



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

August 13, 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>

Pre-Meeting: Faye Griffin Room / Webex Webinars (5:30 p.m. - 6:00 p.m.)

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

<https://jeffco.webex.com/jeffco/j.php?MTID=m63636a43e776621c151433925a8f5a93>

Access Information - Webinar Number: 2491 394 0081

Webinar Password: AqqzgcZ4Y35 (27794294 from phones)

Audio Connection: (720) 650-7664 Access Code: 2491 394 0081

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=m9658f3726c7bf87bbe34a0110b57dedc>

Access Information - Webinar Number: 2491 054 7049

Webinar Password: nsBJmPAT378 (67256728 from phones)

Audio Connection: (720) 650-7664 Access Code: 2491 054 7049

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 25-115493SA

Location and Extent

Case Name: Kings Valley Transmission Line Project

Owner/Applicant: Core Electric Cooperative

Location: Immediately north and south of US Highway 285 from approximately mile marker 232 to mile marker 233

Approximate Area: 7.09 Acres

Purpose: To construct new transmission lines and relocate existing transmission lines underground

Case Manager: Reid Powers

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6.2 25-117419SA

63

Location and Extent

Case Name: Jefferson Academy Charter School – 99th

Owner/Applicant: Jefferson Academy, A Colorado non-profit corporation

Location: 7777 W 99th Avenue, Westminster

Section 14, Township 2 South, Range 69 West

Approximate Area: 2.13 Acres

Purpose: To convert an existing structure into additional classroom space for the Jefferson Academy Elementary School

Case Manager: Reid Powers

7. Regular Agenda

7.1 24-121048PF

101

Preliminary and Final Plat

Case Name: Rogers Street Subdivision

Owner/Applicant: 1105 Rogers LLC, a Colorado limited liability company

Location: 1105 Rogers Street, Golden

Section 2, Township 4 South, Range 70 West

Approximate Area: 1.1995 Acres

Purpose: To subdivide the property into 14 lots for single-family detached units

Case Manager: Ben Johnson

8. Adjournment

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: August 13, 2025

25-115493SA Location and Extent

Case Name: Kings Valley Transmission Line Project

Owner/Applicant: Core Electric Cooperative

Location: Immediately north and south of US Highway 285 from approximately mile marker 232 to mile marker 233

Approximate Area: 7.09 Acres

Purpose: To construct new transmission lines and relocate existing transmission lines underground

Case Manager: Reid Powers

Applicant Team Presenters:

Jackie Smith, Ulteig

Issues:

- None

Recommendations:

- **Staff:** Recommends **APPROVAL**

Interested Parties: None

Level of Community Interest: Low

Representative for Applicant: Jackie Smith

General Location: Immediately north and south of US Highway 285 between mile markers 232 and 233

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

STAFF REPORT

Staff Report Summary

Case Number:
25-115493 SA

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

The applicant is requesting to allow the construction of new electric transmission lines and burying of existing transmiss

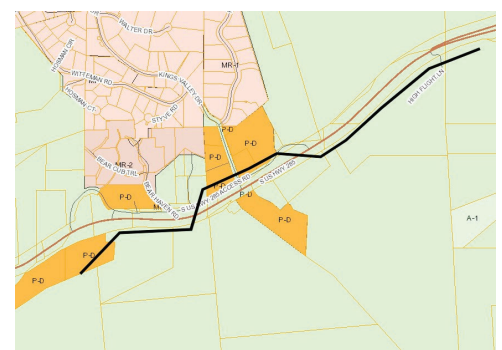
Purpose						
Kings Valley Transmission Line Project				Reid Powers		07-08-25
Case Name			Case Manager		Formal Submittal Date	
09-26-24	NA	08-13-2025	NA	Other		
Pre-Application Date → Community Meeting Date → PC Hearing Date → BCC Hearing Date → Next Process						
CORE Electric Cooperative/Jackie Smith			CORE Electric Cooperative			
Applicant/Representative, check if same as owner: <input type="checkbox"/>			Owner			
along mile markers 232 & 233 of US HWY		Littleton	80127	7.09	28 & 33	671
Property Address		City	Zip	Area ≈	Section	Township Range
NA		North and South along S US Highway 285 from approximately mile marker 232 to 233				
Pin		General Location				

Land Use and Zoning

Vicinity

Detail

Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
<u>Residential, Commerical</u>	<u>A-2 and PD</u>	<u>Area of Stability, 1 dwelling/5 acres, existing non-residential areas</u>	<u>NA</u>
<u>Plan Area: Conifer/285 Corridor Area</u>		<u>Number of citizens at Community Meetings: NA</u>	
<u>PC Recommendations:</u>		<u>Level of Community Interest: low</u>	
<u>Key Issues: None</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"/>
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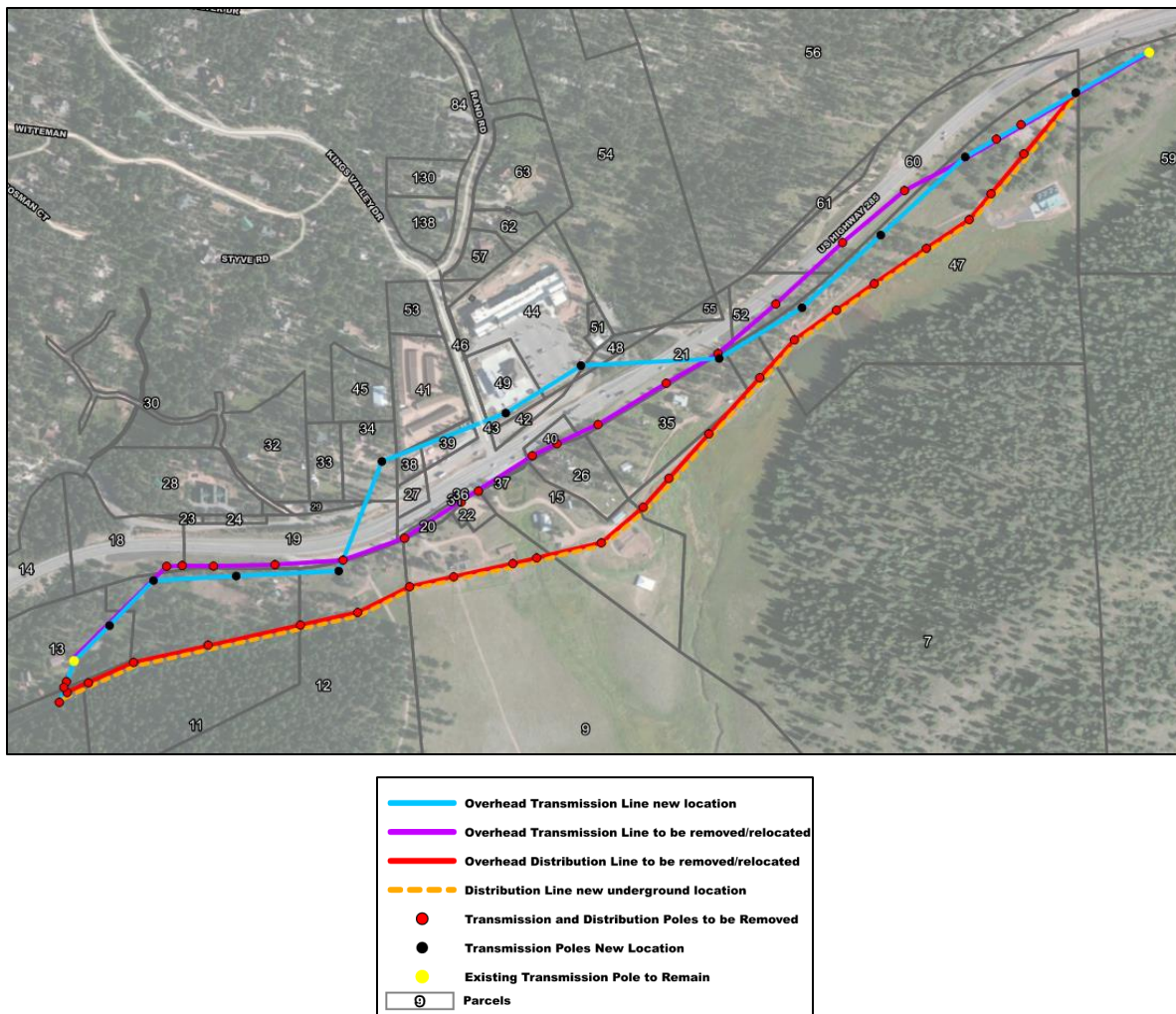
BACKGROUND/UNIQUE INFORMATION:

Pursuant to state law, the County's appointed Planning Commission shall review the location and extent of public buildings, facilities, or uses. This Location and Extent application (L&E) was submitted pursuant to Section 8, Location and Extent, of the Zoning Resolution, with a formal referral process that included multiple reviewing entities other than Planning and Zoning.

The applicant, CORE Electric Cooperative, is proposing upgrades to their existing transmission line system along US Highway 285. The proposal consists of two parts:

1. Construction of 13 new transmission line poles and connection lines.
2. Underground relocation of approximately 0.79 miles of existing transmission lines.

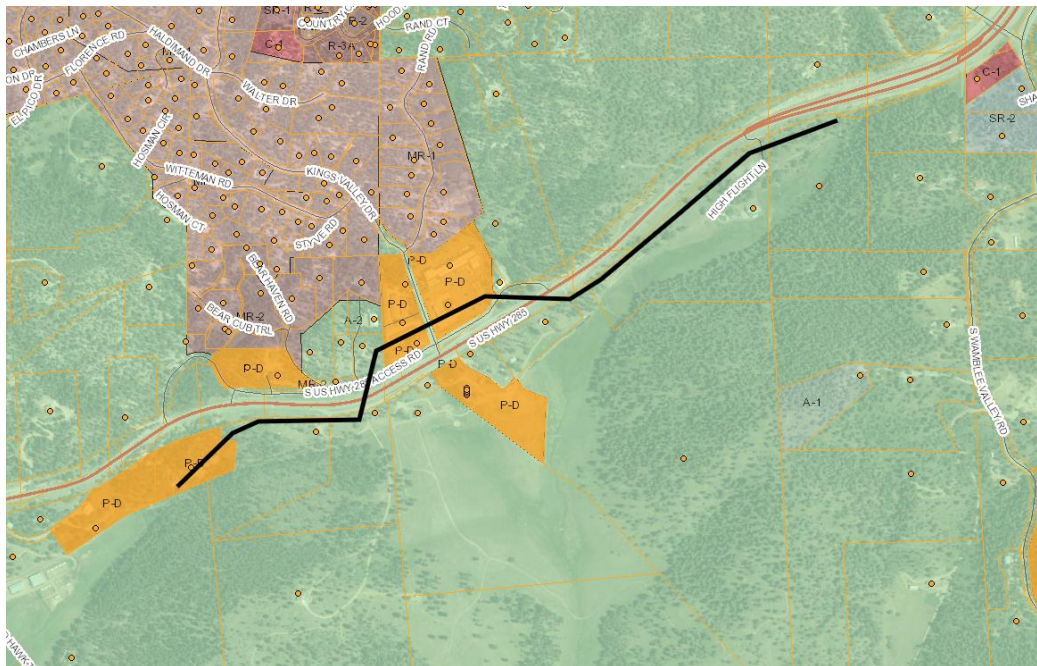
The new transmission lines/poles cross over US Highway 285 twice, while the relocation of existing lines underground would be entirely on the south side of the highway. The project would be done within utility easements, existing and to be acquired. No new substation or other permanent structures are proposed with this request.




Five (5) of the proposed new powerline poles would be wooden, while the remaining 7 would be weathering-steel monopoles. A total of 20 transmission line poles will be removed to facilitate the relocation of the existing transmission lines underground. The project would cross over land zoned Agricultural-Two and Planned Development.

SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Agricultural-Two (A-2) and Planned Development (PD)	Residential and commercial
South:	Agricultural-Two (A-2) and Planned Development (PD)	Residential and commercial
East:	Agricultural-Two (A-2)	Residential and vacant
West:	Agricultural-Two (A-2) and Planned Development (PD)	Residential



Approximate location of new transmission line: 



Current view looking west along US 285.



Proposed view looking west along US 285.

CRITERIA FOR DECISIONS FOR LOCATION AND EXTENT APPLICATIONS

Section 8.D. of the Zoning Resolution states, “*The Planning Commission, in reviewing Location and Extent applications 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.*

Staff has determined that the proposed utility project is compatible with the existing land uses in the surrounding area. The area has had existing overhead power lines for decades to support the existing and allowable land uses that rely upon daily electricity. The proposal to replace and underground existing transmission lines should result in equal or lesser impact than existing infrastructure. Further, this request is not expected to negatively impact the existing or allowed commercial, industrial, and governmental uses in the 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 properties affected by this project are located in the Conifer Area Plan of the Comprehensive Master Plan (CMP). The CMP recommends these properties as an Area of Stability, 1 dwelling unit per 5 acres, with special wildfire policies, and isolated existing non-residential areas. The proposed project does not conform to these recommended land uses, however the CMP does contain separate policies and language for utilities.

Policies relevant to this proposed project, recommend location and design of new utilities to be sensitive to the environment and compatible with surrounding areas, the placement of utilities underground when practicable, the minimization of visual obstructions, and acknowledgment of other impacts to the natural and built environment.

The proposed location of the new electric transmission lines is sensitive to the environment and surrounding area. The new transmission lines are in close proximity to US Highway 285. Clustering infrastructure, including roadways and power lines, reduces the total area being disturbed for utility functions and is generally sensitive to and increases compatibility with the surrounding area. The project also calls for some existing transmission lines to be relocated underground, which adds to the compatibility of the utility with the surrounding area by removing visual impacts and instead partially returning natural landscapes.

Physical Constraints: The proposed project does not intersect any known geological hazards or floodplains. The proposed path of the transmission lines also minimizes visual impacts and impacts to nearby wetlands. An alternative route for the transmission lines is possible, but this route would cross over wetland areas and have increased impacts on that habitat. The proposed route has minimal impacts to sensitive environments.

Community Resources: There are no anticipated impacts on community resources with the proposed request. There are three historical resources near the project area, the Clifton House Inn, Conley Coffee Shop, and the original Elk Creek Fire House. The proposed path of the transmission lines was designed to address Historic Commission comments to avoid these resources by crossing from the south side of the highway to the north side.

Infrastructure, Water, and Services: There are no concerns with available services related to this project. No water or sanitation will be required as part of this project. Fire services will be provided

by the Elk Creek Fire Protection District. The Jefferson County Sheriff's Office provides law enforcement services to the subject properties.

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

The proposed use will have minimal impacts on the surrounding area. Proposed new transmission lines will be appropriately placed to minimize visual impacts. The burying of other transmission lines will also reduce any visual impacts. Power lines in general do pose some fire risk, a concern which is especially relevant in mountainous areas. A will serve letter was provided by the Elk Creek Fire Protection District confirming the area is served by the District for fire services. Additionally, the provided fire letter mentions the extensive fire mitigation program implemented by CORE Electric Cooperative, which would continue for the proposed project.

d. The availability of infrastructure and services

The project will not use any water or sanitation and no such infrastructure is required. The local fire district, the Elk Creek Fire Protection District, has indicated that they provide service to the area. Jefferson County Sheriff's Office will provide law enforcement services.

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

Community Uses such as the transmission lines being proposed generally have minimal negative effects upon the health, safety, and welfare of the residents and landowners in the surrounding area. No impacts to the surrounding area is expected with the proposed project.

AGENCY REFERRAL RESPONSES

This Location and Extent application was sent on an internal referral to Jefferson County departments including Public Health, Open Space, Addressing, Planning Engineering, Transportation and Engineering, Road and Bridge, Cartography, County Geologist, JeffCo Historical Commission, and Long Range Planning. The application was also sent to surrounding jurisdictions including Elk Creek Fire Protection, and CDOT. All comments are included in the case packet. Referral agency comments have been, or will be addressed prior to development of site infrastructure.

NOTIFICATION:

Notification of the proposed development was sent and posted in accordance with the Zoning Resolution for Location and Extent applications. Property owners within 1,320 feet and Homeowner's Associations within two mile of the subject property received postcard and notification e-mails respectively. The applicant also posted six (6) notification signs along the US Highway 285 and nearby right-of-way. Notification was in accordance with the requirements of the Zoning Resolution.

Staff has received zero (0) public comments related to this application.

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

This Location and Extent for the proposed CORE Electric transmission line project is compatible with the surrounding area as it is classified as a Community Use, which is a recommended land use throughout the County. The proposal for electric utility land use does align with the CMP recommendation and policies. The project will have minimal impact on the surrounding area or environment and indeed may reduce overall visual impacts by burying some existing power lines in the area. The proposal is not expected to have significant effects upon the health, safety, and welfare of the residents and landowners in the surrounding area.

FINDINGS:

Based on the analysis included in this report, staff concludes that this Location and Extent proposal satisfactorily addresses each of the criteria below which the Planning Commission may consider, as detailed in this staff report.

1. The proposed electric utility land use is compatible with the existing and allowable residential, commercial, governmental, and community uses in the surrounding area.
2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). The proposal aligns with CMP recommendations and policies for non-water utilities.
3. The negative impacts of the proposed land use upon the surrounding area have been considered and found to be minimal if any.
4. The project does not require water or sanitation services. Elk Creek Fire Protection District and the Jefferson County Sheriff's Office provide fire protection, first responder, and law enforcement services, respectively.
5. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

And;

Staff recommends that the Planning Commission APPROVE Case No. 25-115493SA, with no condition:

COMMENTS PREPARED BY:

Reid Powers

Reid Powers, Planner
August 6, 2025

PROPOSED LOCATION & EXTENT

24035380 Kings Valley Transmission Line Relocate
Project
Location and Extent Application
Jefferson County, Colorado

Cover Letter

May 2025

Submitted by:



Development Permit Application Form

See Appendix A.

Written Narrative

<u>Name of Applicant</u>	<u>Applicant Representative</u>
CORE Electric Cooperative	Ulteig Operations, LLC
Brooks Kaufman	Derek Holscher
5496 N. US Highway 85	5575 DTC Parkway #200
Sedalia, CO 80135	Greenwood Village, CO 80111
720-733-5493	720-873-5876

CORE Electric Cooperative serves more than 180,000 members along Colorado’s Front Range. Their nearly 5,000-square-mile service area includes portions of 11 counties to the east, west and south of Denver, including Jefferson County.

Project Description

The approximately 0.78-mile (7.09 acre) Kings Valley Transmission Line Relocate Project (the Project) is located in Conifer, Jefferson County. The Project is necessary because CORE facilities are currently located where the Colorado Department of Transportation (CDOT) is planning to widen the Highway 285 corridor to include a bridge for the new Kings Valley interchange. CORE’s new overhead transmission line alignment will be installed near the existing alignment on the south side of US Highway 285, except three poles that will be moved to the north side of US Highway 285 to bypass several historic resources near the Project area, as recommended by the Jefferson County Historical Commission.

CORE will acquire new 75-foot-wide easements from eight (8) private landowners on fourteen (14) parcels located within Jefferson County, described in Appendix B. Some portions of the crossarms and conductors (wires) will overhang the US Highway 285 CDOT right-of-way (ROW) to minimize encroachment and easement area on private property; however, the base of the pole will be located within an easement on private property. The poles will be on private property to avoid conflicts with widening of Highway 285 in the future. Since late July 2024, CORE’s consultant, Ulteig, has been contacting the private landowners to talk about the Project and the need for an easement across their property; all easements will be secured prior to the start of construction. Depending on the contractor, additional space may be needed outside of the 75’ easement for equipment like bucket trucks and wire puller rigs. In these instances, temporary construction/access easements will be acquired from the landowner and the area reclaimed at the end of construction. A copy of the Site Plan showing the detailed transmission alignment and access is presented in Appendix C; CORE will utilize existing roads and parking lots to access the Project for construction and maintenance.

The relocated transmission line will consist of 5 new wooden poles and 7 weathering-steel monopoles. A total of 20 transmission line poles will be removed. CORE will pull the existing wooden poles out of the ground whenever possible or cut the poles 1-foot below grade and bury if complete removal is not possible. New wooden poles will be installed via direct bury with class IV road base backfill. New weathering steel poles will have concrete caisson foundations. Pole heights range between 75 feet and 145 feet. CDOT grading work and overpass construction at Kings Valley Drive will increase the elevation of the transmission poles where CORE is crossing US Hwy 285, so the tallest poles are located near the

overpass to meet vertical clearance requirements. Drawings of the different pole types and architectural elevations are presented in Appendix D.

The focus of this Location & Extent application is on the transmission line relocation; however, there are two existing overhead distribution feeders that CORE will rebuild underground as part of the relocation work. One line is underbuilt on the existing transmission line, and the other is south of US Highway 285 within an existing 26-foot-wide easement. Both lines will be buried in the existing 26-foot easement area. In addition, some residential service feeders north of US Highway 285 will be rebuilt underground. CORE is working to secure 15-foot-wide easements for the distribution portion of the Project. Distribution line construction will be completed before CDOT and transmission line construction begins. The new underground lines will be installed by boring, where feasible, and trenching, in conduit to a depth of 48" below the surface, barring any other utility crossings or other constraints.

Post-construction traffic impact.

During the pre-application meeting with County staff, it was determined that a traffic study is not required for the Project. CORE anticipates that after construction, the Project will require vehicular traffic as needed in the event of maintenance, inspections, or repairs to the facilities. The existing roadway network within the Project area can accommodate the level of activity anticipated for these purposes as well as construction activities.

Fire mitigation and fire safety plan.

The Project area along the north side of US Highway 285 is classified as a Wildland-Urban Interface. As such, CORE secured a proof of fire protection letter from Elk Creek Fire Protection District, stating their willingness to provide emergency services in the Project area (see Appendix E). CORE is deeply committed to ensuring the safety and well-being of the communities it serves while maintaining the reliability of the electric grid. Rebuilding distribution feeders underground helps achieve this goal. In addition, CORE's extensive Wildfire Mitigation Program encompasses a multifaceted strategy aimed at reducing wildfire risks through meticulous planning, advanced technology, and community collaboration. The program includes vegetation management, an inspection program, fire danger forecasting, system hardening to ensure system reliability, and high-tech hardware to optimize functionality, detect problems early, and provide situational awareness.

Purpose of the Improvements

The Project is consistent with CORE's focus on creating a reliable network for delivering cost-effective energy resources to their members. The CDOT improvements to the US Highway 285/Kings Valley interchange are causing CORE to rebuild this section due to increased road elevation and grading near CORE's existing poles. As an added benefit, the Project will replace this section of the transmission line with equipment that meets CORE's latest standards of hardening and resilience. The transmission line relocation will be built to handle 115,000 kilovolts (115 kV) but will operate initially at 44kV until the rest of this line to the east and west are upgraded in the future. CORE's long-term plan includes a 115kV rebuild of the transmission line all the way from Grant in Park County to CORE's Conifer Substation in Aspen Park to optimally supply electricity in their service territory, improve system reliability, and enhance operational flexibility.

Summary of the Potential Impacts and Proposed Mitigation Measures

Public Outreach - To put the public on notice of the Project, a pre-design notification letter was sent out in December 2024 to all landowners within 500' each side of the proposed alignment. To this date, no

Wetlands – The following aquatic resources are within the immediate Project area:

Aquatic Resource	Activities with Potential Impact	Potential Impact
Unknown pond	Relocated overhead line crosses near resource once. One relocated pole is near resource.	Impacts are not anticipated. The nearest pole will be placed 25 feet from the resource; impacts associated with pole placement are anticipated to be limited to a 20-foot radius surrounding the pole. Construction equipment, vehicles, and personnel should not cross the resource.
Gooseberry Gulch	Relocated overhead line crosses resource once.	Impacts are not anticipated. The line spanning the resource intersects where the resource flows under US Highway 285 via a culvert. Poles will be placed over 200 feet from the resource. If necessary, construction equipment, vehicles, and personnel should cross the resource using existing roadways.

Due to the lack of effect on waters and wetlands expected from activities associated with the Project, a Pre-Construction Notification with the US Army Corps of Engineers is not required to ensure continued compliance with Nationwide Permit 57 – Electric Utility Line & Telecommunications Activities.

Protected Species - A preliminary desktop assessment has been completed to evaluate biological resources within the vicinity of the Project. Due diligence included:

- Assessment of possible presence of suitable habitat for federally listed threatened, endangered, and candidate species via data compiled from the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation tool (IPaC), USFWS Official Species List, USFWS species profiles, and Environmental Conservation Online System (ECOS);
- Assessment of nesting data for bald and golden eagles within 2,640 feet of the Project via data compiled from the Colorado Parks and Wildlife (CPW) Species Activity Maps;
- Assessment of possible presence of suitable habitat for state listed threatened and endangered species via data compiled from Colorado Natural Heritage Program Conservation Status Handbook, CPW Species Activity Maps, CPW Threatened and Endangered List and Species Profiles, and NatureServe Explorer; and
- Assessment of mapped USFWS National Wetlands Inventory (NWI) and National Hydrography Dataset aquatic features.

The following protected species are within range of the Project and may have suitable habitat present:

Species	Status	Discussion
Birds		
Bald Eagle <i>Athene cunicularia</i>	Federally protected	Species prefers coniferous or deciduous trees for roosting, and nests in forested areas adjacent to large bodies of water. According to the CPW Species Activity Maps, there are no active, destroyed, inactive, undetermined, or unknown nest sites within 2,640 feet of the Project. Suitable habitat is potentially present in the forested areas.
Golden Eagle <i>Aquila chrysaetos</i>	Federally protected	Species occupies a wide variety of habitats, with nesting habitat including tundra, shrublands, grasslands, woodland-bushlands, and coniferous forests. According to CPW, there are no known nest sites within 2,640 feet of the Project. Suitable habitat is potentially present in the open grassland area south of US Highway 285.
Mexican Spotted Owl <i>Strix occidentalis lucida</i>	Federally Threatened State Threatened	Species occupies mixed conifer forests, rocky canyons, and/or Madrean pine-oak forest. According to CPW, there are no known nest sites in the area of the Project. Suitable habitat is potentially present in the forested areas.
Migratory birds	Federally protected	Over 1,000 protected species utilize a variety of habitats for nesting and foraging, including grasslands, croplands, waterbodies, trees, cliffs, and structures. Suitable habitat is likely present in the form of grassland and aquatic resources.

An on-site survey will be conducted to further assess species within the area. Avian nests and activity discovered during the survey will be documented. If necessary, mitigation measures will be implemented and the *CPW Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors* will be followed.

Hazardous Materials- Colorado Department of Public Health and Environment Hazardous Materials and Waste Management Division online records were reviewed for the Project area. Records included solid waste, hazardous waste, radiation management, X-ray, and environmental cleanup. There are no past or present solid waste facilities, superfund sites, brownfields, or uranium mill tailings in the Project area. The Project is routed to avoid waste tire registrant Long Bros Garage and the Maverik Adventure's First Stop gas station (see Appendix G).

The Colorado Department of Public Health and Environment GIS service incorrectly displays the CDOT Soda Lakes Facility (JFR27) on US Highway 285 near the Kings Valley Drive intersection. Additional records review and coordination with Hazardous Materials and Waste Management Division personnel revealed the salt contamination occurred in a different location outside the area of the Project.

Cultural and Historic Resources- Numerous cultural/historic resources are within the area of the Project. The Colorado State Historic Preservation Office data on Compass was reviewed to confirm the location of historic sites in relation to the Project. The new facilities will not adversely affect the structures; physical destruction, changes to the properties' settings, and alterations inconsistent with preservation standards will not occur. Visual impacts to these resources are not a concern due to routing through an already developed area.

Transmission line routing and subsequent pole locations avoid resources eligible under the National Register of Historic Properties, including the Pollitz-Long Historic District (5JF.7833), Clifton House Hotel

(5JF.2821), Rudolph Long Sr. House (5JF.3522), and Boyd and Maxine (Long) Brown House (5JF.7836). One new pole location is proposed on the 90-acre Capps House-Bell Cabin (5JF.7880) property. The new pole on the Capps House-Bell Cabin property is located over 1,000 feet from the eligible structures and impacts to the Capps House-Bell Cabin are not anticipated.

The existing distribution line intersects numerous eligible historic properties and connects to meters for electric service at the Clifton House Hotel (5JF.2821), Rudolph Long Sr. House (5JF.3522), and Conley's Coffee Shop (5JF.3525). The distribution lines are being converted from overhead to underground, which will improve the visual impact. Other impacted eligible properties include the Clifton House Hotel (5JF.2821), Rudolph Long Sr. House (5JF.3522), Conley's Coffee Shop (5JF.3525), Capps House-Bell Cabin (5JF.7880) properties, and the Pollitz-Long Historic District (5JF.7833).

Zoning Resolution, Section 8 - D. Criteria for decisions in Location and Extent Cases

1. The Planning Commission review of Location and Extent applications may consider the following criteria:

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

The proposed Project is a relocation of an existing overhead transmission line, which has been part of the existing and allowable land use of the area since the early 1970's. The proposed alignment for the transmission line makes use of an existing utility corridor and parallels existing highway infrastructure. The proposed Project will be installed within private easements or within road ROW and will therefore be compatible with allowable land uses in the surrounding area. Construction of the Project will maintain the function and marketability of the area by allowing continued access to reliable power. The Project will allow for additional capacity to CORE's system in this part of their service territory, supporting future increases in load demand while improving system reliability.

- (b) The degree of conformance with applicable land use plans.

The Project is in conformity with the Jefferson County Comprehensive Master Plan (CMP) and the Conifer/285 Corridor Area Plan. The Project will further the goals of Jefferson County Planning in terms of the Services, Utilities & Transportation section in the CMP by ensuring that efficient, cost-effective, and reliable Services, Facilities and Utilities are available for existing and planned development. CORE is also adhering to the policies of the CMP by working with the County and community on Project site selection. The Project also adheres to the policies of the Conifer/285 Corridor Area Plan by designing the transmission line relocation to be compatible with the mountain environment. The new poles are located near an existing utility corridor away from residential, scenic, cultural, and environmentally sensitive areas. The transmission poles are made of weathering steel to blend with the background. CORE is relocating the distribution lines underground and adding taps for future expansion. The distribution portion of the Project will improve visual quality of the area, reduce wildfire risk, and ensure electric services can support future growth.

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

Construction, operation, and maintenance activities would comply with all applicable federal, state, and local laws and regulations regarding the use of hazardous substances. The only hazardous chemicals expected to be used on-site are those found in diesel fuel, gasoline, coolant (ethylene glycol), and lubricants in machinery. Hazardous materials would not be drained onto the ground or into streams or drainage areas. In its contract with the construction contractor, CORE would specify that it will hold a required pre-construction meeting with the contractor to ensure all applicable laws and CORE's procedures would be followed.

All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials would be removed from the site and transported to a disposal facility authorized to accept such materials. Enclosed containment would be provided for all trash. There would be no significant amount of hazardous materials stored in the Project area.

Although the facilities would be inspected annually, emergencies may occur. If there were an issue, appropriate field crews and engineering personnel would be notified by telephone or radio, and they would undertake the required procedures to correct the problem and restore facilities to normal operations.

There will be no post-construction impacts to water quantity or quality. During construction, CORE's contractor will minimize any impacts by installing any required best-management practices designed to protect surface water quality. The distribution portion of the Project will be bored under any streams and waterways that cross the alignment and there will be no impacts to waters of the U.S..

The Project route was chosen to avoid historically significant resources, environmentally sensitive areas, and scenic views. The distribution feeder alignment proposed for the Project will remove existing overhead visual elements.

(d) The availability of infrastructure and services.

Construction of the Project will help facilitate CDOT improvements to the US Highway 285 and Kings Valley interchange. During the pre-application meeting with County staff, it was determined that no traffic impact study is required. CORE anticipates that after construction, the Project will require vehicular traffic as needed in the event of maintenance, inspections, or repairs to the facilities. The existing roadway network within the Project area can accommodate the level of activity anticipated for these purposes as well as construction activities.

The Project will not require infrastructure and services such as water supply, wastewater collection, drainage management, landscaping, parking, or lighting.

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

No structures shall be erected upon, under, or across CORE's easements, no combustible material or infrastructure shall be permitted upon, under, or across the easement, and the

easement shall not otherwise be used in any manner that interferes with the maintenance, repair, and replacement of CORE's facilities or damages the facilities in any way. Much of the Project alignment is abutting road ROW, a conservation easement, a historic district, an established residential subdivision, and a commercial development, so there are few opportunities to develop adjacent to the Project. Landscaping is possible within the Project easement but must follow CORE's ROW Planting Guidelines. Beyond that, the Project will help facilitate a reliable source of power for existing and future development within the surrounding areas.

An electromagnetic field (EMF) is a form of energy created by a combination of electricity and magnetism. Some EMF is natural, such as sunlight, lightning or the earth's magnetic field. Other sources are human made, such as power lines or any devices that run on power or send a wireless signal. The EMF created by the proposed CORE facilities are below the Colorado Public Utilities Commission limit for EMF and below levels created by standard household appliances.

The CORE Electric Cooperative Wildfire Mitigation Program is a comprehensive, forward-thinking initiative dedicated to safeguarding communities from the ever-present threat of wildfires. Through a combination of rigorous risk assessment, innovative technology, robust infrastructure, and active community engagement, CORE is leading the way in wildfire prevention and mitigation. The Cooperative's ongoing commitment to safety and resilience ensures that it will continue to protect lives, property, and the environment for years to come.

Zoning Resolution, Section 9 – Location and Extent Submittal Requirements: Document Table

Item #1. Application Form: See Appendix A.

Item #2. Application and Referral Fees: Jefferson County to provide final fee cost after application submittal. Estimate \$1,050 payable by CORE.

Item #3. Cover Letter: See attached cover letter.

Item #4. Proof of Ownership: See Appendix B for landowners and legal descriptions of impacted properties, vesting deed references, and CORE easement agreements. CORE is currently working to secure easement agreements and will have the necessary easements secured prior to construction.

Item #6. Survey: Not a requirement. CORE can provide survey on request.

Item #7. Access: CORE will use existing roads, US Highway 285, and private drives to access the Project.

Item #11. Site Plan: See Appendix C.

Item #13. Architectural Elevations: See Appendix D.

Item #14. Lighting Plan: Not a requirement. No lighting plan is required for the Project.

Item #15. Parking Plan: Not a requirement. No parking will be needed for the Project after construction.

Item #16. Landscape Plan: Not a requirement. No landscaping will be necessary for the Project.

Item #17. Visual Analysis: See Appendix F.

Item #21. Water Supply Information: Not a requirement. The Project does not require a water supply.

Item #22. Wastewater Collection Information: Not a requirement. The Project will not produce wastewater.

Item #23. Fire Protection Proof: See Appendix E.

Item #27. Transportation Information: Not a requirement. During the pre-application meeting with County staff, it was recommended to summarize traffic impact in the formal application; traffic summary is provided herein.

Item #29. Phase 1 Drainage Report: Not a requirement. The Project will not require drainage study/mitigation.

