERNAL}-- Re: 24-112415RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning
Attachments: Outlook-g3rp0ogi

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Hello Allie,

Regarding this case (24-112415RZ) CSFS has the following response:

___ **The Colorado State Forest Service does not need to receive any further referrals on this case.** No site visit or forest management plan is necessary for the proposed action on this property. Either we have no concerns, or our concerns for the proposed action on this property would be addressed with the defensible space requirements of a County building permit. See additional comments below.

___ X A Wildfire Mitigation Plan (Forest Management Plan) is **NOT** necessary for the proposed action on this property. However, the **Colorado State Forest Service will need to further review this case and/or visit the site to develop specific recommendations to address wildfire hazard mitigation and/or forest health needs for the property.** A \$200 review fee must be submitted for CSFS costs associated with this further review.

___ **A Wildfire Mitigation Plan (Forest Management Plan), prepared by an individual meeting Jefferson County standards, is recommended for this case.** A \$300 review fee must be submitted for CSFS costs associated with the review of the Plan. Please give the applicant a copy of the Jefferson County Planning & Zoning Department's **Wildfire Mitigation Plan** requirements, and have them contact the Colorado State Forest Service - Golden Field Office at 303-279-9757 to discuss plan needs.

Additional Comments: Defensible space will need to be created around any new structures such as the proposed new cabin.

Hillary Hiett
Forester
Colorado State Forest Service
1504 Quaker Street, Golden, CO 80401
303-279-9757 ext 307
Hillary.hiett@colostate.edu
csfs.colostate.edu [csfs.colostate.edu]



The mission of the Colorado State Forest Service is to achieve stewardship of Colorado's diverse forest environments

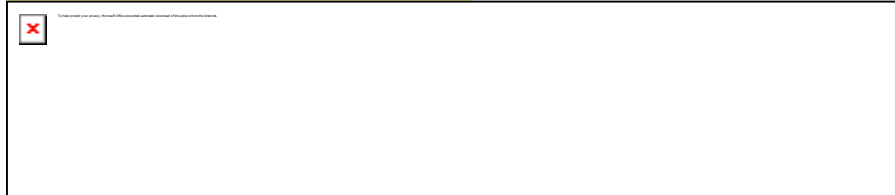
for the benefit of present and future generations.

From: TEMPMAILER@JEFFCO.US <TEMPMAILER@JEFFCO.US>

Sent: Monday, September 30, 2024 11:01 AM

To: White,John <John.White@colostate.edu>; CDPHE_LOCALREFERRAL@STATE.CO.US;
JGUTIERREZ@SUMMITUTILITIESINC.COM; PLATREVIEW@LUMEN.COM;
REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO_MARTINEZ@CABLE.COMCAST.COM;
ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG; CUSP@CUSP.WS; REID.DEWALT@STATE.CO.US;
SARAH.BRUCKER@STATE.CO.US; JOANNA.WILLIAMS@STATE.CO.US; PLATREFERRAL@UNITEDPOWER.COM;
RRUSH@ELKCREEKFIRE.ORG; RRUSH@ELKCREEKFIRE.ORG; JWARE@ELKCREEKFIRE.ORG; BKAUFMAN@IREA.COOP
Cc: ALMCGAHE@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US
Subject: 24-112415RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

**** Caution: EXTERNAL Sender ****



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: 24-112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Address: 28763 Columbine DR

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.

Case Manager: Allie McGahee

Case Manager Contact Information: almcgahe@co.jefferson.co.us 303-271-8736

Comments Due: **21-OCT-24**

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

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, October 29, 2024 9:18 AM
To: Allie McGahee
Cc: Nick Nelson
Subject: 24 112415 RZ - Agency Response

Case Number: 24 112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Review: Planner (Development Review)

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 21-OCT-24

Reviewer: Nick Nelson

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Monday, October 21, 2024 8:32 AM
To: Allie McGahee
Cc: Benjamin Johnson
Subject: 24 112415 RZ - Agency Response

Case Number: 24 112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Review: Engineer (Development Review)

Results: Comments Sent (no further review)

Review Comments: No concern with rezoning. If just rezoning Lot 9, then the concurrent Minor Adjustment Application (24-119402MAA) should be approved first to prevent creating split-zoning issues

Scheduled End Date: 21-OCT-24

Reviewer: Benjamin Johnson

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Monday, October 21, 2024 5:57 PM
To: Allie McGahee
Cc: Pat OConnell
Subject: 24 112415 RZ - Agency Response

Case Number: 24 112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Review: County Geologist

Results: Comments Sent (no further review)

Review Comments:

Scheduled End Date: 21-OCT-24

Reviewer: Pat O Connell

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.



CenturyLink

10/17/24

ATTN: Allie McGahee

Via email: almcgahe@co.jefferson.co.us

NO RESERVATIONS/NO OBJECTION

**SUBJECT: 24-112415RZ Rezone/Encroachment P863537
28763 Columbine Dr.
Conifer, CO 80433**

DESCRIPTION: Request for approval of rezone from MR-2 to MR-1 for property located at 28763 Columbine Dr., APN 61-273-99002

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC has reviewed the request for the subject encroachment and has determined that CenturyLink does not have facilities within the subject public right of way, and therefore agrees to the rezone approval request encroachment. Please forward this letter of approval as you see fit.

It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any existing easement or rights we have on this site or in the area.