Item #33. Sensory Impact Assessment/Report/Plan: Not a requirement.

Item #34. Environmental Questionnaire/Assessment: See Appendix G.

Item #35. Floodplain Study: Not a requirement. The Project is not within a floodplain.

Item #43. Mineral Estate Notification Form: The “Surface Development Notification Act” (CRS 24-65.5-101 et seq.) was passed specifically to facilitate mineral owner agreements like those contemplated by 21-3-330(B)(2)(d) for many types of developments. That Act specifically excludes applications associated with electric transmission lines, CRS 24-65.5-101 and 24-65.5-102(2)(a). To the extent there are any active oil and gas activities or facilities within the applicant’s final proposed easement areas, the applicants will work with the owners/operators of such facilities to ensure it addresses and mitigates their concerns.

APPENDIX A

DEVELOPMENT PERMIT APPLICATION FORM



Development Permit Application

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- ☐ Rezoning from _____ to _____
- ☐ 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 checked="" 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

Location and Extent application for CORE Electric Cooperative project 24035380 US 285 Kings Valley Transmission Line Relocate. The project is needed due to CDOT expansion and overpass at US Hwy 285 and Kings Valley Road in Conifer, CO. See attached cover letter for detailed explanation.

Documents Submitted

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Architectural Elevations | <input checked="" 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 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 checked="" type="checkbox"/> Other: |
| <input type="checkbox"/> Geologic Report | <input checked="" type="checkbox"/> Proof of Access | <input type="checkbox"/> Soils Report | <u>L&E Submittal Requirements</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

Upper South Platte Water Conservancy	Pine	CORE Electric Cooperative
Water	Post Office	Electricity
Mountain Water & Sanitation District	N/A	Elk Creek Fire Protection District
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

CORE Electric Cooperative	bkaufman@core.coop	720-733-5493
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
5496 N US Highway 85	Sedalia	80135
<i>Address</i>	<i>City</i>	<i>Zip</i>
See Appendix H		
Property Owner 2	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
CORE Electric Cooperative	bkaufman@core.coop	720-733-5493
Developer / Subdivider	<i>Email (required)</i>	<i>Phone Number</i>
5496 N US Highway 85	Sedalia	80135
<i>Address</i>	<i>City</i>	<i>Zip</i>
Ulteig	derek.holscher@ulteig.com	720-873-5876
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
5575 DTC Parkway, Suite 200, Greenwood Village, CO 80111		
<i>Address</i>	<i>City</i>	<i>Zip</i>
Ulteig Engineers	harry.dillabough@ulteig.com	720-573-5792
Engineer	<i>Email (required)</i>	<i>Phone Number</i>
5575 DTC Parkway, Suite 200, Greenwood Village, CO 80111		
<i>Address</i>	<i>City</i>	<i>Zip</i>

Property Description

Linear Project	Conifer
<i>Address of Subject Property and/or Parcel ID Number</i>	<i>City</i> <i>Zip</i>
<i>Access Via</i>	<i>Acreage</i> <i>Map Sheet</i>

Legal Description:

An easement 75-feet wide over and across parcels in Sections 28 and 33, Township 6 South, Range 71 West, the impacted properties being further described on the attached Appendix B, Proof of Ownership.

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 CORE Electric Cooperative, 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.

Brooks Kaufman

Name

5496 N US Highway 85, Sedalia, CO 80135

Address

720-733-5493

Phone

bkaufman@core.coop

Email

Signature

Chad Harley

Name

5496 N US Highway 85, Sedalia, CO 80135

Address

charley@core.coop

Phone

Email

Signature

County of Jefferson]
State of Colorado] SS

Sworn to and subscribed before me this ____ day of _____, _____.
(day) (month) (year)

By _____
(name printed)

Witness my hand and official seal.

Notary Public _____

My Commission expires _____.
(date)

Development Permit Application

Case Number: _____

Authorized Representative

I/We further permit Derek Holscher 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.

Derek Holscher

Representative Name

5575 DTC Parkway, Suite 200, Greenwood Village, CO 80111

Address

720-873-5876

Phone

derek.holscher@ulteig.com

Email

Owner's Signature

Date

APPENDIX B

PROOF OF OWNERSHIP



IMPACTED PROPERTIES

1. APN 61-332-00-012: A parcel of land being a portion of the NE/4 of Section 32 and the NW/4 of Section 33, T6S R71W, being Exemption Survey Section 32 and 33, T6S R71W, E46-7-88 recorded at Reception No. 89081394, and Amendment No. 1 recorded at Reception No. F0701426, being more particularly described by metes and bounds.

Record Owner: James D. Williams by Warranty Deed recorded at Reception No. 2015042479.

2. APN 61-332-02-001: Lot 1 of Exemption Survey Section 33, T6S R71W 02-120234EX, recorded at Reception No. F1812227.

Record Owner: Gregory A. Wambolt by Personal Representative's Deed recorded at Reception No. 2021106936.

3. APN 61-332-02-002: Lot 2 of Exemption Survey Section 33, T6S R71W 02-120234EX, recorded at Reception No. F1812227.

Record Owner: Gregory A. Wambolt by Personal Representative's Deed recorded at Reception No. 2021106936.

4. APN 61-332-01-015: A tract of land in the NW/4 NW/4 of Section 33, T6S R71W, described by metes and bounds.

Record Owner: Steven P. O'Shea and Pamela M. O'Shea by Quitclaim Deed recorded at Reception No. F1958128.

5. APN 61-332-01-013: The East 200 feet of that part of the unplatted part of Bear Park View, in the NW/4 of the NW/4 of Section 33, T6S R71W, described by metes and bounds.

Record Owner: Cinda Marie Wilson and Kirk Glenn Wilson by Special Warranty Deed recorded at Reception No. 2024043490.

6. APN 61-332-00-006: Part of Tract B, of Exemption Survey Sec. 33, T6S R71W, E55-8-93 recorded at Reception No. 94040500.

Record Owner: Everest KVS LLC by Warranty Deed recorded at Reception No. 2016009227.

7. APN 61-332-00-007: That part of the NE/4 NW/4 of Section 33, T6S R71W, being part of a tract of lands described by metes and bounds.

Record Owner: David Long a/k/a David Wesley Long by Personal Representative's Deed recorded at Reception No. 2020174977 and Personal Representative's Deed recorded at Reception No. 2007123855.

8. APN 61-332-00-008: That part of the NE/4 NW/4 of Section 33, T6S R71W, being part of a tract of lands described by metes and bounds.

Record Owner: David Long a/k/a David Wesley Long by Personal Representative's Deed recorded at Reception No. 2020174977 and Personal Representative's Deed recorded at Reception No. 2007123855.

9. APN 61-332-03-002: Lot 2 Kum & Go No. 0912, a part of Tract A Exemption Survey, Section 28, T6S R71W, 98015190EXP1, recorded at Reception No. 2024009640.

Record Owner: American Properties Investment, LLC by Special Warranty Deed recorded at Reception No. 2022060401.

10. APN 61-332-03-001: Lot 1 Kum & Go No. 0912, a part of Tract A Exemption Survey, Section 28, T6S R71W, 98015190EXP1, recorded at Reception No. 2024009640.

Record Owner: American Properties Investment, LLC by Special Warranty Deed recorded at Reception No. 2022060401.

11. APN 61-332-00-009: That part of the N/2 of Section 33, T6S R71W, described by metes and bounds.

Record Owner: Gregory A. Wambolt by Warranty Deed recorded at Reception No. 2021108365.

12. APN 61-331-01-006: Assessor's Lot 2A in Section 33, T6S R71W, 97015307EXP1 Adjustment 1, recorded at Reception No. 2015126843.

Record Owner: Gregory A. Wambolt by Special Warranty Deed recorded at Reception No. 2018096583 and Special Warranty Deed recorded at Reception No. 2020078167.

13. APN 61-331-01-005: Lot 1A, Exemption Survey Sec 33, T6S, R71W, 97015307EXP1 Adjustment 1, recorded at Reception No. 2015126843.

Record Owner: Charles J. Howard Jr. Trust dated December 15, 2021 and Leslie F. Howard Trust dated June 27, 2022 by General Warranty Deed recorded at Reception No. 2022067460.

14. APN 61-284-00-012: The W/2 SE/4 SE/4 of Section 28, T6S R71W, excepting portions conveyed in deeds recorded in Book 1044, Page 448, Book 2345, Page 19, and Reception No. 2005053896.

Record Owner: Charles Howard and Leslie Howard by Commissioner's Deed recorded at Reception No. 2021016447.

625366

COUNTY OF JEFFERSON
STATE OF COLORADO
FILED IN MY OFFICE ONMAR 8 13 PM '74
2599 240RECORDED IN
COUNTY CLERK'S OFFICE

625366

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INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

Littleton, Colorado

GENERAL RIGHT OF WAY EASEMENT

Tract #41
Conifer-Bailey
44 KVKNOW ALL MEN BY THESE PRESENTS, that John M. and Jane M. ROGERS

for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, a Colorado Corporation (hereinafter called the "Association"), whose address is 2100 West Littleton Boulevard, Littleton, Colorado 80120, and to its successors or assigns, a right of way and easement for the construction and continued operation, maintenance, inspection, repair, alteration and replacement of an electric transmission and/or distribution line or system attached to poles or other supports, together with guys and other attachments, underground cables, wires, conduits, man-holes, splicing boxes, testing terminals located on the surface or underground, and other attachments and incidental equipment and appurtenances upon, over, under and across the following premises belonging to the said grantor(s) situated in the

County of Jefferson and State of Colorado, and more particularly described as follows:

Along the approximate center line of existing Intermountain REA
power line located in: NW $\frac{1}{4}$ SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 28, Township 6
South, Range 71 West.

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut, trim and remove trees, brush, overhanging branches, shrubbery and other obstructions located within 13 feet of the centerline of said line or system, or that may interfere with or threaten to endanger the operation, maintenance and repair of said line or system, to place location markers on the surface, on or beyond said right of way and easement for the said underground facilities, to license, permit, or otherwise agree to the joint use or occupancy of the line or system, whether overhead or underground, by any other person, association, or corporation for electrification or communication purposes; and to open and reclose any fences crossing said right of way and easement or, when agreed to by grantor(s), to install gates and stiles in said fences.

The undersigned agree that all poles, wires and other facilities, installed upon, over, under or across the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

Grantors for themselves, their heirs, executors, administrators, successors and assigns, while reserving the right to use said strip of land for all purposes not inconsistent with the rights herein granted to said Association, hereby covenant that no structures shall be erected, or combustible material or property shall be permitted on said strip and that the said strip shall not be used in any manner which will interfere with or damage the facilities installed pursuant to this grant, or interfere with the maintenance, repair and replacement of said facilities.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except the following:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 7th day of March, 19 74.

In the presence of

John M. Rogers
Jane M. Rogers

STATE OF COLORADO)
County of Arapahoe) ss.

The foregoing instrument was acknowledged before me this 7th day of March, 19 74, by John M. Rogers and Jane M. Rogers

Witness my hand and official seal.

My Commission expires 7 January 1978

Quinn L. Brown
Notary Public

2599 240

625367

COUNTY OF JEFFERSON
STATE OF COLORADO
FILED IN HIS OFFICE ONMAR 13 1974
2539 241RECORDED IN
COUNTY CLERK OF COLORADO

625367

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THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
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Tract # 42
Conifer-Bailey
44 KV

TRANSMISSION RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Olis C. ROGERS and Gladys M. ROGERS

for a good and valuable consideration, the receipt whereof is hereby acknowledged do hereby grant unto THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, a Colorado Corporation (hereinafter called the "Association"), whose address is 2100 West Littleton Boulevard, Littleton, Colorado 80120, and to its successors or assigns, a right of way and easement for the construction and continued operation, maintenance, inspection, repair, alteration and replacement of an electric transmission line or system, attached to poles or other supports, together with guys and other attachments and incidental equipment and appurtenances upon, over and across

the following premises belonging to the said grantor(s) situated in the County of Jefferson and State of Colorado, and more particularly described as follows:

Along the approximate center line of the existing Intermountain REA power line located in: N½ SW¼ of SE¼, Section 28, Township 6 South,

Range 71 West. - No Additional TREES To be Felled.

Return Land to ORIGINAL CONDITION as PRIOR TO CONSTRUCTION OF NEW LINE TO OUR SATISFACTION.

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut, trim and remove trees, brush, overhanging branches, shrubbery and other obstructions located within 2010 feet of the centerline of said line or system, or that may interfere with or threaten to endanger the operation, maintenance, and repair of said line or system, and to open and reclose any fences crossing said right of way and easement, or, when agreed to by grantor(s), to install gates and stiles in said fences.

The undersigned agree that all poles, wires and other facilities, installed upon, over or across the above-described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

Grantors for themselves, their heirs, executors, administrators, successors and assigns, while reserving the right to use said strip of land for all purposes not inconsistent with the rights herein granted to said Association, hereby covenant that no structure shall be erected, or combustible material or property shall be permitted on said strip and that the said strip shall not be used in any manner which will interfere with or damage the facilities installed pursuant to this grant, or interfere with the maintenance, repair and replacement of said facilities.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except the following:

None

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 8th day of JANUARY, 19 74

Olis C. Rogers
Gladys M. Rogers

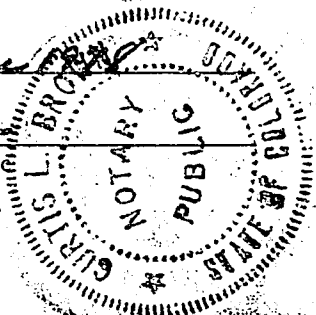
STATE OF COLORADO)
County of ARAPAHOE) ss.

The foregoing instrument was acknowledged before me this 8th day of January, 1974, by Olis C. Rogers and Gladys M. Rogers

Witness my hand and official seal.

My Commission expires 7 Jan 1975

Curtis L. Brown
Notary Public



625368

COUNTY OF JEFFERSON
STATE OF COLORADO
FILED IN MY OFFICE ON

MAR 1 13 PM '74

2599 242

RECORDED IN

COUNTY CLERK AND RECORDER

625368

1036876-8
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

Littleton, Colorado

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Tract # 43
Conifer-Bailey
44 KV

GENERAL RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Rudolph LONG and Harlan C. Long

for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, a Colorado Corporation (hereinafter called the "Association"), whose address is 2100 West Littleton Boulevard, Littleton, Colorado 80120, and to its successors or assigns, a right of way and easement for the construction and continued operation, maintenance, inspection, repair, alteration and replacement of an electric transmission and/or distribution line or system attached to poles or other supports, together with guys and other attachments, underground cables, wires, conduits, man-holes, splicing boxes, testing terminals located on the surface or underground, and other attachments and incidental equipment and appurtenances upon, over, under and across the following premises belonging to the said grantor(s) situated in the

County of Jefferson and State of Colorado, and more particularly described as follows:

Along the approximate center line of existing Intermountain REA power line located in: SE $\frac{1}{4}$ SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 28, Township 6 South, Range 71 West.

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut, trim and remove trees, brush, overhanging branches, shrubbery and other obstructions located within 13 feet of the centerline of said line or system, or that may interfere with or threaten to endanger the operation, maintenance and repair of said line or system, to place location markers on the surface, on or beyond said right of way and easement for the said underground facilities, to license, permit, or otherwise agree to the joint use or occupancy of the line or system, whether overhead or underground, by any other person, association, or corporation for electrification or communication purposes; and to open and reclose any fences crossing said right of way and easement or, when agreed to by grantor(s), to install gates and stiles in said fences.

The undersigned agree that all poles, wires and other facilities, installed upon, over, under or across the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

Grantors for themselves, their heirs, executors, administrators, successors and assigns, while reserving the right to use said strip of land for all purposes not inconsistent with the rights herein granted to said Association, hereby covenant that no structures shall be erected, or combustible material or property shall be permitted on said strip and that the said strip shall not be used in any manner which will interfere with or damage the facilities installed pursuant to this grant, or interfere with the maintenance, repair and replacement of said facilities.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except the following:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 9th day of February, 19 74.

In the presence of

Rudolph W. Long

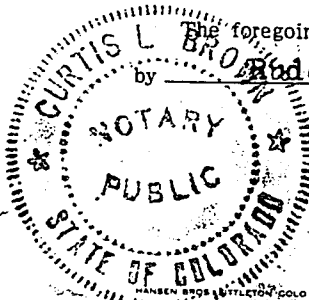
STATE OF COLORADO)
) ss.
County of Jefferson)

The foregoing instrument was acknowledged before me this 9th day of February, 19 74 by Rudolph W. Long

Witness my hand and official seal.

My Commission expires 7 January 1978

[Signature]
Notary Public



2599 242

625369

COUNTY OF JEFFERSON
STATE OF COLORADO
FILED IN OFFICE ON

MAR 8 1 13 PM '74

RECORDED IN 2599 243

COUNTY CLERK & RECORDER

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INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
Littleton, Colorado

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GENERAL RIGHT OF WAY EASEMENT

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Tract # 44&45
Conifer-Bailey
44 KVKNOW ALL MEN BY THESE PRESENTS, that Rudolph W. LONG and ~~May LONG~~

for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, a Colorado Corporation (hereinafter called the "Association"), whose address is 2100 West Littleton Boulevard, Littleton, Colorado 80120, and to its successors or assigns, a right of way and easement for the construction and continued operation, maintenance, inspection, repair, alteration and replacement of an electric transmission and/or distribution line or system attached to poles or other supports, together with guys and other attachments, underground cables, wires, conduits, man-holes, splicing boxes, testing terminals located on the surface or underground, and other attachments and incidental equipment and appurtenances upon, over, under and across the following premises belonging to the said grantor(s) situated in the

County of Jefferson and State of Colorado, and more particularly described as follows:

Along the approximate center line of existing Intermountain REA power lines located in: NW $\frac{1}{4}$ NW $\frac{1}{4}$ of NE $\frac{1}{4}$, and E $\frac{1}{2}$ NE $\frac{1}{4}$ of NW $\frac{1}{4}$, and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of NW $\frac{1}{4}$, all in Section 33, Township 6 South, Range 71 West.

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut, trim and remove trees, brush, overhanging branches, shrubbery and other obstructions located within 13 feet of the centerline of said line or system, or that may interfere with or threaten to endanger the operation, maintenance and repair of said line or system, to place location markers on the surface, on or beyond said right of way and easement for the said underground facilities, to license, permit, or otherwise agree to the joint use or occupancy of the line or system, whether overhead or underground, by any other person, association, or corporation for electrification or communication purposes; and to open and reclose any fences crossing said right of way and easement or, when agreed to by grantor(s), to install gates and stiles in said fences.

The undersigned agree that all poles, wires and other facilities, installed upon, over, under or across the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

Grantors for themselves, their heirs, executors, administrators, successors and assigns, while reserving the right to use said strip of land for all purposes not inconsistent with the rights herein granted to said Association, hereby covenant that no structures shall be erected, or combustible material or property shall be permitted on said strip and that the said strip shall not be used in any manner which will interfere with or damage the facilities installed pursuant to this grant, or interfere with the maintenance, repair and replacement of said facilities.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except the following:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 9th day of February

19 74.

In the presence of

Rudolph W. Long

STATE OF COLORADO)
) ss.
County of Jefferson)

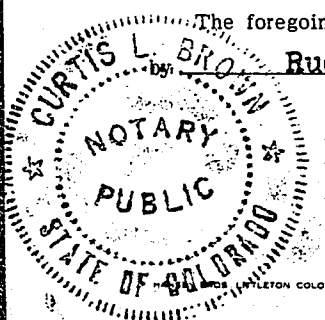
The foregoing instrument was acknowledged before me this 9th day of February, 19 74,
Rudolph W. Long

Witness my hand and official seal.

My Commission expires 7 January 1978

Curtis L. Brown
Notary Public

2599 243



APPENDIX C

SITE PLAN



Site Plan Map

Kings Valley Transmission Line
Relocate Project
WO # 24035377
UEI # 24.01891

Overhead Transmission Line new location

Overhead Transmission Line to be removed/relocated

Overhead Distribution Line to be removed/relocated

Distribution Line new underground location

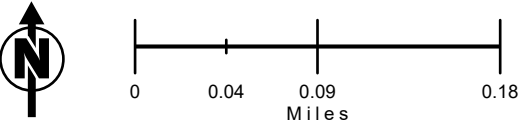
Transmission and Distribution Poles to be Removed

Transmission Poles New Location

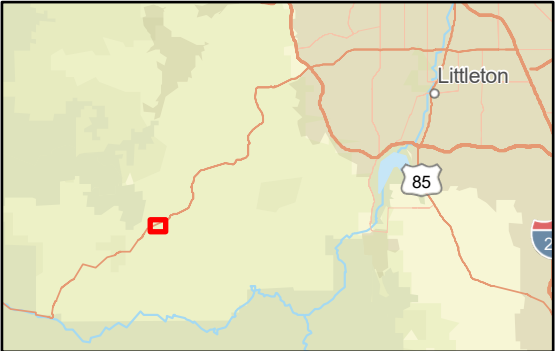
Existing Transmission Pole to Remain

9

Parcels



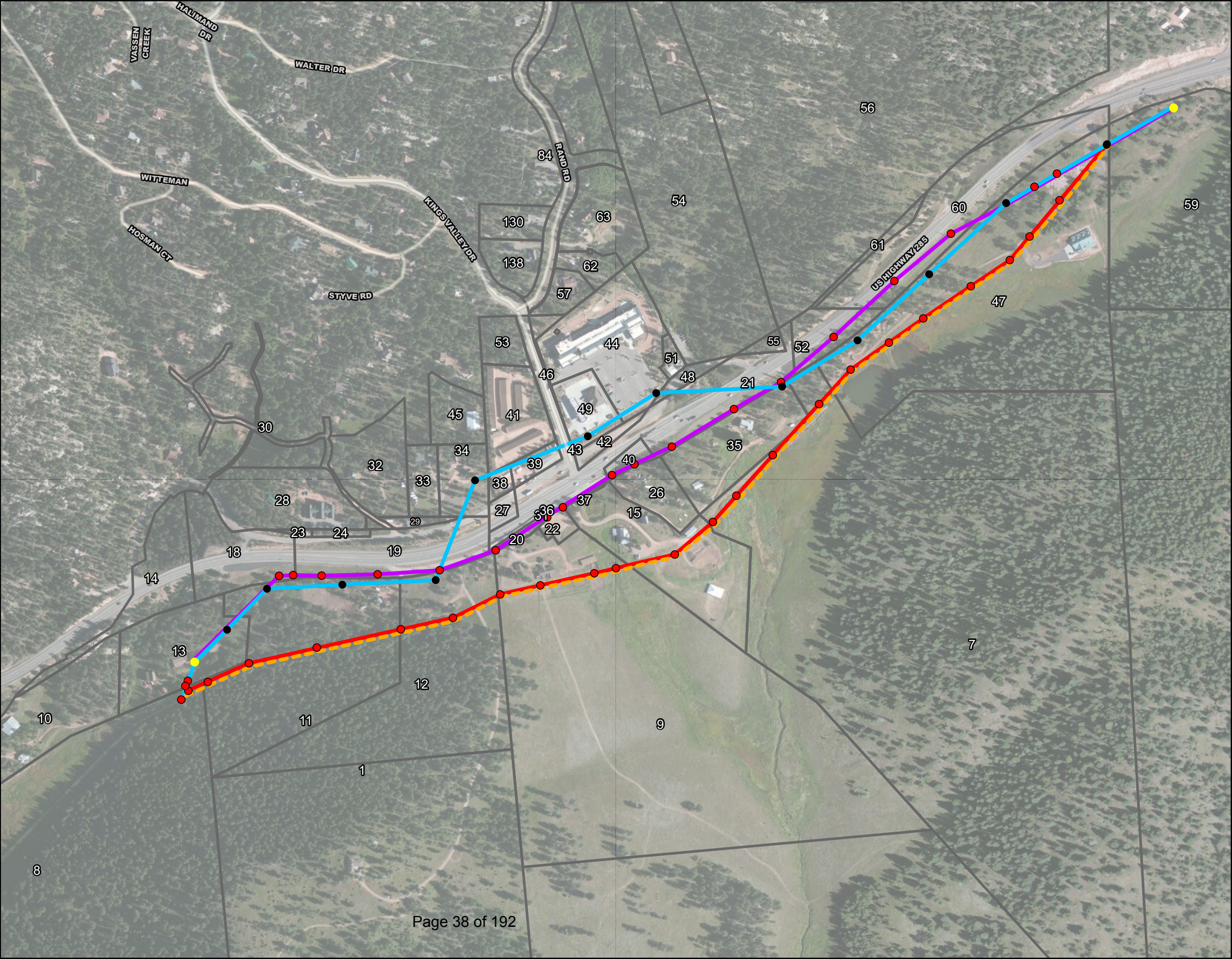
Vicinity Map



CORE ELECTRIC COOPERATIVE
Colorado 16 Jefferson
Sedalia, Colorado



CORE MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF
THESE BASE MAPS AND ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER.
THIS BASEMAP IS INTENDED TO SERVE ONLY AS A GRAPHIC REPRESENTATION.



Kings Valley Transmission Line Parcel Number Reference Table

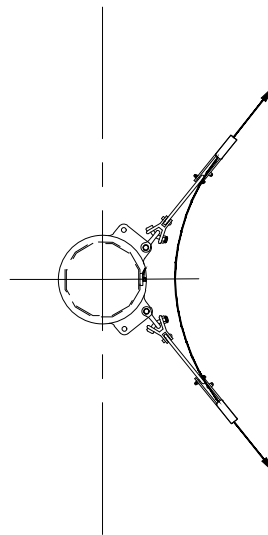
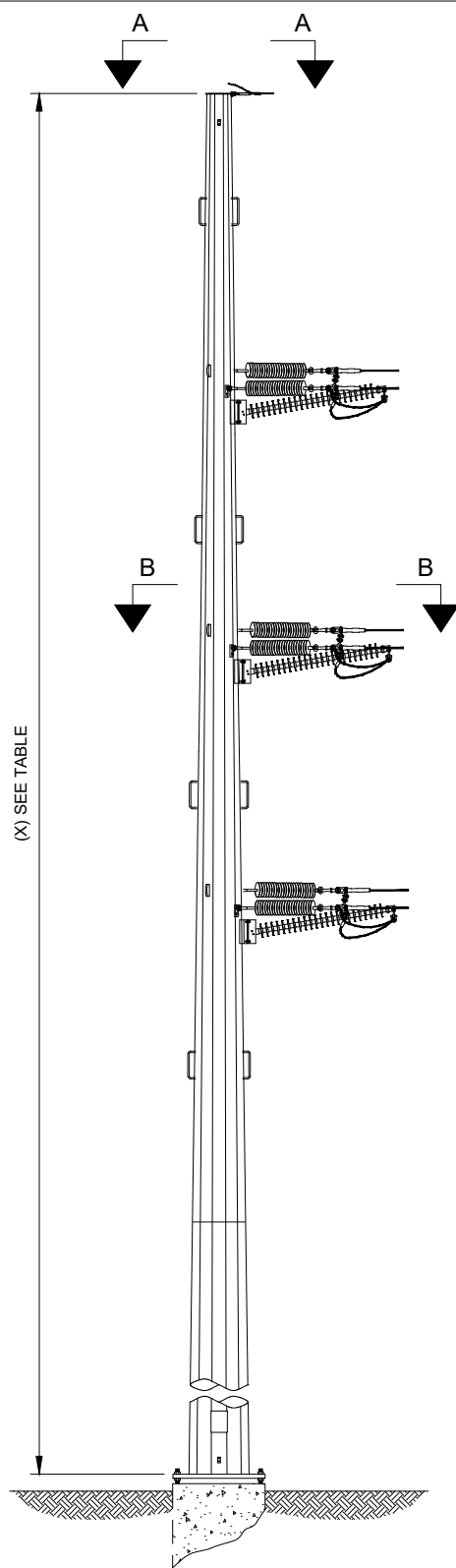
Parcel #	County Parcel ID	Owner Name 1	PropertyFullAddress	Parcel #	County Parcel ID	Owner Name 1	PropertyFullAddress
1	61-332-02-003	WAMBOLT GREGORY A	12464 S US HWY 285,US HWY 285,CO,80433	56	61-284-00-010	VELEN LTD	VACANT LAND,CO
7	61-331-01-006	WAMBOLT GREGORY A	30012 HIGH FLIGHT LN,HIGH FLIGHT,CO,80433	57	61-283-10-023	CASBARIAN SHERRY DAUGHAN	30499 RAND RD,RAND,CO,80433
8	61-321-00-012	BUTTERFIELD JAMES M	12754 S US HWY 285,US HWY 285,CO,80433	59	61-284-00-012	HOWARD CHARLES	12134 S US HWY 285,US HWY 285,CO,80433
9	61-332-00-017	WAMBOLT GREGORY A	12434 S US HWY 285,US HWY 285,CO,80433	60	ROW		
10	61-321-00-011	FIFIELD SANDRA M	12614 S US HWY 285,US HWY 285,CO,80433	61	ROW		
11	61-332-02-001	WAMBOLT GREGORY A	12484 S US HWY 285,US HWY 285,CO,80433	62	61-283-10-022	SCULLY BARTHOLOMEW WILLIAM	30509 RAND RD,RAND,CO,80433
12	61-332-02-002	WAMBOLT GREGORY A	12454 S US HWY 285,US HWY 285,CO,80433	63	61-283-10-026	FICK TRUST	30519 RAND RD,RAND,CO,80433
13	61-332-00-012	WILLIAMS JAMES D	12604 S US HWY 285,US HWY 285,CO,80433	84	ROW		, , , , , ,
14	ROW			130	61-283-09-002	BOSCO, STEPHEN J	30520,RAND,RD,CONIFER,CO,80433
15	61-332-02-004	THOMAS KIMBERLY SUE	12414 S US HWY 285,US HWY 285,CO,80433	138	61-283-09-001	CONNER, JASON	30500,RAND,RD,CONIFER,CO,80433
18	ROW						
19	ROW						
20	ROW						
21	ROW						
22	61-332-00-011	WAMBOLT GREGORY A	12424 S US HWY 285,US HWY 285,CO,80433				
23	ROW						
24	ROW						
26	61-332-00-010	LONG DAVID W	12394 S US HWY 285,US HWY 285,CO,80433				
27	ROW						
28	61-332-01-026	TIMBER RUN WEST LLC	12424 BIG TIMBER DR,BIG TIMBER,CO,80433				
29	61-332-01-015	O SHEA STEVEN P	12395 BEAR HAVEN RD,BEAR HAVEN,CO,80433				
30	ROW						
31	ROW						
32	61-332-01-010	PEREA GWENDOLYN L	12375 BEAR HAVEN RD,BEAR HAVEN,CO,80433				
33	61-332-01-014	DOCHERTY KERRY	12394 BEAR DEN LN,BEAR DEN,CO,80433				
34	61-332-01-013	WILSON CINDA MARIE	12393 BEAR DEN LN,BEAR DEN,CO,80433				
35	61-332-00-009	WAMBOLT GREGORY A	12354 S US HWY 285,US HWY 285,CO,80433				
36	ROW						
37	ROW						
38	61-332-00-007	LONG DAVID	VACANT LAND,CO				
39	61-332-00-008	LONG DAVID W	12425 S US HWY 285,US HWY 285,CO,80433				
40	ROW						
41	61-332-00-006	EVEREST KVS LLC	30404 KINGS VALLEY DR,KINGS VALLEY,CO,80433				
42	ROW						
43	ROW						
44	61-332-03-001	AMERICAN PROPERTIES INVESTMENT LLC	30403 KINGS VALLEY DR,KINGS VALLEY,CO,80433				
45	61-332-01-012	ROBERT G FREDRICKSON LIVING TRUST	12363 BEAR DEN LN,BEAR DEN,CO,80433				
46	ROW						
47	61-331-01-005	CHARLES J HOWARD JR TRUST	29702 HIGH FLIGHT LN,HIGH FLIGHT,CO,80433				
48	ROW						
49	61-332-03-002	AMERICAN PROPERTIES INVESTMENT LLC	30393 KINGS VALLEY DR CONIFER CO 80433				
51	61-332-00-001	MOUNTAIN WATER & SANITATION DISTRICT	12365 S US HWY 285,US HWY 285,CO,80433				
52	ROW						
53	61-332-00-004	EVEREST KVS LLC	30414 KINGS VALLEY DR,KINGS VALLEY,CO,80433				
54	61-283-00-003	BOWDEN ROBERT D	12325 US HWY 285,US HWY 285,CO,80433				
55	ROW						

APPENDIX D

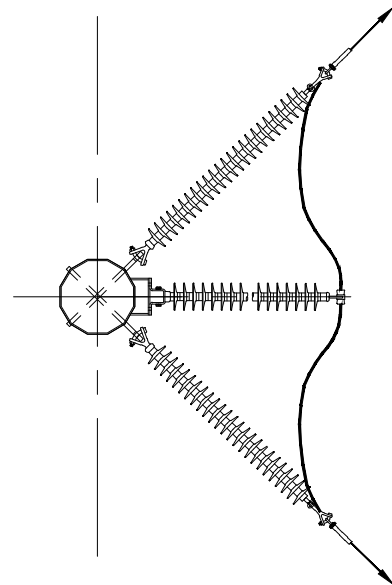
ARCHITECTURAL ELEVATIONS



\\uel.com\utleig\$Projects\2024\24.01891\Transmission\Permit-Structure Drawings\STR DE-01.dwg



SECTION A-A



SECTION B-B

NOT FOR
CONSTRUCTION

WIRE DATA

OPGW: DNO-4168
115KV: 795 KCMIL "DRAKE" ACSS

STR #	HEIGHT (X)
43	90'-0"
45	135'-0"
46	145'-0"
47	145'-0"
48	140'-0"
49	140'-0"
52	100'-0"

NO	REVISIONS	DSGN	CHKD	APVD	DATE
A	ISSUED FOR PERMITTING	OA	HWD	HWD	01-27-2025



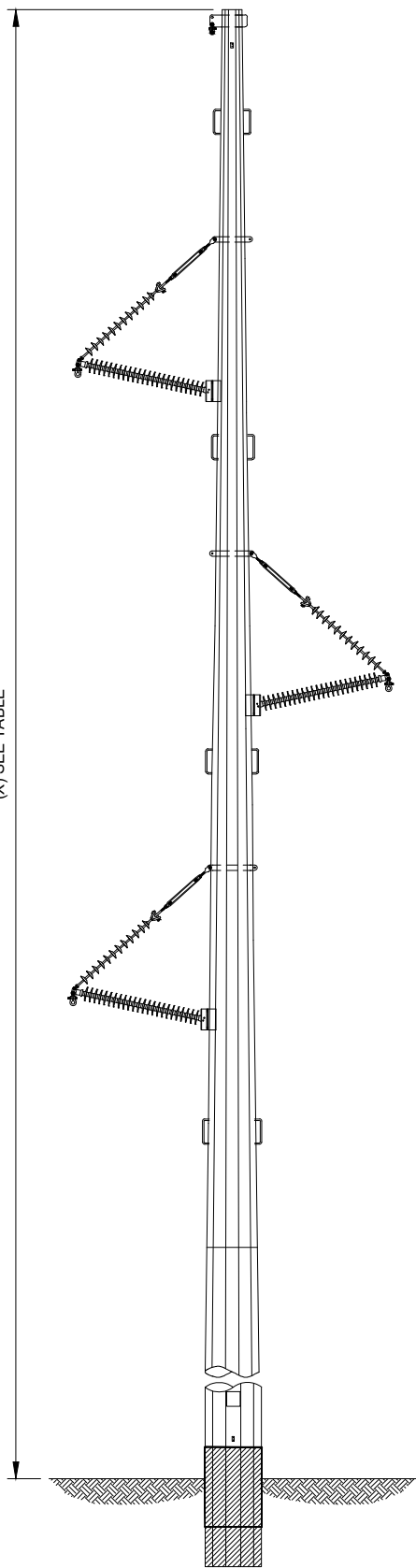
DRAWN OA
DESIGNED OA
CHECKED HWD
APPROVED HWD
PROJ CODE 24.01891
DATE 01-27-25

KINGS VALLEY
TRANSMISSION LINE
RELOCATE
STEEL DEADEND STR

SCALE	DRAWING NUMBER	REV
NONE	STR DE-01	A

\\uel.com\huelig\$Projects\2024\24.01891Transmission\Permit-Structure Drawings\STR TAN-01.dwg

(X) SEE TABLE



NOT FOR
CONSTRUCTION

WIRE DATA

OPGW: DNO-4168
115KV: 795 KCMIL "DRAKE" ACSS

STR #	HEIGHT (X)
42	75'-0"
44	125'-0"
50	125'-0"
51	120'-0"
53	85'-0"

NO	REVISIONS	DSGN	CHKD	APVD	DATE
A	ISSUED FOR PERMITTING	OA	HWD	HWD	01-27-2025



DRAWN OA
DESIGNED OA
CHECKED HWD
APPROVED HWD
PROJ CODE 24.01891
DATE 01-27-25

KINGS VALLEY
TRANSMISSION LINE
RELOCATE
STEEL TANGENT STR

SCALE	DRAWING NUMBER	REV
NONE	STR TAN-01	A

APPENDIX E

FIRE PROTECTION PROOF





ELK CREEK FIRE PROTECTION DISTRICT

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

December 19, 2024

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

RE: CORE Electric Transmission Line Relocation

To Whom It May Concern:

CORE Electric is requesting a proof of fire protection letter to relocate transmission lines around the intersection of Kings Valley Drive and US Highway 285. On behalf of the Elk Creek Fire Protection District, I have the following comments regarding the above listed project:

1. The project area is within the boundaries of the Elk Creek Fire Protection District. The Elk Creek Fire Protection District will provide emergency services to this area to the best of their ability.
2. CORE has an extensive fire mitigation program that will be implemented.
3. Elk Creek Fire does not have any additional requirements for this project.
4. 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,

A handwritten signature in black ink, appearing to read "RR", followed by a long horizontal flourish.

Rachel Rush
Fire Marshal
Elk Creek Fire Protection District

APPENDIX F

PHOTO SIMULATIONS





1

CORE – KINGS VALLEY
EXISTING

Page 46 of 192
Camera is positioned at eye level, pointed East.

MARCH 07, 25



1

CORE – KINGS VALLEY
PROPOSED

Page 47 of 192
Camera is positioned at eye level, pointed East.

MARCH 07, 25









APPENDIX G

ENVIRONMENTAL QUESTIONNAIRE/ASSESSMENT



Environmental Health Services Division 645 Parfet Street, Lakewood, CO 80215
(303) 232-6301 FAX (303) 271-5760 jeffco.us/public-health

Environmental Questionnaire and Disclosure

USE THIS PACKET TO PROVIDE INFORMATION REGARDING THE PAST AND CURRENT ENVIRONMENTAL CONDITIONS ON YOUR PROPERTY AS PART OF THE LAND DEVELOPMENT PROCESS.

PURPOSE

To identify recognized environmental conditions that pose a threat to human health and/or the environment. To prevent the County from acquiring contaminated land and/or environmental liability.

BACKGROUND

Jefferson County Public Health requires an Environmental Question and Disclosure Statement for all Zoning Resolution and Land Development Regulation cases or any action that has the potential to transfer or dedicate land to the County.

This form is the initial step in that process. In it you will be asked to provide specific and detailed information concerning any past or current activities that may have resulted in negative environmental impacts. It will often require some research by you to determine what these activities may have been. It also requires you to submit citations, surveys, analyses and test results, remediation reports and other documents that may have been generated relating to these activities. To avoid delays, please be sure that your submittal is thorough and accurate.

After evaluating this information and other resources that the Department has available, the Department will make recommendations regarding the need (if any) for further environmental assessments, which may include the preparation of a Phase I Environmental Site Assessment. Subsequent assessments and possibly even remediation may also be required if environmental contamination is found.

INSTRUCTIONS

See page 1 for instructions to completing this form. This form has five (5) pages. Attach additional pages if necessary to completely respond to the questions.

FEE: There is no fee for processing this document.

PROCESSING TIME

Please allow 7-10 business days for review of this form. Incomplete or missing documents will delay this process.

The contact person shown on this application must be able to answer questions concerning information reported on this form or on any attached documents. Please provide a phone number where they can be reached during normal working hours (M-F 8:00am – 5:00pm).

DEPARTMENT CONTACT: Tracy Volkman (303) 271-5763
tvolkman@jeffco.us

REVISED 5/14/2018

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page
1 of 5
FORM 6000

NAME OF PROJECT: 24035380 Kings Valley Transmission Line Relocate

CONTACT PERSON: Derek Holscher PH 720-873-5876

PROPERTY LOCATION: US Highway 285 mile marker 553 to 597

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: [Signature] DATE: 2/10/2025

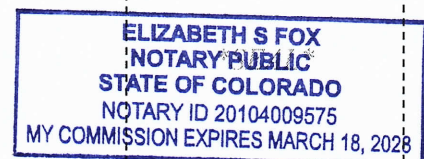
State of Colorado)
County of Douglas) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged before me this 10 day of Feb, 2025, by Brooks Kaufman

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/18/28



PART I - NOTICES, COMPLAINTS AND REPORTS

- **Attach** copies of all written governmental environmental reports, citations or complaints regarding this property that are in your possession or control.
- **Attach** copies of all non-governmental environmental reports regarding this property in your possession or control, except to the extent limited by confidentiality restrictions. For each such report so labeled confidential, state the name of the person or entity who rendered such report and the date thereof.

PART II - CURRENT/FORMER USES OF THE PROPERTY FOR THE PREVIOUS 60 YEARS

Name of current and former owner(s) – attach additional pages if necessary:

Description of current use(s) of the Property (provide name(s) of current occupant(s) and date(s) of occupancy) – attach additional pages if necessary:

Date of completion of original construction and any substantial renovations (including tenant improvements) – attach additional pages if necessary:

Description of previous use(s) of the Property– attach additional pages if necessary:

Description of uses of adjacent properties – attach additional pages if necessary:

**CONTINUE ONLY IF YOU ANSWERED “YES” TO ANY QUESTION IN THE TABLE
ON Pg 1**

If you answered YES to Section A (Waste Disposal) on Page 1, complete the following (attach additional pages for your response, if needed):

1. Has any fill material been placed on the site? NO () YES ()

If YES, describe the fill (source, characteristics and chemicals lists and material safety data sheets for those chemicals, if contained in the fill material).

2. Have any liquid wastes (other than waste water described in part F) and solid wastes been generated at the Property or currently located on the Property.

NO () YES ()

If YES, describe those liquid and solid wastes and the manner in which they were generated at the Property and how they have been disposed.

3. Has the Property ever been used for disposal of any liquid or solid waste?

NO () YES ()

If YES, describe the location of all disposal sites, the type of wastes disposed of at each site, the results of any soil or groundwater samples taken in the vicinity of each site and the manner in which each site not presently in use was closed.

4. Have landfills, evaporation or storage pits, ponds, lagoons or surface impoundments ever been located on the Property?

NO () YES ()

If YES, describe the location of all units, the type of wastes placed in each, the results of any soil or groundwater samples taken in the vicinity of each and the manner in which each not presently in use was closed.

5. Have wastewater treatment facilities, such as acid neutralization units, been located on (or are currently located on) the Property?

NO () YES ()

If YES, describe the location of all facilities, the type of wastes treated in each facility, the results of any soil or groundwater samples taken in the vicinity of each facility and the manner in which each facility not presently in use was closed.

6. Are there raw chemical or waste chemical storage areas on the Property?

NO () YES ()

If YES, describe the location of all such areas, the type of products or wastes stored in each area, the amount of products or wastes stored in each area, the results of any soil or groundwater samples taken in the vicinity of each area and the manner in which each area not presently in use was closed.

7. Attach copies of any waste disposal permits or licenses pertaining to operations on the Property.

B

If you answered YES to Section B on Page 1 (Asbestos), please complete the following (attach additional pages for your response if necessary):

1. Is there or has there been asbestos in any of the construction materials contained in the building(s)? **NO ()** **YES ()**
If YES, has it been removed? **NO ()** **YES ()**
If YES, when and by whom? _____
2. Was a survey conducted to assess the type, amount, location and condition of asbestos? **NO ()** **YES ()**
If YES, attach a copy of any survey report.
3. Have asbestos air samples been taken? **NO ()** **YES ()**
If YES, attach a copy of the results

C

If you answered YES to Section C on Page 1 (electrical equipment or transformers), please complete the following (attach additional pages for your response if necessary):

1. Have polychlorinated biphenyls ("PCBs") been used in electrical transformers, capacitors or other equipment at the Property? **NO ()** **YES ()**
If YES, describe the use and quantity of PCBs used on the Property.

D

If you answered YES to Section D on Page 1 (above or underground storage tanks), please complete the following (attach additional pages for your response if necessary):

1. Are there (or have there been) any above-ground or underground gasoline, diesel, fuel oil, waste or other chemical storage tanks on the Property? **NO ()** **YES ()**
If YES, describe location of tanks, substances stored and capacity of tank(s).
2. Have the tanks been inspected or tested for leakage? **NO ()** **YES ()**
If YES, provide the most recent test and results
3. Are the tanks registered? **NO ()** **YES ()**
If YES, provide registration numbers.
4. Are any other wastes or chemicals stored on the Property in drums or other containers? **NO ()** **YES ()**
If YES, describe the location, substances, quantities stored and types of containers.
5. Have there been any spills, leaks or other releases of wastes or chemicals on the Property? **NO ()** **YES ()**
If YES, describe the location of the substances and quantities released, any cleanup measures taken and the results of any soil or groundwater samples performed to detect the presence of the chemicals spilled, leaked or released on the Property.
6. Attach copies of any permits, licenses, and registration materials pertaining to the use, storage, handling or disposal of wastes, chemicals and underground storage tanks on the Property.

E

If you answered YES to Section E on Page 1 (herbicides and pesticides), please complete the following (attach additional pages for your response if necessary):

1. Have pesticides, herbicides or other agricultural chemicals been applied to the Property?
NO () YES ()

If YES, describe the locations where such pesticides, herbicides or chemicals were applied, the type of pesticides, herbicides or chemicals applied in each area and the results of any soil or groundwater analyses performed to detect pesticides, herbicides or chemicals used at the site.

2. Have pesticides, herbicides or other agricultural chemicals been stored, mixed, formulated, rinsed or disposed of on the Property?
NO () YES ()

If YES, describe the locations where such pesticides, herbicides or chemicals were stored, mixed, formulated, rinsed or disposed of, the type of pesticides, herbicides or chemicals stored, mixed, formulated or disposed of at each location; and the results of any soil or groundwater analyses performed to detect pesticides, herbicides or chemicals stored, mixed, formulated, rinsed or disposed of at the site.

3. Has creosote been used on the property or have creosote coated materials such as railroad ties and telephone poles been stored on the property?
NO () YES ()

If YES, describe the locations where creosote has been used or creosote-containing materials have been stored, and the results of any soil or groundwater analyses performed to detect the present of creosote.

F

If you answered YES to Section F on Page 1 (hazardous or dangerous materials), please complete the following (attach additional pages for your response if necessary):

1. Are any hazardous chemicals or dangerous released at the Property?
NO () YES ()

If YES, provide copies of all toxic chemical release forms, inventory forms and material safety data sheets for those chemicals.

G

If you answered YES to Section G on Page 1 (hazardous ordinance and explosives), please complete the following (attach additional pages for your response if necessary):

1. Are there or have there been explosives, dynamite blasting caps, unexploded ordinance (bullets and bombs) stored or used on the property?
NO () YES ()

If YES, provide information regarding the type, amount, location and use of such agents.

H

If you answered YES to Section H on Page 1 (radiation hazards), please complete the following (attach additional pages for your response if necessary):

2. Are there or have there been radiation hazards such as uranium mill tailings, nuclear reactors, processing, handling, disposal and/or deposition of radioactive materials on the property?
NO () YES ()

If YES, provide information regarding the type, amount, location and use of these radiation materials and an evaluation of the public health impact related to the radiation hazards associated with these materials.

REFERRAL COMMENTS

From: Varner - CDOT, Jessica <jessica.varner@state.co.us>
Sent: Friday, July 18, 2025 9:11 AM
To: Reid Powers
Cc: Steven Loeffler - CDOT; Aaron Eyl - CDOT
Subject: --{EXTERNAL}-- 25-115493 CORE Electric L&E

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Good morning Reid,

CDOT has reviewed the referral for the CORE Electric L&E (25-115493) proposed project and have the following comment:

- Any utility work in the US 285 Right of Way will require a utility permit from our office. Application is made online at the following link: [https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F \[socgov.my.site.com\]](https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F[socgov.my.site.com])

Thank you for the opportunity to review this referral.

--

Thank you,

Jessica Varner
Permits Unit- Region 1



P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

MEMO

TO: Reid Powers
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: July 21, 2025

SUBJECT: Case #25-115493 SA
Core Electric L&E
Jackie Smith
12134 S Us Hwy 285

Jefferson County Public Health (JCPH) can support this site approval proposal with the condition that all existing onsite wastewater treatment systems (OWTS) for the properties involved in this project are located prior to digging and burying the power lines. JCPH has property records on most systems to assist the applicant in locating the OWTS upon request. For those homes with no records, the applicant will need to hire a professional to locate the OWTS components to avoid impacting the existing OWTS.

PROPOSAL

To place existing power lines underground and to add new power lines and poles along HWY 285

COMMENTS

Jefferson County Public Health (JCPH) has reviewed the documents submitted by the applicant for this location and extent 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 site approval case for this property. NOTE: Items marked with a "✓" indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required. Failure to provide required documentation may delay the planning process.**

LOCATION AND EXTENT REQUIREMENTS (Private Wells or Public Water & OWTS)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	07/16/2025	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30.	Environmental Site Assessment

ONSITE WASTEWATER TREATMENT SYSTEMS

JCPH has some concerns that some of the existing onsite wastewater treatment systems may be affected with this project when reviewing the site plan. As such the applicant must

locate all the existing OWTS for each home involved in the project prior to burying the power lines to prevent the existing OWTS components from being impacted.

The applicant can request JCPH records for the homes involved in this project. For the homes with no records, the applicant will need to hire a professional to locate all OWTS components to ensure the OWTS involved will not be impacted.

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.

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: August 13, 2025

25-117419SA Location and Extent

Case Name: Jefferson Academy Charter School – 99th

Owner/Applicant: Jefferson Academy, A Colorado non-profit corporation

Location: 7777 W 99th Avenue, Westminster
Section 14, Township 2 South, Range 69 West

Approximate Area: 2.13 Acres

Purpose: To convert an existing structure into additional classroom space for the
Jefferson Academy Elementary School

Case Manager: Reid Powers

Applicant Team Presenters:
Peter Ewers, Ewers Architecture

Issues:

- None

Recommendations:

- **Staff:** Recommends APPROVAL subject to conditions

Interested Parties: None

Level of Community Interest: Low

Representative for Applicant: Peter Ewers

General Location: Immediately west of Wadsworth Blvd and approximately 0.2 miles south of Church Ranch Blvd

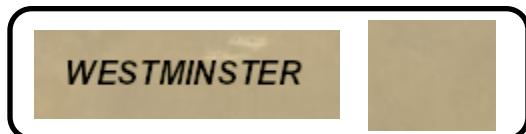
Case Manager Information: Phone: 303-271-8703 e-mail: rzpowers@jeffco.us

STAFF REPORT

BACKGROUND/UNIQUE INFORMATION:

Pursuant to state law, the County's appointed Planning Commission shall review the location and extent of public buildings, facilities, or uses, including charter school facilities. This Location and Extent (L&E) application was submitted pursuant to Section 8, Location and Extent, of the Zoning Resolution, with a formal referral process that included multiple reviewing entities other than Planning and Zoning.

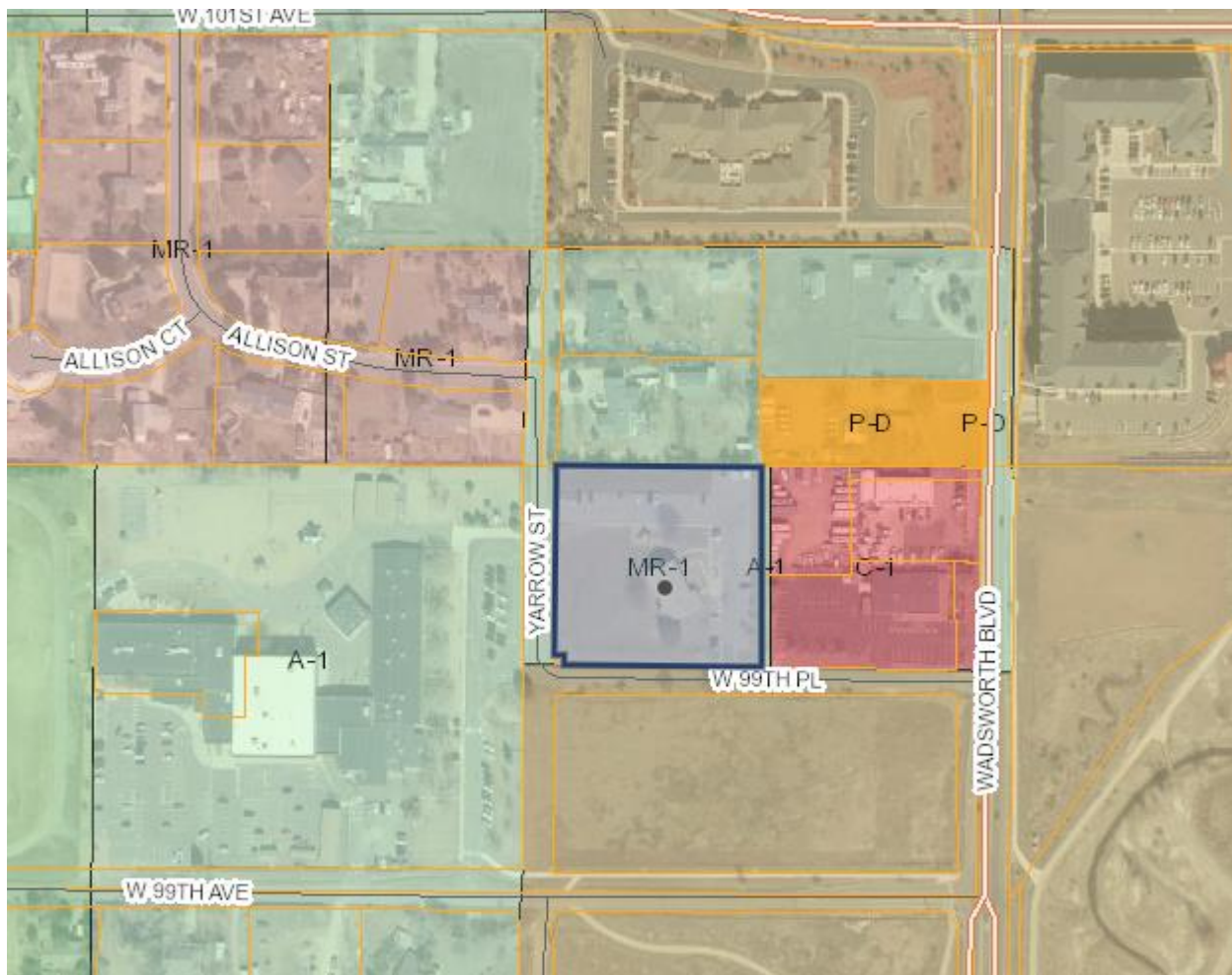
The applicant, Jefferson Academy Charter Schools (JACS), is proposing the conversion of an existing building on a property immediately east of the current Jefferson Academy Elementary School (9955 Yarrow Street) into additional classroom space. The two properties are separated by Yarrow Street and would be connected via a crosswalk to be constructed by the applicant. The current building on the proposed site has been used as a church. The religious use of the building is planned to continue after school hours on weekdays and during the day on weekends.



This Location and Extent review is a request to allow the conversion of the church building into additional classroom space and for the construction of a crosswalk connecting the new classroom space to the main Jefferson Academy Elementary school campus.

SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Agricultural-One (A-1)	Residential
South:	Open Agricultural (O-1)	Vacant
East:	Commercial-One (C-1)	Commercial
West:	Agricultural-One (A-1)	Institutional (school)



CRITERIA FOR DECISIONS FOR LOCATION AND EXTENT APPLICATIONS

Section 8.D. of the Zoning Resolution states, “*The Planning Commission, in reviewing Location and Extent applications 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.*

Staff has determined that the proposed school project is compatible with the existing land uses in the surrounding area. The surrounding land uses include a school and residential areas to the west and north, respectively, which are compatible with the proposed school use. The commercial use to the east consists of an office building and outdoor storage of trailers and vehicles. This use is not inherently disruptive to the proposed school use. The property to the south is within the City of Westminster’s municipal boundary, zoned Open Agricultural (O-1) by the City of Westminster, and is currently vacant. The Open Agriculture (O-1) zone district allows for single-family residential and agricultural uses, which is compatible with the proposed school project.

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 property is located within the North Plains Area Plan of the CMP which designates the area as Area B (NECDP-B), where the recommended land use is residential development with a minimum lot size of 1 acre. The requested public education use would fit into the CMP's Community Use category which is recommended throughout the County, regardless of other specific land use recommendations in the CMP, so long as certain criteria are met.

These criteria include an evaluation of possible impacts, evaluation of any reduction of primary employment areas, impacts related to traffic, impacts to the surrounding neighborhood, and availability of services including water and sanitation.

The proposed project will reuse the existing building on site and consist of similar uses and activities as already allowed and existing on site, those being gathering of children and staff for education and outdoor activities and general church uses. The possible impacts related to the proposed use are similar if not identical to the existing uses and pose no greater impacts. The area is not a primary employment area and the current zoning on site, Mountain Residential-One (MR-1), would not allow for commercial activities. The traffic impacts have been evaluated via a provided traffic letter and the existing road network is adequate to handle the increase in traffic. Impacts to the surrounding neighborhood should be minimal and similar to impacts which could occur on site already. Water and sanitation services are available for the proposed use.

Physical Constraints: The proposed project does not intersect any known geological hazards or floodplains.

Community Resources: There are no anticipated impacts on community resources with the proposed request. There are no known historical resources on site.

Infrastructure, Water, and Services: There are no concerns with available services related to this project. Water and sanitation will be provided by Westminster and fire services will be provided by the North Metro Fire Protection District, and the Sheriff's Office services the area.

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

The proposed use will have minimal impacts on the surrounding area. The proposed school use will reuse the existing church building on site, which has been there since 1984 with no known impacts on the surrounding area. The proposed school use will be similar in impacts as the current church use.

d. The availability of infrastructure and services

Water and sanitation will be provided by the City of Westminster. The local fire district, the North Metro Fire Protection District, has indicated that they provide service to the area. A traffic study was provided which shows that the existing road network is able to handle any increase in traffic related to the proposed use. Jefferson County Sheriff's Office will provide law enforcement services.

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

Community Uses such as public education have minimal negative effects upon the health, safety, and welfare of the residents and landowners on the surrounding area. No impact on the surrounding area is expected with the proposed project.

AGENCY REFERRAL RESPONSES

This Location and Extent application was sent on an internal referral to Jefferson County departments including Public Health, Open Space, Addressing, Planning Engineering, Transportation and Engineering, Road and Bridge, Cartography, County Geologist, and Long Range Planning. The application was also sent to surrounding jurisdictions including North Metro Fire Protection District, and the City of Westminster. All comments are included in the case packet.

NOTIFICATION:

Notification of the proposed development was sent and posted in accordance with the Zoning Resolution for Location and Extent applications. Property owners within 500 feet and Homeowner's Associations within one mile of the subject property received postcard and notification e-mails respectively. The applicant also posted two (2) notification signs along the portions of the property that front Yarrow Street and W 99th Place. Notification was in accordance with the requirements of the Zoning Resolution.

Staff has received zero (0) public comments related to this application.

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

This Location and Extent for the proposed Jefferson Academy Charter School project is compatible with the surrounding area as it is classified as a Community Use, which is a recommended land use throughout the County. The proposal for a public education use aligns with the CMP recommendation for Community Uses and other applicable CMP policies. The project will have minimal impact on the surrounding area or environment. The proposal is not expected to have significant effects upon the health, safety, and welfare of the residents and landowners in the surrounding area, and there are adequate services to provide for the proposed school use.

FINDINGS:

Based on the analysis included in this report, staff concludes that this Location and Extent proposal satisfactorily addresses each of the criteria below which the Planning Commission may consider, as detailed in this staff report.

1. The proposed public education land use is compatible with the existing and allowable residential, commercial, and community uses in the surrounding area.
2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendation for Community Use, which are recommended throughout the County. All other applicable sections of the Plan goals and policies are met.
3. The negative impacts of the proposed land use upon the surrounding area have been considered and found to be minimal if any.
4. The City of Westminster provides water and sanitation services to the subject property. North Metro Fire Protection District and the Jefferson County Sheriff's Office provide fire protection, first responder, and law enforcement services, respectively. The transportation network is adequate to absorb the additional traffic. Infrastructure and services are adequate and available to serve the proposed use.
5. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

And;

Staff recommends that the Planning Commission APPROVE Case No. 25-117419SA, with the following condition:

1. The applicant shall construct a crosswalk connecting the subject property to the existing school to the west in accordance with all applicable regulations.

COMMENTS PREPARED BY:

Reid Powers

Reid Powers, Planner
August 7, 2025

PROPOSED LOCATION & EXTENT



ewers ARCHITECTURE

June 4, 2025

Reid Powers
Jefferson County Planning & Zoning
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419
e-mail rzpowers@jeffco.us

Reid:

This letter is regarding the Location and Extent submittal for the Jefferson Academy Charter Schools, for the expansion of their elementary school into the adjacent church property they have recently purchased.

The property for this request is 7777 West 99th Place, Westminster CO 80021. The property is currently owned by Jefferson Academy Charter Schools (JACS), and was recently purchased from Mountainview Church & Christian Academy. The church is now leasing the property from the school to use during evening and weekends when the school does not use the property. The people and entities involved in this project are:

Current Owner:
Jefferson Academy Charter Schools
Contact: Tim Matlick, executive director
 720.432.4040
 tmatlick@jajags.com

Previous Owner, Current Part-Time Tenant:
Mountainview Church & Christian Academy
8400 West 94th Place
Westminster CO 80021
Contact: Bill Orsborn, president
 303.895.1636
 orsbornbill@gmail.com

Owner's Representative:
Ewers Architecture pc
1420 Washington Avenue
Golden CO 80401
Contact: Peter Ewers, AIA, CPHD, LEED AP BD+C
 303.271.0977
 peter@ewersarchitecture.com

JACS plans to use the facility as-is with little to no modification. The building will be used as classrooms for pre-school program plus before and after school programs, with up to 75 students on the lower floor and up to 15 students on the

upper floor. The large meeting room on the upper floor (the church sanctuary) may also be used periodically for large group presentations or meetings.

The property is currently zoned for residential uses, and the use of a school or church is allowed in this zone district. Per the pre-application review process, the county has determined that this use is in general conformance with the Comprehensive Master Plan (CMP).

Please see the attached documentation showing the site plan and traffic analysis. We look forward to receiving approval from Jefferson County for this proposed use on this site. Let me know if you have any questions or comments about this application.

Sincerely,

A handwritten signature in purple ink, appearing to read "Peter J. Ewers", with a long horizontal flourish extending to the right.

Peter J. Ewers, AIA, CPHD, LEED AP BD+C

Development Permit Application

JEFFERSON COUNTY COLORADO Planning and Zoning

100 Jefferson County Parkway
Suite 3550
Golden CO, 80645
303-271-8700
planning.jeffco.co
pzpermits@jeffco.co

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- ☐ Rezoning from _____ to _____
☐ 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 checked="" 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 application is to change the primary use of the property at 7777 West 99th Place from Worship to Education. The building was originally built as a church and the property was recently purchased by Jefferson Academy Charter School. Public schools are an allowed use in the MR-1 zoning.

Documents Submitted

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Architectural Elevations | <input type="checkbox"/> Historical, Archaeological & Paleontological Report | <input 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 checked="" 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 | Site Plan, Traffic Letter |
| | | <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]. 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

Water	Post Office	Electricity
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

Jefferson Academy - Tim Matlick, Ex. Director	tmatlick@jajags.com	720-432-4040
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
7777 W. 99th Place	Westminster	80021
<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>
Developer / Subdivider	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
Ewers Architecture	peter@ewersarchitecture.com	303-271-0977
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
1420 Washington Ave	Golden	80401
<i>Address</i>	<i>City</i>	<i>Zip</i>
Engineer	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>

Property Description

7777 West 99th Place	Westminster	80031
<i>Address of Subject Property and/or Parcel ID Number</i>	<i>City</i>	<i>Zip</i>
99th Place	2.131	29-143
<i>Access Via</i>	<i>Acreage</i>	<i>Map Sheet</i>

Legal Description:

TRACTS 13, SW 1/4 SECTION 14, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6th PRIME MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

Additional Information (to support or clarify this application):

This location and extent application is to allow Jefferson Academy Charter School to use the existing structure at 7777 West 99th Place (previously built and used as a Church) for their school/education use.

The property is zoned MR-1 which allows public and private school use.

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 Jefferson Academy - Tim Matlick, Ex. Director, 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.

Jefferson Academy - Tim Matlick Ex Dir

Name

Name

9955 Yarrow Brookfield Road

Address

Address

720-432-4040 TMatlick@jaggs.com

Phone

Email

Phone

Email

Signature

Signature

County of Jefferson]
State of Colorado] SS

Sworn to and subscribed before me this 10 day of June, 2025.
(day) (month) (year)

By Timothy Matlick
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires 07/20/2026
(date)

LIZBETH BANUELOS ROBLES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224028342
MY COMMISSION EXPIRES JULY 20, 2026

Development Permit Application

Case Number: _____

Authorized Representative

I/We further permit Ewers Architecture 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.

Ewers Architecture

Representative Name

1420 Washington Avenue, Golden Colorado 80401

Address

303.271.0977

peter@ewersarchitecture.com

Phone

Email

Owner's Signature

Date

6-10-25

OWNER

JEFFERSON ACADEMY ELEMENTARY SCHOOL
9955 YARROW STREET
BROOMFIELD, COLORADO 80020

contact TIM MATLICK
tmatlick@jajags.com
720.432.4040

ARCHITECT

EWERS ARCHITECTURE
1420 WASHINGTON AVENUE
GOLDEN, COLORADO 80401
phone 303.271.0977
website www.ewersarchitecture.com

contact PETER J. EWERS, AIA, CPHD, LEED AP BD+C
peter@ewersarchitecture.com
ANN E. ORMSBY, RA
ann@ewersarchitecture.com

SITE INFORMATION

STREET ADDRESS:
7777 WEST 99th PLACE
WESTMINSTER, COLORADO 80021

LEGAL DESCRIPTION:
TRACTS 13, SW 1/4 SECTION 14, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF
THE 6th PRIME MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

PROJECT DESCRIPTION

THIS PROPERTY WAS ORIGINALLY BUILT AS A CHURCH WITH OFFICE, WORSHIP SPACE AND A KITCHEN ON THE MAIN LEVEL. THE LOWER LEVEL IS A WALK OUT/GARDEN LEVEL BASEMENT WITH MEETING SPACES. JEFFERSON ACADEMY ELEMENTARY HAS PURCHASED THE BUILDING TO USE FOR THEIR BEFORE/AFTER SCHOOL PROGRAM AND PRESCHOOL. THE CHURCH WILL CONTINUE TO USE SOME OF THE OFFICES AND WORSHIP SPACE IN THE EVENINGS AND WEEKENDS.

THERE ARE NO CHANGES PLANNED FOR THE BUILDING OR PARKING AREAS AT THIS TIME.