Sincerely,

/s/

CenturyLink Right of Way Team

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, October 2, 2024 11:03 AM
To: Allie McGahee
Cc: Elizabeth Stoner
Subject: 24 112415 RZ - Agency Response

Case Number: 24 112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 21-OCT-24

Reviewer: Elizabeth Stoner

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, October 9, 2024 12:16 PM
To: Allie McGahee
Cc: Keith Dean
Subject: 24 112415 RZ - Agency Response

Case Number: 24 112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Review: Road & Bridge

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 21-OCT-24

Reviewer: Keith Dean

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.



COLORADO
Division of Water Resources
Department of Natural Resources

October 16, 2024

Allie McGahee
Jefferson County Planning and Zoning
Transmission via email: almcgahe@co.jefferson.co.us

Re: 28763 Columbine Drive
Case Number 24-112415 RZ
Pt. S½ of the NW¼ Section 27, Twp. 6S, Rng. 71W, 6th P.M.
Water Division 1, Water District 80

Dear Ms. McGahee:

We have reviewed the above referenced application for a Rezoning from MR-2 to MR-1 to accommodate STR. The submitted material does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments regarding the proposed water supply. The comments will not state an opinion on the adequacy of the water supply or the ability of the water supply plan to satisfy any County regulations or requirements, and cannot be used to guarantee the physical availability of water.

The application documents indicate that Lot 9 and Tract B of Green Valley Ranch Unit 1 have been adjusted. As a result of the lot line adjustment, Lot 9 will increase in size to 1.009 acres and Tract B will decrease in size to 1.493 acres.

The water supply for Lot 9 is an existing well with permit no. 322217. Well permit no. 322217 was issued pursuant to section 37-92-602(3)(b)(II)(A), C.R.S., as the only well on a tract of land of 0.57 acres described as lot 9, filing 1, Green Valley Ranch Subdivision. The well is permitted for use inside one single family dwelling, no outdoor use is permitted. The well must continue to be used in accordance with its permitted terms and conditions. The lot reconfiguration and rezoning will not impact the validity of permit no. 322217 or its allowed uses.

The water supply for Tract B is an existing well with permit no. 335866. Well permit no. 335866 was issued pursuant to section 37-92-602(3)(b)(II)(A), C.R.S., as the only well on a tract of land of 2.469 acres described as Tract B. The well is permitted for use inside one single family dwelling, no outdoor use is permitted. The well must continue to be used in accordance with its permitted terms and conditions. The lot reconfiguration and rezoning will not impact the validity of permit no. 335866 or its allowed uses.

Should you or the applicants have any questions regarding this matter, please contact Kate Fuller of this office at 303-866-3581 ext. 8245 or kathleen.fuller@state.co.us.



Sincerely,

A handwritten signature in black ink, appearing to read "K. Fuller". The signature is fluid and cursive, with the first letter of the last name being a large capital 'K'.

Kate Fuller, P.E.
Water Resources Engineer

Cc: Well permit file nos. 322217 and 335866
Referral file no. 32518

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Thursday, October 3, 2024 4:29 PM
To: Allie McGahee
Cc: Lindsay Townsend
Subject: 24 112415 RZ - Agency Response

Case Number: 24 112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Review: Transportation and Engineering

Results: Comments Sent (no further review)

Review Comments:

Scheduled End Date: 14-OCT-24

Reviewer: Lindsay Townsend

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.

Allie McGahee

From: United Power Plat Referral <platreferral@UnitedPower.com>
Sent: Friday, October 4, 2024 2:10 PM
To: Allie McGahee
Subject: --{EXTERNAL}-- FW: 24-112415RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good afternoon,

Thank you for inviting United Power, Inc. to review and comment on **24-112415RZ-Rezoning-28763 Columbine Drive**.

Unfortunately, this is outside our service territory, and we are unable to comment.

Sincerely,



What You Need, We Deliver. It's our cooperative.

[\[unitedpower.com\]](https://www.unitedpower.com)



[\[facebook.com\]](https://facebook.com)



[\[twitter.com\]](https://twitter.com)



[\[linkedin.com\]](https://linkedin.com)



[\[youtube.com\]](https://youtube.com)



[\[instagram.com\]](https://instagram.com)

Zayda Vargas

Right of Way Administrative Assistant

Office: 303-637-1389 | zvargas@unitedpower.com

Working Hours: Monday-Friday 8:00-4:30

United Power | www.unitedpower.com

[\[unitedpower.com\]](https://www.unitedpower.com)

500 Cooperative Way Brighton, CO 80603

*Powering Lives, Powering Change, Powering the Future—
The Cooperative Way*

From: TEMPMAILER@JEFFCO.US <TEMPMAILER@JEFFCO.US>

Sent: Monday, September 30, 2024 11:01 AM

To: JOHN.WHITE@COLOSTATE.EDU; CDPHE_LOCALREFERRAL@STATE.CO.US; JGUTIERREZ@SUMMITUTILITIESINC.COM; PLATREVIEW@LUMEN.COM; REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO_MARTINEZ@CABLE.COMCAST.COM; ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG; CUSP@CUSP.WS; REID.DEWALT@STATE.CO.US; SARAH.BRUCKER@STATE.CO.US; JOANNA.WILLIAMS@STATE.CO.US; United Power Plat Referral <platreferral@UnitedPower.com>; RRUSH@ELKCREEKFIRE.ORG; RRUSH@ELKCREEKFIRE.ORG; JWARE@ELKCREEKFIRE.ORG; BKAUFMAN@IREA.COOP

Cc: ALMCGAHE@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US

Subject: 24-112415RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning



CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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 \[jeffcogov.sharepoint.com\]](http://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: 24-112415 RZ

Case Type: Rezoning

Case Name: 28763 Columbine Drive

Address: 28763 Columbine DR

Description: To rezone from MR-2 to MR-1 to allow for continued residential uses.