ZONING INFORMATION

JURISDICTION: JEFFERSON COUNTY
ZONE DISTRICT: MOUNTAIN RESIDENTIAL -ONE (MR-1)

SETBACKS:		ALLOWED	ACTUAL
	FRONT (south)	30 FEET	65.4'
	SIDE (west)	30 FEET	122.9'
	SIDE (east)	20 FEET	100.7'
	REAR (north)	20 FEET	147.8'

BUILDING HEIGHT: 45 FEET 30'-2"

NOTE: ALL MEASUREMENTS ARE EXISTING, THERE ARE NO MODIFICATIONS PLANNED FOR THE BUILDING AT THIS TIME. SITE INFORMATION BASED ON ILC DATED 01.31.2025

LOT COVERAGE

LOT AREA	92,826sf	100.00%
PAVED AREA*	28,488sf	31.77%
BUILDING AREA**	3,404sf	3.67%
TOTAL LOT COVERAGE	31,892sf	34.35%

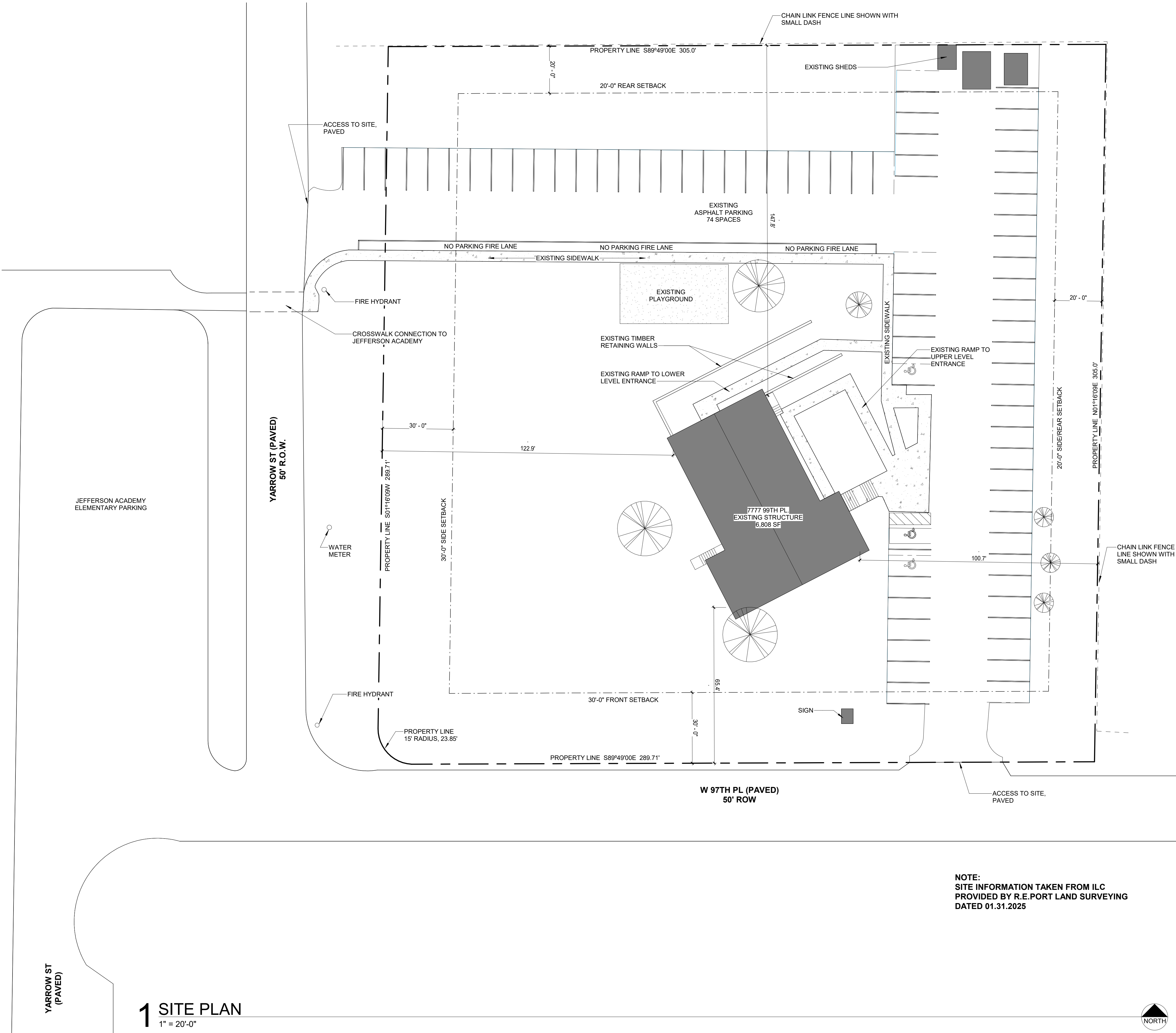
NOTES:
* INCLUDES PARKING LOT PAVING AND SIDEWALKS
**DOES NOT INCLUDE SHEDS, THEY ARE INCLUDED WITH PAVING

PARKING REQUIREMENTS

WEEKDAY USE	PARKING REQUIREMENTS	REQUIRED SPACES
PRESCHOOL / AFTER SCHOOL CARE	3 SPACES PER 1,000sf GROSS 6,808sf	21
TOTAL SPACES PROVIDED		74

EVENING/WEEKEND USE	PARKING REQUIREMENTS	REQUIRED SPACES
RELIGIOUS ASSEMBLY	1 SPACE PER 4 SEATS 90 SEATS	23
TOTAL SPACES PROVIDED		74

NOTE: IN THE INTERIM THE SCHOOL WILL BE LEASING THE SPACE BACK TO THE CHURCH FOR USE IN THE EVENINGS AND WEEKENDS. THE PARKING SHOWS SCENARIOS FOR BOTH FULL PRESCHOOL USE AND FULL CHURCH USE



NOTE:
SITE INFORMATION TAKEN FROM ILC
PROVIDED BY R.E.PORT LAND SURVEYING
DATED 01.31.2025

SITE PLAN, PROJECT DESCRIPTION

SCALE	As indicated
PROJECT NUMBER	1904
DRAWN BY	AEO
CHECKED BY	PJE
DATE	06.10.25
REVISIONS	

Roxann Hayes Consulting, LLC

4875 Foothills Ct.
Castle Rock, CO 80109
303-803-8920
roxann.hayes@gmail.com
July 14, 2025

Jefferson County, Colorado

**RE: Transportation Information Letter
Revised
Jefferson Academy Elementary School (Project)
7777 W. 99th Place, Westminster, CO**

To Whom it May Concern.

The Project is a proposed redevelopment of an existing church (Mountainview Church and Christian Academy) next to Jefferson County Elementary for before and after school care, plus a pre-K class.

The number of students is estimated at a maximum of 75 students plus seven staff:

- 60 students and six staff on lower floor
- 15 students and one staff on upper floor

The existing use (church) will remain at this location, with building utilization occurring during the evening and weekends.

TRIP GENERATION

Typically, Project trip generation forecast is based on the Institute of Transportation Engineers Trip Generation Manual (11th Edition). The addition was matched with space use and the appropriate land use code to calculate the net increase in vehicular trips the development will generate during the AM Peak Hour Generator, the PM Peak Hour Generator, and Daily periods.

As per staff request, Land Use Code 536 (Charter Elementary School) was used for the new use (school). Land Use Code 560 was used for the existing use (church).

The average rates from the Trip Generation Manual were used for each category, including AM Peak Hour, PM Peak Hour and Daily trip generation.

For the school only use, the Trip Generation Manual predicts that approximately 139 new trips per day will be generated.

For all categories combined (school use and church use), the Trip Generation Manual predicts that approximately 191 trips per day will be generated by this combined use for the weekdays, and 52 trips per day will be generated by this use for the weekends.

Information in Table 1 (below) also provides information for the AM and PM weekday peak hour generators as well.

This school only use will generate less than 150 trips per day and should therefore not be subject to further traffic review.

Table 1: Trip Generation

Trip Generation Rates

Data Source	Period	Average Rate	Trip Ends. Vs.		% Entering	% Exiting	Project	Peak Hour Trips		
								In	Out	TOTAL
ITE Trip Generation 11th Edition - Land Use Code 536 (Charter Elementary School)	AM Peak Hour Generator	1.05		Students	53	47	75	42	37	79
	PM Peak Hour Generator	0.72		Students	49	51	75	26	28	54
	Daily	1.85		Students	50	50	75	69	69	139
ITE Trip Generation 11th Edition - Land Use Code 560 (Church Classroom & Gymnasium)	AM Peak Hour of Adj. Street Traffic	0.68	1000	SF of GFA	55	45	6808	3	2	5
	PM Peak Hour of Adj. Street Traffic	0.80	1000	SF of GFA	59	41	6808	3	2	5
	Daily	7.60	1000	SF of GFA	50	50	6808	26	26	52
Estimated Total Trip Generation	Daily (Weekdays)							95	95	191
	Daily (Weekends)							26	26	52

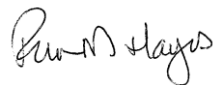
CONCLUSION

The Project (new use only) will produce approximately 79 vehicle trips during the AM Peak hour, 54 trips during the PM Peak hour, and 139 trips during the weekday.

The existing roadway system will have sufficient reserve capacity to accommodate Project-related traffic.

Please let me know if you have any questions or concerns.

Sincerely,



Roxann M. Hayes, P.E.



Environmental Health Services Division 645 Parfet Street, Lakewood, CO 80215
(303) 232-6301 FAX (303) 271-5760 jeffco.us/public-health

Environmental Questionnaire and Disclosure

USE THIS PACKET TO PROVIDE INFORMATION REGARDING THE PAST AND CURRENT ENVIRONMENTAL CONDITIONS ON YOUR PROPERTY AS PART OF THE LAND DEVELOPMENT PROCESS.

PURPOSE

To identify recognized environmental conditions that pose a threat to human health and/or the environment. To prevent the County from acquiring contaminated land and/or environmental liability.

BACKGROUND

Jefferson County Public Health requires an Environmental Question and Disclosure Statement for all Zoning Resolution and Land Development Regulation cases or any action that has the potential to transfer or dedicate land to the County.

This form is the initial step in that process. In it you will be asked to provide specific and detailed information concerning any past or current activities that may have resulted in negative environmental impacts. It will often require some research by you to determine what these activities may have been. It also requires you to submit citations, surveys, analyses and test results, remediation reports and other documents that may have been generated relating to these activities. To avoid delays, please be sure that your submittal is thorough and accurate.

After evaluating this information and other resources that the Department has available, the Department will make recommendations regarding the need (if any) for further environmental assessments, which may include the preparation of a Phase I Environmental Site Assessment. Subsequent assessments and possibly even remediation may also be required if environmental contamination is found.

INSTRUCTIONS

See page 1 for instructions to completing this form. This form has five (5) pages. Attach additional pages if necessary to completely respond to the questions.

FEE: There is no fee for processing this document.

PROCESSING TIME

Please allow 7-10 business days for review of this form. Incomplete or missing documents will delay this process.

The contact person shown on this application must be able to answer questions concerning information reported on this form or on any attached documents. Please provide a phone number where they can be reached during normal working hours (M-F 8:00am – 5:00pm).

DEPARTMENT CONTACT: Tracy Volkman (303) 271-5763
tvolkman@jeffco.us

REVISED 5/14/2018

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page
1 of 5
FORM 6000

NAME OF PROJECT: Jefferson Academy Charter Schools

CONTACT PERSON: Tim Matlick PH 720-432-4040

PROPERTY LOCATION: 7777 W. 99th Place, Westminster CO 80021

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	✓	
B	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite	✓	
C	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	✓	
D	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage	✓	
E	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	✓	
F	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	✓	
G	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs	✓	
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.	✓	

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: _____

DATE: 6-10-25

State of Colorado)

County of Jefferson) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged

before me this 10 day of June, 2025, by Timothy Matlick

WITNESS my hand and official seal.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/20/26

LIZBETH BANUELOS ROBLES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224028342
MY COMMISSION EXPIRES JULY 20, 2026

PART I - NOTICES, COMPLAINTS AND REPORTS

- **Attach** copies of all written governmental environmental reports, citations or complaints regarding this property that are in your possession or control.
- **Attach** copies of all non-governmental environmental reports regarding this property in your possession or control, except to the extent limited by confidentiality restrictions. For each such report so labeled confidential, state the name of the person or entity who rendered such report and the date thereof.

PART II - CURRENT/FORMER USES OF THE PROPERTY FOR THE PREVIOUS 60 YEARS

Name of current and former owner(s) – attach additional pages if necessary:

Current: Jefferson Academy (a Jeffco Public School)

Previous: Mountainview Church & Christian Academy

Description of current use(s) of the Property (provide name(s) of current occupant(s) and date(s) of occupancy) – attach additional pages if necessary:

Currently the facility is used for church services, Sunday school and small group meeting.

Going forward, the use above will remain remain the same. In addition the school will use the lower portion for pre school and before and after school care.

Date of completion of original construction and any substantial renovations (including tenant improvements) – attach additional pages if necessary:

Original construction was completed in 1984. No substantial additions or structural renovations have been made to the property.

Description of previous use(s) of the Property– attach additional pages if necessary:

Church services, Sunday School, small group meeting and church events.

Description of uses of adjacent properties – attach additional pages if necessary:

North = Home owners, East = American Leagion & storage

South = Westminster Open Space, West = Jefferson Academy (Jeffco Public School)

**CONTINUE ONLY IF YOU ANSWERED "YES" TO ANY QUESTION IN THE TABLE
ON Pg 1**

A

If you answered YES to Section A (Waste Disposal) on Page 1, complete the following (attach additional pages for your response, if needed):

Page
3 of 5
FORM 6000

1. Has any fill material been placed on the site? NO (✓) YES ()

If YES, describe the fill (source, characteristics and chemicals lists and material safety data sheets for those chemicals, if contained in the fill material).

2. Have any liquid wastes (other than waste water described in part F) and solid wastes been generated at the Property or currently located on the Property. NO (✓) YES ()

If YES, describe those liquid and solid wastes and the manner in which they were generated at the Property and how they have been disposed.

3. Has the Property ever been used for disposal of any liquid or solid waste? NO (✓) YES ()

If YES, describe the location of all disposal sites, the type of wastes disposed of at each site, the results of any soil or groundwater samples taken in the vicinity of each site and the manner in which each site not presently in use was closed.

4. Have landfills, evaporation or storage pits, ponds, lagoons or surface impoundments ever been located on the Property? NO (✓) YES ()

If YES, describe the location of all units, the type of wastes placed in each, the results of any soil or groundwater samples taken in the vicinity of each and the manner in which each not presently in use was closed.

5. Have wastewater treatment facilities, such as acid neutralization units, been located on (or are currently located on) the Property? NO (✓) YES ()

If YES, describe the location of all facilities, the type of wastes treated in each facility, the results of any soil or groundwater samples taken in the vicinity of each facility and the manner in which each facility not presently in use was closed.

6. Are there raw chemical or waste chemical storage areas on the Property? NO (✓) YES ()

If YES, describe the location of all such areas, the type of products or wastes stored in each area, the amount of products or wastes stored in each area, the results of any soil or groundwater samples taken in the vicinity of each area and the manner in which each area not presently in use was closed.

7. Attach copies of any waste disposal permits or licenses pertaining to operations on the Property.

B

If you answered YES to Section B on Page 1 (Asbestos), please complete the following (attach additional pages for your response if necessary):

Page
4 of 5
FORM 6000

1. Is there or has there been asbestos in any of the construction materials contained in the building(s)? NO () YES ()
If YES, has it been removed? NO () YES ()
If YES, when and by whom? _____
2. Was a survey conducted to assess the type, amount, location and condition of asbestos? NO () YES ()
If YES, attach a copy of any survey report.
3. Have asbestos air samples been taken? NO () YES ()
If YES, attach a copy of the results

C

If you answered YES to Section C on Page 1 (electrical equipment or transformers), please complete the following (attach additional pages for your response if necessary):

1. Have polychlorinated biphenyls ("PCBs") been used in electrical transformers, capacitors or other equipment at the Property? NO () YES ()
If YES, describe the use and quantity of PCBs used on the Property.

D

If you answered YES to Section D on Page 1 (above or underground storage tanks), please complete the following (attach additional pages for your response if necessary):

1. Are there (or have there been) any above-ground or underground gasoline, diesel, fuel oil, waste or other chemical storage tanks on the Property? NO () YES ()
If YES, describe location of tanks, substances stored and capacity of tank(s).
2. Have the tanks been inspected or tested for leakage? NO () YES ()
If YES, provide the most recent test and results
3. Are the tanks registered? NO () YES ()
If YES, provide registration numbers.
4. Are any other wastes or chemicals stored on the Property in drums or other containers? NO () YES ()
If YES, describe the location, substances, quantities stored and types of containers.
5. Have there been any spills, leaks or other releases of wastes or chemicals on the Property? NO () YES ()
If YES, describe the location of the substances and quantities released, any cleanup measures taken and the results of any soil or groundwater samples performed to detect the presence of the chemicals spilled, leaked or released on the Property.
6. Attach copies of any permits, licenses, and registration materials pertaining to the use, storage, handling or disposal of wastes, chemicals and underground storage tanks on the Property.

E

If you answered YES to Section E on Page 1 (herbicides and pesticides), please complete the following (attach additional pages for your response if necessary):

1. Have pesticides, herbicides or other agricultural chemicals been applied to the Property?
NO () YES ()

If YES, describe the locations where such pesticides, herbicides or chemicals were applied, the type of pesticides, herbicides or chemicals applied in each area and the results of any soil or groundwater analyses performed to detect pesticides, herbicides or chemicals used at the site.

2. Have pesticides, herbicides or other agricultural chemicals been stored, mixed, formulated, rinsed or disposed of on the Property?
NO () YES ()

If YES, describe the locations where such pesticides, herbicides or chemicals were stored, mixed, formulated, rinsed or disposed of, the type of pesticides, herbicides or chemicals stored, mixed, formulated or disposed of at each location; and the results of any soil or groundwater analyses performed to detect pesticides, herbicides or chemicals stored, mixed, formulated, rinsed or disposed of at the site.

3. Has creosote been used on the property or have creosote coated materials such as railroad ties and telephone poles been stored on the property?
NO () YES ()

If YES, describe the locations where creosote has been used or creosote-containing materials have been stored, and the results of any soil or groundwater analyses performed to detect the present of creosote.

F

If you answered YES to Section F on Page 1 (hazardous or dangerous materials), please complete the following (attach additional pages for your response if necessary):

1. Are any hazardous chemicals or dangerous released at the Property?
NO () YES ()

If YES, provide copies of all toxic chemical release forms, inventory forms and material safety data sheets for those chemicals.

G

If you answered YES to Section G on Page 1 (hazardous ordinance and explosives), please complete the following (attach additional pages for your response if necessary):

1. Are there or have there been explosives, dynamite blasting caps, unexploded ordinance (bullets and bombs) stored or used on the property?
NO () YES ()

If YES, provide information regarding the type, amount, location and use of such agents.

H

If you answered YES to Section H on Page 1 (radiation hazards), please complete the following (attach additional pages for your response if necessary):

2. Are there or have there been radiation hazards such as uranium mill tailings, nuclear reactors, processing, handling, disposal and/or deposition of radioactive materials on the property?
NO () YES ()

If YES, provide information regarding the type, amount, location and use of these radiation materials and an evaluation of the public health impact related to the radiation hazards associated with these materials.



1420 Washington Avenue
Golden Colorado 80401

303.271.0977

ewersarchitecture.com

Jefferson Academy Elementary Preschool
7777 West 99th Place, Westminster CO 80021

Jefferson County Location & Extent
Case 25-104809PA
Pre Application Comment Summary

City Of Westminster Comments:

1 We do not have any comments on the rezoning proposal.

Response: NA

2 99th Place is a City of Westminster ROW. With your future development, additional ROW will be needed to accommodate the 59' Local ROW required by our Engineering Standards.

Response: This will be addressed if/when there is further development of the property.

3. Any work conducted in 99th Place will require a Westminster ROW Permit and shall meet City Standards.

Response: There will not be any work conducted in the ROW at this time.

4. As an extension of the Jefferson Academy the subject property should be linked by a sidewalk built to suitable standards to facilitate movement by students, staff, and maintenance personnel between the existing school buildings and this church building.

Response: There is a crosswalk between the properties that is monitored by a crossing guard for before and after school traffic.

Jefferson County Engineering Comments:

5. **Transportation Information:** A trip generation memorandum or transportation impact study, depending on the number of trips to be generated, will be required with formal submittal.

Response: A traffic report is included with this submittal

6. **Conceptual Site Plan:** A conceptual site plan showing the planned improvements to the school campus will be required at the time of formal

submittal for the Location and Extent.

Please include the proposed pedestrian crossing between the two campuses, the proposed additional parking spaces including calculations to demonstrate sufficient parking per use, locations of retaining wall replacement (if retaining walls exceeding 36 inches), location of existing detention basin and approximate limits of larger basin.

Response: There are no improvements planned for the site at this time. There is an existing crosswalk between the properties. The retaining wall will not be replaced at this time. There will be no other site work done at this time.

7. Trip Generation: The applicant will need to work with a consultant (Transportation/Civil Engineer) to estimate the maximum traffic generation for the proposed development. The applicant should address any traffic impacts and off-site improvements that may be necessary to mitigate impacts.

Response:

8. Staff will review internal circulation, including driveway and intersection standards (TD&CM Chapter 3), parking (LDR 14), and sidewalks at the time of land disturbance permit (LDR 15).

Response: We will not be doing any site work or applying for a LDP at this time.

Engineering Geologist Comments:

9. The site is not located in a geologic hazard area, and geologic and geotechnical reports are not required at the time of the L&E.

Response: NA



Fire Prevention Division
101 Spader Way
Broomfield, Colorado 80020
720-887-8217 Fax 720-887-8336
www.northmetrofire.org

Steven Gosselin
Division Chief

June 12, 2025

Ms. Dawn Buringa
Jefferson Academy
11251 Reed Way
Broomfield, CO 80020

Via e-mail: dburinga@jjss.com

Dear Ms. Buringa:

This letter serves as confirmation that the building located at 7777 W 99th Place in unincorporated Jefferson County, CO is located within the North Metro Fire Rescue District's jurisdiction.

The Fire District understands that you have applied for a construction permit; and is proceeding in accordance with the Jefferson County Building Safety Division requirements. When plans are made for building construction on the site, e.g., new buildings, building additions, etc. where access and/or the required water supply for manual firefighting is regulated by the adopted Fire Code, the Fire District anticipates the opportunity to review those plans and issue comments at that time.

Nothing in this correspondence is intended to approve of any aspect of this project that does not strictly comply with all applicable codes and standards.

If you have any questions regarding these comments, please contact me at 303-252-3539 or thomyak@northmetrofire.org.

Respectfully,

Travis Homyak

Travis Homyak
Fire Prevention Specialist

TH/TH

**Paperless Bill****ACCOUNT NUMBER: 00246282****CUSTOMER NUMBER: 01020213****Service Address:**

7777 W 99TH PL

Bill Date 5/13/2025

Past Due Balance \$59.71

Current Charges \$126.33

Total Amt Due: \$186.04

Due Date 6/3/2025

WESTMINSTER**Westy Message Center**

Have some lawn that's never used, take it out. \$750 discounts available.
ResourceCentral.org/Lawn, 303-999-3820 x221

Your sewer charge has been recalculated based upon your household water use in the winter months, billed in January, February and March. This charge will remain in effect until this same time next year.

Service Dates				Meter Reading		Units=1,000Gal
Water Meter Number	From	To	Days	Previous Meter Read	Current Meter Read	Water Used
87222974	04/01/2025	05/01/2025	30	331	335	Units: 4

**Please Pay Past Due Amount Immediately to Avoid
Possible Disconnection of Service**

Summary Of Current Charges

Late Fee	10.00
Billing	49.71
Past Due Balance	59.71
Water Consumption	42.68
Water Utility Infrastructure Fixed Charge	39.25
Sewer - Based on AWC 3.66 Thousand Gal x \$12.13	44.40
Total Current Bill	126.33
Total Amount Due	186.04

Want to Pay over the Phone?	Call (303) 658-2030
Questions about your Bill?	<i>Preguntas Sobre Su Cuenta?</i>
Speak to Customer Service	(303) 658-2405
Business Hours	Monday - Friday 8am to 5pm
Email Customer Service	Email: ub@westminsterco.gov
For additional information & payment terms, please see the back of this bill	

^Please return the bottom portion with your payment^

**WESTMINSTER**

4800 W 92nd Ave.
Westminster, CO 80031-6399

MAIL PAYMENT TO: City of Westminster, PO Box 17040, Denver, CO 80217

JEFFERSON ACADEMY
9955 YARROW ST
WESTMINSTER CO 80021

Account Number : Customer Number	
00246282	: 01020213
Service Address:	
7777 W 99TH PL	
Due Date	06/03/2025
Past Due Balance	\$59.71
Current Bill	\$126.33
Total Amount Due	\$186.04
Payment Amount Included	

IMPORTANT CONTACT INFORMATION

Utility Billing Pay over the Phone	303-658-2030 (Available 24/7)
Utility Billing Customer Service	303-658-2405 (Mon - Fri, 8:00 am - 5:00 pm) or Email: ub@westminsterco.gov
Water Breaks/Sewer Problems	303-658-2500
Water Quality	303-658-2461
After Hours Utility Emergencies	303-658-2500

WATER BILL ASSISTANCE

Having trouble paying your water bill? Qualified residents can apply for assistance online at westminsterco.gov/1094/Water-Bill-Assistance. Call 303-658-2392 with any questions.

BILL DEFINITIONS

Water Utility Infrastructure Fixed Charge (previously Meter Service Charge): Funds critical infrastructure maintenance to ensure reliable water service.

Water Consumption Total: Funds delivery of safe and clean water to your property and is based on the amount of water used each month.

Sewer - Based on Average Winter Consumption: Funds collection and treatment of what goes down the drain and is based on wintertime water use billed in January through March

Stormwater Management Fee: Funds stormwater infrastructure, treatment, and regulatory compliance, based on your property.

Roadway Improvement Fee: Funds general roadway improvements including asphalt maintenance, traffic signal maintenance, streetlighting, and concrete replacement.

Back Flow Prevention (BFP) Service Fee: Funds education and administration of the state-mandated cross connection control program.

FOGG Inspection Fee: Funds sewage pretreatment program to minimize sewer main blockages and overflows.

RETURNED PAYMENTS, LATE FEES, AND DELINQUENT BILLS

Any returned payment will be subject to a minimum \$30.00 service fee and any other applicable charges or fees. A late fee of \$10.00 will be assessed if payment is not received within 4 days of the due date. Your water service is subject to disconnection 60 days after the bill date for non-payment of utility charges and fees pursuant to §8-7-9 of the W.M.C. Non-payment fees of \$45.00 will be applied. ***Payment, including all past due amounts and applicable fees, is due in full prior to reconnection of service.***

PAPERLESS BILLING

Save time, trees, and fuel with the City of Westminster's paperless E-Bill program. Sign up at westywater.smartmobile.com.

PAYMENT OPTIONS

- Pay online or sign up for automatic payments at westminsterco.gov/556/Utility-Bill-Payment
- Call **303-658-2030** (Available 24/7)
- Mail using the detachable stub on this bill
- Drop box (checks only) on the corner between City Hall and Safety Center, across from main parking lot at 4800 W 92nd Avenue
- In person, 8:00 am - 5:00 pm, Monday - Friday, 4800 W 92nd Avenue

Certification
of Notification
of Mineral Estate Owner

JEFFERSON
COUNTY COLORADO
Planning and Zoning

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

The applicant must check one of the three following statements, sign and date the form, and attach a list of mineral owners and lessees to whom notice was sent (if applicable).

I/We, Jefferson Academy - Tim Matlick, Executive Director, (the "Applicant" or authorized representative of the Applicant), by signing below, hereby declare and certify as follows:

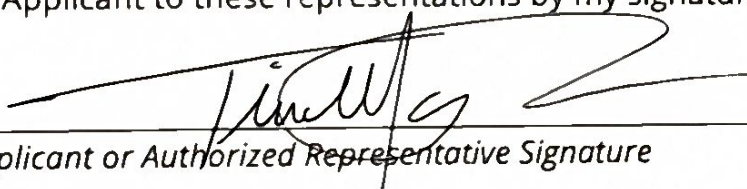
With respect to the property located at:

Physical Address: 7777 W. 99th Place, Westminster 80021

Legal Description (attach as applicable): Tracts 13, SW 1/4 section 14, Township 2 South, Range 69 west of 6th PM, TWP Jefferson

Case Number: 25-104809PA

- ☒ I /We have searched the records of the Jefferson County Tax Assessor and the Jefferson County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.
- ☐ I/We certify that, not less than thirty (30) days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24- 65.5-103(1) of the Colorado Revised Statutes.
- ☐ The mineral estate has been severed from the surface estate, and each mineral estate owner and lessee has waived the right to notice as per CRS 24-65.5-103(5).
- ☐ I hereby further certify that I am the Applicant, or I am authorized by the Applicant to make the representations contained herein and to act as the Applicant's agent for purposes of this Certification of Notification and bind the Applicant to these representations by my signature below.


Applicant or Authorized Representative Signature

6-10-25
Date

REFERRAL COMMENTS

MEMO

TO: Reid Powers
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: July 30, 2025

SUBJECT: Case #25-117419 SA
Peter Ewers
7777 W 99th Pl

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

PROPOSAL SUMMARY

To convert an existing structure into additional classroom space for the Jefferson Academy Elementary School

COMMENTS

Jefferson County Public Health (JCPH) provided comments on July 27, 2023 regarding a pre-application case and on April 1, 2025 regarding a pre-application case for this property. We reviewed the documents submitted by the applicant for this site approval 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 site approval of this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. Please read entire document for requirements and information. Please note additional documentation may be required. Failure to provide required documentation may delay the planning process.

SITE APPROVAL (Public Water & Public Sewer Services)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	07/30/2025	Submit a proof of services 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
✓	07/30/2025	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 (LDR 21 and 22)

The preliminary development analysis summary indicates that a well and onsite wastewater treatment system (OWTS) is the type of water and sewer service for this property. JCPH has no records that this building is on a domestic well or OWTS. Given the area, it is likely that the building is served with public water and sanitation services. The cover letter also indicates that the building is served with public water and sanitation services from the City of Westminster.

The City of Westminster utilities department provided a bill for 7777 99th Place, Account number 00246282, Customer number 01020213 indicating public water and public sanitary services are provided to the existing development.

ENVIRONMENTAL SITE ASSESSMENT

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.

REGULATED FACILITIES

Certain commercial uses are subject to plan reviews, inspections, licensing and/or permitting by this Department, or referred to State agencies. Regulated uses include the following: Retail Food Establishments/Food Service and Child Care Centers/Schools.

Food Service

If food service will be a use at this proposed school, the retail food service establishment will be subject to a plan review, yearly licensing and routine inspections by this Department. Please email health_eh_rf_plan_review@jeffco.us for specific requirements. "Retail food establishment" means a retail operation that stores, prepares, or packages food for human consumption or serves or otherwise provides food for human consumption to consumers directly or indirectly through a delivery service, whether such food is consumed on or off the premises or whether there is a charge for such food. Colorado Revised Statutes 25-4-1602(14).

Childcare

The preschool uses and the before and after program will be subject to a plan review, yearly inspection fee and routine inspections by this Department. Please contact PublicHealthChildcarePlanReview@jeffco.us for specific requirements.

Schools

Schools in Jefferson County must comply with the Colorado Department of Public Health and Environment (CDPHE) regulation "Rules and Regulations Governing Schools in the State of Colorado". The general provisions of the regulation state that the purpose of these "Rules and Regulations" is to provide minimum sanitation requirements for the operation and maintenance of schools and minimum standards for exposure to toxic materials and environmental conditions to safeguard the health of the school occupants and the public and these "Rules and Regulations"

shall apply to all schools, kindergarten through grade twelve, in the State of Colorado. The proposed school may be subject to a plan review, routine inspections, and yearly inspection fees. Contact Steve Jackson at 303.271.5768 or sjackson@jeffco.us for specific requirements.

RADON

Childcare

All new Child Care Centers require Radon testing from a licensed professional radon contractor within 6 months of occupancy per the Rules and Regulations Governing the Health and Sanitation of Child Care Facilities in the State of Colorado 7.14.2 (H).

Schools

Radon testing shall be completed by each school and conducted pursuant to the procedures described in the American Association of Radon Scientists and Technologists (AARST) Protocol for Conducting Measurements of Radon and Radon Decay Products In Schools and Large Buildings, 2015, hereby incorporated by reference. The results of these tests shall be on file at each school and available for review. Schools constructed after the effective date of these rules and regulations shall complete radon tests within 19 months of the date of occupancy. Schools remodeled after the effective date of these rules and regulations shall notify the Department of such remodeling in order that the Department may assess the need for any additional radon testing.

NOISE

Since this facility is essentially surrounded by residential properties, noise levels emitted from this property are more stringent and must comply with the Colorado Revised Statutes (Sections 25-12-101 through 108) which stipulate that the 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.

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.

Memorandum

To: Reid Powers
Planner

From: Patrick O'Connell
Engineering Geologist

Date: August 5, 2025

Re: 7777 W 99th Place, Case No. 25-117419SA

I reviewed the submitted documents for the subject property. I have the following comment.

1. The geologic and geotechnical reports are not required at the time of the site approval.

From: Homyak, Travis <thomyak@northmetrofire.org>
Sent: Tuesday, August 5, 2025 3:25 PM
To: Reid Powers
Subject: --{EXTERNAL}-- RE: 25-115493SA FIRST ELECTRONIC REFERRAL FOR A LOCATION AND EXTENT

case manager note: Referral email sent with incorrect case number in subject line. Corrected referral email sent out shortly after first, incorrect referral email. North Metro Fire responded to email with incorrect case number subject line. Comments from fire district are for 25-117419

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Mr. Powers,
North Metro Fire has been working directly with the applicant on this project and has NO further comments as it relates to this project. Thank you


Travis Homyak
Fire Prevention Specialist/Investigator
North Metro Fire Rescue District
101 Spader Way
Broomfield, CO 80020
Phone: (303) 252-3539
Fax: (720) 887-8336
E-mail: thomyak@northmetrofire.org
Website: www.northmetrofire.org [northmetrofire.org]
nmf logo "Excellence Through Each Individual Act."
p Save a tree. Please consider the environment before printing this e-mail.

From: P&Z Admin <PZAdmin@co.jefferson.co.us>
Sent: Tuesday, July 29, 2025 10:07 AM
To: Reid Powers <rzpowers@co.jefferson.co.us>
Subject: 25-115493SA FIRST ELECTRONIC REFERRAL FOR A LOCATION AND EXTENT

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

Documents related to a Location and Extent have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. Comments should be submitted [via e-mail](#) to the case manager by the due date below.

Please review the specific electronic documents related to this case,  [HERE](#).
[\[jeffcogov.sharepoint.com\]](http://jeffcogov.sharepoint.com) The first referral documents can be accessed by selecting "Review Process – Agency Comments, 1st Referral, Referral Documents".

Case Number: 25-117419
Case Name: Jefferson Academy Charter Schools - 99th
General Location: Immediately west of Wadsworth Blvd and approximately 0.2 miles south of Church Ranch Blvd

Case Type: Location and Extent

Purpose: To convert an existing structure into additional classroom space for the Jefferson Academy Elementary School

Case Manager: Reid Powers

Comments Due: 08/06/2025

Case Manager Contact Information: rzpowers@jeffco.us 303-271-8703

Other resources that may be helpful are the Jeffco mapping system ([iMap](#)) and the case tracking system ([general application details](#)).

In your comments, please indicate whether an additional referral is needed.

Jeffco: Public Health Planning Engineer Cartography Transportation and Engineering Road and Bridge 1 Addressing County Geologist Zoning Administration Long Range Open Space	External: North Metro Fire Protection City of Westminster	HOA: Green Knolls HOA Jefferson County Horse Council PLAN Jeffco Rocky Mountain Metropolitan Airport
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CASE SUMMARY

CASE SUMMARY

Regular Agenda

PC HEARING DATE: August 13, 2025

BCC HEARING DATE: September 16, 2025

24-121048PF Preliminary and Final Plat

CASE NAME: Rogers Street Subdivision

OWNER/APPLICANT: 1105 Rogers LLC, a Colorado limited liability company

LOCATION: 1105 Rogers Street, Golden
Section 2, Township 4 South, Range 70 West

APPROXIMATE AREA: 1.1995 Acres

PURPOSE: **To subdivide the property into 14 lots for single-family detached units**

CASE MANAGER: Benjamin Johnson, Civil Planning Engineer

Applicant Team Presenters:

Robert Laudick, robert@laudickeng.com, 419-203-5000, applicant
Nathan Laudick, nathan@laudickeng.com, 419-203-5000, engineer
Doug Ferraro, doug@milanco.us, owner

Issues:

- None

Minor Variations:

- 24-130507MVR: Relief of minimum parking to allow 2.75 spaces per dwelling unit where 3.5 spaces per dwelling unit is required
- 25-103975ASR: Relief of intersection spacing requirement to allow 90ft where 175ft is required; Relief of street template standards to allow for an inverted crown street design.