Case Manager: Allie McGahee

Case Manager Contact Information: almgahe@co.jefferson.co.us 303-271-8736

Comments Due: **21-OCT-24**

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

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you received this message in error, please contact the sender and delete the message. Any disclosure, copying, review reproduction, or distribution in relation to any of the contents of this information is strictly prohibited.

MEMO

TO: Allie McGahee
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: May 21, 2025

SUBJECT: Case #24-112415 RZ
Susan Mead
28763 Columbine Dr

The applicant has met the public health requirements for this rezoning case. Jefferson County Public Health still recommends that a maximum occupancy of six (6) people or maximum onsite wastewater treatment system design flow of 450 gallons per day be included in the written restrictions.

PROPOSAL SUMMARY

To rezone from MR-2 to MR-1 to allow for continued residential uses, including a short-term rental.

COMMENTS

Jefferson County Public Health (JCPH) provided comments on October 4, 2024 regarding the proposed rezoning of this property. We reviewed the documents submitted by the applicant for this second referral 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. Failure to provide the required documentation may delay the planning process.**

REZONING REQUIREMENTS (Private Well & OWTS)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	05/21/2025	Submit an Onsite Wastewater Report in accordance with the LDR Section 22. B.2. Contact Jefferson County Public Health, Mitchell Brown at 303.271.5767 or mlbrown@jeffco.us or Tracy Volkman at 303.271.5763 or tvolkman@jeffco.us	Wastewater
✓	10/04/2024	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation	Environmental Site Assessment

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		(LDR) Section 30.	

RECOMMENDATIONS

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		Include a maximum occupancy of six (6) people or maximum OWTS design flow of 450 gallons per day be included in the written restrictions.	Wastewater
✓	05/21/2025	Submit a current 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 SUPPLY (LDR 21)

The Jefferson County Zoning Resolution (Section 9 C.21) and the Land Development Regulation (LDR) Section 21.B.2.a (1) require proof of legal water, such documentation may include, but is not limited to, a copy of the well permit or water court decree. The Colorado Division of Water Resources (CDWR) is the governing authority for wells. As such, the applicant should contact the Colorado Division of Water Resources at 303.866.3581 who will determine if the applicant has a legal right to the water supply.

Water Dependability

JCPH advises all parties to note that the long-term dependability of any water supply in Colorado, be it surface water, ground water, or a combination of surface water and ground water, cannot be guaranteed. All ground water and surface water supplies are subject to fluctuations in precipitation. During periods of drought, it will be necessary to carefully manage all uses of water so that the basic water supply needs for human health can be met.

WASTEWATER (LDR 22)

The applicant provided a letter from the Jefferson County Planning and Zoning Division dated March 30, 2022, assigning 28763 Columbine Drive to PIN 300200620, Parcel ID: 61-273-99-002 which was for the old address 11935 Pinon Road. It appears that this address was reassigned to 28763 Columbine Drive. 11935 Pinon Road was the old address per the cover letter submitted by the applicant.

OWTS Report

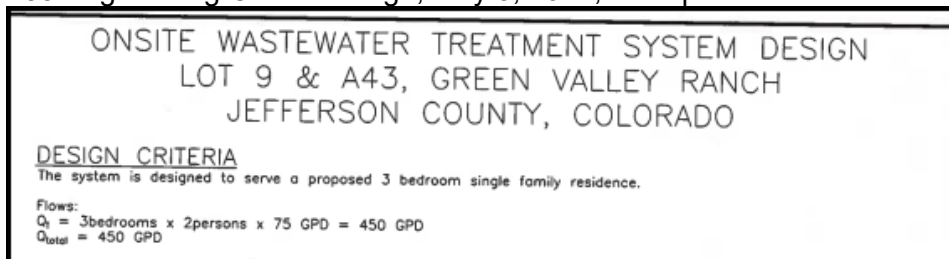
The applicant submitted an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22.B.2. (a). Roger Shafer, P.E., certifies that the existing onsite wastewater treatment system will support the proposed uses.

Existing OWTS Records

JCPH has records of an existing onsite wastewater treatment system that was installed in 2021 to serve a 3-bedroom single family dwelling to serve 11935 Pinon Road with a maximum design flow of 450 gallons per day (Permit # 21-118588 HLT OW).

The engineer evaluation dated April 26, 2022, prepared by 285 Engineering provided a design for a 3-bedroom (maximum of a six (6) person occupancy) or 450 gallons per day high level treatment OWTS.

285 Engineering OWTS Design, May 3, 2021, excerpt:



Prior to installing, altering, upgrading, remediating, or repairing an onsite wastewater treatment system (OWTS) the applicant must receive a permit from Jefferson County Public Health. The applicant must submit an OWTS application, associated documents, and applicable fees to this Department for an approved permit to install the OWTS. Contact Mitch Brown at 303.271.5767 or mlbrown@jeffco.us for more information on this process.

Onsite wastewater treatment systems with an average daily flow of more than 2,000 gallons per day per property must comply with the Colorado Water Control Act, Article 8, Title 25 of the Colorado Revised Statutes, and Regulations adopted by the Colorado Water Quality Control Commission. Site approval from the Colorado Department of Public Health and Environment is required. Jefferson County Public Health will provide reviews and comments to the Colorado Department of Public Health and Environment on the site application.

Short Term Rentals

Short term rentals on an onsite wastewater treatment system (OWTS) present a concern of heavy usage on the OWTS that may result in malfunction or failure, which could lead to a public and environmental health hazard. Many of those in the industry who have worked with maintenance or repairs of OWTS, have reported an anecdotal higher incidence of malfunction or failure among short term rentals.

Short term rentals tend to operate the system at **or beyond** its hydraulic loading capacity as there are typically a high number of users on the system. In addition, the organic loading of the system is also put at risk with the increased number of users and users who are not familiar with careful usage of an OWTS.

The cover letter provided with this case submittal is to rezone the existing property to accommodate the use of the single-family dwelling as a short-term rental. The existing OWTS has a maximum design flow of 450 gallons per day. As such, **per the JCPH short term rental policy, this dwelling is limited to a 6-person occupancy and maximum OWTS design flow of 450 gallons per day.**

JCPH recommends that a maximum occupancy of six (6) people or OWTS design flow of 450 gallons per day be included in the written restrictions.

Guidance for Short Term Rentals on Onsite Wastewater Treatment Systems
Jefferson County Public Health. August 7, 2023

Statement of Position:

Short term rentals may only be occupied up to the number of bedrooms or design flow allotted per the system on the permit on record. For properties that are served by an OWTS, Planning and Zoning should refer to the OWTS permit and permit date to determine the capacity of occupancy based on the adequacy of capacity of the existing OWTS.

The Onsite Wastewater Regulations require that a system be designed on the daily design flow, which is also dictated by the number of bedrooms. Although, sometimes an OWTS may have a larger design flow than the number of bedrooms, the most limited number of bedrooms or design flow should be what determines the upper limit of the capacity that the system was designed to handle and thus would be the upper limit of allowed occupancy.

ENVIRONMENTAL ASSESSMENT (LDR 30)

JCPH has reviewed the Environmental Questionnaire and Disclosure Statement (EQDS) dated **November 4, 2024**. 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 that would negatively impact the property at the time the EQDS was signed.

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

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.

ADDITIONAL CASE DOCUMENTS

GREEN VALLEY RANCH UNIT 1, ADJUSTMENT 2
RECONFIGURATION OF LOT 9 AND TRACT B OF GREEN VALLEY RANCH UNIT 1
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH,
RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NUMBER 24-119402MAA

LEGAL DESCRIPTION PREPARATION

THE LEGAL DESCRIPTION ON THIS MINOR ADJUSTMENT WAS PREPARED BY BRIAN L. LEFEBRE, COLORADO PLS #34579, OF THE FIRM ZYLSTRA BAKER SURVEYING, INC., 1510 WEST TUFTS AVENUE, ENGLEWOOD COLORADO. 80110.

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N34°37'00"E, A DISTANCE OF 2826.71 FEET TO THE SOUTHEAST CORNER OF LOT 9, GREEN VALLEY RANCH UNIT 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE S86°50'55"W, A DISTANCE OF 250.29 FEET; THENCE N01°41'26"E, A DISTANCE OF 51.38 FEET; THENCE N88°26'58"W, A DISTANCE OF 235.56 FEET; THENCE N11°32'27"E, A DISTANCE OF 423.34 FEET; THENCE N88°39'58"E, A DISTANCE OF 163.50 FEET; THENCE S01°44'25"W, A DISTANCE OF 159.12 FEET; THENCE S01°41'26"W, A DISTANCE OF 217.29 FEET; THENCE N85°49'30"E, A DISTANCE OF 124.33 FEET; THENCE N87°51'41"E, A DISTANCE OF 125.26 FEET; THENCE S01°16'02"W, A DISTANCE OF 100.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 109,007 SQUARE FEET OR 2.502 ACRES, MORE OR LESS.

NOTE: ALL BEARINGS AND DISTANCES GIVEN IN THE ABOVE LEGAL DESCRIPTIONS ARE AS MEASURED. BEARINGS AND DISTANCES OF RECORD ARE SHOWN ALONG THE PROPERTY LINES OF THE ADJOINING DRAWING.

OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED HEREON, HAVE LAID OUT, THE SAME INTO LOTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH UNIT 1, ADJUSTMENT 2.

DAVID W. MEAD

SUSAN J. MEAD

NOTARY CERTIFICATE

COUNTY OF JEFFERSON)

)ss:

STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20 _____,

BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 20 _____

HOLDER OF DEED OF TRUST CERTIFICATE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) ACTING SOLELY AS NOMINEE FOR AMERICAN FINANCING CORPORATION PURSUANT TO THE DEED OF TRUST RECORDED JUNE 22, 2020 UNDER RECEPTION NUMBER 2020069572.

BY: _____ TITLE: _____
NAME

BY: _____ TITLE: _____
NAME

COUNTY OF JEFFERSON)

)ss:

STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20 _____, BY _____,

AS _____ AND _____,

_____ OF MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. ACTING SOLELY AS NOMINEE FOR _____

WITNESS MY HAND AND OFFICIAL SEAL.