Recommendations:

- **Staff:** Recommends APPROVAL subject to conditions

Interested Parties:

- None

Level of Community Interest: Low

Representative for Applicant: Nathan Laudick

General Location: South of the intersection of S Golden Road and Rogers Street

Case Manager Information: Phone: 303-271-8705 e-mail: bzjohnso@jeffco.us

STAFF REPORT

STAFF REPORT

PC HEARING DATE: August 13, 2025

BCC HEARING DATE: September 16, 2025

24-121048PFP Preliminary and Final Plat

CASE NAME: Rogers Street Subdivision

OWNER/APPLICANT: 1105 Rogers LLC, a Colorado limited liability company

LOCATION: 1105 Rogers Street

APPROXIMATE AREA: 1.1995 Acres

PURPOSE: **To subdivide the property into 14 lots for single-family detached units**

CASE MANAGER: Benjamin Johnson, Civil Planning Engineer

REPRESENTATIVE: Nathan Laudick
Robert Laudick
Doug Ferraro

ZONING: Planned Development (PD)

Background / Unique Information:

The purpose of this development is to subdivide the property into 14 lots for single-family detached units. This development is in a residential area that is characterized by shallow slopes. The zoning requirements of the Roges St. ODP recorded at Reception Number 2024012460 and the Jefferson County Land Development Regulation are applicable to this development. Vegetation consists of native grasses. There is one existing structure on the property, an existing single family detached residence that will be removed as part of this project. Water supply will be provided by Consolidated Mutual Water Company. Pleasant View Water and Sanitation District will provide sewer services. There are public improvements required for this development. The applicant is required to provide storm water detention with water quality, streetside improvements to adjacent Rogers Street, and a new private street. There is one proposed primary access, West 11th Drive from Rogers Street for this development, which serves all 14 proposed lots.

Notification:

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

During the processing of the application, Staff has received one response in support of the development and two responses in objection to the proposal.

Citizen concerns regarding the increase in vehicle traffic along Rogers St., the proximity of the proposed private street with existing intersections, parking concerns with on-street parking along Rogers St, the applicant not meeting County standards through multiple relief requests, internal drainage through the property, and impacts from the development to existing homes (building height, density, etc.).

Staff replied to citizen concerns. For traffic, intersection spacing was reviewed and approved with ASR case 25-103975ASR and the increase in vehicle traffic was reviewed with a trip generation memorandum provided by the applicant which stated a minimal impact to traffic with this development that can be accommodated by the surrounding roadway network. For concerns with multiple relief requests, Staff clarified that all relief requests and supporting justification are reviewed on a case-by-case basis, and that the applicant proceeded through the proper process, provided for in the Land Development Regulations, to propose deviation from standards. For impacts to existing homes, items such as building height and density are established by the underlying zone district, which was approved and recorded with a prior rezoning case.

Analysis:

	1. Lot and Tract Standards	2. Circulation	3. Water Supply/ Wastewater/Utilities	4. Fire Protection	5. Drainage	6. Geologic and Geotechnical	7. Sensory Impacts	8. Wildlife/Vegetation/ Landscaping	9. Historical/Archeological/ Paleontological
Acceptable	X	X	X	X	X	X	X	X	X
Unacceptable									

Services: Pleasant View Fire Department
 Consolidated Mutual Water Company
 Pleasant View Water and Sanitation District
 Lumen
 Public Service Company
 Comcast Cable

SUMMARY OF COMPLIANCE WITH THE LAND DEVELOPMENT REGULATION:

1. Lot and Tract Standards:

The proposed subdivision is composed of 14 lots and 2 tracts. The 14 proposed lots will be for single family detached units.

The proposed tracts are as follows:

- Tract A is for private access, emergency access, and drainage and utility purposes. An easement for these purposes is proposed for dedication to the County. This tract will include the proposed private street, internal site parking, and underground stormwater detention and water quality basin.
- Tract B is for Right-of-Way purposes. This tract is proposed for conveyance to the County for Right-of-Way dedication. This additional Right of Way is required to be dedicated along Rogers Street for adjacent street improvements.

Zoning Resolution Section 14 has a requirement for the minimum amount of parking spaces required for residential dwelling units. During the processing of this case, the Director of Planning Zoning granted the following Minor Variation Request related to parking requirements:

- 24-130507MVR: To allow a reduced parking standard to allow for 2.75 parking spaces per dwelling unit where 3.5 parking spaces are required.

Staff found this request satisfactory with a plat note requiring each home be built with a two-car garage for residents, resulting in 28 garage spaces for residents in the development plus 13 off-street parking spaces.

The proposed configuration of the lots is in compliance with Section 14 (Lot and Tract Standards) of the Jefferson County Land Development Regulation.

2. Circulation:

The proposed residential development will take access from a private street, W 11th Drive, from the public road, Rogers Street. In addition, a private access and utility easement is required over the internal private access street by separate deed for the benefit of the future lot owners and is listed as a condition of Plat approval.

During the processing of this case, the Director of Planning Zoning granted the following Alternative Standard Requests under relief case 25-103975ASR:

- To allow an intersection spacing of 90ft where 175ft is required (TDCM Section 3.7.1);
- To allow an inverted crown street design (TDCM Section 3.4).

The circulation for this development is in conformance with the requirements of Section 15 (Circulation) of the Land Development Regulation and the Transportation Design and Construction Manual.

3. Water Supply, Wastewater and Utilities:

Consolidated Mutual Water Company will provide water for the subdivision. Pleasant View Water and Sanitation District will provide sewer services for the subdivision.

Xcel will provide electricity. Lumen will provide telephone service.

The approval of water and sewer plans by Consolidated Mutual Water Company and Pleasant View Water and Sanitation District, respectively, and the recordation of a sewer easement, for the benefit of Pleasant View Water and Sanitation District are listed as a conditions of approval for this development.

The water, sanitation and utilities for this site comply Section 21 (Water Supply), 22 (Wastewater) and 23 (Utilities) of the Land Development Regulation following approval of the water and sewer plans by Consolidated Mutual Water Company and Pleasant View Water and Sanitation District, respectively.

4. Fire Protection:

Pleasant View Fire Protection District has deemed the proposal to be acceptable and will provide fire protection for the subject property.

Fire protection for the site is in conformance with Section 24 (Fire Protection) of the Land Development Regulation.

5. Drainage:

The submitted Drainage Report will be acceptable once revised in accordance with the Engineering comments dated June 11, 2025 and Engineering Geologist comments dated May 15, 2025. The comments are considered minor and pertain to the finalization of the detention spreadsheets, underground detention system plans, and providing a detention system maintenance plan. The resolution of Engineering comments and Engineering Geologist comments are listed as a condition of plat approval.

The drainage requirements for this development comply with Section 18 of the Land Development Regulation (Drainage) and the Storm Drainage Design and Technical Criteria with the resolution of Engineering comments dated June 11, 2025 and Engineering Geologist comments dated May 15, 2025.

6. Geologic and Geotechnical:

This site is not in an identified geohazard area. The "Report of Geotechnical Engineering Evaluation" dated January 23, 2025 and prepared by Terradyne Engineering describes subsurface soils as "loose to medium dense clayey sand" and "dense to very dense silty sand" with moderate swell potential. The report recommends performing additional soil testing/observation to confirm building foundation design requirements. An Expansive Soils Plat Restriction has been added to the Plat to ensure that geotechnical issues are properly addressed at the time of building permit.

Engineering Geologist comments dated May 15, 2025 also identified revisions to the geotechnical evaluation that need to be made including test boring depths and groundwater observation dates. The resolution of these comments have been listed as a condition for plat approval.

The proposed Plat complies with Section 25 of the Land Development Regulation (Geologic and Geotechnical) related to the mitigation of geologic hazard with the resolution of engineering geologist comments dated May 15, 2025.

7. Sensory Impacts:

The Sensory Impact information provided by the applicant indicates the proposed project is expected to have negligible impacts to acoustical, ocular and olfactory levels. Acoustical, ocular and olfactory levels will not exceed those set forth by Section 26 of the Land Development Regulation. Planning & Zoning and Public Health reviewed the information and deemed it acceptable.

The proposed Plat complies with Section 26 of the Land Development Regulation (Sensory Impact).

8. Wildlife/Vegetation/Landscaping:

The proposal is not expected to have a significant impact on wildlife.

The proposed Plat complies with Section 28 (Wildlife and Vegetation) of the Land Development Regulation related to Wildlife and Vegetation.

9. Historical/Archeological/Paleontological:

At the applicant's request, the Office of Archaeology and Historic Preservation conducted a search of the Colorado Inventory of Cultural Resources within the property. As a result, no sites were located, and no further analysis or study was required.

Jefferson County Historical Commission (JCHC) did identify potential historic resources on and near the property, with a historic railroad bed on the property to the west that JCHC recommended preserving the historic railway embankment for, and the existing structure on the property was constructed approximately around 1941 and could potentially be eligible for the National Registry for Historic Places (NRHP). The applicant provided a response to these comments clarifying that the historic railway embankment does not encroach onto the project property, so this project would not impact it, and that after an inspection of the existing structure onsite it is in too poor of shape to be able to save it.

The historical, archeological and paleontological requirements for this subdivision comply with Section 31 (Historical, Archaeological, and Paleontological) of the Land Development Regulation.

ADDITIONAL REQUIREMENTS:

10. Park and School Requirements:

There are 14 proposed lots planned for this Plat; therefore, the net change in density for this filing is 13 additional dwelling units.

The Land Development Regulation provides that park and school requirements can be met by either land dedication or payment of fees. For Rogers Street Subdivision, park and school requirements are being fulfilled by the payment of fees.

The fee applicable to this subdivision is as follows:

- Single family attached unit (plains) = $\$4,725 \times 13 = \$61,425$

The breakdown for park and school fee distribution is 60% and 40% respectively. The fee breakdown for the subdivision is as follows:

Park Fee = $(\$61,425) (60\%) = \$36,855$

School Fee = $(\$61,425) (40\%) = \$24,570$

The payment of these fees has been listed as a condition of plat approval.

11. Performance Guarantee and Subdivision Improvements Agreement:

The public improvements associated with this subdivision will be guaranteed by Plat restriction. At this time, the associated Improvements Agreement has not been approved as to form by the County Attorney's Office, and the Exhibit "A" to be attached to the Improvements Agreement has not been finally approved. Approval of the Improvements Agreement and Exhibit "A" are listed as conditions of approval for this development.

If this Plat is approved, the Chairman of the Board of County Commissioners shall be authorized to sign the Improvements Agreement on behalf of the County and staff will record the Improvements Agreement with the Plat.

12. Mineral Rights:

The applicant in this case certified that the required inspection occurred per Colorado State Statute and that the inspection indicated that mineral rights have not been severed from the surface estate of the subject property.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the proposal conforms to the Land Development Regulation because all applicable regulations have been satisfied, or will be satisfied, prior to recordation of the Preliminary and Final Plat, as indicated within this report.

And;

Staff recommends that the Planning Commission recommend approval of Case No. 24-121048PFP subject to the following conditions:

1. Submittal of a title insurance commitment update with an effective date less than 45 days prior to the recording of the Plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.
2. The Improvements Agreement being approved as to form by the County Attorney's Office.
3. The recordation of the Plat mylars being prepared in accordance with the red marked print dated August 13, 2025.
4. Payment of \$36,855 for fees in lieu of park land dedication prior to plat recordation or payment of the fees-in-lieu of park land dedication as set forth in the Improvements Agreement prior to building permit, as applicable. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
5. Payment of \$24,570 for fees in lieu of school land dedication prior to plat recordation or payment of the fees-in-lieu of school land dedication as set forth in the Improvements Agreement prior to building permit, as applicable. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.
6. Recordation of an access and utility easement to the benefit of the created lots and the future lot owners.
7. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Rogers Street Subdivision for prior years have been paid.
8. The approval of water plans by Consolidated Mutual Water Company and sewer plans by Pleasant View Water and Sanitation District.
9. The recordation of a sewer easement for the benefit of Pleasant View Water and Sanitation District.
10. Resolution of Planning Engineering's comments dated June 11, 2025.
11. Resolution of Engineering Geologist comments dated May 15, 2025.

COMMENTS PREPARED BY:

Benjamin Johnson

Benjamin Johnson, Civil Planning Engineer
August 6, 2025

CASE DATES SUMMARY

Jefferson County Case Management

CASE DATE SUMMARY

CASE NUMBER: **24-121048PFP** CASE TYPE: Preliminary and Final Plat

INITIAL APPLICATION SUBMITTED: August 5, 2024

CASE SENT ON FIRST REFERRAL: October 15, 2024

REFERRAL RESPONSES PROVIDED TO APPLICANT: December 10, 2024

CASE SENT ON SECOND REFERRAL: February 27, 2025

REFERRAL RESPONSES PROVIDED TO APPLICANT: March 31, 2025

CASE SENT ON THIRD REFERRAL: April 28, 2025

REFERRAL RESPONSES PROVIDED TO APPLICANT: June 12, 2025

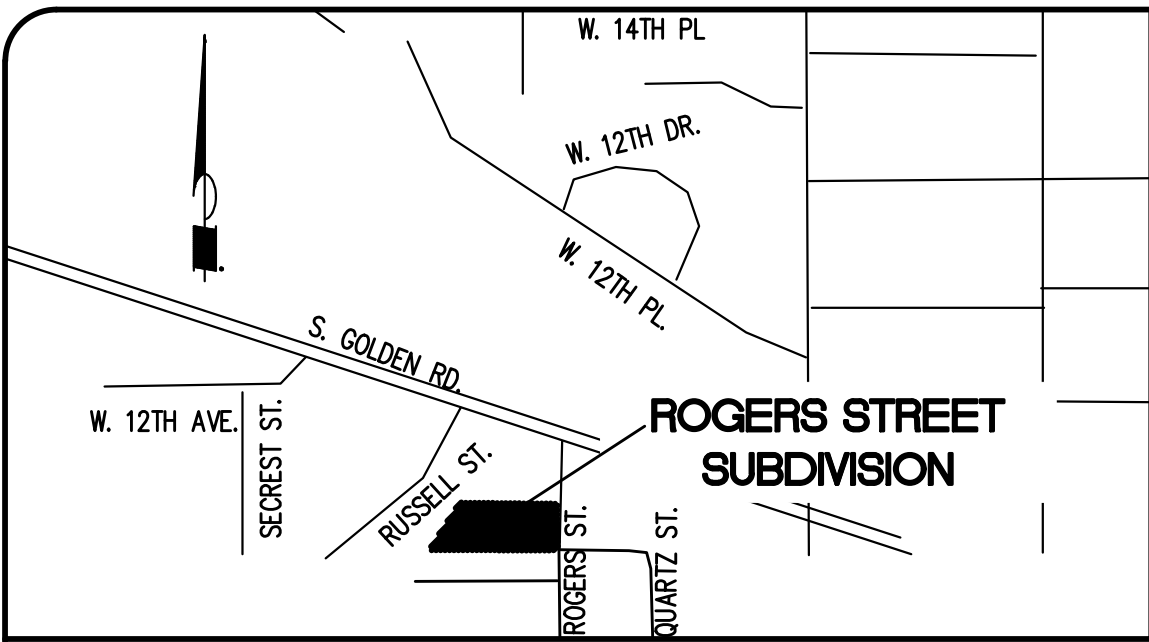
CASE SCHEDULED FOR HEARING(S): July 21, 2025

PROPOSED PLAT

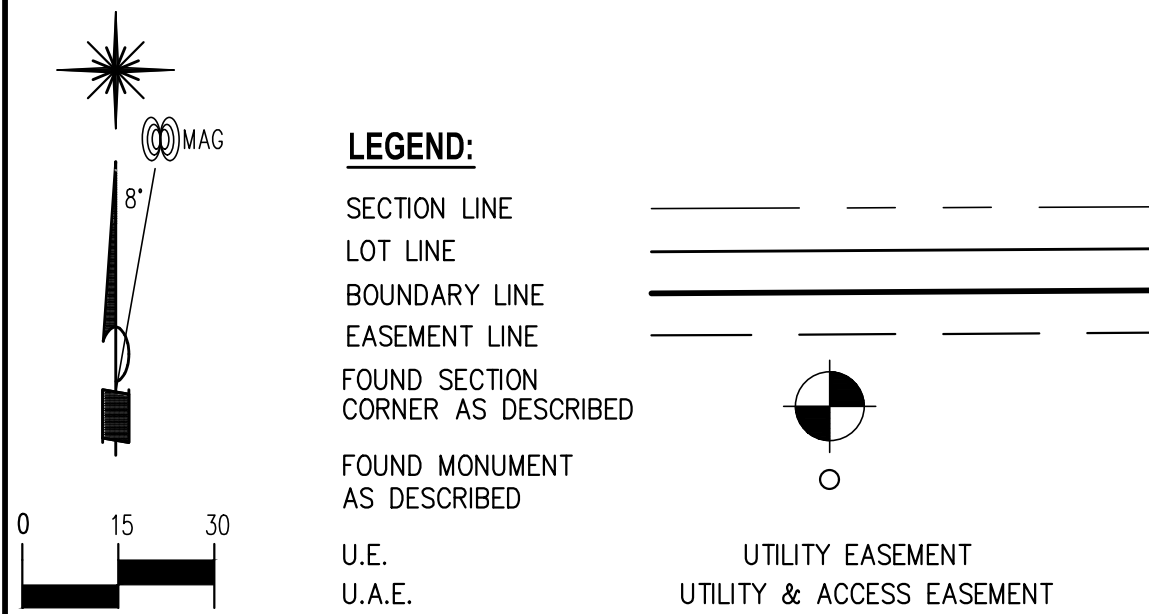
ROGERS STREET SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 2, T4S, R70W, 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 1

CASE NO. 24-121048PF



-VICINITY MAP-
SCALE: 1"=1000'



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	89.11	1407.96	003°37'34.84"	S38° 36' 28"W	89.10
C2	76.10	1407.96	003°05'47.93"	S41° 58' 10"W	76.09
C3	11.00	60.98	010°20'07.55"	S85° 28' 20"E	10.99
C6	12.60	39.00	018°30'51.71"	S81° 22' 52"E	12.55
C7	5.05	15.00	019°17'17.48"	N79° 43' 03"E	5.03
C8	5.15	15.00	019°39'15.31"	S80° 48' 40"E	5.12
C9	12.69	61.00	011°55'02.37"	S84° 40' 47"E	12.66
C10	19.52	39.00	028°40'32.89"	S76° 18' 01"E	19.32
C11	20.88	28.00	042°43'53.61"	N67° 53' 26"E	20.40
C12	20.60	27.95	042°14'03.09"	N69° 03' 35"W	20.14

LEGAL DESCRIPTION:

THE SOUTH 125 FEET OF THE FOLLOWING DESCRIBED TRACT:
THAT PORTION OF THE WEST 1/2, SOUTHEAST 1/4, NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., LYING SOUTH OF THE HIGHWAY KNOWN AS WEST COLFAX, AND SOUTHEASTERLY OF DENVER AND INTERMOUNTAIN RAILROAD RIGHT OF WAY.

EXCEPT THE SOUTH 697.91 FEET THEREOF, AND EXCEPT A ROAD RIGHT OF WAY ON THE EAST SIDE THEREOF 20 FEET IN WIDTH, COUNTY OF JEFFERSON, STATE OF COLORADO.

KNOWN AS: 1105 ROGERS STREET, GOLDEN, CO 80401

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 2 BEING N0023°40'W AND MONUMENTED AS FOLLOWS:

- EAST 1/4 CORNER SECTION 2, BEING A FOUND 3.5" ALUMINUM CAP, PLS 37971, IN RANGE BOX, PER MON REC. DATED 5-25-2020
- NORTHEAST CORNER SECTION 2, BEING A FOUND 2.5 ALUMINUM CAP IN RANGE BOX, PER MON REC DATED 4-4-15

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 2;

THENCE N 44°53'15" W A DISTANCE OF 974.31 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2022055195 AND THE POINT OF BEGINNING;

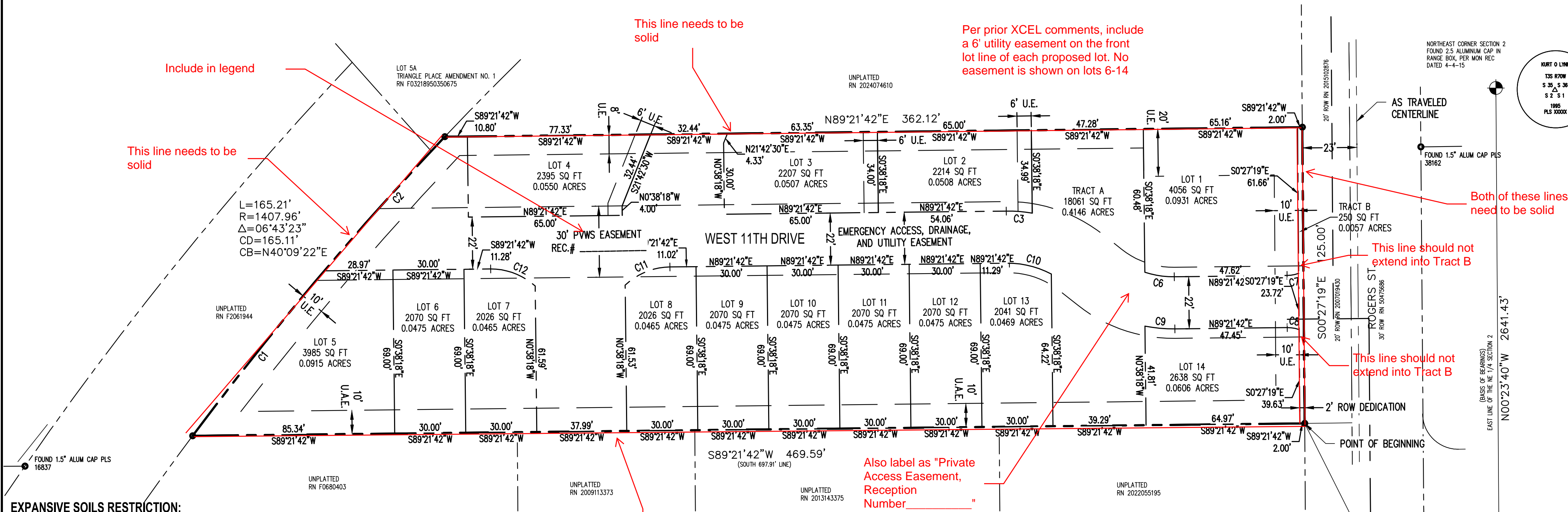
THENCE S 89°21'42" W ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND AND THE NORTHELY BOUNDARIES OF THOSE PARCELS OF LAND RECORDED AT RECEPTION NO.'S 2013143375, 2009113373 AND F0680403 A DISTANCE OF 469.59 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. F2061944;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY AND THE SOUTHEASTERLY BOUNDARY OF LOT 5A, TRIANGLE PLACE AMENDMENT NO. 1, A SUBDIVISION RECORDED AT RECEPTION NO. F0321895 ALONG A CURVE TO THE RIGHT HAVING A CHORD OF N 40°09'22" E 165.11 FEET, A RADIUS OF 1407.96 FEET, AN ARC OF 165.21 FEET, AND A DELTA OF 6°43'23" TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2024074610;

THENCE N 89°21'42" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2024074610 A DISTANCE OF 362.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ROGERS STREET;

THENCE S 00°27'19" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 52,249 SQUARE FEET, OR 1.1995 ACRES MORE OR LESS.



EXPANSIVE SOILS RESTRICTION:

PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL CERTIFY TO THE COUNTY THE FOLLOWING.

1. THAT A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

2. THAT PROPER SUBSURFACE DRAINAGE HAS BEEN DESIGNED FOR THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.

3. THAT THE PLANS SUBMITTED TO BUILDING SAFETY HAVE BEEN REVIEWED AND/OR PREPARED BY THE SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS 1. AND 2. ABOVE.

BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE JEFFERSON COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED HEREON, HAS LAID OUT THE SAME INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN HEREON.

OWNER: 1105 ROGERS ST, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: NATHAN LAUDICK, MEMBER

STATE OF COLORADO)
COUNTY OF JEFFERSON)

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20____, BY NATHAN LAUDICK, MEMBER OF 1105 ROGERS ST, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

TITLE COMPANY CERTIFICATE:

I, _____ AS AUTHORIZED AGENT OF THE UNDERSIGNED TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE (DEDICATOR'S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT NO. _____ ISSUED BY _____ WITH AN EFFECTIVE DATE OF _____

AS AUTHORIZED AGENT OF _____

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 _____

BY: DEPUTY CLERK _____

REVIEW CERTIFICATE:

REVIEWED BY PUBLIC HEALTH THIS ____ DAY OF _____, 20 ____

PUBLIC HEALTH _____

REVIEWED BY THE PLANNING COMMISSION THIS ____ DAY OF _____, 20 ____

CHAIRMAN _____

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE ROGERS ST. SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 8TH DAY OF MAY, 2024, 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 SUBDIVISION AND THE SURVEY THEREOF.

CHRISTOPHER H. McELVAIN,
LICENSED COLORADO LAND SURVEYOR NO. 36561
FOR AND ON BEHALF OF SURVEY303, LLC

ACCEPTANCE CERTIFICATE:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING, AND CONVEYANCE OF THE EASEMENTS IS ACCEPTED BY THE

COUNTY OF JEFFERSON, STATE OF COLORADO. THIS ____ DAY OF _____, 20 ____

CLERK _____

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS _____

COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER:

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., AS AMENDED, NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, LOTS, TRACT, OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

(A) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVICING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER _____ OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATION; AND

PROVIDED, HOWEVER THAT A CONVEYANCE, SALE, OR TRANSFER OF A SPECIFIC LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE ABOVE PROVISIONS WHERE THE OWNER/SUBDIVIDER(S) AND THE PROPOSED TRANSFEREE, WHO MUST ALSO QUALIFY AS A "SUBDIVIDER" UNDER THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS DEFINED IN SECTION 30-28-101 (9), C.R.S., AND THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY HAVE EXECUTED AN AMENDMENT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT WHEREBY THE TRANSFEREE OWNER/SUBDIVIDER AGREES TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER.

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE DEVELOPMENT OR ANY LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS AMENDED.

(A) APPROVED, COVENANTED, AND AGREED TO AS CONSIDERATION FOR APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS ____ DAY OF _____, 20 ____

NOTES:

- THIS PLAT CONSISTS OF 14 LOTS WHICH SHALL CONSISTS OF 14 SINGLE FAMILY DWELLINGS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 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.
- DISTANCE ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- RECORDED BEARINGS AND DISTANCES ARE DENOTED BY PARENTHESIS (XX.XXX).
- 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.
- PER COLORADO REVISED STATUTES SEC. 38-51-106 (L) ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37 DIVIDED BY 12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHEAST CORNER OF SECTION 1 BEARS N 86°46'20" E BETWEEN MONUMENTS AS SHOWN.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEY303 LLC TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER _____ DATED _____, 20____ PREPARED BY _____ WAS ENTIRELY RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.
- DATE OF FIELD WORK: APRIL 22, 2024
- THE APPROVED DRAINAGE REPORT AND PLANS FOR ROGERS ST. SUBDIVISION ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES, UNDERGROUND DETENTION, AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATION TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY ACCEPTS SUCH RESPONSIBILITY.
- TRACT A IS FOR THE REQUIRED PRIVATE ACCESS, EMERGENCY ACCESS, DRAINAGE, AND UTILITY EASEMENTS. TRACT A WILL BE MAINTAINED BY THE SUBDIVIDER, ITS (OR HIS) SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. THE DETENTION AND DRAINAGE STRUCTURES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY.
- THE PRIVATE ACCESS DRIVE WILL BE MAINTAINED BY THE SUBDIVIDER, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVE IS ASSUMED BY THE HOMEOWNERS ASSOCIATION OF EQUIVALENT ENTITY. THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVE PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVE SHALL NOT BE ACCEPTED FOR OWNERSHIP OR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE.
- 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCCO AN EASEMENT ON ITS STANDARD FORM.
- UTILITY EASEMENTS ARE DEDICATED TO JEFFERSON COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES).
- TURNING RESTRICTION WILL LIKELY BE IMPLEMENTED IN THE FUTURE FOR THE ACCESS INTO THE SUBDIVISION.
- A PRIVATE ACCESS EASEMENT HAS BEEN RECORDED OVER THE ENTIRETY OF TRACT A AT RECEPTION#: _____. PRIVATE ACCESS TO SUBDIVISIONS TO THE NORTH, SOUTH, AND WEST OF THE ROGER ST. DEVELOPMENT SHALL BE GRANTED ACROSS TRACT A IN THE PRIVATE ACCESS EASEMENT DOCUMENT.
- ALL DWELLINGS SHALL HAVE A 2 CAR GARAGE.
- SINCE FAMILY DETACHED LOTS SHALL COMPLY WITH THE MAXIMUM BUILDING HEIGHTS SET FORTH IN THE OVERALL DEVELOPMENT PLAN AS DEFINED BY THE JEFFERSON COUNTY ZONING RESOLUTION. ADDITIONALLY, BUILDING HEIGHTS AS MEASURED FROM THE HIGH POINT OF FINISHED GRADE TO THE LOWEST POINT OF THE EAVE LINE SHALL NOT EXCEED 30' UNLESS AN AERIAL FIRE APPARATUS ACCESS ROAD IS PROVIDED
- THE FRONT LOT ELEVATION FOR LOTS 1-4 & 14 IS THE WESTERN LOT LINE AND FOR LOTS 5-13 IS THE ARCHITECTURAL LINES SHALL BE ON THE DEFINED FRONT LOT LINE.
- TOTAL AREA OF SUBDIVISION 82,920 S.F. OR 1.9035 ACRES MORE OR LESS.
- THE OFFICIAL DEVELOPMENT PLAN FOR THIS PLAT IS RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER 2024012400.

DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER AND THE HOLDER OF DEED-OF-TRUST OF THOSE LANDS DESCRIBED HEREON HAS LAID OUT, THE SAME INTO LOTS, TRACTS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF THE ROGERS ST. SUBDIVISION, AND DOES, BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT AND CONVEY TO THE COUNTY OF JEFFERSON ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON AND ALSO GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE STREETS AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THIS DEDICATION OF THE EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE STREETS AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

LEGAL DESCRIPTION PREPARATION

THE LEGAL DESCRIPTION ON THIS PLAT WAS PREPARED BY CHRISTOPHER H. McELVAIN, PLS #36561, OF THE FIRM SURVEY 303, LLC, 5368 LYNN DR., ARVADA, CO 80002

REVISIONS:

SUBMITTAL #1: 07/28/24

SUBMITTAL #2: 01/15/25

SUBMITTAL #3: 04/25/25

SURVEY 303 LLC

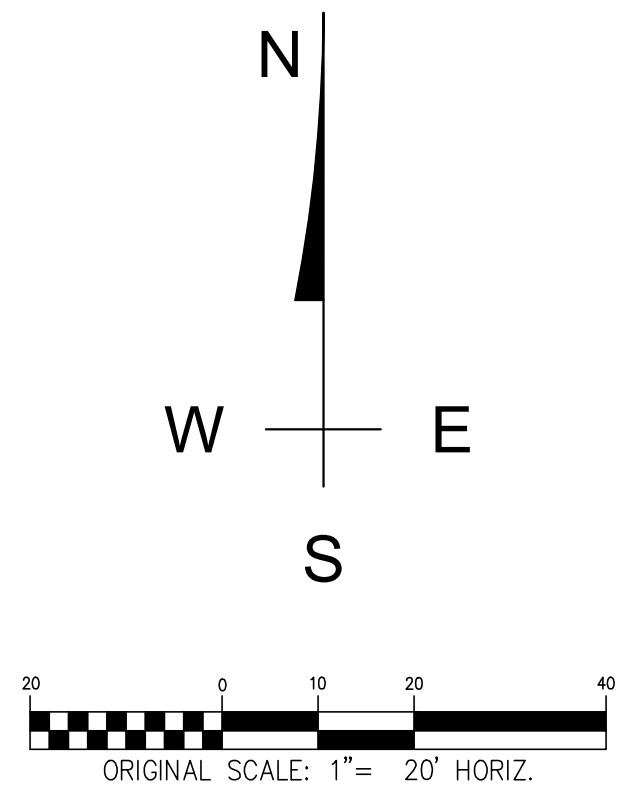
LAND SURVEYING

5368 LYNN DR. ARVADA CO. 80002 • 303 514 3668 • SURVEY303@AOL.COM

DATE: 07/28/24

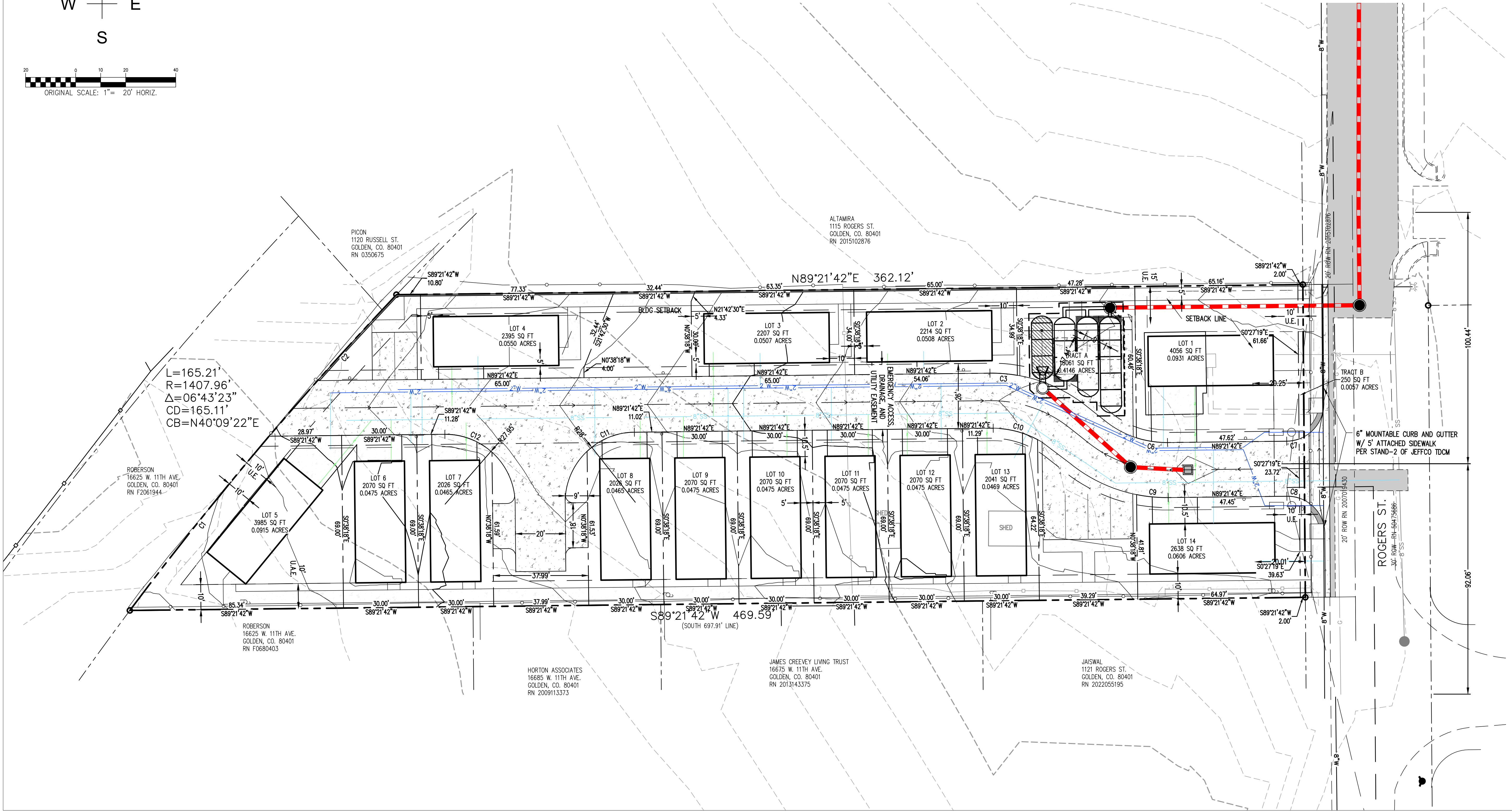
SCALE: 1" = 30'

SUPPLEMENTAL PLAN



NOTES:

1. THERE IS NO MAPPED FLOODPLAIN ON THE PROPERTY.
2. THERE ARE NO ROCK OUTCROPPINGS OR WOODED AREAS.
3. THERE ARE NO IRRIGATION DITCHES OR LATERALS ADJACENT TO OR ON THE PROPERTY.
4. TRACT A IS A NON-BUILDABLE TRACT USED FOR ACCESS & EMERGENCY ACCESS, UTILITY EASEMENTS, CONVEYANCE OF DRAINAGE, AND DETENTION AND WATER QUALITY.