THIS _____ DAY OF _____ 20 _____,

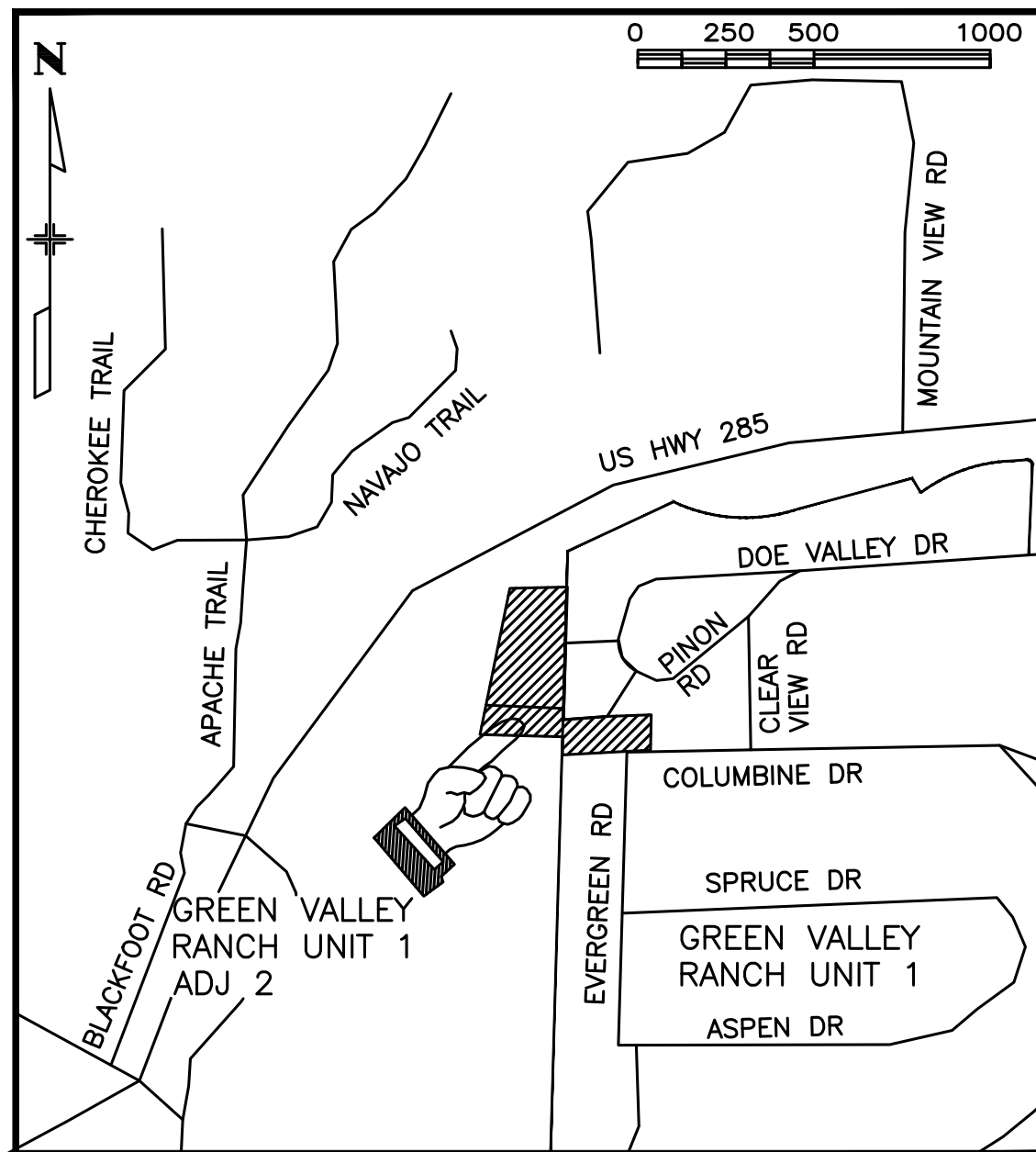
BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 20 _____

VICINITY MAP
SCALE: 1" = 500'



NOTES

1. BASIS OF BEARINGS: THE SOUTH LINE OF LOT 9, GREEN VALLEY RANCH UNIT 1 WAS FOUND TO BEAR S86°56'55"W BETWEEN THE SOUTHEAST CORNER (A FOUND ORANGE PLASTIC CAP MARKED "PLS 25633") AND THE SOUTHWEST QUARTER (A FOUND #5 REBAR) BY A GLOBAL POSITIONING SYSTEM SURVEY PERFORMED BY ZYLSTRA BAKER SURVEYING, INC. IN JANUARY, 2022.

2. 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 CERTIFICATION SHOWN HEREON.

3. NO PROVISION FOR ANY USE OF THIS DRAWING BY ANYONE OTHER THAN THE NAMED CLIENT IS INTENDED OR GRANTED WITHOUT WRITTEN AUTHORIZATION FROM THE PROFESSIONAL SURVEYOR NAMED HEREON. THIS DRAWING IS VALID ONLY WITH THE ORIGINAL OR ELECTRONIC SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR NAMED HEREON.

4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ZYLSTRA BAKER SURVEYING, INC. TO DETERMINE OWNERSHIP AND/OR EASEMENTS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE INSURANCE COMMITMENT AND MAY BE SUBJECT TO EASEMENTS AND RIGHTS OF WAY NOT SHOWN.

5. THERE IS ONE LOT WITH ONE DWELLING UNIT AND AN UNIMPROVED PARCEL IN THE PROPOSED REVISION.

6. THE PURPOSE OF THIS MINOR REVISION IS TO ADJUST THE LOT LINES BETWEEN LOT 9 AND PARCEL B AND INCREASE THE SIZE OF LOT 9 AND RENAME THE ENLARGED LOT 9 TO LOT 9A AND THE REMAINDER OF PARCEL B TO LOT 9B.

7. DISTANCES ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

8. ALL GENERAL NOTES, DEDICATIONS AND RESTRICTIONS AS SHOWN ON THE GREEN VALLEY RANCH UNIT 1 AS RECORDED AT RECEPTION NO. 640093 SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERSEDED HEREBY.

9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC SURVEY LAND MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. C.R.S.

10. PURSUANT TO SECTION 1.P OF THE JEFFERSON COUNTY ZONING RESOLUTION, THE DIRECTOR OF PLANNING AND ZONING HAS ALLOWED THE FOLLOWING MINOR VARIATIONS:

1. TO LEGALIZE A 14-FOOT REAR SETBACK WHERE A SETBACK OF 20-FEET IS REQUIRED.

SURVEYOR'S CERTIFICATE

I, BRIAN L. LEFEBRE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF GREEN VALLEY RANCH UNIT 1, ADJUSTMENT 2 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE THIRD DAY OF JANUARY, 2022, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR REVISION AND THE SURVEY THEREOF.



BRIAN L. LEFEBRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579

LICENSED COLORADO LAND SURVEYOR
LICENSE NUMBER 34579

ACCEPTANCE CERTIFICATE

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS _____ DAY OF _____, 20 _____.

DIRECTOR OF PLANNING AND ZONING DIVISION

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS DAY OF _____, 20 _____.

COUNTY CLERK AND RECORDER

DEPUTY CLERK

6	2/21/25	REVISE PER COMMENTS	JRT
5	1/27/25	REVISE PER COMMENTS	JRT
4	12/12/24	REVISE PER COMMENTS	JRT
3	11/22/24	REVISE PER COMMENTS	JRT
2	8/5/24	REVISE PER COMMENTS	JRT
1	7/30/24	REV LEGAL DESCRIPTIONS	JRT
NO.	DATE	REVISION	BY

GREEN VALLEY RANCH UNIT 1, ADJUSTMENT 2

RECONFIGURATION OF LOT 9 AND TRACT B OF GREEN VALLEY RANCH UNIT 1
LOCATED IN THE SW 1/4 OF SECTION 27
T 6 S, R 71 W, 6TH P. M.,
JEFFERSON COUNTY, STATE OF COLORADO

CLIENT: DAVID AND SUSAN MEAD

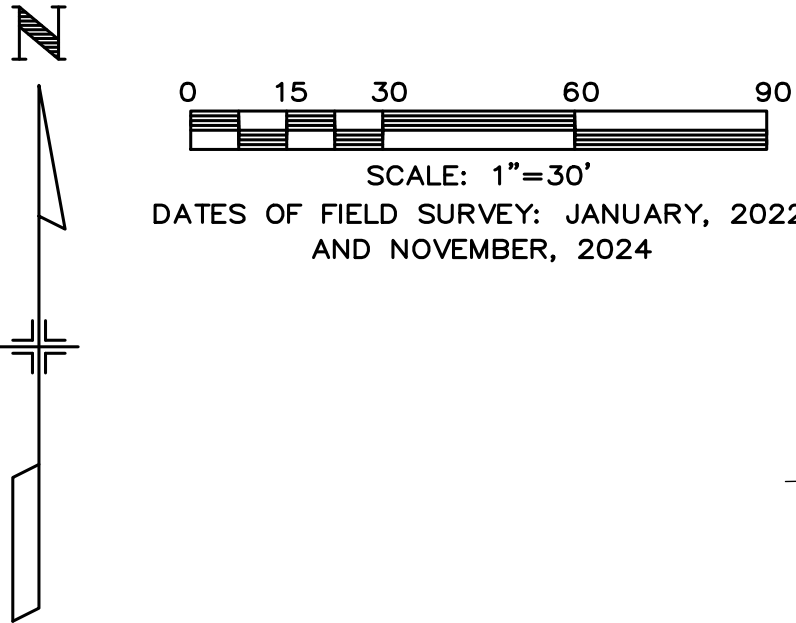
F.B.	CK.	BLF	NO.	SHEET
DR.	JRT	DATE 1/10/22	2022-0102	1 OF 2

ZYLSTRA
BAKER
SURVEYING, INC.

1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4193
E-MAIL - mail@zbsinc.net