Contact:
NATHAN LAUDICK, PE
415.203.5000
NATHAN@LAUDICKENG.COM
DENVER, CO

LAUDICK & LAUDICK
Civil Engineering Services

ROGERS ST. SUBDIVISION
CONSTRUCTION DOCUMENTS
1105 ROGERS, LLC
BB23-003

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this document is limited and can be extended only by written
agreement with L&L Engineering, LLC.

REVISION:

DATE: 4/25/2025
DRAWN BY: RGL
CHECKED BY: NAL

SI-Supplemental Information.dwg

**SUPPLEMENTAL
INFORMATION**

SI
OF 17
1" = 20'

MAPS

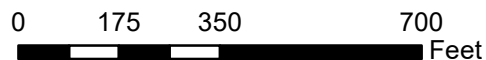


Case Number: 24-121048PFP
Location: Section 2, T4S, R70W



JEFFERSON
 COUNTY COLORADO

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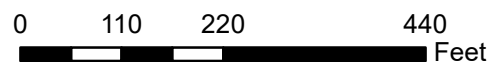


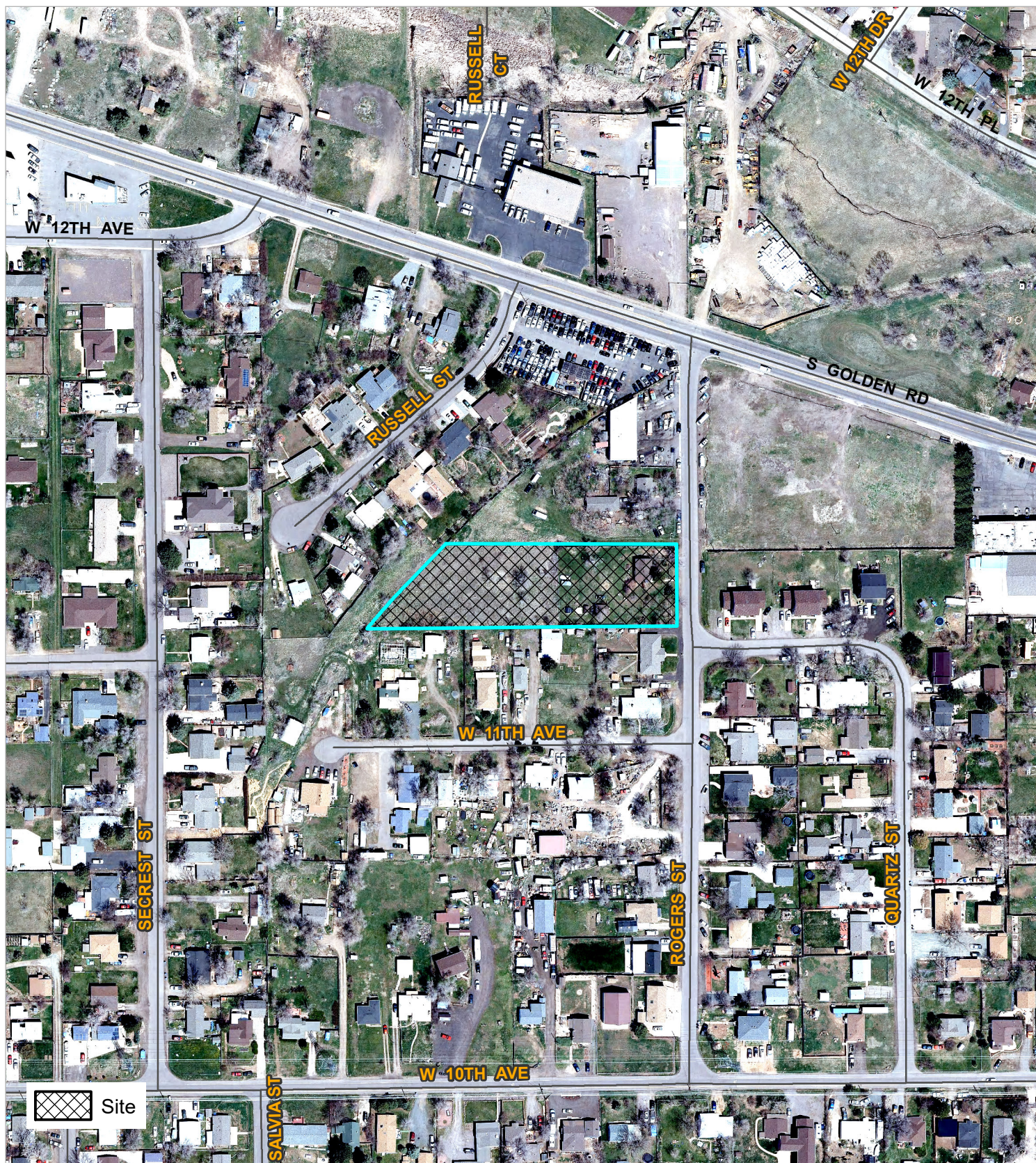


Case Number: 24-121048PFP
Location: Section 2, T4S, R70W



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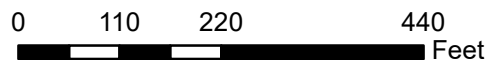


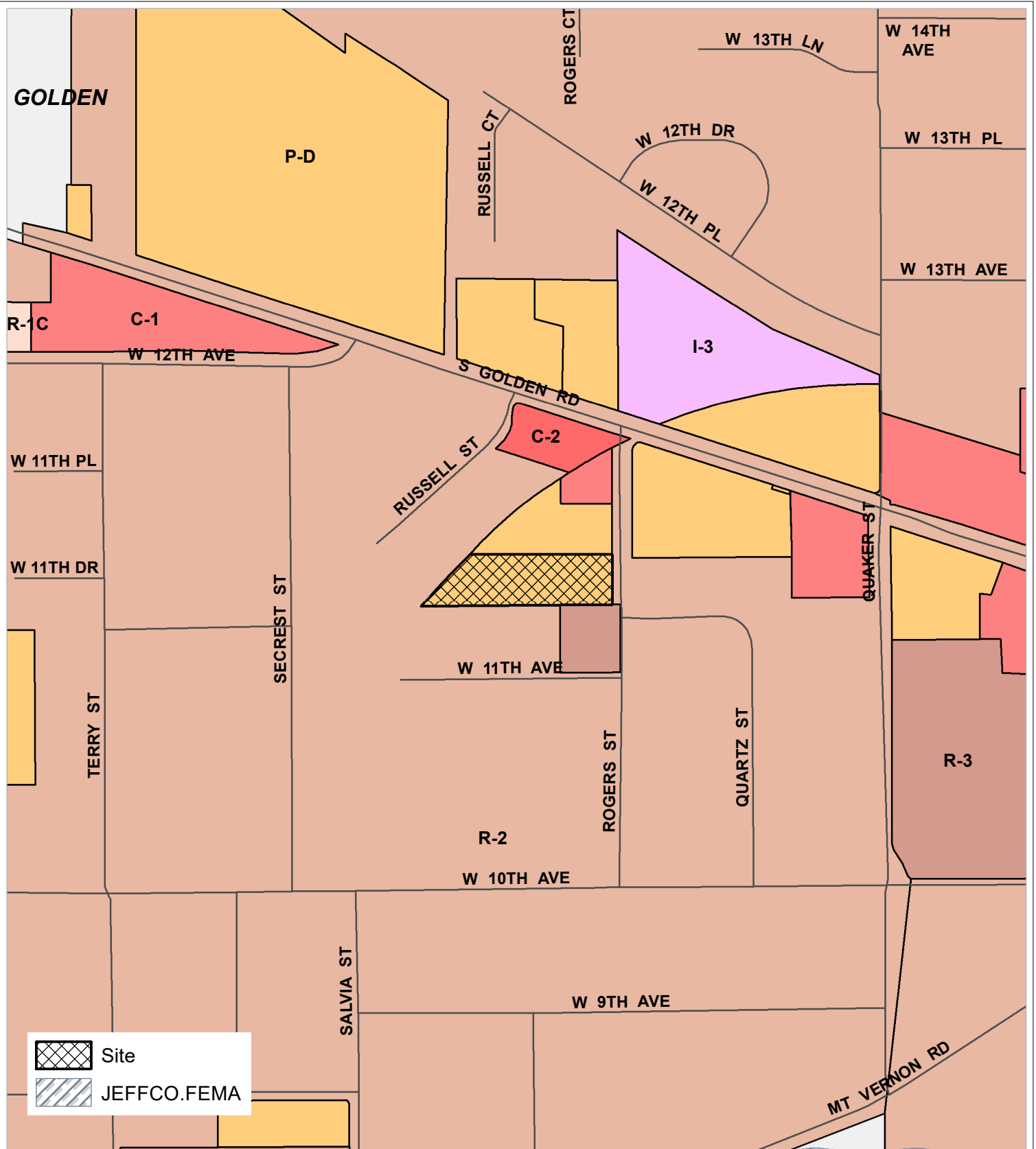
Case Number: 24-121048PFP
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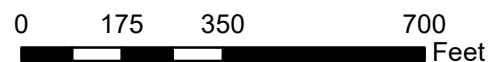


Case Number: 24-121048PFP
Location: Section 2, T4S, R70W

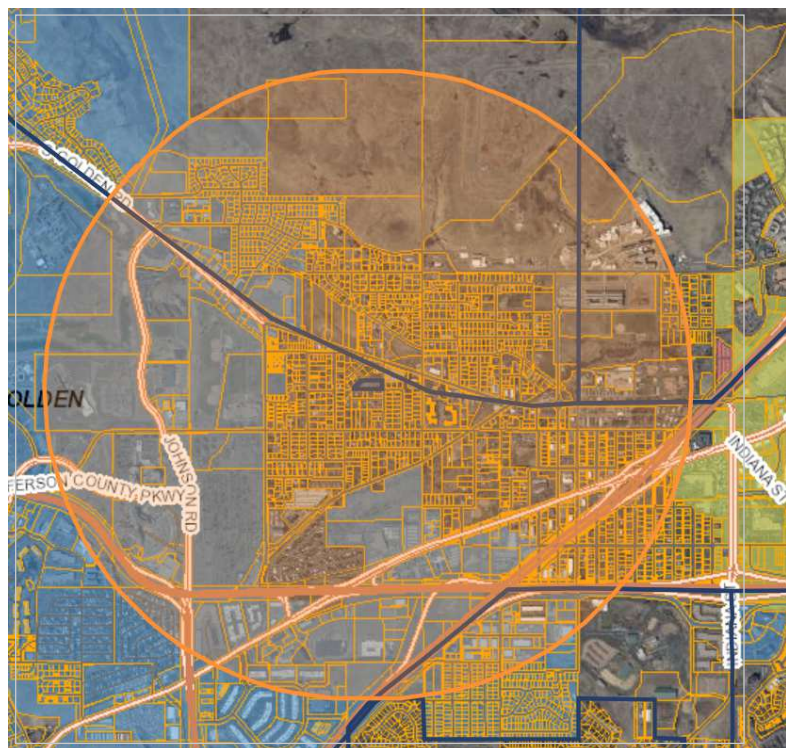


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NOTIFICATION SUMMARY



From the Jefferson County Assessor's Office
Home Owners Associations within 1 miles of 40-021-00-012

Subject Properties

Owner

1105 ROGERS LLC

8 HOA within 1 miles of subject properties

HOA Name

APPLEWOOD POA

JEFFERSON COUNTY HORSE COUNCIL

MESA VIEW ESTATES

PLAN JEFFCO

ROLLING HILLS EAST HOA

SAVE THE MESAS INC

SIXTH AVE WEST ESTATES

SIXTH AVE WEST TOWNHOME ONE ASSN

Owner	Mail Address	Mail Loc	Mail Zip
MULHERN JOEL A	16750 S GOLDEN RD	GOLDEN, CO	80401
WALLEN RUSSELL D	1145 RUSSELL RD	GOLDEN, CO	80401
LINDEN ENGINEERING INC	7730 S GARRISON ST	LITTLETON, CO	80128
ALTAMIRA INC	1100 JOHNSON RD 17761	GOLDEN, CO	80401
ROBERSON BIFF WAYNE	16625 W 11TH AVE	GOLDEN, CO	80401
HORTON ASSOCIATES LLC	411 N FORD ST	GOLDEN, CO	80403
JAMES S CREEVEY LIVING TRUST	22470 INDIAN HEAD RD	GOLDEN, CO	80403
JAISWAL MANISHA K	1121 ROGERS ST	GOLDEN, CO	80401
16600 & 16610 WEST 11TH AVE LLC	17204 W 16TH AVE	GOLDEN, CO	80401
CAMERON FAMILY TRUST	16690 W 11TH AVE	GOLDEN, CO	80401
WATKINS PETER J	16650 W 11TH AVE	GOLDEN, CO	80401
PALMATEER GEORGE H	16680 W 11TH AVE	GOLDEN, CO	80401
CANNADY MAREUS GODFRED LIFE ESTATE	16700 W 11TH AVE	GOLDEN, CO	80401
HAVLATOVA KVETA	16793 W 10TH AVE	GOLDEN, CO	80401
KLOPFENSTEIN REX W	16727 W 10TH AVE	GOLDEN, CO	80401
16707 W 10TH AVENUE LLC	5115 EASLEY RD	GOLDEN, CO	80403
HALL TERESA J	16705 W 10TH AVE	GOLDEN, CO	80401
BARNES JONATHON LUTHER	PO BOX 16301	GOLDEN, CO	80402
BERNAL JESUS A	1095 ROGERS ST	GOLDEN, CO	80401
DIEHL ROBERT A	1093 ROGERS ST	GOLDEN, CO	80401
DURBIN TRUST	1091 ROGERS ST	GOLDEN, CO	80401
HOUGHTON JACK L	100 JEFFERSON COUNTY PKWY	GOLDEN, CO	80419
COLORADO AWESOMENESS LLC	PO BOX 16508	GOLDEN, CO	80402
DEVELOPMENTAL DISABILITIES RESOURCE CTR	11177 W 8TH AVE 300	LAKEWOOD, CO	80215
DEVELOPMENTAL DISABILITIES RESOURCE CTR	11177 W 8TH AVE 300	LAKEWOOD, CO	80215
IRWIN RHONDA S	990 S 46TH	BOULDER, CO	80305
I 3 RENTAL RLLP	PO BOX 16025	GOLDEN, CO	80402
HAWLEY JOSEPH W	1075 YOUNGFIELD ST	GOLDEN, CO	80401
KWAK PAUL RAYMOND	1165 SECREST ST	GOLDEN, CO	80401
MATNEY GINGER	PO BOX 18740	GOLDEN, CO	80402
CHRISTINE A KOTOWSKI TRUST	12617 W 69TH AVE	ARVADA, CO	80004
RYDBERG RUSSELL	12650 W 64TH E290	ARVADA, CO	80004
DUKER LISA	1140 TERRY ST	GOLDEN, CO	80401
HANSEN CYNTHIA A	16940 W 11TH AVE	GOLDEN, CO	80401
HOUGHTON GARY L	1055 SECREST ST	GOLDEN, CO	80401
FRITZ JERROLD A	1085 SECREST ST	GOLDEN, CO	80401
SAVIDGE RICHARD H	37 SILVER DOLLAR DR	BRECKENRIDGE, CO	80424
ALEXANDER EDWIN K JR	1080 SECREST ST	GOLDEN, CO	80401
HOWARDS STEVEN A	189 PARKVIEW AVE	GOLDEN, CO	80401
WOLF OLIVIA	1100 SECREST ST	GOLDEN, CO	80401
SLAUTER TYLOR J	1110 SECREST ST	GOLDEN, CO	80401
BELLMAN JEFFREY	1120 SECREST ST	GOLDEN, CO	80401
GORCHYNSKY MARKIAN A	1180 SECREST ST	GOLDEN, CO	80401
MCGREW DEBORAH S	1190 SECREST ST	GOLDEN, CO	80401
GATES PEGGY J	16980 W 12TH AVE	GOLDEN, CO	80401
SHEEHAN JOSEPH	16740 S GOLDEN RD	GOLDEN, CO	80401
BROWN JOE D	17601 S GOLDEN RD	GOLDEN, CO	80401
WALLEN MAUREEN	1145 RUSSELL ST	GOLDEN, CO	80401
MULHERN JOEL AARON	16750 S GOLDEN RD	GOLDEN, CO	80401

SHUTE LLC	12915 W 20TH AVE	GOLDEN, CO	80401
MCFARREN BRYANT	1100 RUSSELL ST	GOLDEN, CO	80401
BERNTSON ROBERT P	1104 RUSSELL ST	GOLDEN, CO	80401
KORSLUND PETER	1110 RUSSELL ST	GOLDEN, CO	80401
SHOCKLEE ZACHARY	1140 RUSSELL ST	GOLDEN, CO	80401
DOWDY CARL	406 WYOMING CIR	GOLDEN, CO	80403
PICON MARK A	1120 RUSSELL ST	GOLDEN, CO	80401
PICON MARK A	1120 RUSSELL ST	GOLDEN, CO	80401
WICKERSHEIM JOHN C	6017 OWENS ST	ARVADA, CO	80004
HENDRICKSON DUANE J	1130 SECREST ST	GOLDEN, CO	80401
LENZOTTI JOSHUA	1030 ROGERS ST	GOLDEN, CO	80401
ROGERS WILLIAM A	1036 ROGERS ST	GOLDEN, CO	80401
DUNCAN RACHEL	1050 ROGERS ST	GOLDEN, CO	80401
LAWSON JOY	1060 ROGERS ST	GOLDEN, CO	80401
MORRIS GREGG W	1070 ROGERS ST	GOLDEN, CO	80401
GRAY MARC KEITH	1080 ROGERS ST	GOLDEN, CO	80401
16508 W 11TH AVE LLC	2302 LEGACY LN	NEW SMYRNA BEACH, FL	32168
FEIGHNER TIM L	1085 QUARTZ ST	GOLDEN, CO	80401
COBB CAROLYN	1075 QUARTZ ST	GOLDEN, CO	80401
KUZMA GINTARAS	1055 QUARTZ ST	GOLDEN, CO	80401
ACREE DAVID S	1045 QUARTZ ST	GOLDEN, CO	80401
MACKEY CHERYL LYN	1035 QUARTZ ST	GOLDEN, CO	80401
SWANSON SETH R	1050 QUARTZ ST	GOLDEN, CO	80401
MIYAGISHIMA CAROL	1060 QUARTZ ST	GOLDEN, CO	80401
LOUPEE DOUGLAS L	1070 QUARTZ ST	GOLDEN, CO	80401
LONGFELLOW NEIL	1080 QUARTZ ST	GOLDEN, CO	80401
BIX LLC	1830 ZINNIA CT	GOLDEN, CO	80401
JEDC LLC	6926 W ALASKA DR	LAKEWOOD, CO	80226
JEDC LLC	6926 W ALASKA DR	LAKEWOOD, CO	80226
PIZZO JENNIFER	16505 W 11TH AVE	GOLDEN, CO	80401
BARTLE PHILLIP D	4244 BEAR RD	GOLDEN, CO	80403
NAVANT MICHELLE ANDRE	1090 QUARTZ ST	GOLDEN, CO	80401
GOLDEN ROAD QOZB LLC	430 INDIANA ST 200	GOLDEN, CO	80401
GOLDEN ROAD QOZB LLC	430 INDIANA ST 200	GOLDEN, CO	80401
GOLDEN ROAD QOZB LLC	430 INDIANA ST 200	GOLDEN, CO	80401
GOLDEN ROAD QOZB LLC	430 INDIANA ST 200	GOLDEN, CO	80401
SGR103 LLC	17601 S GOLDEN RD	GOLDEN, CO	80401
GOLDEN ROAD QOZB LLC	430 INDIANA ST 200	GOLDEN, CO	80401
GOLDEN ROAD QOZB LLC	430 INDIANA ST 200	GOLDEN, CO	80401
GOLDEN ROAD QOZB LLC	430 INDIANA ST 200	GOLDEN, CO	80401
RTW 401K TRUST	1709 RIMROCK ST	GOLDEN, CO	80401
CARRON ELIZABETH	1060 SECREST ST	GOLDEN, CO	80401
SAMS PROPERTY MANAGEMENT LLC	678 S DUDLEY ST	LAKEWOOD, CO	80226
ELLISON IDA CHRISTINE	1040 SECREST ST	GOLDEN, CO	80401
ROBERSON BIFF WAYNE	16625 W 11TH AVE	GOLDEN, CO	80401

RELIEF

Administrative Decision Memorandum

Date: March 24th, 2025

24-130507MVR Minor Variation Request

Related Cases: Preliminary & Final Plat – 24-121048PFP

Owner/Applicant: 1105 Rogers LLC, a Colorado limited liability company

Representative: Nathan Laudick, Laudick & Laudick Engineering

Location: 1105 Rogers St

Purpose: Minor Variation Request to allow a reduced parking standard

Case Manager: Alex Fowlkes

Background / Discussion:

The applicant is currently in a Preliminary and Final Plat Process (24-121048PFP) to allow for the creation of 14 single family detached lots. The subject property is approximately 1.22 acres and is zoned Planned Development (Rogers St. ODP 23-115928RZ). The applicant is asking for relief from the parking requirements for single family detached homes.

Section 14.D.1.a requires that single family homes provide 3.5 parking spaces per dwelling unit if on street parking is not available adjacent to the lot. The applicant is proposing 14 lots for single family dwellings, therefore 49 parking spaces would be required. The applicant is proposing a parking ratio of 2.75 spaces per unit.

Applicant's Rationale:

"I am writing to formally request a variance from the parking requirements stipulated under Section 14 of the Jefferson County Zoning Resolution for our new residential development project located at 1105 Rogers St., Golden, CO.

Our project comprises small lot single-family residences that are designed in a manner resembling townhomes. The unique design and layout of our residences allow for a more compact and efficient use of space, akin to 'pulled-apart' townhomes rather than traditional single-family homes. In recognition of this, and to maintain the aesthetic and functional integrity of our development, we are seeking an adjustment in the parking requirements typically enforced for single-family residences.

In a comparable project executed in Arvada, similar homes were classified under the guidelines applicable to townhomes, which significantly contributed to a well-balanced and functional urban design. The city of Arvada required only 2 parking spaces per unit for these residences, considering their townhome-like characteristics and smaller size.

In light of the above, we respectfully request that Jefferson County adopt a similar stance and apply the parking standards for 3-bedroom townhomes to our project. Specifically, we propose a parking provision of 2.75 spaces per unit (inclusive of guest parking), as opposed to the 3.5 spaces per unit currently required for single-family homes. This adjustment will not only support our development's unique configuration but also enhance the livability and attractiveness of the area, aligning with the goals of sustainable and responsible urban planning.

We believe this variance will serve the best interests of the community by providing a balanced approach to development while adhering to the principles outlined in the Jefferson County Zoning Resolution.”

Applicable Regulations:

Section 1.I. of the Jefferson County Zoning Resolution allows the Director of Planning and Zoning to grant Minor Variations in order to facilitate the reasonable and expeditious processing of a development application. A Minor Variation may be granted for both onsite and offsite requirements for a Site Development Plan. Such variations shall be allowed only after a finding that:

- a. Such variation(s) does not constitute a substantial change to the permitted land use(s), and that
- b. No substantial detriment to the public good, nor harm to the general purpose and intent of this Zoning Resolution will be caused thereby.

Section 14.D.1.a of the Jefferson County Zoning Resolution: Each use permitted shall provide the minimum number of automobile parking spaces indicated in the table below. If a proposed use is not listed in the Required Automobile Parking Spaces Table, Planning and Zoning shall calculate the required number of parking spaces by applying the requirement for the use listed which is most like the proposed use or shall require the applicant to submit to special review in accordance to the requirements of part D.1.c. of this section. Public agencies may submit to special review for all uses

Required Automobile Parking Spaces		
Residential	Use	Minimum Spaces Required
Dwelling Note: 18' parking spaces in front of garage (full driveway) shall be credited toward the parking requirements	Single-family, Two-family, or Duplex,	2.0 per Dwelling Unit if on-street parking is available adjacent to the lot. 3.5 per dwelling unit if on-street parking is not available adjacent to the lot
	Multi-family, Townhomes, Condominiums, Apartments	One-bedroom 1.25 spaces per unit, Two-bedroom 2 spaces per unit, 3-bedroom or larger 2.5 spaces per unit. An additional .25 spaces per unit for guest parking.
	Home Occupation	1.0 per Dwelling Unit
	Group Living Facility	2.0 per Dwelling Unit and 1.0 per staff per shift and 0.25 per bed
	Trailer Park Office	3.25 per 1,000 s.f. GFA
	Mobile Homes, Travel Trailers	1.0 per Dwelling Unit
Institutional	Use	Minimum Spaces Required

Referral:

This request was sent on a two-week staff review. The internal reviews resulted in no objections or concerns with the request.

Planning Engineering – No Comment

Development Review – No Comment

Notification:

Notice of this request was mailed to all adjacent property owners, and the minimum required 14-day public comment period has been met. Staff did receive a public comment in objection to this request, this public comment can be found in the case packet and was primarily concerned with the amount of traffic being generated by a separate multifamily development, and other uses in the area causing spillover parking onto the streets nearby this resident.

Staff Response

Staff is satisfied with the amount of parking provided on site for this usage. On the most recent site plan, the applicant is showing 13 parking spaces, and included a plat note requiring each home to be built with a two-car garage.

Analysis

Staff finds the Minor Variation request does not constitute a substantial change to the permitted land use(s) and will not cause substantial detriment to the public good, nor harm to the general purpose and intent of the Zoning Resolution. Staff findings are based upon the following:

1. The proposed parking plan is meeting all other applicable standards of Section 14 of the Zoning Resolution.
2. Staff is of the opinion that the proposed parking standard is sufficient. Staff visited the site mentioned by the applicant in Arvada during peak parking hours and found it comparable to the proposed project, and there were very few cars parked on the street. In addition, those cars parked on the street were likely doing so out of convenience to the front entrance to the home, which was adjacent to the ROW.
3. The applicant provides 13 off-street parking spaces within the development, as well as 28 garage parking spaces, and many of the lots have enough space for a car to either park parallel or directly into the driveway.
4. There were no objections to this request from referral agencies.

Staff Recommendation:

For the reasons indicated within this report, Staff recommends **Approval** of the applicant's request, pending approval of PFP Case 24-121048PFP in accordance with County Regulations.

Decision:

Pursuant to Section 1.I. of the Jefferson County Zoning Resolution, the Director of Planning and Zoning renders this decision on the requested Minor Variation:

1. To allow the reduction of the required parking ratio to 2.75 per Single Family Dwelling

X

____ Minor Variations Granted

____ Minor Variations Granted with Changes _____

____ Minor Variations Denied

Christopher B. O'Keefe

Christopher B. O'Keefe
Director of Planning and Zoning

June 4, 2025

Date



ADMINISTRATIVE DECISION MEMORANDUM

DATE: July 14, 2025

25-103975ASR Alternative Standard Request

RELATED CASE(S): 24-121048PFP – Rogers St Subdivision

OWNER/APPLICANT: 1105 Rogers St LLC, A Colorado limited liability company

REPRESENTATIVE: Laudick & Laudick Civil Engineering Services (Nathan Laudick)

LOCATION: 1105 Rogers Street

PURPOSE: **To allow an intersection spacing of 90ft where 175ft is required. (TDCM Section 3.7.1)**
To allow an inverted crown street design (TDCM Section 3.4)

CASE MANAGER: Benjamin Johnson, Civil Planning Engineer

Background / Discussion:

The applicant is in a Preliminary & Final Plat process (Case No. 24-121048PFP) to subdivide their property into 14 lots for single family detached units. The property is located at 1105 Rogers St and is zoned Planned-Development (PD) as part of the Rogers St. Official Development Plan (ODP) recorded at Reception #2024012460. As part of the subdivision, there is a proposed private street internal to the development to provide access to each of the lots. The applicant has requested relief of two standards related to the street design: To allow for an intersection spacing between local streets of 90ft where 175ft is required between the proposed access street and existing W 11th Ave to the South, and to allow for an inverted crown street design where the County does not have a template for that type of street.

The proposed street internal to the site will be a private street and will connect to Rogers St, which is classified as a Local Street. Transportation Design & Construction Manual (TDCM) Section 3.7.1 requires proposed streets/roads to have a minimum intersection spacing of 175ft when connecting to local streets/roads, as measured from the as-travelled centerline of the street/road. The proposed street, which connects to Rogers St from the west, will have an intersection spacing of approximately 90 feet from existing W 11th Ave located to the south of the development which extends east from Rogers St. There is approximately 160 feet from the centerline of W 11th Ave to the northern property line of the development, meaning a street could not be installed onsite meeting the required intersection spacing.

The TDCM has multiple street sections under Section 3.4, all of which have a high point in the center with runoff directed to the curb and gutter on either side of the street for drainage. The proposed inverted crown instead proposes a low point at the center, with runoff being directed to the centerline of the street for drainage. With the proposed development, the applicant is proposing an inverted crown which will convey runoff from the site through the centerline of the street to a drainage inlet which will then drain flows through stormwater detention and water quality. The drainage inlet was designed to have capacity over the 100-yr storm event when 50% clogged, and a secondary inlet was included in the design as a backup means to convey runoff through the storm sewer system should the main inlet get completely clogged.

Applicant's Rationale:

The applicant's rationale is as follows, verbatim:

Intersection Spacing Rationale:

We believe that this distance is sufficient for a safe turning movement for the following reasons:

1. Traffic impacts associated with the proposed maximum allowable density for the rezone at 1105 & 1115 Rogers St. development are minimal and can be accommodated by the surrounding roadway network. The project will generate 258 trips per weekday on average. During the AM peak hour the project will average 6 trips in and 15 trips out. During the PM peak hour the project will average 17 trips in and 10 trips out. In this case, if the development's ADT is demonstrably low, the potential for accidents and traffic congestion is minimal. According to traffic engineering principles, when the traffic volume is lower, the likelihood of dangerous interactions (e.g., turns, merges) between vehicles is significantly reduced. As such, these strict separation requirements may be unnecessary to ensure safety.
2. Our project comprises of small lot single-family residences that are designed in a manner resembling townhomes. The unique design and layout of our residences allow for a more compact and efficient use of space, akin to 'pulled-apart' townhomes rather than traditional single-family homes. We believe this will generate less daily traffic in/out of the proposed private drive. Additionally, the proposed private drive is small and not a through street, therefore vehicle speeds entering/leaving will be low.
3. In comparable neighborhoods in Jefferson County there are similar instances of smaller roadway separations.
4. Given the ROW frontage the property has along Rogers and it's location, we are unable to meet the intersection requirements.

Inverted Crown Street Design Rationale:

The inverted crown (or inverse crown) road section is widely used for high-density or infill developments that do not incorporate sidewalks along the access drives, which is the case in our proposal. This design provides an efficient means of managing stormwater by directing runoff toward the center of the roadway, thereby simplifying drainage, reducing the need for curb-and-gutter infrastructure, and keeping the edges of the road drier and safer for pedestrians. Its relatively narrow cross-section also helps to calm traffic and complements the compact form of our proposed small-lot residences. Due to these benefits, inverted crown sections have been successfully utilized in numerous urban and suburban developments, demonstrating their effectiveness in promoting safety, ease of maintenance, and overall community well-being. We have analyzed the flow capacity of the inverted crown section and have provided that analysis with this letter. We are proposing an all

concrete private drive, therefore the entire section will act as a concrete pan to convey flow to the inlets. The Triple Type 13s have approximately double the interception capacity when 50% clogged than the 100-yr runoff rate for the subdivision per the MFHD analysis spreadsheet provided. In the case excessive ponding occurs an additional Type 13 inlet would aid in the interception of runoff to prevent flow from entering Rogers St. In the extremely unlikely occurrence that all inlets are 100% clogged in the private drive, the ponding will not impact a structure. The emergency overflow would runoff to the curb cut apron on Rogers St. and then follow curb and gutter to the north

Applicable Regulations:

Section 2.B of the Jefferson County Land Development Regulation allows the Director of Planning and Zoning to approve requests to use alternative standards/requirements than those specified in any Land Development Regulation requirement. The Land Development Regulation includes the Transportation Design and Construction Manual and the Storm Drainage Design and Technical Criteria. The following shall be considered for alternative standards/requirements of Land Development Regulation requirements:

- a. The applicant can demonstrate that alternate solutions or designs will not be detrimental to or contrary to the Purpose of this Regulation and will be in harmony with the general purpose and intent of the provision for which a waiver is sought.
- b. The applicant can demonstrate that strict compliance with such provision would be impossible or impractical.

Referral:

This request was sent on a 2-week referral to internal/external agencies including Planning Engineering, Road & Bridge, Transportation Engineering, and Development Planning. The referrals resulted in no objections or concerns with the requests.

Notification:

Notice of this request was mailed to parent case notification area, and the minimum required 10 day public comment period has been met. Staff has received comments from one individual in opposition to this relief case who submitted a letter.

Citizen concerns were related to three items: traffic, drainage/environmental impact, and impacts to their property. Traffic concerns were primarily related to the intersection spacing relief, with multiple intersections being in a small area when combined with Rogers St having no sidewalks leading to pedestrians, bicycle traffic, and vehicles all navigating multiple intersections and potentially creating issues. The drainage/environmental concerns were based on all drainage from the site being directed into the inverted crown street, then into one drainage inlet to the detention and storm sewer system. When that single inlet clogs up, the site would flood and cause drainage concerns on the applicant's and neighboring properties. The impacts to the property were mainly concerns with noise, light, and air pollution, density causing conflict/crime/violent occurrences, and building heights from the development restricting views of S Table Mountain.

Staff provided a response to the citizen comments. For the traffic concerns, street improvements are being proposed with the parent Preliminary & Final Plat case to include sidewalk installation along

Rogers St which will improve pedestrian circulation. For the drainage/environmental concerns, the drainage design was modified throughout the relief process; originally proposing a single drainage inlet and getting revised for the current multiple inlet design to prevent flooding during a clogged-inlet scenario. For impacts to their property, noise light and air pollution concerns would be resolved with the parent Preliminary & Final Plat case through the sensory impact report, and any density or building heights are related to the zoning which was established with the prior Rezoning case.

Analysis:

Staff finds the Alternative Standard requests do not constitute a substantial change to the permitted land use(s), and will not cause substantial detriment to the public good, nor harm to the general purpose and intent of the Land Development Regulation. Staff findings are based upon the following:

1. For Intersection Spacing, there was no feasible location on-site that would allow the applicant to meet the required intersection spacing for their new internal street.
2. For the Inverted Crown Street Design, the applicant has provided documentation that there should not be any drainage issues through the site as a result of this non-standard design through inlet capacity and redundant drainage inlets.
3. For the Inverted Crown Street Design, this is a street design type that has been proposed and approved on prior recent developments.
4. There were no objections to these requests from referral agencies.
5. There were no objections to this request from registered associations as a result of the public notification. For the one neighbor who did provide concerns, the concerns listed were either addressed as part of the relief process or not directly applicable to the relief request.

Staff Recommendation:

For the reasons indicated within this report, Staff recommends **approval** of the applicant's request subject to approval of 24-121048PFP in accordance with County regulations.

Decision:

Pursuant to Section 2.B of the Jefferson County Land Development Regulation, the Director of Planning and Zoning, renders this decision on the request on the requested Alternative Standard:

- ☒ Alternative Standard Granted for both cases subject to approval of 24-121048PFP
- ☐ Alternative Standard Granted for intersection spacing subject to approval of 24-121048PFP and Denied for inverted crown street design.
- ☐ Alternative Standard Granted for inverted crown street design subject to approval of 24-121048PFP and Denied for intersection spacing.
- ☐ Alternative Standard Granted with Changes: _____
- ☐ Alternative Standard Denied for both requests

Christopher B. O'Keefe

Christopher B. O'Keefe
Director of Planning and Zoning

July 16, 2025

Date



REFERRAL AGENCIES

Benjamin Johnson

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, October 15, 2024 1:41 PM
To: Benjamin Johnson
Cc: Mike Schuster; Kim Miller
Subject: 24-121048PFP - REFERRAL AGENCY LIST

The referenced has been sent out on the 1st Referral. This e-mail is being sent to provide the Case Manager with a listing of the agencies that received this referral.

Case Number: 24 121048PFP
Case Name: 1105 Rogers ST
Address: 1105 Rogers ST
Description: TO SUBDIVIDE THE PROPERTY INTO 14 LOTS FOR SINGLE-FAMILY DETACHED UNITS
Case Manager: Benjamin Johnson

Referral Agencies:

Addressing
Assessor
CDPHE (Colo Health)
Cartography
City of Golden
City of Lakewood
Colorado Geological Survey
Colorado Historical Society
Comcast
Consolidated Mutual Water Company
Current Planning
Division of Water Resources
Geologist
Historical Commission
LUMEN
Main Post Office
Open Space
Planning Engineering
Pleasant View Fire Protection
Pleasant View Water & Sanitation District
Public Health
R-1 School District
Road & Bridge 1
Soil Conservation District
Transportation and Engineering
US Fish and Wildlife
XCEL Energy

REFERRAL COMMENTS

ADDRESSING

MEMO

To: Benjamin Johnson
FROM: Christine Derby
SUBJECT: 24-121048PFP 1105 Rogers Street
DATE: October 28, 2024

Addressing offers the following comments on this proposal:

1. The purpose of this Preliminary and Final Plat is to Subdivide the property into 14 lots for single-family detached units.
2. Proposed access is from an internal private drive that comes off Rogers Street. This internal private drive will be named **West 11th Drive** and will need to be spelled out completely on the Plat before it is approved and recorded.
3. This is a vacant parcel, and Addresses will be issued based on access once the Plat is approved and recorded.
4. Contact Addressing (cderby@jeffco.us) for new address assignment once the Plat is recorded.

Please let me know if you have any questions.



COLORADO
Department of Public
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

Benjamin Johnson
Jefferson County

VIA EMAIL

RE: 24-121048PFP - ELECTRONIC REFERRAL - EXTERNAL - Preliminary & Final Plat (PFP)

Dear Benjamin Johnson,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed single family subdivision project as described in your correspondence dated October 15, 2024. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

Land Development

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes



Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

Federal General Conformity

The federal General Conformity rule applies to federally funded projects in federal nonattainment and air quality maintenance areas, such as the Denver Metro/North Front Range severe ozone nonattainment area.¹ Within these areas, the general conformity rule applies to any “Federal action” not specifically exempted by the Clean Air Act or Environmental Protection Agency (EPA) regulations, i.e., any non-exempt activity by a federal governmental department, agency or instrumentality, or any activity that such an entity supports in any way, provides financial assistance for, or licenses, permits, or approves.

The federal general conformity rule and associated EPA guidance provides for a federal department or instrumentality to determine if the estimated emissions resulting from a proposed action in a nonattainment or maintenance area are below EPA’s de minimis levels (<https://www.epa.gov/general-conformity/de-minimis-emission-levels>) for the applicable National Ambient Air Quality Standard (NAAQS).² Note that Jefferson County is located in the Denver Metro Carbon Monoxide and PM10 maintenance areas as well as the Denver Metro/North Front Range serious ozone nonattainment area. EPA has confirmed that General Conformity requirements associated with Carbon Monoxide and PM10 no longer apply in those maintenance areas, as each of the areas demonstrated 20-years of continued attainment of the applicable NAAQS, as of January 14, 2022 and October 16, 2022.

The General Conformity de minimis levels for the Denver Metro/North Front Range serious ozone nonattainment area are 25 tons per year of the ozone precursors VOCs or NOx. If a federal department or instrumentality determines that its action will result in emissions that are below the de minimis levels, the action is exempt and detailed air quality analysis is not required. Information about the general conformity rule, including training and frequently asked questions, is available at <https://www.epa.gov/general-conformity>.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,
Brendan Cicone
Air Quality and Transportation Planner
General SIP Unit
Air Pollution Control Division
Colorado Department of Public Health and Environment
303-691-4104 // brendan.cicone@state.co.us

¹ U.S. EPA, Green Book, Colorado, https://www3.epa.gov/airquality/greenbook/anayo_co.html

² U.S. EPA, De Minimis Tables, <https://www.epa.gov/general-conformity/de-minimis-tables>



Benjamin Johnson

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, March 4, 2025 12:48 PM
To: Benjamin Johnson
Cc: Kendell Court
Subject: 24 121048 PFP - Agency Response

Case Number: 24 121048 PFP

Case Type: Preliminary & Final Plat (PFP)

Case Name: 1105 Rogers ST

Review: Cartographic

Results: Comments Sent (no further review)

Review Comments: One redline on plat (top margin needs to be adjusted) and make sure legal on Plat matches TC. Carto needs no further review.

Scheduled End Date: 13-MAR-25

Reviewer: Kendell Court

Description: To subdivide the property into 14 lots for single-family detached units

Benjamin Johnson

From: Jaime Medina <jmedina@lakewood.org>
Sent: Thursday, October 24, 2024 10:14 AM
To: Benjamin Johnson
Subject: --{EXTERNAL}-- Referral - Case Number: 24-121048 PFP

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good morning,

The City of Lakewood has no comments for the project located at 1105 Rogers St.

Thank you,

Jaime Medina

Planning Technician – Development Review

303.987.7505
CIVIC CENTER NORTH
470 SOUTH ALLISON PARKWAY
LAKEWOOD, COLORADO 80226

WWW.LAKEWOOD.ORG/PLANNING [lakewood.org]

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COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist

November 5, 2024

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

Location:
NE¼ Section 2,
T4S, R70W of the 6th P.M.
39.7349, -105.1874

Subject: 1105 Rogers Street – Preliminary & Final Plat (24-121048PF)
Jefferson County, CO; CGS Unique No. JR-25-0003

Dear Benjamin:

Colorado Geological Survey has reviewed the 1105 Rogers Street preliminary and final plat referral. The applicant proposes to subdivide the property into 14 residential lots for single-family detached units placed on approximately 1.2 acres. With this referral, CGS received a request for review (Email dated October 15, 2024); Final Plat (Survey 303, LLC, July 28, 2024); Grading Permit Construction Set (Laudick & Laudick Engineering, July 25, 2024); Final Drainage Report (Laudick & Laudick Engineering, August 2, 2024); Report of Geotechnical Engineering Evaluation (Terradyne, March 25, 2024); and other documents.

The site is not undermined, does not contain steep slopes, and is outside the Designated Dipping Bedrock Area of Jefferson County. According to available geologic mapping (Scott, G.R., 1972, Geologic map of the Morrison quadrangle, Jefferson County, Colorado: U.S. Geological Survey, Miscellaneous Geologic Investigations Map I-790-A, scale 1:24,000), the site is underlain by the Slocum Alluvium consisting of silt and clay interlayered with gravel, overlying the Denver Formation. Terradyne's report includes a valid description of subsurface conditions, site geology, and soil engineering properties and makes appropriate recommendations for addressing the site's geotechnical constraints. **Provided Terradyne's recommendations are adhered to, CGS has no objection to approval of the plat as proposed.** We offer the following comments and recommendations.

Detention areas and water quality features. According to the construction drawings, the facility will include an ADS (Advanced Drainage Systems) underground stormwater detention system within the northeastern portion of the site. The ADS Details (Sheet 10) states, "The site design engineer is responsible for determining the suitability of the soil and providing the bearing capacity of the insitu soils." **CGS recommends that Terradyne or another qualified engineer be consulted to provide recommendations on the suitability of the soil for the proposed detention system.** Section 19 of Jefferson County's LDR should be reviewed to determine subsurface groundwater collection systems, as well as the requirements for perimeter foundation drains.

If any component of the proposed detention system will cause excess (greater than pre-development) infiltration into site soils, consultation with a geotechnical engineer is recommended to evaluate the suitability of the site soils, identify potential impacts, and establish minimum distances between the infiltrating detention areas, structures, and pavements.

Foundation recommendations. As page 6 of Terradyne's report states, "Foundation should be at a minimum depth of 3 feet below finished grade on no less than 12-inches of moisture conditioned and recompacted structural fill." Terradyne also states on page 7, "To verify the soil conditions and soil bearing capacity, *it is required that*

an open hole observation be performed” (expressed with italics in the report). Also, “If potentially expansive clay, deleterious material, or other unsuitable conditions are found, additional ***over-excavation*** of some or the entire site may be required.” CGS recommends that the county require Terradyne or another geotechnical consultant to verify the foundation conditions to further evaluate if additional over-excavation is needed.

The project or geotechnical engineer should verify that the geotechnical recommendations have been correctly incorporated into the plans and specifications and implemented during construction. Strict oversight, testing, and verification of earthwork and foundation preparation activities must be performed by a qualified geotechnical professional familiar with all project-specific geotechnical recommendations. In addition, construction personnel and contractors must be made aware of the importance of proper earthwork procedures and minimizing water ponding and infiltration through construction and the life of the project.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email acrandall@mines.edu.

Sincerely,

A handwritten signature in black ink that reads "Amy Crandall". The signature is written in a cursive, flowing style.

Amy Crandall, P.E.
Engineering Geologist



November 5, 2024
Jefferson County Planning and Zoning Department
Mr. Benjamin Johnson
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550

Re: REFERRAL 24-121048 PFP - 1105 Rogers St

Dear Mr. Benjamin Johnson,

This letter will acknowledge receipt of your correspondence dated 10/15/24 regarding the above-referenced property. Please refer to The Consolidated Mutual Water Company's previous referral letter response dated 04/03/2024.

Please be advised that the above-referenced property is in an area served by The Consolidated Mutual Water Company (Company). Our records indicate the property is currently receiving domestic water from the Company, see the attached map for reference. Domestic water service may continue to be provided to the property subject to compliance with the Company's Bylaws, rules, regulations, and requirements for such service.

The Company's rules, regulations, and requirements require that a separate tap and meter serve each separate structure. Townhomes can be served per unit if each unit fronts a company main or per building if the service is in the name of an HOA or similar entity. Please have the applicant contact Missy Thompson at 303-274-7425 for more information on domestic services.

The Company has previously discussed this project with the Applicant. The Company anticipates continuous work discussions with the Applicant as the project progresses. The project may have Company easements on site and those easements do not need to be shown on the future plat. The project is not yet approved.

If you should have any questions or comments regarding this correspondence, please contact this office.

Sincerely,

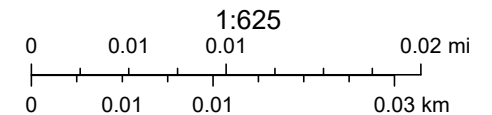
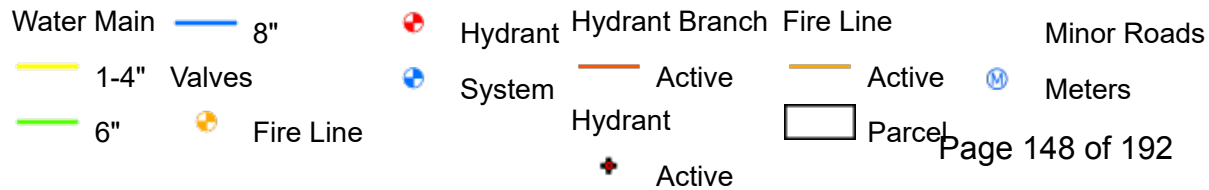
Casey Burtis, PE
Manager - Engineering

cc: Kendra Boudrie, CMWCo Business Services Manager
Missy Thompson, CMWCo Tap Sales
Heather Young, PE, CMWCo Project Engineer
Chris Malmgren, Pleasant View Fire Chief

CMWC System Map



3/29/2024, 1:53:59 PM



Benjamin Johnson

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, May 14, 2025 9:57 AM
To: Benjamin Johnson
Cc: Alexander Fowlkes
Subject: 24 121048 PFP - Agency Response

Case Number: 24 121048 PFP

Case Type: Preliminary & Final Plat (PFP)

Case Name: 1105 Rogers ST

Review: Planner (Development Review)

Results: Comments Sent (request re-review)

Review Comments: Minor concerns over setbacks, happy to review outside of referral if needed.

Scheduled End Date: 13-MAY-25

Reviewer: Alexander Fowlkes

Description: To subdivide the property into 14 lots for single-family detached units



October 18, 2024

Benjamin Johnson, Case Manager
Jefferson County Planning & Zoning
Transmission via email: bjjohnso@co.jefferson.co.us

Re: Rogers Street Subdivision
Case No. 24-121048PFP
Part of the SE ¼ NE ¼ of Sec. 2, Twp. 4 South, Rng. 70 West, 6th P.M.
Water Division 1, Water District 7
DWR Assigned Referral No. 32520

Dear Benjamin Johnson:

We have reviewed the referral to subdivide a 1.2-acre parcel known at 1105 Rogers Street in Golden into 14 residential lots. The proposed water supply is service provided by the Consolidated Mutual Water Company.

Water Supply Demand

The estimated water demand is 2.15 acre-feet per year for household use and 0.32 acre-feet per year for irrigation for a total water demand of 2.47 acre-feet per year.

Source of Water Supply

The proposed water supply is service provided by the Consolidated Mutual Water Company ("Company"). According to the letter dated April 6, 2024, service from the Company is available to the property for domestic purposes, subject to compliance with the Company's rules, regulations, and requirements for such service. According to our records, the Company obtains its water supply through a distributor's contract with the Denver Water Department. The Denver Water Department is considered to be a reliable water source.

According to the submitted material, a stormwater detention structure will be part of the development. The applicant should be aware that unless the structure meets the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review [DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#), to ensure that the notification, construction and operation of the proposed structure(s) meet statutory and administrative requirements. The applicant is encouraged to use [Colorado Stormwater Detention and Infiltration Facility Notification Portal](#) to meet the notification requirements.



State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, **as long as the Company is committed to supply water to the lots.**

Please contact Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with any questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resources Engineer

Memorandum

To: Ben Johnson
Engineer

From: Patrick O'Connell
Engineering Geologist

Date: May 15, 2025

Re: 1105 Rogers St, Case No. 24-121048PF

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

1. The January 2025 Terradyne Geotechnical Engineering Evaluation was not completed in accordance with Section 25 of the Land Development Regulation, including the boring depth, sampling program and dates of checking groundwater elevations in the borings. The engineer should review Section 25 of the Land Development Regulation prior to the next referral and include a letter on the minimum standards that were not met. I discussed this with the geotechnical engineer on March 10, 2025.
2. The optional inspection port on ADS sheet 4/5 (both in the plans & drainage report), should be included as a requirement for future inspections by the property owners, contractors and County staff. The port should be included and clearly identified in the construction plan set.
3. A O&M plan for the stormwater detention system is required, including maintenance responsibility, schedule and frequency. The plan for an EDB was removed and the standard O&M plan for ADS was included. The ADS plan inspection schedule (p 54/62) states the frequency of inspection & maintenance varies by location with a recommendation of at least annual inspections. Either the design engineer or ADS staff should provide a inspection frequency for this system based on the proposed conditions. This system will be required to be inspected as part of the County's MS4 program.



Right of Way & Permits

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

May 12, 2025

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

Attn: Benjamin Johnson

Re: 1105 Rogers St – 3rd Submittal, Case # 24-121048 PFP

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for **1105 Rogers St** and determined **there is still a conflict**. Public Service Company requests six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot.

Please be aware PSCo owns and operates existing natural gas distribution facilities along east property line and overhead electric distribution facilities along east and south boundaries. Bear in mind that a minimum 10-foot radial clearance must be always maintained from all overhead electric facilities including, but not limited to, construction activities and permanent structures.

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. The Designer must contact the appropriate Right-of-Way Agent.

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

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

March 5, 2025

Dear Tugce,

The Historical Preservation and Landmarks Committee of the Jefferson County Historical Commission (JCHC) has reviewed *Preliminary and Final Plat 1105 Rogers St (Case No. 24-121048 PFP) Second Referral*. The attached memo contains more details about the review. No further review is needed. JCHC has the following recommendations:

Recommendation 1. The applicant needs to minimize adverse impacts to the railway viewshed, such as, using landscaping to screen the embankment from the buildings.

Recommendation 2. The applicant is strongly urged to document the historic residence prior to destruction. 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. Per LDR Section 31.A2, if historical, archaeological and paleontological resources are present or discovered during site preparation, the applicant shall notify the Jefferson County Planning and Zoning Division and the proper authorities to determine the disposition and necessary protection, excavation, or recovery of the resource(s).

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

March 5, 2025

Preliminary and Final Plat 1105 Rogers St (Case No. 24-121048 PFP) Second Referral

Project:

The proposal is to subdivide the property into 14 lots for single-family detached units; one of them being the existing residence. Consolidated Mutual Water letter indicates that the applicant intends to scrape the existing structure.

A Historical, Archaeological and Paleontological Report is required for the subdivision process.

Resources near the Project Area: (T4S, R70W, Sec 2, NE1/4)

The Jefferson County Historic Commission (JCHC) reviewed the COMPASS database (The State of Colorado's Online Cultural Resources and Paleontological Database) and identified several historic resources in Section 2 including a 1936 residence, Golden Cemetery, paleontological localities, a church, Golden Fire Station, Denver and Intermountain RR spur, and Lena Gulch. No resources were located in the NE1/4.

Denver & Intermountain Railroad (D&IM) (5JF.817): Needs Data. Railway organized by Samuel Newhouse on May 19, 1904 and chartered on May 20, 1904. The D&IM purchased the Denver, Lakewood & Golden Railway at foreclosure sale for \$175,000.00 and took over operation of the road on June 1, 1904. Inbound Golden cars from Denver arrived going north on Jackson Street. At the intersection of 13th and Jackson Streets, the line divided into two tracks and turned west following private right-of-way on the north side of 13th Street to Washington Avenue. After unloading passengers and parcels, the cars changed trolley poles and left for Denver on the same track. It is sometime referred to as the Denver & Interurban Railway. The last passenger run on this line ran June 4, 1950, and freight service ended on March 16, 1953 (Golden History Museum & Parks)

This railroad was an interurban railway that operated 18 miles (29 km) between Denver and Golden, Colorado. Originating as a steam railroad, the *Denver, Lakewood and Golden*, the line was opened in 1891 and had built an electrified spur leading into downtown by 1893. The company went into receivership and was acquired by the Denver & Inter-Mountain Railway in 1904, changing to simply the Intermountain in 1907 before finally settling on Denver & Intermountain Railroad (D&IM) in 1910. The line was fully electrified at 11,000 volts alternating current in 1909, allowing direct trains to run on city streets to downtown Denver's Interurban Loop. The company was acquired by Denver Tramway the following year, becoming Route 84 in the system. Service ended in 1950 – electrical infrastructure was maintained until 1953 and ownership of the line passed to Associated Railroads, maintained the line for

freight as far as the Denver Federal Center. The rights-of-way was acquired by RTD in the 1990s and rehabilitated to form part of the W Line light rail. (Wikipedia 9/8/2023)

Resources in the Project Area:

The Historical, Archaeological and Paleontological Report provided in the referral was a letter from the Office of Archaeology and Historic Preservation on the results of a record search of the project area conducted on September 4, 2024. The record search did not identify any cultural resources or surveys.

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

The project area is located within the Pleasant View Metropolitan District that was founded in October 1948 by a group of foresighted citizens identifying the need for fire protection and parks/recreation for this area. These organizers were originally part of the local Civilian Defense Corps stemming from the outbreak of World War II to help protect the citizens of that time. The valley we know as Pleasant View has led a varied and tried past, from the original settling in the late 1850's to the present. Many challenges have faced citizens over the past 160 years. Today, the Pleasant View Metropolitan District sits roughly in the center of unincorporated Jefferson County between the cities of Golden and Lakewood. (Golden History Museum & Parks).

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

AIN/Parcel ID: 40-021-00-012

Single family ranch – est. built 1941, brick, remodeled 1959, poor condition; detached masonry garage – est. built 1941, fair condition; two small outbuildings and a foundation near the garage.

Project Determination of Effect: Adverse effect. The existing historic structures will be removed. The development will likely impact the railway viewshed of the Denver & Intermountain Railroad (D&IM) (5JF.817), which is located adjacent to the development.

Mitigation Measures: None provided.

Other Information:

The applicant responded to JCHC recommendations on the preliminary and final plat application dated November 4, 2024. The recommendations and responses are below:

Recommendation 1. The applicant needs to ensure that the railway embankment is not physically altered and that adverse impacts to the railway viewshed are minimized.

(applicant response) Our property does not have the embankment within it.

Recommendation 2. The applicant is strongly urged to professionally evaluate the historic residence for eligibility to the NRHP to determine if it is significant and if preservation is necessary. If preservation in place is not feasible, the historic residence needs to be documented prior to destruction. 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.

(applicant response): We will not save the structure based on further inspection of it's condition.

Recommendation 3. The preservation of the historic residence needs to be formalized in the Official Development Plan. Any updates and remodeling to the historic residences need to follow the Secretary of Interior's Standards for Rehabilitation <<https://www.historycolorado.org/secretary-interiors->

[standards-rehabilitation](#) > JCHC advises preserving the historic residence in its documentable historic exterior appearance as much as feasible.

(applicant response): We will not save the structure based on further inspection of it's condition.

Recommendation 4. No cultural surveys have been conducted in the project area, and it is possible that historical, archaeological and paleontological resources will be discovered during development. Although the applicant is not required to do so, JCHC requests to be notified about these discoveries.

(applicant response) None

(R Gardner, JCHC, Email 9/13/2023)

The important historical resource around there is the tramway bed, which from the overhead photos looks like it does have an embankment, possibly overlapping onto the far western edge of this property. I believe this portion of the tramway was built in 1909 as the line out to the clay mines and is certainly important (the County itself may own another portion of this line north of South Golden Road). There is property boundary extant around much of the historic tramway ROW that now belongs to the far southwest adjoining neighbor of this proposal. I'd advise ensuring that any project does not physically harm the tramway bed in addition to affecting its viewshed.

(C Shaw, JCHC, Email 3/28/2024)

I do not see a problem moving forward with this proposal if they uphold their intention to preserve the existing historic structures.

(R Gardner, JCHC, Email 4/2/2024)

I'd advise preserving the historic residences in their documentable historic exterior appearances as much as feasible, and to preserve the historic Denver & Intermountain railroad grade as well (noting that the property's legal description believes it lies southeast of the grade and doesn't think it includes it, which may well be right, in which case one would just make sure not to adversely affect it). Chances are the homes were not built on the dates the assessor shows, since prior to 1950 they're usually essentially best guesses by the assessor (since we had no building permits). I can confirm they were not there in 1937, and that the railroad grade was, but they do appear to be of historic age.

Jefferson County Historical Commission Conclusion and Recommendation:

No previous cultural resource surveys have been conducted in the project area, so it is unknown if cultural resources are located there. The railway embankment is located outside the project area but is adjacent to the far western edge of this property, thus, the railway viewshed will likely be impacted. The historic residence will be removed. No further review is needed. JCHC has the following recommendations:

Recommendation 1. The applicant needs to minimize adverse impacts to the railway viewshed, such as, using landscaping to screen the embankment from the buildings.

Recommendation 2. The applicant is strongly urged to document the historic residence prior to destruction. 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. Per LDR Section 31.A2, if historical, archaeological and paleontological resources are present or discovered during site preparation, the applicant shall notify the Jefferson County Planning and Zoning Division and the proper authorities to determine the disposition and necessary protection, excavation, or recovery of the resource(s).

Benjamin Johnson

From: PlatReview <PlatReview@lumen.com>
Sent: Wednesday, October 30, 2024 8:17 AM
To: Benjamin Johnson
Cc: Taylor, Lisa
Subject: --{EXTERNAL}-- FW: 24-121048PFP - ELECTRONIC REFERRAL - EXTERNAL - Preliminary & Final Plat (PFP)

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Requester,

Our engineer has reviewed this plat and their comments are as follows: "After review, Lumen does not have facilities in conflict with the subdividing the property into 14 lots, however, aerial facilities are located in the Western Right-of-Way of Rogers St. and also adjacent to the Southern property line. Lumen recommends that locates are done and safeguarding of all aerial facilities to ensure safety and protection of all facilities during construction. If a job is required to relocate facilities or to provide service to the residences, please contact the engineer."

If you require signatures or have any further questions, please contact the engineer directly at Lisa.Taylor@lumen.com.

Thank you!

LUMEN[®]

Lumen Plat Review
platreview@lumen.com

From: TEMPMAILER@JEFFCO.US <TEMPMAILER@JEFFCO.US>
Sent: Tuesday, October 15, 2024 3:41 PM
To: PAURIC@LAKEWOOD.ORG; CDPHE_LOCALREFERRAL@STATE.CO.US; CGS_LUR@MINES.EDU; CMALMGREN@PLEASANTVIEWFIRE.COM; PlatReview <PlatReview@lumen.com>; PLANNING@CITYOFGOLDEN.NET; JCD@JEFFERSONCD.COM; KENT.J.CHRISTIANSEN@USPS.GOV; KRISSY.J.SUMMERFIELD@USPS.GOV; JASON.G.EDDLEMAN@USPS.GOV; REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO_MARTINEZ@CABLE.COMCAST.COM; COLORADOES@FWS.GOV; SARAH.BRUCKER@STATE.CO.US; JOANNA.WILLIAMS@STATE.CO.US; ENGINEERING@CMWC.NET; OAH@STATE.CO.US
Cc: BZJOHNSO@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US
Subject: 24-121048PFP - ELECTRONIC REFERRAL - EXTERNAL - Preliminary & Final Plat (PFP)

CAUTION: This email originated outside of Lumen Technologies. 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** in the **Current Referral Documents** sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 24-121048 PFP

Case Type: Preliminary & Final Plat (PFP)

Case Name: 1105 Rogers ST

Address: 1105 Rogers ST

Description: To subdivide the property into 14 lots for single-family detached units

Case Manager: Benjamin Johnson

Case Manager Contact Information: bzjohnso@co.jefferson.co.us 303-271-8705

Comments Due: **05-NOV-24**

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

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

Benjamin Johnson

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, October 16, 2024 10:18 AM
To: Benjamin Johnson
Cc: Elizabeth Stoner
Subject: 24 121048 PFP - Agency Response

Case Number: 24 121048 PFP

Case Type: Preliminary & Final Plat (PFP)

Case Name: 1105 Rogers ST

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 05-NOV-24

Reviewer: Elizabeth Stoner

Description: To subdivide the property into 14 lots for single-family detached units

PLANNING ENGINEERING MEMORANDUM

TO: Ben Johnson, Case Manager
FROM: Chuck Childs, Planning Engineering
DATE: March 23, 2025

3rd Referral - Engineering Comments

RE: 24-121048PF; Proposed Rogers Street Subdivision at 1105 Rogers St

I have reviewed the documents submitted in response to the 1st Referral Comments and provided the comments below as well as redmarks to the Final Plat, Transportation Information, Construction Plans, Phase III Drainage Report, and Easement Report. Please address the comments and resubmit revised documents. (Transportation Manual), the Land Development Regulation (LDR), and the Storm Drainage Design and Technical Criteria (Drainage Criteria). Please address the comments and resubmit revised documents.

3rd Ref. Set, PE stamp 4/28/25 - OK

GRADING PERMIT CONSTRUCTION SET, ROGERS STREET SUBDIVISION.

Cover, Sheet 1 ...

- 1) The DATE of this 2nd Referral set is the same as the 1st Referral, please include revision dates for each sheet. **Updated.**
- 2) include this note ... 5.1.1. Permits: All work performed within County Rights-of-Way and/or easements shall require the issuance of a street/road construction permit. Permits shall be obtained at the Jefferson County Transportation and Engineering office, located at 100 Jefferson County Parkway, Suite 3500, Golden, Colorado. (Transportation Design and Construction Manual - Amended 12-17-19) **Added.**
- 3) Jefferson County Notes 1 ... Access Permits applies to construction of individual private driveways onto public right-of-way, which does not apply here. **Noted.**
- 4) Private Drive Typical Section ... now shown as 22 feet. Shown as 26 feet on 1st Referral. **Correct, now 22'. See email from fire approving current layout.**
- 5) Add Typical Section for Rogers Street, to show proposed water line and storm sewer, including right-way. **Typical section already on cover sheet. Added ex. water and prop. storm to section.**
- 6) For work in the County Right-of-Way, see Right-of-Way Use and Construction Permits and License Agreements, Part 8, Streets and Roads Chapter 3, Permits Section 1, November 13, 2018. (attached) <https://www.jeffco.us/DocumentCenter/View/16741/Right-of-Way-Use-and-Construction-Permits-and-License-Agreements-Policy-PDF?bidId=> **Noted.**
- 7) See Administrative Policy Right-of-Way Use and Construction Permits and License Agreements, 11/13/2018, for pavement restoration, including trench patching and overlay details, after storm sewer construction in Rogers Street. **Noted.**
- 8) NOTE: inverted street variance is being processed as part of Alternate Standards Request, 25-103975ASR **Noted.**

Fire's 4/24/25 email (copy on next page) is not sufficient for approval.

Site Plan, Sheet 02 ...

- 1) Provide written comments from Fire District addressing their acceptance of the proposed development, including Fire Hydrant, horizontal curve radius, hammerhead, etc. **included approval email from fire department.**
- 2) Show Sight Distance & Vision Clearance Triangles requirements are met **Site distance triangles were included on the last submittal. Added VCT.**

Rogers St. Subdivision

2 messages

Nathan Laudick <nathan@laudickeng.com>

Wed, Apr 23, 2025 at 3:18 PM

To: Chris Malmgren <cmalmgren@pleasantviewfire.com>

Cc: Doug Ferraro <doug@milanco.us>

Chris,

Hope all is well. I have another project I am working on in Pleasant View. Can you confirm that the attached site plan is acceptable to the fire department? I believe we meet all requirements for turnarounds and access road radii. There are two fire hydrants in Rogers St. one directly adjacent to our development and the other is 100' south of our private drive.

Units are two stories (much less than 30') and there is approximately 35' between the buildings along the private drive.

Thanks,

Nathan Laudick, PE

Owner/Principal: Laudick & Laudick Engineering

C: 419-203-5000

LaudickEng.com



Rogers St Sub - Site Plan.pdf

591K

Chris Malmgren <cmalmgren@pleasantviewfire.com>

Thu, Apr 24, 2025 at 9:30 AM

To: Nathan Laudick <nathan@laudickeng.com>

Cc: Doug Ferraro <doug@milanco.us>

Good morning, Nathan,

I have reviewed the site plan, and everything appears to be in order. I have no further requirements at this time, other than fire lane no parking signs in the turnaround.

Thank you,

[Quoted text hidden]

--

Chris Malmgren

Fire Chief

Pleasant View Fire Department

955 Moss Street

Golden, CO 80401

(303) 279-4361 - Main

(720) 390-6468 - Office

720-660-7113 - Cell

cmalmgren@pleasantviewfire.com

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Grading Plan, Sheet 03 ...

- 1) Include EG and TOW in Legend **Added to plans**
- 2) Provide details for retaining wall. **Added to plans**
- 3) Show maximum ponding depth, and overland flow path, when storm inlet is clogged **Provided ponding area and overflow location on plans.**

Overflow should go to proposed detention facility, not to Rogers Street

Additional questions about proposed inlet, see page 4

Utility Plan, Sheet 4 ...