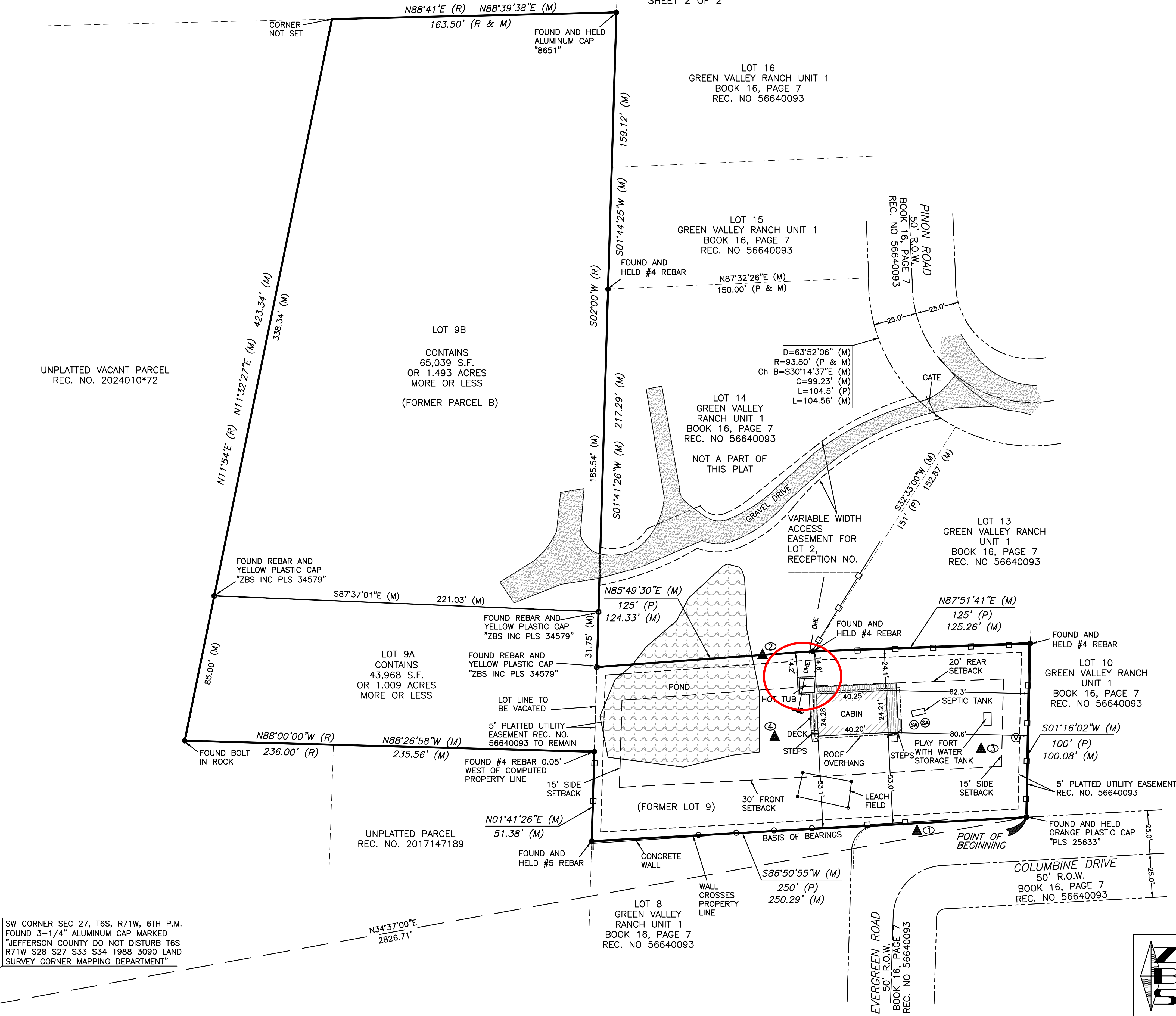
GREEN VALLEY RANCH UNIT 1, ADJUSTMENT 2
RECONFIGURATION OF LOT 9 AND TRACT B OF GREEN VALLEY RANCH UNIT 1
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH,
RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NUMBER 24-119402MAA



CDOT R.O.W.

SHEET 2 OF 2

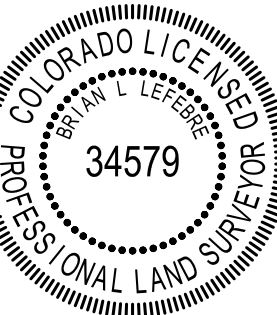


CONTROL POINT DATA

PT #	NORTHING	EASTING	DESCRIPTION
1	1607435.76	3049345.19	FOUND HUB AND TACK
2	1607536.93	3049256.39	FOUND NAIL AND WASHER
3	1607482.92	3049382.03	SET NAIL
4	1607490.04	3049263.34	SET 2x2 HUB & TACK

LEGEND

- WATER WELL
- SANITARY MANHOLE
- 4" PVC AT CORNERS OF LEACH FIELD
- POWER POLE
- ELECTRIC METER
- OVERHEAD ELECTRIC LINE
- SPLIT WOOD FENCE
- BARRIER FENCE
- CONTROL POINT
- FOUND PROPERTY PIN AS NOTED
- SET PROPERTY PIN AS NOTED
- PLATTED
- RECORD (REC. NO. 2018067977)
- MEASURED
- LOT LINE (INFORMATIONAL PURPOSES ONLY)
- EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- CONCRETE PAVING
- WOOD DECK
- POND
- GRAVEL



BRIAN L. LeFEBVRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579

NO.	DATE	REVISION	BY
6	2/21/25	REVISE PER COMMENTS	JRT
5	1/27/25	REVISE PER COMMENTS	JRT
4	12/12/24	REVISE PER COMMENTS	JRT
3	11/22/24	REVISE PER COMMENTS	JRT
2	8/5/24	REVISE PER COMMENTS	JRT
1	7/30/24	REV LEGAL DESCRIPTIONS	JRT

GREEN VALLEY RANCH UNIT 1, ADJUSTMENT 2
RECONFIGURATION OF LOT 9 AND TRACT B OF
GREEN VALLEY RANCH UNIT 1
LOCATED IN THE SW 1/4 OF SECTION 27
T 6 S. R 71 W. 6TH P. M.,
JEFFERSON COUNTY, STATE OF COLORADO

CLIENT: DAVID AND SUSAN MEAD



1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4193
E-MAIL - mail@zbsinc.net