- 1) Confirm if 8"W shown on west side of Roger Street is proposed or existing. **It is existing.**
- 2) Storm Sewer from ADS Underground Stormwater Detention System is shown as 12" RCP, which differs from the 18-inch line shown on Sheet 9. **Updated note to 18"**
- 3) Show details of over lay per → 5. Asphalt Patching, c. For all roadway trench cuts extending more than 100 linear feet, the Permittee shall be required to rotomill two (2) inches of the roadway surface from the edge of asphalt to the centeline of the road., In cases where the trench extends over the centerline of the road the entire road shall be milled (as required) and overlaid. (Administrative Policy, Right-of-Way Use and Construction Permits and License Agreements, November 13, 2018) **Added JeffCO detail and note.**
- 4) Provide approval letter from Consolidated Mutual Water Company **Will provide once obtained.**
- 5) Provide approval letter from Sanitary Sewer provider. **Will provide once obtained.**
- 6) show Rogers St right-of-way width **added**
- 7) Show and horizontal and vertical separation between water line and other utilities.

added horizontal separation. Vertical separation shown in profiles.

Storm P & P, Sheet 9 ...

- 1) show water line crossing in profile and required details to show water vertical and horizontal details **Updated. >2' vertical separation with sewer crossing underneath - no waterline encasement is needed**
- 2) provide letter for water provider that all their requirements are met, including vertical and horizontal separation details. **Will provide once obtained**
- 3) Notes 1 "...as specified by soils engineer ..." this should be included in the Geotechnical Report **compaction requirements are already in the geotech report in the executive summary.**
- 4) Note 6 ... change five (5) feet to seven (7) feet **updated**
- 5) Add note to plan → Transportation Design and Construction Manual, 5.1.8.2 All new or repaired storm sewer pipe and associated structures within County Right-of-Way and/or easements shall be constructed with trace wire and test locations. Installation shall be tested for operation and documented with Form Letter "T" in accordance with Jefferson County Land Development Regulation Section 33. **added**

ADS Details, Sheet 10 ...

"FOR CONSTRUCTION" PLANS NOW INCLUDED IN THE SHEETS.

- 1) This sheet indicates "NOT FOR CONSTRUCTION." Provide documents from ADS indicating their "construction approval of the proposed underground detention and water quality system.

Final SWMP, Sheet 13 ...

- 1) How are the areas outside the street and sidewalks going to be restored ?

Drainage Report ...

UPDATED SHOWING ROCK MULCH IN LANDSCAPED AREAS

- 1) Page 5 – “there will be no adverse effects to downstream properties ...” Provide additional details to show capacity of downstream storm drainage system to take stormwater runoff from this development. **See comment below.**
- 2) **Detention Pond Outfall:** It must be demonstrated that the detention pond outfall has a means of draining into an existing drainageway or storm sewer system. In addition, the capacity of the drainageway or storm sewer shall be verified.

Traffic Impact Fees...

- 1) LDR Section 33 A permit on any lot within this development. This development will not be eligible for any credit towards the full amount of the fee. **See the County's webpage for traffic fees:**
<https://www.jeffco.us/2920/Fees>

On the previous submittal I provided analysis that shows the existing drainage facility that our storm connects into has capacity to convey the discharge of our detention system. On top of this, we are discharging at less than historic rates to the same location, therefore our development could not create additional adverse impacts to the existing drainage infrastructure. See pertinent clips from our Final Drainage report below. Added additional references to the GW Development drainage report by Harris Kocher Smith.

These comments are based on the requirements of the Jefferson County Land Development Regulation (LDR), the Jefferson County Zoning Resolution (ZR), the Jefferson County Storm Drainage Design and Technical Criteria (SDD&TC) and the Jefferson County Transportation Design & Construction Manual (TD&CM). The comments are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Planning and Zoning to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Planning and Zoning reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

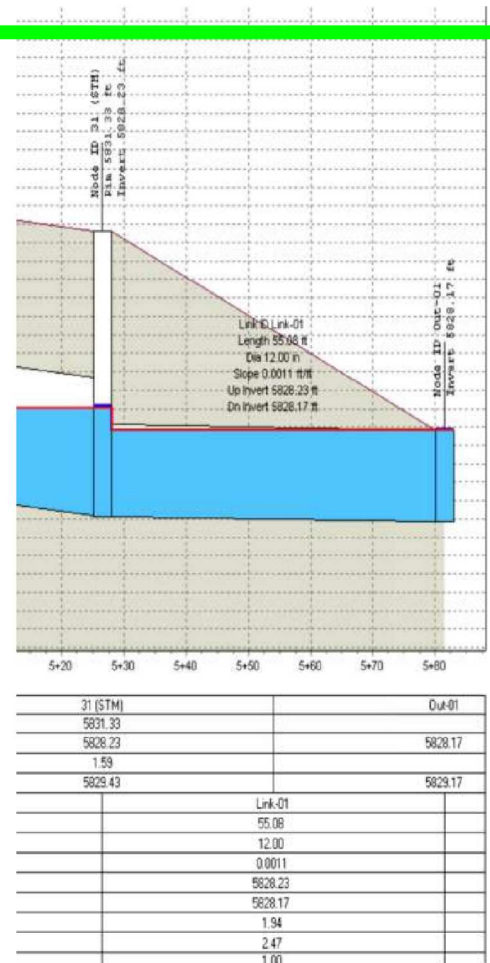
If there are any questions, please contact me at cchilds@jeffco.us or 303-271-8760

CBC
Attachment/Enclosure
c: File

The flows from our detention facility flows to the north and connects to an existing manhole in S. Golden Rd. **Flows have been analyzed from our site and the O1 basin from the new commercial project on S. Golden Rd. We found that the HGL remains under the surface in the 100-yr storm event, and therefore the capacity of the existing storm system is sufficient when our flows are added.**

Given our site detains and releases flows from the site at less than the historical undeveloped flows, we are not creating an adverse impact on the downstream storm systems and are actually helping to alleviate any capacity issues that may exist in the downstream infrastructure.

Pipe flow analysis can be found in Appendix C, including the HGL and EGL elevations.





PLEASANT VIEW METROPOLITAN DISTRICT FIRE DEPARTMENT

955 Moss St. Golden, CO 80401

Phone: (303) 279-4361 Fax: (303) 278-3430

December 9, 2024

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

Attn: Benjamin Johnson Case Manager
Contact Info: bjohnso@co.jefferson.co.us 303-271-8705

A preliminary and Final Plat plan to subdivide the property into 14 lots for single-family detached units.

Case Number 24-121048PFP

The property is within the Pleasant View Metropolitan District, and the Pleasant View Fire Department will provide fire protection services. Fire service will be furnished as long as the provision of the International Fire Code, 2018 edition, including all amendments, is met in development.

Fire apparatus access to the property will be from Rogers Street for the new development. A proposed private street with a hammerhead turnaround will service the property off Rogers Street on the east. The developer/Owner shall submit an acceptable site plan showing that the fire apparatus access road through the development shall meet the fire department turning radius of inside turning: 37 feet, outside curb to curb: 45 feet, and outside wall to wall: 52 feet. The proposed hammerhead turnaround shall meet the requirements of 2018 IFC Appendix D Sec D103.4. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, the fire apparatus access road may require a minimum of 26 feet wide to meet Sec D105. The plans must also show that all portions of the exterior of the building can be reached within 150 feet of the 24-foot wide access lane. No Parking Fire Lane signs are required along the fire apparatus access lanes.

As amended by the District, the minimum fire flow for residential dwellings that are 3600 square feet or less requires a minimum of 1000 gallons per minute. For dwellings larger than 3,600 square feet, Table B105.1 (2) will be utilized in the International Fire Code to determine the fire flow requirements. Sec 507.5.1, where a portion of the facility or building constructed is more than 400 feet from a fire hydrant on a fire apparatus access road, an additional hydrant will be required.

The developer/Owner shall meet with Consolidated Mutual Water company and the fire department to discuss the infrastructure improvement needs to meet fire flow demands and the addition of fire hydrants. All upgrades to the water system or additional fire hydrants must meet the Consolidated Mutual Water Company rules and regulations.

Pleasant View Fire Department reserves the right to provide additional comments/requirements when plans are submitted and reviewed per applicable codes and amendments.

If you have any questions regarding this correspondence, please contact me at 303-279-4361 extension 301 or email me.

Respectfully,

Chris P. Malmgren
Fire Chief

May 12, 2025

Benjamin Johnson, bzjohnso@co.jefferson.co.us
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, Colorado 80419

RE: **Rogers Street Subdivision** – 1105 Rogers Street
Preliminary and Final Plat 3rd Referral (Case # 24-121048PFP)
Pleasant View Water and Sanitation District
Job No. 2546070*00

Ben:

On behalf of the Pleasant View Water and Sanitation District (Pleasant View), we have reviewed the 3rd referral of the Preliminary and Final Plat for the referenced project. Our review of the referral documents is relevant only to sanitary sewer service for the Development and our comments are general in nature.

The engineer has addressed our general comments outlined in our letter dated April 18, 2025, from our review of the 2nd referral and they have transmitted a separate set of sanitary sewer design plans to us. We are currently reviewing those plans and will correspond directly with the engineer with our detailed comments. We plan to coordinate with the engineer until the sanitary sewer plans are approved by Pleasant View. At this stage of our review the following comments need to be addressed before we approve sanitary sewer construction drawings:

- Sanitary Sewer Easement – The sanitary sewer easement for the length of the sewer main needs to be granted to Pleasant View by separate document. Need easement legal description and current title commitment to start process.
- Sanitary Sewer Plans – Address detailed comments to be provided by us until plans are acceptable for approval.

Thank you for the opportunity to review the submittal. Please let me know if you have any questions.

Sincerely,

KENNEDY/JENKS CONSULTANTS



Greg S. Sekera, P.E.
Principal

cc: Dominique Devaney, Pleasant View
Nick Moncada, Pleasant View

MEMO

TO: Benjamin Johnson
Jefferson County Planning and Zoning Division

FROM: Urszula Tyl
Jefferson County Environmental Health Services Division

DATE: October 23, 2024

SUBJECT: Case #24-121048 PFP
1105 Rogers Street
1115 Rogers Street
Nathan Laudick

Jefferson County Public Health provided comments on October 23, 2024 stating that the applicant has met the public health requirements for the proposed platting of this property.

PROPOSAL SUMMARY

To subdivide the property into 14 lots for single-family detached units.

COMMENTS

Jefferson County Public Health (JCPH) provided comments on May 2, 2023, December 1, 2023, and March 28, 2024 for previous referrals for these properties. We reviewed the documents submitted by the applicant for this platting 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 platting 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.**

PLATTING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	8/25/2023	Submit a will serve letter from the Water and Sanitation District stating public water and sewer services can be provided to the proposed development in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22.	Water and Wastewater
✓	8/25/2023	Submit a proof of services letter from the Water and Sanitation District to provide proof that public water and sewer services are currently provided to 1105 and 1115 Rogers	Water and Wastewater

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		Street in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22.	
✓	10/18/2024	Submit a Sensory Impact Assessment in accordance with the LDR Section 26 and must be prepared by a qualified professional planner, certified industrial hygienist, or landscape architect or engineer, registered in the State of Colorado.	Sensory Impact Assessment
✓	10/18/2024	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 (LDR 21)

The Consolidated Mutual Water District provided a letter dated August 9, 2023, stating public water is currently being provided to 1105 Rogers St.

JCPH staff spoke with Pleasant View Water and Sanitation District on 8/25/23. The district stated they are not providing public water service and that service is provided through Consolidated Mutual Water District to 1115 Rogers St.

WASTEWATER (LDR 22)

The Pleasant View Water and Sanitation District provided a letter dated August 8, 2023, stating 1105 Rogers St is receiving sewer service.

JCPH staff spoke with Pleasant View Water and Sanitation District on 8/25/23. The district stated that 1115 Rogers St is currently receiving sewer service.

SENSORY IMPACT ASSESSMENT (LDR 26)

JCPH has reviewed the Sensory Impact Report dated July 30, 2024. This report complies with requirements set forth in Section 26 of the Jefferson County Land Development Regulation.

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.

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 strongly encourages the developer to consider how the proposed development is designed. We would support a carefully planned built environment that would encourage physical activity, social connectedness, and community interaction. For example, physical activity can have positive health outcomes and can be a social determinant of health that can help reduce chronic health threats such as heart disease, cancer, strokes, and respiratory diseases. The addition of pedestrian paths, pocket parks with play/exercise equipment, and or a community garden, can positively affect health behaviors of the users of these amenities.

JCPH encourages 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.

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.

ASBESTOS

In the event the single-family residences will be demolished, you may be subject to State and Federal regulations if you demolish, perform destructive salvage, de-construction, level (etc.) all a structure or structural components, or if you move a house, regardless of the level of asbestos present in a structure. For **ALL** demolition projects the structure or area of the structure to be demolished **must be inspected for asbestos** by a Colorado-certified asbestos inspector. In addition, any necessary asbestos removal may have to be performed by a Colorado-certified general abatement contractor before it is disturbed by renovation or demolition activities. Removal, in accordance with the Colorado Department of Public Health and Environment (CDPHE), Air Quality Control Commission Regulation No. 8, Part B, is required if the amount of asbestos containing material (ACM) that is friable or will become friable during demolition exceeds the trigger levels. An asbestos abatement contractor must remove the ACM at the trigger level of:

- For Single-Family Residential Dwellings (SFRDs): 50 linear feet on pipe; 32 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.
- For Public and Commercial Buildings (other than SFRDs): 260 linear feet on pipes; 160 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.

In addition, all ACM waste must be disposed of at an approved asbestos waste disposal site, regardless of the quantity or the necessity for a notice/permit per the Solid and Hazardous Waste Commission's Regulation 6 CCR 1007-2 Part 1, Section 5.

Please note: buildings of any age may contain ACM and violations of asbestos regulations can result in monetary penalties and project delays.

You must provide notification for all demolitions and all asbestos abatement projects that exceed the trigger levels, whichever is the lesser quantity. This requirement applies to both friable and nonfriable asbestos materials. Additionally, you must obtain a permit for the abatement of friable asbestos projects where the quantity of ACM to be abated exceeds the trigger levels (whichever is the lesser quantity) and the work is in an area of public access. A Demolition Notification Application Form must be submitted to the CDPHE, **even if no asbestos was found during the inspection**, for more information or forms contact the Asbestos Compliance Assistance Group at 303-692-3100 or cdphe.asbestos@state.co.us

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.

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.

Benjamin Johnson

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, October 16, 2024 6:35 AM
To: Benjamin Johnson
Cc: Mark Weiden
Subject: 24 121048 PFP - Agency Response

Case Number: 24 121048 PFP

Case Type: Preliminary & Final Plat (PFP)

Case Name: 1105 Rogers ST

Review: Road & Bridge

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 05-NOV-24

Reviewer: Mark Weiden

Description: To subdivide the property into 14 lots for single-family detached units



December 2, 2024

Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80219

Subject: 24-121048 PFP 1105 Rogers St.

Attention: Benjamin Johnson

Thank you for notifying Jefferson Conservation District (JCD) of the comment period for the above-mentioned proposal, which is to divide the property into 14 lots for 14 single family residences, one of which already exists on the property. Apologies for these late comments.

Soils

The following comments are based on a review of soil types and their impacts on development using tools from the online USDA-NRCS Web Soil Survey.

Clay loam is the dominant soil type, and a restrictive layer may be encountered at more than 80 inches. Due to this high clay component, which is common along the base of the Front Range foothills, there is potential for swelling soils; in essence, wetted soils may expand. Mitigating this risk with appropriate design/construction methods may improve pavement and foundation performance. The geotechnical report included with the application can better characterize the risks and mitigation tools for swelling soils.

Corrosion from Soils

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a higher risk of corrosion. Steel or concrete in installations that intersect soil boundaries or soil layers are more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion is high, and is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity. For concrete, the risk of corrosion is low; it is based on soil texture, acidity, and amount of sulfates in the saturation extract. The applicant may wish to consider corrosion risks when designing underground piping.

Noxious Weeds

With soil disturbance, potential for noxious weed establishment and spread will be increased. Special consideration should be given to the monitoring and control of weeds given the surrounding native vegetation. The wildlife habitat and soil health of this landscape relies on a robust native plant community that is under constant pressure from noxious weeds. Managing

weeds before, during, and after construction is strongly recommended. Excavation equipment should also be clean and free of mud prior to entry.

Noxious weed control is required by Colorado law. The following agencies provide resources for noxious weed identification and control.

- Colorado Department of Agriculture:
<https://ag.colorado.gov/conservation/noxious-weeds>
- Jefferson County Invasive Species Program
<https://www.jeffco.us/795/Invasive-Species-Management>

Landscaping Recommendations

To preserve limited water resources, we recommend landscape plantings (that is trees, shrubs, forbs, and graminoids) be native to the site's specific Jefferson County elevation and/or be drought tolerant to the greatest extent possible. For instance, planting blue spruce may be risky given that they are adapted to cooler, wetter growing conditions, and hence have shallow, weak root systems. Maintaining blue spruce will require irrigation. Planting ponderosa and pinyon pine, on the other hand, to fulfill coniferous species composition requirements, would be more consistent with species native to this region, although this location/elevation was historically short grass steppe with few trees except for cottonwoods in riparian areas.

Planting native and drought tolerant species should also occur in uncompacted soils or well drained areas, as compaction can lead to soil saturation that may not be tolerable to some species. Compaction is a risk in clayey soils.

Planting native wildflowers in residential landscaping is also beneficial to pollinator insects.

Please contact JCD with any questions.

Sincerely,

JCD Board of Supervisors

CITIZEN COMMENTS

Benjamin Johnson

From: Caroline Caselli <caroline.caselli@gmail.com>
Sent: Tuesday, October 29, 2024 10:08 AM
To: Benjamin Johnson
Subject: --{EXTERNAL}-- 24-121048 PFP

This Message Is From a New Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear City Planning and Zoning Committee,

I am writing to express my support for the plan to subdivide the land on Rogers St. However, I believe that the plan should include a walkway through the middle of the subdivided units. This would create a more walkable living environment and encourage people to walk to King Soopers since walking on S Golden Rd is very unpleasant (no sidewalk, lots of cars).

Thank you for your time and consideration.

Sincerely,
Caroline
16500 S Golden Rd Unit 205
Golden CO 80401 (technically this is unincorporated Jefferson county)

Caroline Caselli
caroline.caselli@gmail.com

To: Jefferson County Planning and Zoning
Subject: 1105 Rogers ST, Golden, CO 80041
Case #24-121048PFP, 25-103975ASR, 24-130507MVR
From: Biff Roberson 16625 West 11th Ave Golden, CO 80401
Phone: 720-454-4028, email: biff@icloud.com

I am a 40-year resident bordering this proposed development and emphatically oppose its progression as detailed in the public record.

Based on these three points:

- Traffic impact
- Environmental Impact
- negative effects on key features of my property

1. Traffic:

Evidently the plan is to converge four intersections, all in close proximity, i.e. west 11th Ave to the west, west 11th Ave to the east, an “inverted crown” accessing the development, and finally the Access to the GW multi use property parking lot.

The plan calls to circumvent the established 175ft separation requirement via A “Relief” of TDCM standards. Your plan will come close to placing all four in this span.

To compound this inherent unsafe congested area with four active intersections, the lack of sidewalks, bike lanes will result in foot traffic, bicycle traffic, dog walking etc. going down the middle of the road with obvious consequences.

You have also Reduced parking standards requiring 3.5 spaces per dwelling via “Minor Variation” whereby less parking spaces are allowed likely contributing to more people parking outside of the property on Rogers St.

To further compound the above is the issues being seen and yet to come (it is yet to reach maturity and full occupancy) at the GW property given all the designated street parking for tenants, access to the businesses’, including truck repair shop on

corner, that occasionally needs to load/unload vehicles on Rogers St, resulting in bottle necks.

Problems have already occurred turning onto Rogers St coming off Golden rd. from the west due to congestion and people jockeying for parking spaces along Rogers.

For the record there is also an existing problem with placement of the stop sign and designated white line when turning onto Golden Rd from Rogers, as it relates to view of oncoming traffic.

Liability exposure is going to be significant for someone, and by allowing this whole package the County will in effect bare much of it.

2. Environmental:

Drainage in this area is a concern as stated by the Road and Bridge Dept. for various reasons including the fact site slopes up to 5% North to South. My property has a low ditch area that could be subject to flooding. I have a leach field in that area and any runoff will have detrimental effect.

Given the lack of side walks and drainage on Rogers St the Proposed Inverted Crown increase the likely hood of storm inlet being plugged.

Drainage issues are already being seen on Golden Rd. which is another testament to the fact there is not adequate infrastructure in the area e.g. drainage, sidewalks etc.

The population density the GW property has brought to the immediate area is significant and it has not reached full occupancy. To allow a new significant development in the same area that is needing numerous "Reliefs" and "Variations" in an effort to fit, without allowing the recent developments impact to manifest is Unwise at best.

The increased population density this would bring will undoubtedly have negative effects on noise, light and air pollution.... not fair to the established residents.

It is well known that high population density can result in more conflict, crime, violent occurrences etc. as people's patients are negatively affected.

3. Negative effects on my property:

This development will in effect convey a significant feature of my property, (and others to the south) i.e., view of the south tabletop mountain and give it too and for the benefit of the developers.

This has both a monetary and aesthetic impact, and the County does not have the right to give this, and the developers do not have the right to take this. Should this occur, my view would be replaced with a wall of buildings with windows overlooking my backyard.

Summary: This area is after all called "Pleasant View" and I bought my property on this presumption. As a resident of 40 years, I was here first and have improved my property for retirement and will not give it up easily to this massive change. I am hopeful we can work out a compromise, but I am prepared for Legal Challenges, Administrative Appeals, Mandamus Actions, And other legal means.

Again, I am hopeful for a mutually aggregable outcome but, if necessary, as a retired Business owner I have the necessary resources both time and money to follow through.

Respectfully

Biff Roberson

Benjamin Johnson

From: Benjamin Johnson
Sent: Monday, June 16, 2025 2:55 PM
To: 'Biff Roberson'
Subject: RE: --{EXTERNAL}-- 1105 Rogers ST case24-121048pfp

Good Afternoon,

Thank you for your email and I apologize for the delayed response. Your comments have been added to the case file for both the relief (ASR) case and the Plat (PFP) case. The Parking relief (MVR) case has already been approved by the Director of Planning & Zoning.

After reading through your comments, I wanted to provide a response to give you an update on where some of the items stand.

- For the intersection spacing portion of the ASR, Staff is planning on recommending approval in part because it would be impossible for the applicant to construct an access which would be compliant with the 175' requirement; the frontage along Rogers St is not wide enough to accommodate it. As part of the plat process Staff has asked the applicant to provide legal access through the proposed street to property owners to the North, West, and South of the development to allow neighbors to use that access if/when they develop to prevent additional accesses from getting installed in the future and making the situation worse.

For the inverted crown design, Staff has not yet made a decision and has asked the applicant for additional supporting information for the request. Our concerns are primarily related to the drainage issues that you mention, with the entire proposed site draining to a single inlet that would inevitably get clogged. The supporting information that we requested is to show the impact of flooding (if it clogs early, what would be the extent of flooding), identifying any potential solutions to prevent runoff from getting offsite like backup/multiple inlets, and other solutions of preventing flooding with a clogged inlet for Staff to consider.

For general improvements, when subdivision/plat applications come in we require adjacent street improvements to improve the existing streets to County standards as properties develop. This plat proposes curb, gutter, and sidewalk installation along Rogers St in along the frontage of the property with this project to make progress toward making Rogers Street meet County standards. As more properties develop, their portion of Rogers Street will be upgraded as well, slowly improving the street to provide better sidewalk infrastructure. As far as the conditions of the existing Roger St/S Golden Road intersection that is out of the scope of this project, but I will forward your concerns to our Road & Bridge and Transportation & Engineering teams to see if it is something they are aware of.

- I mentioned above that a decision about the inverted crown due to issues with potential clogging. When it comes to drainage as a whole, this development includes a stormwater detention facility which all drainage from the site flows into, then the facility releases stormwater at a rate which is under pre-development conditions to prevent and drainage issues offsite. The facility will discharge into new storm sewer piping which will be installed by the developer under Rogers St and connect into the existing infrastructure along S Golden Road.
- When it comes to impact to your property what you mention regarding things like setbacks, building heights, and density which are all established by the underlying zoning for the property. The current zoning for the property already allows for a denser development with a prior rezoning case that was approved and

recorded in 2024. This plat application is reviewing against our regulations and the previously approved zoning.

Here is a status update on the two open cases and how your comments play a role:

- The relief case (ASR) is being reviewed with comments being sent to the applicant to address and provide more justification. When Staff decides to either recommend approval or denial of a case, a determination memo with that recommendation will be drafted and sent to the Director of Planning & Zoning with any citizen comments received summarized in the memo and the full comment attached as an appendix to it for the Director's review prior to approving or denying the relief.
- The plat case (PFP) is in the referral process with comments getting sent to the applicant for them to address and submit updated documents. Once all significant comments are addressed and all relief cases are resolved (either approved or denied) then hearing will get scheduled that includes notification mailers sent out and a sign with hearing dates posted on the property. As part of the hearing process, a Staff packet will be prepared for review by the Commissioners which includes a summary of citizen comments received as well as a section to include a copy of each person's comments for review. The hearings are also a public process, so anyone can attend to provide testimony for or against the case during the hearing.

If you have any other questions, comments, or concerns feel free to reach out.

Thanks,

Benjamin Johnson

Civil Planning Engineer

Planning & Zoning

o 303-271-8705

bjjohnso@jeffco.us | planning.jeffco.us



Planning and Zoning

We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

Help us shape the future of Jefferson County by visiting the Together Jeffco website!

<https://togetherjeffco.com>

From: Biff Roberson <biffr@icloud.com>

Sent: Monday, June 9, 2025 9:33 AM

To: Benjamin Johnson <bjjohnso@co.jefferson.co.us>

Cc: Alexander Fowlkes <afowlkes@co.jefferson.co.us>

Subject: --[EXTERNAL]-- 1105 Rogers ST case24-121048pfp

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Report Suspicious

Benjamin Johnson

From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Tuesday, January 21, 2025 8:46 PM
To: Benjamin Johnson
Subject: --{EXTERNAL}-- 1105 Rogers street

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I really object to the development at that location. There is no parking on this street already and the Big apartment house is already too much change on this street. What can I do?

Benjamin Johnson

From: Benjamin Johnson
Sent: Thursday, January 23, 2025 8:52 AM
To: Virginia Durbin
Subject: RE: --{EXTERNAL}-- 1105 Rogers street

Good Morning Virginia,

Thanks for reaching out. The project is currently in the referral process, meaning the applicant is providing us documents for review and we send back comments if there is something that is not meeting County regulations. Our first round of review was completed in December and sent to the applicant for them to address and revise their documents, so we are waiting for them to resubmit before proceeding. Once all application documents appear to meet County regulations, the project will proceed to the public hearing process and the case is ultimately approved by the Board of County Commissioners.

For your involvement, any emails you send during the referral process with comments or concerns will become part of the public record and added to the staff packet provided to the commissioners ahead of the public hearing. When the hearings are scheduled, a new sign will be posed on-site with the date and postcard mailers will also be sent out and you are welcome to provide public testimony against the development during the hearings.

Let me know if you have any questions.

Thanks,

Benjamin Johnson
Civil Planning Engineer
Planning & Zoning
o 303-271-8705
bzjohnso@jeffco.us | planning.jeffco.us



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From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Tuesday, January 21, 2025 8:46 PM
To: Benjamin Johnson <bzjohnso@co.jefferson.co.us>
Subject: --{EXTERNAL}-- 1105 Rogers street

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I really object to the development at that location. There is no parking on this street already and the Big apartment house is already too much change on this street. What can I do?

Benjamin Johnson

From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Sunday, March 23, 2025 10:49 AM
To: Benjamin Johnson
Subject: --{EXTERNAL}-- Case Number 25-103975ASR

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I am totally opposed to any and all zoning changes on Rogers St. First the huge apartment building was approved on the corner of Rogers street and The South Golden Road. That increased the traffic up and down Rogers street. The owners of 1105 Rogers continue to request changes to make it so they can put in more developments of one kind or another. With the apartment building and the taco place in that building there is no place for people to park.. I am almost 85 years old and it is disgusting that people can't park in front of my own house to come check on me. This developer bought the house at 1105 Rogers street as an investment only and he doesn't live here, maybe not even in the state and can't be satisfied with doubling his money but is greedy and wants much more and he cares nothing about us, the homeowner, that live here. . Please do not approve this. Drive by and take a look. Not when everyone is at work. Thank you , Virginia Durbin

Benjamin Johnson

From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Monday, March 24, 2025 6:07 PM
To: Benjamin Johnson
Subject: --{EXTERNAL}-- case #25-103975ASR

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I wrote to you yesterday and I found the Case numbers for all the times this developer has tried to change the zoning laws to suit him.. Please call this to the attention of the county Commissioners
Case #23-112523CMT
Case #23-115928RZ
Case #24-121048PFP
Case #24-130507MVR.

Benjamin Johnson

From: Benjamin Johnson
Sent: Tuesday, March 25, 2025 7:39 AM
To: Virginia Durbin
Subject: RE: --{EXTERNAL}-- case #25-103975ASR

Hi Virginia,

I received your email from Sunday and will provide a more detailed response to that later today.

Just to provide some clarification, the applicant is not making multiple attempts to change the zoning. The applicant has changed the zoning once, which was processed under the rezoning case 23-115928RZ case that you listed. Prior to being able to apply for a rezoning, a community meeting needs to be held, which staff has documented under the 23-112523CMT case. That rezoning application was approved by the Board of County Commissioners on January 30, 2024 and the new zoning Official Development Plan was recorded on March 6, 2024.

There are three cases currently being reviewed that you listed, 24-121048PFP, 24-130507MVR, and 25-103975ASR. The PFP case is the proposed subdivision to split the existing property into 14 lot, which is not a zoning change but splitting the lots based on what the recently approved zoning allows for. The MVR and ASR are relief request cases associated with the subdivision case which involves staff reviewing the applicant's request and justification to not meet one or more of our regulations and determine whether to support the request. The MVR and ASR approvals would be administrative if we recommend approval and is typically approved by the Director of Planning & Zoning conditional on the subdivision case being approved. The subdivision case (24-121048PFP) is a public hearing process that will go to the planning commission, then to the Board of County Commissioners who will ultimately vote on approval or denial of the subdivision.

Hopefully this helped to provide some clarification on all the case numbers for this property.

Thanks,

Benjamin Johnson
Civil Planning Engineer
Planning & Zoning
o 303-271-8705
bjjohnso@jeffco.us | planning.jeffco.us



We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

Help us shape the future of Jefferson County by visiting the Together Jeffco website!
<https://togetherjeffco.com>

From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Monday, March 24, 2025 6:07 PM

To: Benjamin Johnson <bzjohnso@co.jefferson.co.us>

Subject: --{EXTERNAL}-- case #25-103975ASR

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I wrote to you yesterday and I found the Case numbers for all the times this developer has tried to change the zoning laws to suit him.. Please call this to the attention of the county Commissioners
Case #23-112523CMT
Case #23-115928RZ
Case #24-121048PFP
Case #24-130507MVR.

Benjamin Johnson

From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Wednesday, July 30, 2025 4:49 PM
To: Benjamin Johnson
Subject: --{EXTERNAL}-- case number 24-121048PFP

This Message Is From a New Sender

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[Report Suspicious](#)

I would like to oppose the subdividing of the property at 1105 Rogers Street. There is already an apartment building at the corner of South Golden Road and Rogers street. It also has a restaurant that is very busy and people park up and down Rogers St. and walk to go there. Construction is starting on the huge project just off the South Golden Road that will have over 300 units. The South Golden Road is a two lane street. I am begging the County Commissioners to drive around this area and realize that more units here is not necessary .

The old camp George West is also requesting a big project and another one by Rockrest. all of these will be going onto The South Golden Road.

Sincerely, Virginia Durbin

CURRENT ZONING



R \$23.00
D \$0.00

2024012460

03/06/2024 04:17:53 PM 3 Page(s)

JEFFERSON COUNTY, Colorado

Rogers St. ODP
Rezoning Case # 23-115928RZ

A. Intent

The purpose of this Rezoning is to rezone from Residential-Two (R-2) to Planned Development (PD) to limit the allowable maximum density otherwise allowable in a Residential-Three (R-3) zone district.

B. Written Restrictions

All of the uses and standards of the Residential-Three (R-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. Single-Family Dwelling
- b. Two-Family Dwelling
- c. Duplex Dwelling
- d. Townhomes Dwelling

2. Minimum Lot Size

- a. Minimum of 1,500 s.f.

3. Maximum Unit Density

- a. 12 dwelling units per acre

4. Setbacks

- a. Minimum 10' setback from southern ODP boundary.
- b. Minimum 10' setback from western ODP boundary.
- c. Minimum 10' front setbacks.
- d. Minimum 5' side to street setback.

5. Access

- a. Internal streets shall be required to be in separate tracts or dedicated Right-of-Way.

APPROVED FOR RECORDING:

This Official Development Plan, titled Rogers St. ODP, was approved the 30th day of January 2024, 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: 1105 Rogers LLC, A Colorado limited liability company,
Altamira Incorporated

By: Jefferson County Planning and Zoning Director

Signature:

Date:

1/30/2023

Unofficial

DBC
\$23-

1-3

Exhibit A

2

Unofficial



Case Number: 23-115928RZ

Location: Section 2, T4S, R70W



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.



Exhibit B

Case No. 23-115928RZ

Legal Description

3

Street Location of Property 1105 & 1115 Rogers Street

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

The South 125 feet of the following described Tract: That portion of the West 1/2, Southeast 1/4, Northeast quarter of Section 2, Township 4 South, Range 70 West of the 6th P.M., lying South of the Highway known as West Colfax, and Southeasterly of Denver and Intermountain Railroad right of way, Except the South 697.91 feet thereof, and Except a road right of way on the East side thereof 20 feet in width, County of Jefferson, State of Colorado.

and

ALL OF THE FOLLOWING DESCRIBED TRACT, EXCEPT THE SOUTH 125 FEET THEREOF AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED JANUARY 21, 1969 IN BOOK 2076 AT PAGE 439; THAT PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 70 WEST, LYING SOUTH OF HIGHWAY KNOWN AS WEST COLFAX AVENUE AND SOUTHEASTERLY OF DENVER OF INTERMOUNTAIN RAILWAY RIGHT OF WAY, EXCEPT THE SOUTH 697.91 FEET THEREOF AND EXCEPT A ROAD RIGHT OF WAY ON THE EAST SIDE THEREOF 20 FEET IN WIDTH, COUNTY OF JEFFERSON, STATE OF COLORADO.

Section 2 Township 4 S. Range 70 W.

Calculated Acreage 1105 Rogers Street = 1.22 Acres / 1115 Rogers Street = 1.02 Acres

Checked by: Kendell Court

Address Assigned (or verified) 1105 & 1115 Rogers Street