F.B.	CK.	BLF	NO.	SHEET
DR.	JRT	DATE	1/10/22	2022-0102
				2 OF 2



ELK CREEK FIRE PROTECTION DISTRICT

11993 Blackfoot Road P.O. Box 607 Conifer, CO 80433

May 14, 2025

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

RE: PROOF OF FIRE PROTECTION - 28763 COLUMBINE DRIVE, CONIFER

To Whom It May Concern:

Property owner, Susan Mead, is requesting a proof of fire protection letter to re-zone the above listed property to allow for legal short-term rental use. On behalf of the Elk Creek Fire Protection District, I have the following comments regarding the above-mentioned property:

1. The property is within the boundaries of the Elk Creek Fire Protection District. The Elk Creek Fire Protection District will provide emergency services to this property to the best of their ability.
2. Site access is existing and acceptable. We did not evaluate it for conformance to the current County Standards.
3. If rezoned to allow for short term rental use the following will have to be met:
4. It's the owner's responsibility to:
 - a. Install adequate address signage visible from the road as required by 502.1.
 - b. Install and maintain a minimum 2A10BC portable fire extinguisher on each floor level in a readily accessible location.
 - c. Install and maintain smoke alarms as required by Section 907.2.11.2.
 - d. Install and maintain carbon monoxide detectors as required by Section 915.1.4.
 - e. Install and maintain operable egress windows in each sleeping room complying with Section 1031.
 - f. Install and maintain GFCI protection or receptacles as required by NFPA 70.
 - g. Maintain year-a-round fire apparatus access and snow removal for private roads and driveways.
 - h. Manage guest parking and maintain emergency vehicle access to the structure.
 - i. Notify tenants of the high wildfire risk, fire safety precautions, emergency notification options, emergency evacuation procedures, primary and secondary evacuation routes, burn restrictions, etc.
5. These comments are based on currently available information. If plans or conditions change in the future, there may be additional requirements.

Please contact me by email at rrush@elkcreekfire.org if I can be of further assistance.

Sincerely,

Rachel Rush
Fire Marshal
Elk Creek Fire Protection District



COLORADO
Division of Water Resources
Department of Natural Resources

October 16, 2024

Allie McGahee
Jefferson County Planning and Zoning
Transmission via email: almcgahe@co.jefferson.co.us

Re: 28763 Columbine Drive
Case Number 24-112415 RZ
Pt. S½ of the NW¼ Section 27, Twp. 6S, Rng. 71W, 6th P.M.
Water Division 1, Water District 80

Dear Ms. McGahee:

We have reviewed the above referenced application for a Rezoning from MR-2 to MR-1 to accommodate STR. The submitted material does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments regarding the proposed water supply. The comments will not state an opinion on the adequacy of the water supply or the ability of the water supply plan to satisfy any County regulations or requirements, and cannot be used to guarantee the physical availability of water.

The application documents indicate that Lot 9 and Tract B of Green Valley Ranch Unit 1 have been adjusted. As a result of the lot line adjustment, Lot 9 will increase in size to 1.009 acres and Tract B will decrease in size to 1.493 acres.

The water supply for Lot 9 is an existing well with permit no. 322217. Well permit no. 322217 was issued pursuant to section 37-92-602(3)(b)(II)(A), C.R.S., as the only well on a tract of land of 0.57 acres described as lot 9, filing 1, Green Valley Ranch Subdivision. The well is permitted for use inside one single family dwelling, no outdoor use is permitted. The well must continue to be used in accordance with its permitted terms and conditions. The lot reconfiguration and rezoning will not impact the validity of permit no. 322217 or its allowed uses.

The water supply for Tract B is an existing well with permit no. 335866. Well permit no. 335866 was issued pursuant to section 37-92-602(3)(b)(II)(A), C.R.S., as the only well on a tract of land of 2.469 acres described as Tract B. The well is permitted for use inside one single family dwelling, no outdoor use is permitted. The well must continue to be used in accordance with its permitted terms and conditions. The lot reconfiguration and rezoning will not impact the validity of permit no. 335866 or its allowed uses.

Should you or the applicants have any questions regarding this matter, please contact Kate Fuller of this office at 303-866-3581 ext. 8245 or kathleen.fuller@state.co.us.



Sincerely,

A handwritten signature in black ink, appearing to read "K. Fuller".

Kate Fuller, P.E.
Water Resources Engineer

Cc: Well permit file nos. 322217 and 335866
Referral file no. 32518

CASE SUMMARY
Regular Agenda

PC Hearing Date: July 23, 2025

BCC Hearing Date: August 12, 2025

23-136369RZ

Rezoning

Case Name: Moore/Snugli Official Development Plan Amendment 2

Owner/Applicant: 1212 Kerr Gulch LLC, a Colorado limited liability company

Location: 1212 Kerr Gulch Road, Evergreen
Section 21, Township 4 South, Range 71 West

Approximate Area: 1.349 Acres

Purpose: Rezone from Planned Development (PD) to a new Planned Development (PD) to allow for an existing office building to be converted into four residential dwelling units

Case Manager: Reid Powers

Issues:

- None

Recommendations:

- **Staff:** Recommends APPROVAL

Interested Parties:

- None

Level of Community Interest: Medium

General Location: East of the intersection of Evergreen Parkway and Kerr Gulch Road Drive.

Case Manager Information: Phone: 303-271-8703 e-mail: rzpowers@jeffco.us